

Business Meeting

Monday, October 6, 2025 4:30 PM

Steamboat Springs Middle School, 39610 Amethyst Dr, Steamboat Springs, CO 80487

1. **Business Meeting - Call to Order 4:30 pm**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Agenda Review - Approval of Agenda**

5. **Consent Agenda Items -**

Pursuant to Policies: EL-9: Treatment of Students, Parents and Community; EL-12: Staff Treatment; EL-4: Communication and Counsel to the Board; GP-1: Governance Commitment; GP-3: Board Job Description

5.1. Employment

5.2. Resignation

5.3. Substitute Teacher 2025-26

5.4. Substitute Paraprofessionals 2025-26

5.5. Substitute Nurse 2025-26

5.6. Acknowledge Receipt of Quarterly Financials through June 30, 2025

6. **Approval of Minutes**

Pursuant to Policies: EL-12; GP-1; GP-3

7. **Reports and Communications**

Pursuant to Policies: EL-4; GP-1; GP-3 and SSSD Strategic Plan

8. **Community Comments 5:30 pm Approximate Time**

Pursuant to Policies: GP-1: Governance Commitment; EL-9: Treatment of Students, Parents and Community; GP-15: Public Comment and Agenda Items at Board Meetings; GP-15-R: Regulations for Public Comment at Board Meetings. The Board Chair will call for Community Comment(s) relating to items/issues not on the current agenda. The Board Chair will begin by reading this statement:

9. **Action Item**

Pursuant to Policies: GP-1; GP-3; EL-12: Financial Administration; EL-17: Asset Protection

9.1. Consideration of Adoption of Resolution 2025-10-01 Authorizing the Execution of Documents Necessary for the Sale of the Whistler Property Owned by the District

Purpose: To consider adoption of a resolution authorizing the execution of documents necessary for the sale of the Whistler property owned by the District

10. **Board Policy Review**

Pursuant to Policy: GP-1; GP-3; GP-14: Development and Revisions of Board Policy

11. **Board Member Updates/ Comments/Debrief** -
Pursuant to Policies: GP-1; GP-3; EL-4
12. **Plan for Future Meetings**
13. **Potential Executive Session**
Pursuant to Board Policy: EL-4: Communication and Counsel to the Board
14. **Adjourn Business Meeting**

STEAMBOAT SPRINGS SCHOOL DISTRICT RE-2
BOARD OF EDUCATION
October 6, 2025

AGENDA ITEM
EMPLOYMENT OF PERSONNEL

The administration is recommending the following candidates for the 2025-26 school year:

Background Information:

- Xandria Gregory - SCE Special Education paraprofessional
- Samantha Peterson - SGS Girls on the Run coach 25-26
- Kyle Seyedian - SSHA Technical Director Fall play 25-26

Recommended Action:

Resolved, that the Board of Education authorize the employment of the following individuals:

Sleeping Giant School :

Opening created by:

Katelyn Ayala resignation

- Samantha Peterson - Girls on the Run coach 25-26

Soda Creek Elementary School :

Opening created by:

Savana Campbell resignation

- Xandria Gregory - Special Education paraprofessional

Steamboat Springs High School :

Opening created by:

Paul Scoppa resignation

- Kyle Seyedian - Technical Director Fall play

**STEAMBOAT SPRINGS SCHOOL DISTRICT RE-2
BOARD OF EDUCATION
October 6, 2025**

**AGENDA ITEM
RESIGNATION**

Background Information:

Megan Sherard has resigned her position as a special education paraprofessional for Strawberry Park Elementary School effective September 23, 2025.

Recommended Action:

Resolved, that the Board of Education accept the resignation of:

Megan Sherard

**STEAMBOAT SPRINGS SCHOOL DISTRICT RE-2
BOARD OF EDUCATION
October 6, 2025**

**AGENDA ITEM
SUBSTITUTE TEACHER FOR 2025-2026**

Background Information:

The following individual has made application for substitute teaching positions within the Steamboat Springs School District:

<u>Name</u>	<u>Endorsement</u>	<u>Lic/Expir.</u>	<u>Preference</u>
Wither, Gina		3 yr/8-20-28	K-12

Recommended Action:

Resolved, that the Board of Education approve the addition of the following substitute:

Gina Wither

**STEAMBOAT SPRINGS SCHOOL DISTRICT RE-2
BOARD OF EDUCATION
September 22, 2025**

**AGENDA ITEM
SUBSTITUTE PARAPROFESSIONALS FOR 2025-2026**

Background Information:

The following individuals have made application for substitute paraprofessional positions within the Steamboat Springs School District:

