



**Board Background Summary  
Proposed Lot Sale**

Scheduled meeting date: March 26, 2019  
 Meeting Location: Fire Station #3 – Gold Drive

**PROPERTY LOCATIONS: Various lots on Baldwyn Drive**

**SUMMARY**

Brett Housman had made an offer previously to purchase several R5 zoned properties which the board made suggestions for counter offers. Further research by Mr. Housman found that several of the original lots that he was proposing for purchase lacked sewer lines and other utilities. Mr. Housman is making a new offer on six lots located on Baldwyn Drive (map is attached for reference). The lots are zoned multi-family which will be considered a commercial development when they are developed. Requirements of the Metro District to develop a commercial site are roadway improvements and extension of water/wastewater lines when needed.

**BACKGROUND**

The lots are zoned for multi-family and professional offices. Each lot has an assessed value of \$19,000. Calculations for the overall offered price of \$75,000 finds that his offer would be \$.27 per square foot, about half of the assessed price. The information and calculation sheet is below for your reference.

Parcel #	PW Address	tract	block	lot	size	accessed value	offer price	price psf	zoning
614104001	533 S Del Norte Ave	342	2	1	52756	\$19,000.00	\$14,428.40	\$0.36	R5
614104005	34 W Baldwyn Dr	342	2	2	45302	\$19,000.00	\$12,389.78	\$0.42	R5
314103001	117 W Baldwyn Dr	342	1	5	43750	\$19,000.00	\$11,965.32	\$0.43	R5
614103012	129 W Baldwyn Dr	342	1	4	42253	\$19,000.00	\$11,555.90	\$0.45	R5
614103011	141 W Baldwyn Dr	342	1	3	43560	\$19,000.00	\$11,913.36	\$0.44	R5
614103010	153 W Baldwyn Dr	342	1	2	46609	\$19,000.00	\$12,747.24	\$0.41	R5
<b>TOTALS</b>					<b>274230</b>	<b>\$114,000.00</b>	<b>\$75,000.00</b>	<b>\$0.27</b>	

**FINANCIAL IMPLICATIONS:**

When the properties are developed, there will be significant investment for the developer in tap fees and other development costs.

As you are aware, when a commercial property is developed, roadway improvements are required by the developer. If someone purchases one of Metro commercial properties, they can be reimbursed up to 75% of the price of the lot toward the roadway improvements. This is ONLY when full market value is paid for the lots. If Mr. Housman’s offer is accepted, the reimbursement

**OFFER TO PURCHASE PUEBLO WEST METROPOLITAN DISTRICT PROPERTY**

**INSTRUCTIONS:**

1. Please read carefully the information contained herein including the Terms and Conditions on pages 2 and all other related information. The Pueblo West Metropolitan District makes no representations or claims regarding the fitness for purpose, access to property, or conditions.
2. Provide the Tract, Block, and Lot number whenever addressing any questions or correspondence regarding your order.
3. Complete this "Offer to Purchase Pueblo West Metropolitan District Property" form in its entirety and mail to the address below:

Pueblo West Metropolitan District  
Attn: Laurie Cozzetto  
109 E. Industrial Boulevard  
Pueblo West, CO 81007

4. For additional information, contact Laurie Cozzetto at 719-547-5019

*Please print or type the following information.*

Your Name <i>Brett Housman</i>	Your Telephone <i>(719) 553-7790</i>
Your Street Address <i>24441 Everett Rd. Pueblo, CO 81006</i>	
City, State, ZIP	Your Email <i>bretthousman@gmail.com</i>

*As the Offeror, I understand and agree that:*

1. If this offer is accepted, the Pueblo West Metropolitan District will issue a Special Warranty Deed, subject to all terms and conditions contained herein and in the real estate purchase agreement to be prepared by the Pueblo West Metropolitan District.
2. The Pueblo West Metropolitan District's policy prohibits the sale of District owned lands to organizations which are discriminatory on the basis of race, sex, religion or national origin. Appropriate documentation may be required.
3. I acknowledge that I have read and accept the Terms and Conditions pertaining to sale of District land on page 2.

I hereby offer \$ *75,000.<sup>00</sup>* for the purchase of the following property:

Tract \_\_\_\_\_, Block \_\_\_\_\_, Lot \_\_\_\_\_, more commonly known as  
*SEE ATTACHED* Pueblo West, Pueblo County, Colorado.  
Street Address

Intended use of the property *Multi-Family*

In the event my offer is accepted, I agree to submit full payment within forty-five (45) days from the execution date of a real estate purchase agreement provided by the Pueblo West Metropolitan District, unless otherwise agreed.

### TERMS AND CONDITIONS

1. PROPERTIES OFFERED – These properties are subject to any state, county zoning or building ordinances. The property is also subject to the Pueblo West Metropolitan District's Declaration of Reservations, where applicable, and the Pueblo West Metropolitan District's Rules and Regulations. The Pueblo West Metropolitan District does not guarantee the usability or access to any of these lands. It is the responsibility of the offeror to conduct their own due diligence and research as to the use of the land for their intended purpose and to make personal inspection of the property on the ground to determine if it will be suitable for the purposes for which it is being purchased. The Pueblo West Metropolitan District makes no representations or claims as to fitness for purpose, access to property, or condition.

All parcels are sold "as is where is" and there are NO REFUNDS.

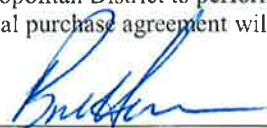
2. TITLE BEING CONVEYED – In the event the offer is accepted, a Special Warranty Deed will be issued, pursuant to the real estate purchase agreement, conveying only such title as is controlled by the Pueblo West Metropolitan District, excepting all mineral rights, oil and gas rights, wind and solar rights and rights of entry in connection with such rights, and subject to taxes, assessments, reservations restrictions, casements, encumbrances, including those of record, and applicable zoning ordinances. If a buyer desires to obtain a preliminary commitment for title insurance or title insurance to the land, then it shall be the sole responsibility of the buyer to obtain such commitment or insurance and to pay for the same. The Pueblo West Metropolitan District makes no representation as to the availability of title insurance and the unavailability of title insurance is not grounds for canceling the sale. The offeror may incur legal costs for quiet title action to satisfy the requirements of title insurance companies in order to obtain title insurance.
3. PROPERTY TAXES- All property taxes that become due and payable after the conveyance of the quitclaim deed will be the responsibility of the offeror/purchaser.
4. POSSESSION OF PROPERTY – No activities should be conducted on the site and the offeror shall not take physical possession of any property until a deed has been executed and delivered to the offeror/purchaser.
5. CONDITIONS- The Offeror will accept the property in its present "as is" condition, and will release the Pueblo West Metropolitan District and its departments, agencies, officers, employees and agents from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.
6. ACCEPTANCE – This document consists of an offer to purchase only. Nothing in this document is intended to bind, obligate or require the Pueblo West Metropolitan District to perform any act. If this offer is accepted by the Pueblo West Metropolitan District, a final purchase agreement will be prepared by legal counsel for the Pueblo West Metropolitan District.

7. Signature of Offeror:

Name

Date

Primary Phone Number



3/12/2019

(719) 553-7790