

Sen. Nick Hinrichsen, *Chair*
Sen. Kyle Mullica
Sen. Byron Pelton

Rep. Tammy Story, *Vice-Chair*
Rep. Marc Catlin
Rep. Mandy Lindsay



Capital Development Committee

State Capitol Building, Room 029
Denver, Colorado 80203-1784
(303) 866-3521



October 29, 2024

Mr. Dallas May
Chair, Colorado Parks and Wildlife Commission
6060 Broadway
Denver, Colorado 80216

Dear Mr. May:

On October 29, 2024, the Capital Development Committee (CDC) considered one property transaction proposal from the Colorado Division of Parks and Wildlife (CPW). The proposal was presented pursuant to Section 33-1-105 (3)(a), C.R.S., which requires the CDC to review and comment on CPW real property transactions. The CDC favorably recommends the proposal to the Parks and Wildlife Commission. Table 1 summarizes the approved proposal and a description of the approved proposal is attached. The proposal passed unanimously.

Table 1
Capital Development Committee Recommendation
Regarding CPW Real Property Transactions

Transaction Name and Type	County	Location	Cost	Annual Operating Cost
Low Ranch State Habitat Area – Grassland Service Lease	Prowers County	Southeast of Holly	\$21/acre annually	N/A

If you have any questions or concerns about the CDC's recommendations, please call Bo Pogue, Legislative Council Staff, at 303-866-5390.

Sincerely,



Representative Tammy Story
Vice-Chair, Capital Development Committee

- c: Capital Development Committee Members
- Joint Budget Committee Members
- Daphne Gervais, Department of Natural Resources
- Kim Rogers, Colorado Parks and Wildlife
- Bob Jaros, State Controller's Office
- Mark Ferrandino, Office of State Planning and Budgeting
- Tammy Pacheco, Office of State Planning and Budgeting
- Andrea Uhl, Joint Budget Committee Staff
- Capital Development Committee Staff

Natural Resources -- Parks and Wildlife
Lowe Ranch State Habitat Area - Grassland Service Lease

Prowers County

1,280 acres

Three miles southeast of Holly, Colorado.

Action Required

Recommend support for the Lowe Ranch State Habitat Area grasslands service lease (\$21/acre/year).

Questions and Responses

What is the lease term?

CPW and the landowner have agreed to a five year lease of the grazing rights.

Capital Development Committee October 2024 – Property Transaction Proposal

Department of Natural Resources *Division of Parks and Wildlife*

Action Required	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife’s proposal to enter into a Grasslands Service Lease.
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General Information	
Name	Low Ranch State Habitat Area (SHA) – KMLS Properties, LLC - Grassland Service Lease
Wildlife Area	12
Number of acres	1280
Location	Approximately 3 miles southeast of Holly, Colorado.
County	Prowers County

Costs / Source of Funding			
Lease Rate	Approximately \$21/acre/year	Funding Source	Species Conservation Trust Fund
	<i>Spending authority has already been approved for this project in the Long Bill.</i>		
	Fiscal Year	FY 2024-25	
	Line Item	Species Conservation Trust Fund - PC024TERR	
	Appropriation	\$4,803,789.32	
	Remaining Unexpended Balance	\$4,595,284.65	
Annual Monitoring and Operation Costs	Nominal additional costs for monitoring habitat.		
Development Costs	None. This is vacant land, which CPW will monitor.		