Kimberly Bates
Jonathan Finnegan

Recommended Action:

Resolved, that the Board of Education approve the addition of the following substitutes:

Kimberly Bates
Jonathan Finnegan

**STEAMBOAT SPRINGS SCHOOL DISTRICT RE-2
BOARD OF EDUCATION
October 6, 2025**

**AGENDA ITEM
SUBSTITUTE NURSE FOR 2025-2026**

Background Information:

The following individual has made application for substitute nurse positions within the Steamboat Springs School District:

Stevenson, Samantha

Recommended Action:

Resolved, that the Board of Education approve the addition of the following substitute:

Samantha Stevenson

**STEAMBOAT SPRINGS SCHOOL DISTRICT RE-2
BOARD OF EDUCATION
October 6, 2025**

**AGENDA ITEM
ACKNOWLEDGE RECEIPT OF QUARTERLY FINANCIALS
THROUGH June 30, 2025**

Background Information:

Pursuant to state financial transparency requirements, quarterly financials must be presented to the Board of Education for review at the end of each quarter. After Board review, the financial documents will be posted on the District website on the Financial Transparency page.

Recommended Action:

Resolved, that the Board of Education acknowledge receipt of the Quarterly Financials through June 30, 2025.

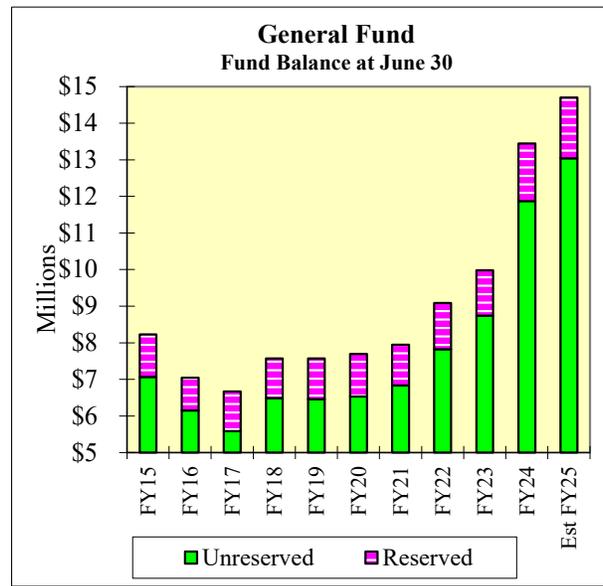
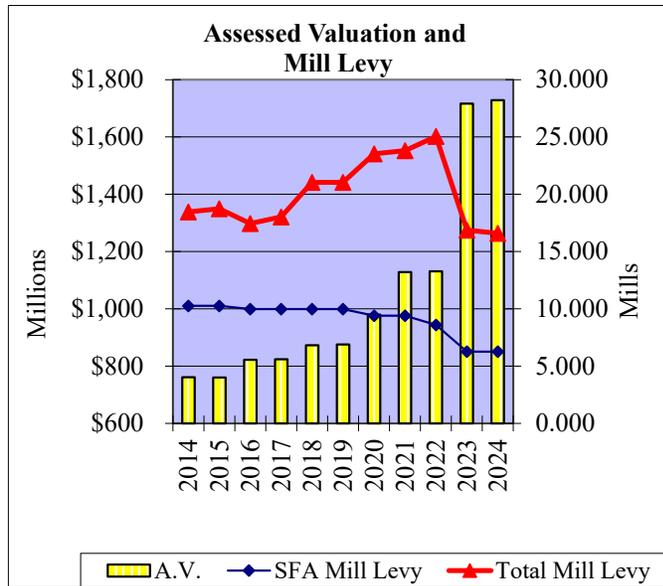
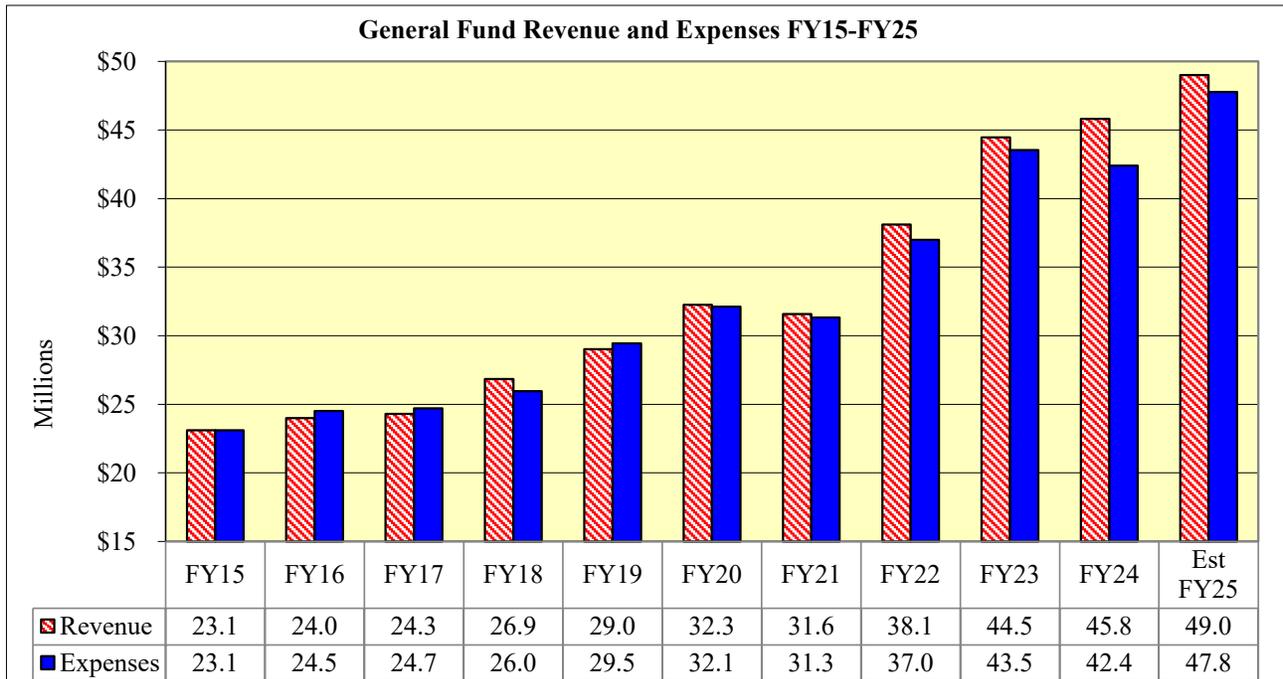
**STEAMBOAT SPRINGS SCHOOL DISTRICT
2024-2025**



