



## Legislative Council Staff

*Nonpartisan Services for Colorado's Legislature*

## Memorandum

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July 17, 2018

**TO:** Capital Development Committee

**FROM:** Kori Donaldson, Principal Research Analyst, 303-866-4976

**SUBJECT:** Adams County Youth Services Center Property Acquisition

### Summary

This memorandum summarizes a request from the Department of Human Services (DHS) to acquire a 15-acre parcel of land from Adams County for the construction of a new youth services center in the 17<sup>th</sup> Judicial District.

### DHS Acquisition

DHS plans to acquire property from Adams County to construct a new, 40-bed, 38,577-square-foot youth detention facility. State funding for construction of the new facility totaling \$20.5 million was approved through the 2016, 2017, and 2018 Long Bills. The new facility will add capacity to address the demand for beds in the 17<sup>th</sup> Judicial District and add programming for the high-needs and diverse population housed in the facility. The facility will replace the existing, 30-bed, 13,788-square-foot Adams County Youth Services Center (YSC).

The new facility will be sited on 15 acres in Brighton in the Bromley Park Planned Unit Development. Traditionally, counties provide sites for youth correction detention facilities. Adams County purchased the site on June 22, 2018. After the new facility is built, the land where the existing Adams YSC is sited will transfer back to Adams County in accordance with the terms of the original deed transferring ownership to the state. The department plans to acquire the new site from the county for a nominal fee once an environmental study of the site is completed.

**Statutory requirements.** Pursuant to state law, with the approval of the Governor, the executive director of the Department of Personnel and Administration may acquire, in fee simple title, real property on behalf of the state for present or future use by the state.<sup>1</sup> Prior to acquiring the property, the executive director must submit a report to the Capital Development Committee (CDC) outlining the anticipated use of the property, maintenance costs related to the property, the property's current

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<sup>1</sup> Section 24-82-102 (1), C.R.S.

value, any conditions or limitations that may restrict the property's use, and any potential liability to the state that might result from the property's acquisition.

DHS is submitting this acquisition for review under its own authority. There is no clear statutory direction with regard to property acquisitions within DHS, so the department submitted the attached letter in the spirit of the statute guiding Department of Personnel and Administration acquisitions.

***Land acquisition details.*** The proposed purchase price for the property is nominal and will likely only include the cost of the filing fees. DHS says there are no additional maintenance costs associated with acquiring the property. The department indicated in its FY 2018-19 capital construction budget request that it plans to submit a FY 2019-20 decision item to the Joint Budget Committee to address operating cost increases. The department explains that there are easements associated with portions of the property, but they are not anticipated to affect the use of the property for a YSC. Finally, the department says that the Office of the State Architect is requiring that an environmental study be conducted before it finalizes the purchase. DHS notes that a clean environmental study was completed about 10 years ago, so it does not anticipate any delays associated with the findings of a new study.

***Potential CDC action.*** Recommend support for the acquisition, in fee simple title, by DHS of 15 acres of land in Brighton from Adams County for the construction and operation of a new youth services center.