

Resolution #TC-2022-11-06

Exchange and Relocation: Property Exchange and Relocation of Region 2 Maintenance Site; Pueblo

Approved by the Transportation Commission on November 17, 2022.

WHEREAS, CDOT acquired the subject property, located at 4105 North Pueblo Blvd. in Pueblo, CO for use as a maintenance site; and

WHEREAS, a developer, Wildhorse Land and Holdings, LLC ("WLH"), owns the properties adjacent to 4105 North Pueblo Blvd. and would like to purchase the subject property from CDOT; and

WHEREAS, WLH has proposed an exchange of 7.5 acres of suitable land and the cost to construct a new maintenance facility to CDOT's specifications, for the subject property; and

WHEREAS, the exchange and relocation of the subject property will not affect the operation, maintenance, use, or safety of CDOT's facility; and

WHEREAS, the exchange and relocation of CDOT's maintenance facility currently located at 4105 North Pueblo Blvd is pending the execution of a contract between CDOT and WLH; and

WHEREAS, the contract will outline the terms and responsibilities for the construction of CDOT's replacement facility; and

WHEREAS, CDOT has conducted an extensive review of the subject property, including a traffic impact study and preliminary design of an interchange, and concluded the subject property will not be needed for future transportation purposes; and

WHEREAS, pursuant to Colorado Revised Statutes (C.R.S) 43-1-210(5)(a)(I) The Department of Transportation is authorized, subject to approving resolution of the Transportation Commission, to dispose of any property or interest therein which is no longer needed for transportation purposes; and

WHEREAS, (C.R.S.) 43-1-210(5) requires CDOT to obtain fair market value for the disposal of property; and

WHEREAS, the subject property and the exchange property and replacement facility will be appraised to ensure an equal exchange at fair market value, and no CDOT funds will be used in the transaction; and

NOW THEREFORE BE IT RESOLVED, pursuant to the provisions of the C.R.S, 43-1-210(5) the Department of Transportation be given authority to declare the subject property at 4105 N Pueblo Blvd. in Pueblo, CO as excess property and exchange and relocate the subject property for no less than fair market value.

Herman
Stockinger

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Herman Stockinger
Date: 2022.11.21
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Herman Stockinger, Secretary
Transportation Commission of Colorado

Date