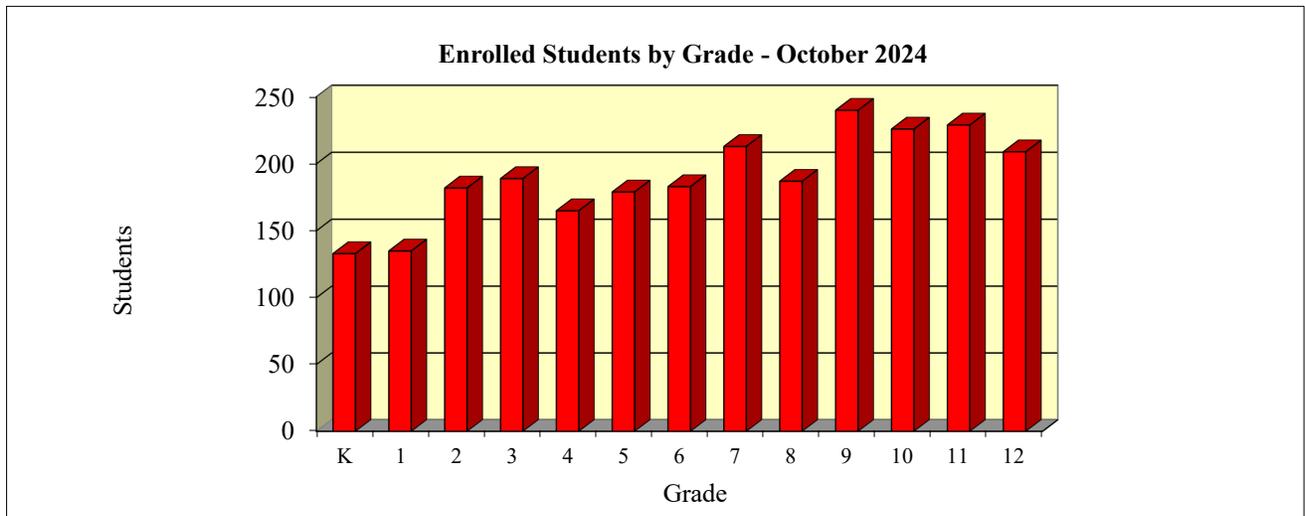
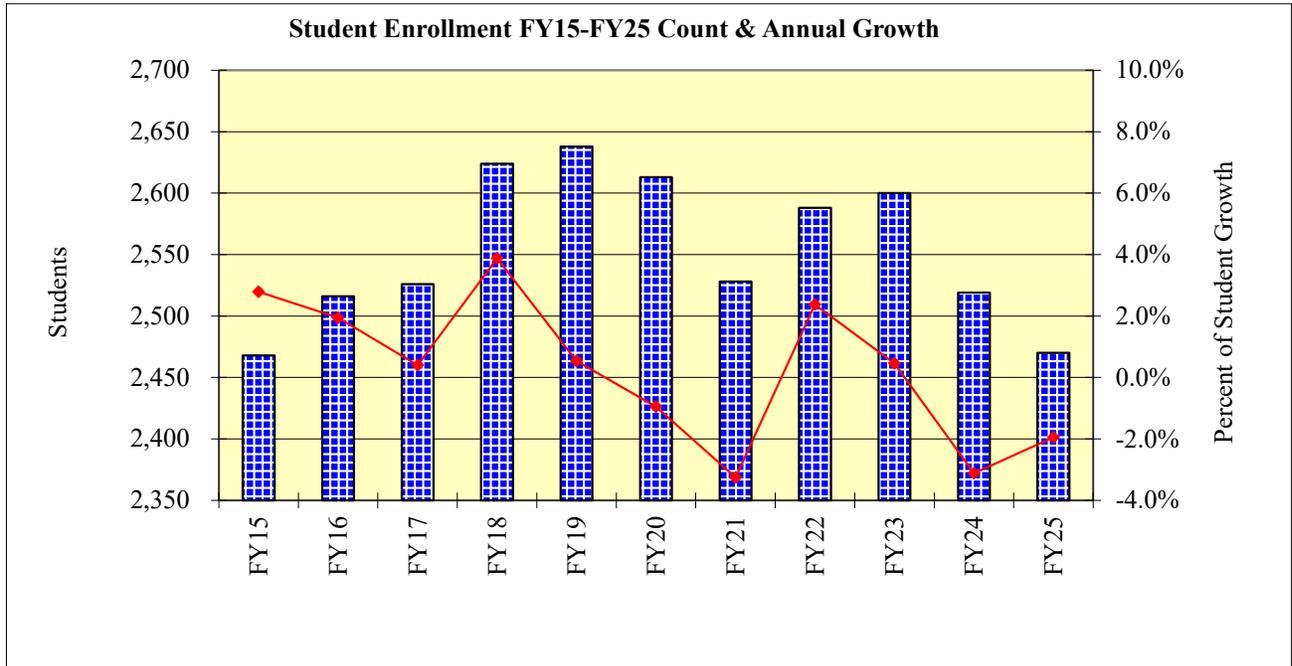
**Where all students will become global thinkers, engaged community members,
and self-aware learners through academically rigorous, community-based,
career-connected learning.**