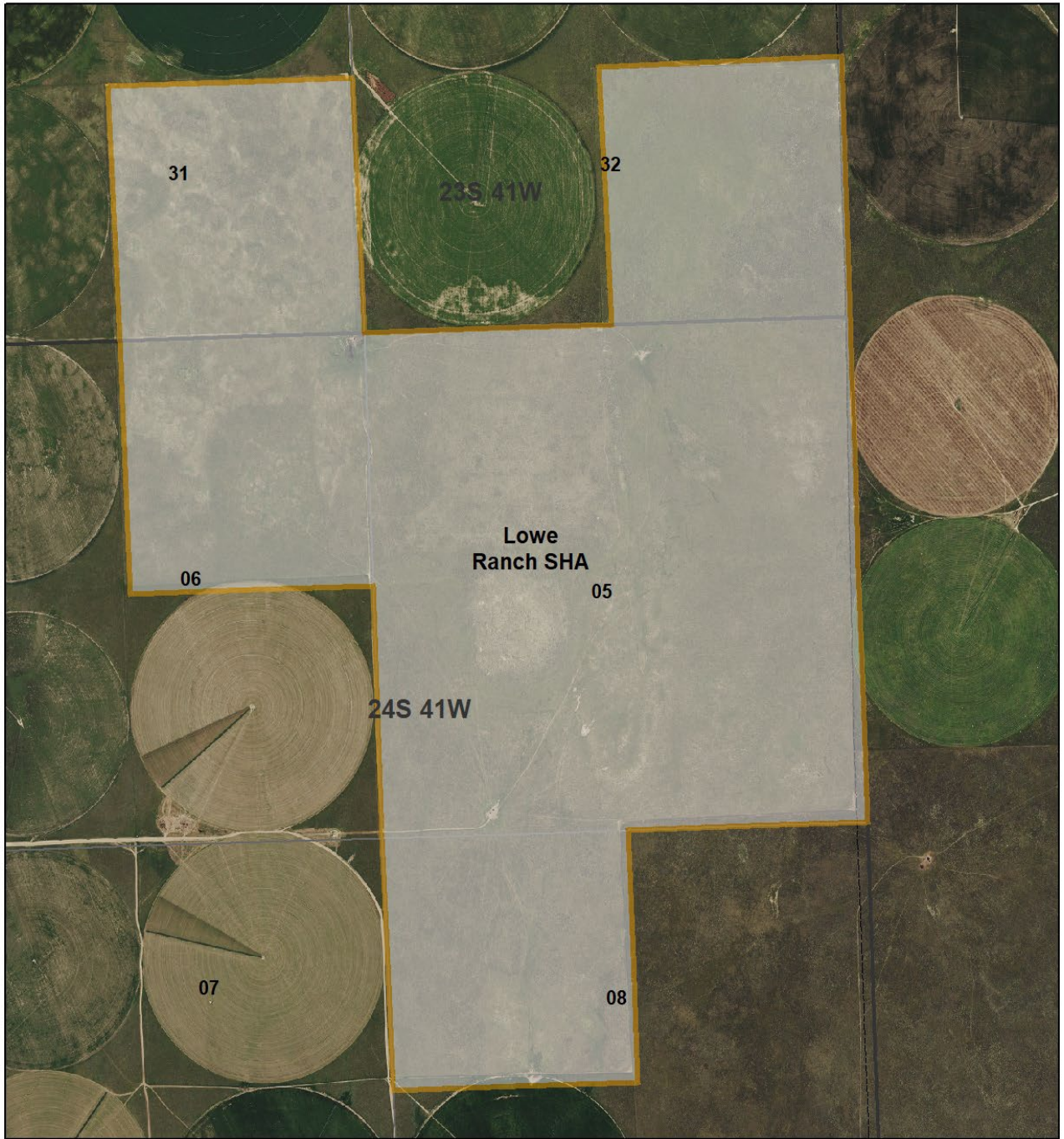
Summary of Proposal:

Colorado Parks and Wildlife has the opportunity to lease the grazing rights associated with 1,280 acres of land from KMLS Properties, LLC. The landowner will be compensated for not grazing the property. Not grazing the land will maximize the amount and quality of available nest habitat for lesser-prairie chickens. In recent years, the property has never been subject to cultivated agricultural practices involving plowing or tilling of the soil.

The Property has a vital role in grassland habitat conservation for the Lesser Prairie Chicken as well as other wildlife.

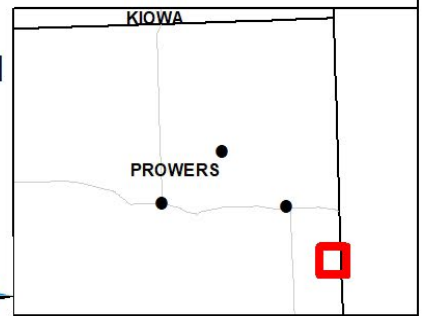
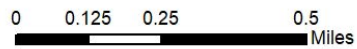
Attachments:

- Map
- Pictures



Lowe Ranch SHA
KMLS Properties - Grazing Lease 24-031
Prowers County

 Lowe Ranch SHA



RMW 6/25/2024 Properties\Area12\LowRanchSHA\KMLS_GrazingLeas_e_24-031\Images



