

INQUIRY FROM THE COLORADO GOLF CLUB

- The Colorado Golf Club has expressed interest in increasing the size of their Maintenance facility in the future.
- The existing Maintenance building sits on Lot #137, which is 1.87 acres.
- The Club is evaluating the feasibility of negotiating to acquire from Reata South Metropolitan District (“Reata”) additional land south of Lot #137 to build an additional building.
- The land being evaluated is in the Reata Conservation Easement, which does not allow construction of any structures.
- Before going any further, the Club’s consultant wanted to determine whether a transaction of this type was even ‘doable’.
- The Club and their consultant contacted Douglas County about the possibility, as an interim step, of converting the target piece of Reata Conservation Easement land to Reata Open Space land, on which construction is not prohibited, in exchange for converting an equal amount of land in Reata Open Space to Reata Conservation Easement land.
- To this point, the Reata Board has had no communications with the County on this matter.
- After the Club’s preliminary discussions with the County, a ‘possible’ land exchange was suggested (see rendering).
- The area of land that has been proposed to become Conservation Easement land (shaded in purple) is not developable and would have little or no value as 50% of it is in a flood plain.
- The Reata Board is just beginning its due diligence to determine the feasibility of a land sale and the market value of the Reata land targeted by the Club. In addition to appraisals of the two converted parcels, the Board’s considerations will include, among other things, the additional tax revenue to Reata annually from this commercial building, and the provision of a permanent two-man dedicated office space for Reata District Manager and Safety Officer.
- This proposal is relatively early in the process, and additional information will be provided in future meetings of the Reata Board as developments occur.