**Quarterly Financial Report
June 2025
Unaudited**

Steamboat Springs School District Annual Financial Indicators



Steamboat Springs School District Annual Enrollment Trends



Steamboat Springs School District General Fund

The General Fund is used to account for resources traditionally associated with the general operations of the school district. These activities are not required legally or by sound financial management to be accounted for in another fund.

Balance Sheet As of June 30, 2025

	<u>FY24</u>	<u>FY25</u>		
Assets				
Cash and investments	\$15,256,187	\$18,608,087		
Receivables	\$4,362,059	\$2,712,862		
Prepaid expenses	\$82,263	\$161,323		
Due from other Funds	\$697	\$0		
Total Assets	\$19,701,206	\$21,482,273		
Liabilities				
Accounts payable	\$479,472	\$558,313		
Accrued Salaries	\$5,099,366	\$5,790,973		
Deferred Revenue	\$667,530	\$435,706		
Due to other funds	\$5,105	\$0		
Total Liabilities	\$6,251,473	\$6,784,992		
Fund Equity				
Restricted	\$1,578,307	\$1,657,367		
Unassigned	\$11,871,426	\$13,039,914		
Total Fund Equity	\$13,449,733	\$14,697,281		
Total Liabilities and Fund Equity	\$19,701,206	\$21,482,273		

Income Statement by Object For the Twelve Months Ended June 30, 2025

	<u>FY25</u> <u>Budget</u>	<u>YTD</u> <u>Actual</u>	<u>Favorable</u> <u>(Unfavorable)</u>	<u>Percent</u>	<u>FY25</u> <u>Forecast</u>	<u>FY25 Fore v Bud</u> <u>Favor/(Unfavor)</u>
Revenues						
Property Taxes	\$17,853,735	\$17,897,716	\$43,981	100.2%	\$17,897,716	\$43,981
Specific Ownership Taxes	\$1,800,000	\$1,858,178	\$58,178	103.2%	\$1,858,178	\$58,178
State Revenue	\$21,815,495	\$21,913,963	\$98,468	100.5%	\$21,903,963	\$88,468
Federal Revenue	\$1,003,973	\$1,009,353	\$5,380	100.5%	\$1,009,353	\$5,380
County Revenue	\$4,761	\$5,899	\$1,138	123.9%	\$5,899	\$1,138
Interest income	\$500,000	\$647,083	\$147,083	129.4%	\$647,083	\$147,083
Other revenue	\$5,655,655	\$5,686,345	\$30,690	100.5%	\$5,686,345	\$30,690
Transfers	\$0	\$0	\$0	100.0%	\$0	\$0
Total Revenues	\$48,633,619	\$49,018,538	\$384,919	100.8%	\$49,008,538	\$374,919
Expenditures						
Salaries	\$29,221,402	\$28,655,870	\$565,532	98.1%	\$28,655,870	\$565,532
Benefits	\$11,175,143	\$10,989,030	\$186,113	98.3%	\$10,989,030	\$186,113
Purchased services	\$5,305,382	\$4,474,597	\$830,785	84.3%	\$4,474,597	\$830,785
Supplies, Equipment, other	\$3,679,981	\$3,447,566	\$232,415	93.7%	\$3,447,566	\$232,415
COP	\$204,791	\$203,927	\$864	99.6%	\$203,927	\$864
Total Expenditures	\$49,586,699	\$47,770,990	\$1,815,709	96.3%	\$47,770,990	\$1,815,709
Net Income (Loss)	(\$953,080)	\$1,247,548	\$2,200,628		\$1,237,548	\$2,190,628

Steamboat Springs School District

Food Service Fund

The Food Service Fund is used to account for all activity of the food service program.

Balance Sheet As of June 30, 2025

Assets	<u>FY24</u>	<u>FY25</u>
Cash and investments	\$698,318	\$581,493
Receivables	\$7,517	\$124,851
Inventory	\$964	\$693
Due to other Funds	\$0	\$0
Total Assets	\$706,799	\$707,038
Liabilities		
Accounts payable	\$0	\$1,538
Accrued Salaries	\$67,751	\$84,552
Due from other funds	\$0	\$0
Deferred revenue	\$71,003	\$2,515
Total Liabilities	\$138,754	\$88,604
Fund Equity		
Restricted net assets	\$964	\$693
Unrestricted net assets	\$567,081	\$617,740
Total Fund Equity	\$568,045	\$618,434
Total Liabilities and Fund Equity	\$706,799	\$707,038

Income Statement For the Twelve Months Ended June 30, 2025

	<u>FY25</u> <u>Budget</u>	<u>FY25</u> <u>Actual</u>	Favorable (Unfavorable)	<u>Percent</u>	<u>FY25</u> <u>Forecast</u>	<u>FY25 Fore v Bud</u> <u>Favor/(Unfavor)</u>
Revenues						
Interest	\$15,000	\$24,488	\$9,488	163.3%	\$24,488	\$9,488
Food sales	\$25,000	\$28,188	\$3,188	112.8%	\$28,188	\$3,188
Federal reimbursement	\$315,000	\$293,002	(\$21,998)	93.0%	\$293,002	(\$21,998)
Donated commodities	\$122,966	\$75,764	(\$47,202)	61.6%	\$75,764	(\$47,202)
State reimbursement	\$709,986	\$770,041	\$60,055	108.5%	\$770,041	\$60,055
Transfer from General Fund	\$0	\$0	\$0	0.0%	\$0	\$0
Total Revenues	\$1,187,952	\$1,191,483	\$3,531	100.3%	\$1,191,483	\$3,531
Expenditures						
Salaries	\$422,517	\$398,730	\$23,787	94.4%	\$398,730	\$23,787
Benefits	\$196,239	\$183,470	\$12,769	93.5%	\$183,470	\$12,769
Purchased services	\$5,000	\$4,438	\$562	88.8%	\$4,438	\$562
Food and milk	\$492,465	\$494,456	(\$1,991)	100.4%	\$494,456	(\$1,991)
Supplies and Equipment	\$71,731	\$60,020	\$11,711	83.7%	\$60,020	\$11,711
Total Expenditures	\$1,187,952	\$1,141,114	\$46,838	96.1%	\$1,141,114	\$46,838
Net Income (Loss)	\$0	\$50,369	\$50,369		\$50,369	\$50,369

Steamboat Springs School District
Bond Redemption Fund

The Bond Redemption Fund provides revenues based on a property tax mill set by the school board to satisfy the district's bonded indebtedness on an annual basis. The district has a tax levy for indebtedness, therefore, this fund is required by Colorado Revised Statute 22-45-103 (b).

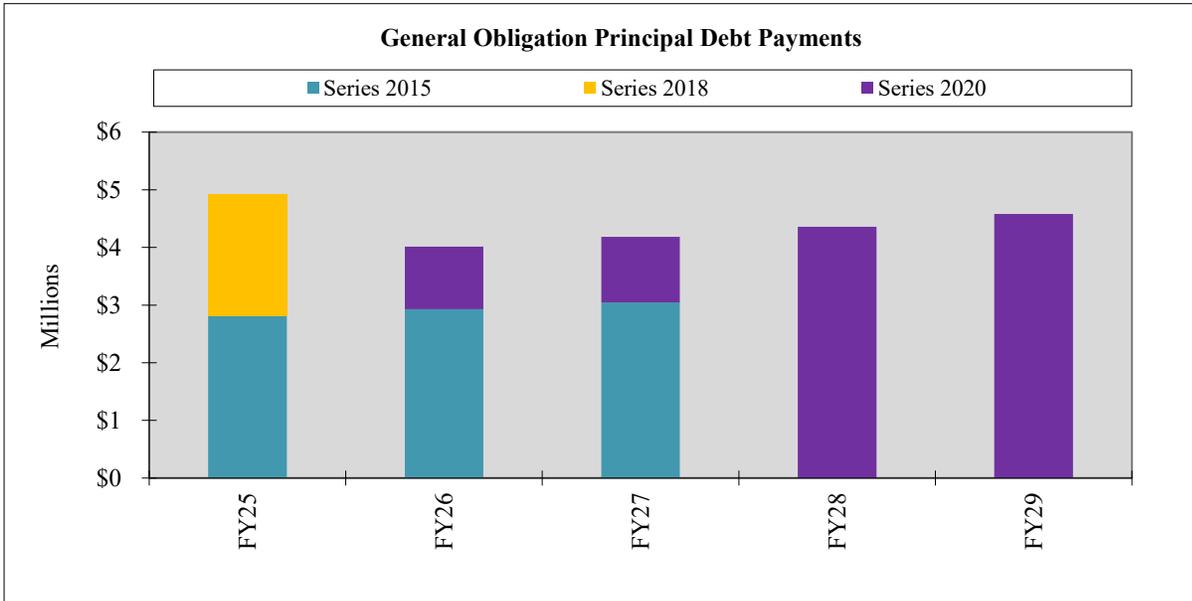
Balance Sheet
As of June 30, 2025

Assets	<u>FY24</u>	<u>FY25</u>
Cash and investments	\$7,386,230	\$7,309,780
Receivables	\$425,210	\$339,145
Total Assets	<u>\$7,811,440</u>	<u>\$7,648,925</u>
Liabilities		
Deferred Revenue	\$164,800	\$130,225
Due to other funds	\$0	\$0
Total Liabilities	<u>\$164,800</u>	<u>\$130,225</u>
Fund Equity		
Reserved for debt service	\$7,646,640	\$7,518,700
Total Fund Equity	<u>\$7,646,640</u>	<u>\$7,518,700</u>
Total Liabilities and Fund Equity	<u>\$7,811,440</u>	<u>\$7,648,925</u>

Income Statement
For the Twelve Months Ended June 30, 2025

	<u>FY25</u>	<u>FY25</u>	Favorable	<u>Percent</u>	<u>FY25</u>	<u>FY25 Fore v Bud</u>
	<u>Budget</u>	<u>Actual</u>	<u>(Unfavorable)</u>	<u>Percent</u>	<u>Forecast</u>	<u>Favor/(Unfavor)</u>
Revenues						
Property taxes	\$9,000,000	\$8,881,764	(\$118,236)	98.7%	\$8,881,764	(\$118,236)
Other	\$199,875	\$239,771	\$39,896	120.0%	\$239,771	\$39,896
Total Revenues	<u>\$9,199,875</u>	<u>\$9,121,535</u>	<u>(\$78,340)</u>	<u>99.1%</u>	<u>\$9,121,535</u>	<u>(\$78,340)</u>
Expenditures						
Principal	\$4,925,000	\$4,925,000	\$0	100.0%	\$4,925,000	\$0
Interest expense	\$4,323,025	\$4,323,025	\$0	100.0%	\$4,323,025	\$0
Bank fees	\$1,850	\$1,450	\$400	78.4%	\$1,450	\$400
Total Expenditures	<u>\$9,249,875</u>	<u>\$9,249,475</u>	<u>\$400</u>	<u>100.0%</u>	<u>\$9,249,475</u>	<u>\$400</u>
Net Income (Loss)	<u>(\$50,000)</u>	<u>(\$127,940)</u>	<u>(\$77,940)</u>		<u>(\$127,940)</u>	<u>(\$78,740)</u>

**Steamboat Springs School District
Bond Redemption Fund**



Legal Debt Limit

FY25

Assessed Valuation \$1,823,519,900

Rate 20%

Legal Debt Limit \$364,703,980

Current Outstanding Principal \$85,475,000 23.4%

Remaining Legal Debt Limit \$279,228,980 76.6%

Steamboat Springs School District
Capital Reserve Fund

The Capital Reserve Fund is used to account for the acquisition of land, construction of new facilities, alterations and improvements to existing structures, and the acquisition of school buses and/or other equipment. It is required by Colorado Revised Statute 22-45-103 (C).

Balance Sheet
As of June 30, 2025

Assets	<u>FY24</u>	<u>FY25</u>
Cash and investments	\$525,097	\$38,992
Receivables	\$0	\$0
Total Assets	<u><u>\$525,097</u></u>	<u><u>\$38,992</u></u>
Liabilities		
Accounts payable	\$0	\$0
Due to other funds	\$0	\$0
Total Liabilities	<u><u>\$0</u></u>	<u><u>\$0</u></u>
Designated for future projects	<u>\$525,097</u>	<u>\$38,992</u>
Total Fund Equity	<u>\$525,097</u>	<u>\$38,992</u>
Total Liabilities and Fund Equity	<u><u>\$525,097</u></u>	<u><u>\$38,992</u></u>

Income Statement
For the Twelve Months Ended June 30, 2025

	<u>FY25</u> <u>Budget</u>	<u>FY25</u> <u>Actual</u>	Favorable <u>(Unfavorable)</u>	<u>Percent</u>	<u>FY25</u> <u>Forecast</u>	<u>FY25 Fore v Bud</u> <u>Favor/(Unfavor)</u>
Revenues						
Transfer from General Fund	\$0	\$0	\$0	100.0%	\$0	\$0
Other income	\$15,014	\$15,366	\$352	102.3%	\$15,366	\$352
Total Revenues	<u>\$15,014</u>	<u>\$15,366</u>	<u>\$352</u>	<u>102.3%</u>	<u>\$15,366</u>	<u>\$352</u>
Expenditures						
Buses & Vehicles	\$500,000	\$487,615	\$12,385	97.5%	\$487,615	\$12,385
Other	\$13,855	\$13,855	\$0	100.0%	\$13,855	\$0
Total Expenditures	<u>\$513,855</u>	<u>\$501,470</u>	<u>\$12,385</u>	<u>97.6%</u>	<u>\$501,470</u>	<u>\$12,385</u>
Net Income (Loss)	<u>(\$498,841)</u>	<u>(\$486,104)</u>	<u>\$12,737</u>		<u>(\$486,104)</u>	<u>\$12,737</u>

Steamboat Springs School District
Capital Projects Fund

The Capital Projects Fund is used to account for the acquisition of land, capital construction of new facilities, alterations and improvements to existing structures, new instructional technology, existing technology upgrades, and maintenance. It is required by Colorado Revised Statute 22-54-108.7.

Balance Sheet
As of June 30, 2025

Assets	<u>FY24</u>	<u>FY25</u>
Cash and investments	\$2,008,829	\$2,701,535
Receivables	\$89,018	\$76,215
Prepaid Expenses	\$0	\$781,500
Due from other funds	\$5,105	\$0
Total Assets	<u><u>\$2,102,952</u></u>	<u><u>\$3,559,250</u></u>
Liabilities		
Accounts payable	\$225,320	\$0
Deferred Revenue	\$34,342	\$29,477
Total Liabilities	<u><u>\$259,662</u></u>	<u><u>\$29,477</u></u>
Designated for future projects	\$1,843,290	\$3,529,773
Total Fund Equity	<u><u>\$1,843,290</u></u>	<u><u>\$3,529,773</u></u>
Total Liabilities and Fund Equity	<u><u>\$2,102,952</u></u>	<u><u>\$3,559,250</u></u>

Income Statement
For the Twelve Months Ended June 30, 2025

	<u>FY25</u>	<u>FY25</u>	Favorable	Percent	<u>FY25</u>	<u>FY25 Fore v Bud</u>
	<u>Budget</u>	<u>Actual</u>	<u>(Unfavorable)</u>	<u>Percent</u>	<u>Forecast</u>	<u>Favor/(Unfavor)</u>
Revenues						
Property Tax	\$1,980,868	\$1,985,859	\$4,991	100.3%	\$1,985,859	\$4,991
Other income	\$50,000	\$823,983	\$773,983	1648.0%	\$823,983	\$773,983
Total Revenues	<u><u>\$2,030,868</u></u>	<u><u>\$2,809,842</u></u>	<u><u>\$778,974</u></u>	<u><u>138.4%</u></u>	<u><u>\$2,809,842</u></u>	<u><u>\$778,974</u></u>
Expenditures						
Facility Projects	\$1,079,512	\$1,089,395	(\$9,883)	100.9%	\$1,089,395	(\$9,883)
Vehicles	\$2,018,877	\$29,000	\$1,989,877	1.4%	\$29,000	\$1,989,877
Other	\$5,000	\$4,964	\$36	99.3%	\$4,964	\$36
Total Expenditures	<u><u>\$3,103,389</u></u>	<u><u>\$1,123,359</u></u>	<u><u>\$1,980,030</u></u>	<u><u>36.2%</u></u>	<u><u>\$1,123,359</u></u>	<u><u>\$1,980,030</u></u>
Net Income (Loss)	<u><u>(\$1,072,521)</u></u>	<u><u>\$1,686,483</u></u>	<u><u>(\$1,201,056)</u></u>		<u><u>\$1,686,483</u></u>	<u><u>\$0</u></u>

Steamboat Springs School District
Health Benefits Fund

The Health Benefits fund accounts for the self funding of employee health, dental, vision, life and disability insurance. The revenue to the fund is premiums from the district and employees. Expenditures from the fund include claims, stop-loss premiums and administration fees.

Balance Sheet
As of June 30, 2025

Assets	<u>FY24</u>	<u>FY25</u>
Cash and investments	\$1,707,445	\$929,991
Receivables	\$87,582	\$182,469
Due from other funds	\$0	\$0
Total Assets	\$1,795,027	\$1,112,460
Liabilities		
Claims payable IBNR	\$824,731	\$847,746
Total Liabilities	\$824,731	\$847,746
Fund Equity		
Designated for future years	\$970,296	\$264,714
Total Fund Equity	\$970,296	\$264,714
Total Liabilities and Fund Equity	\$1,795,027	\$1,112,460

Income Statement
For the Twelve Months Ended June 30, 2025

	<u>FY25</u>	<u>FY25</u>	Favorable		<u>FY25</u>	<u>FY25 Fore v Bud</u>
	<u>Budget</u>	<u>Actual</u>	<u>(Unfavorable)</u>	<u>Percent</u>	<u>Forecast</u>	<u>Favor/(Unfavor)</u>
Revenues						
Contributions	\$5,400,000	\$5,503,609	\$103,609	101.9%	\$5,503,609	\$103,609
Stop loss reimbursements	\$1,461,000	\$1,843,428	\$382,428	126.2%	\$1,843,428	\$382,428
Cobra & Other	\$150,000	\$355,241	\$205,241	236.8%	\$355,241	\$205,241
Interest	\$60,000	\$50,398	(\$9,602)	84.0%	\$50,398	(\$9,602)
Total Revenues	\$7,071,000	\$7,752,675	\$681,675	109.6%	\$7,752,675	\$681,675
Expenditures						
Medical & Rx Paid	\$6,500,000	\$7,390,363	(\$890,363)	113.7%	\$7,390,363	(\$890,363)
Fees	\$1,071,000	\$1,067,895	\$3,105	99.7%	\$1,067,895	\$3,105
Total Expenditures	\$7,571,000	\$8,458,258	(\$887,258)	111.7%	\$8,458,258	(\$887,258)
Net Income (Loss)	(\$500,000)	(\$705,582)	(\$205,582)	141.1%	(\$705,582)	(\$205,582)

**STEAMBOAT SPRINGS SCHOOL DISTRICT RE-2
BOARD OF EDUCATION
AGENDA ITEM
SUMMARY**

Meeting Date:	October 6, 2025
Agenda Item:	Approval of the minutes for the Board of Education September 22, 2025 Business Meeting and Work Session
Presented by:	Secretary to the Board
Core Issues:	GP-19: School Board Meetings
Background Info:	Draft of the minutes is included for review and approval.
Policy Implications:	GP-19: School Board Meetings
Fiscal Implications:	None
Options:	<ol style="list-style-type: none"> 1. Approve the Minutes as written. 2. Correct the Minutes then approve.
Backup Memoranda Provided?	Draft of the minutes is included for review and approval.
Recommended Action:	Resolved, that the Board of Education approve the minutes for September 22, 2025, as presented.



STEAMBOAT SPRINGS SCHOOL DISTRICT RE-2
BOARD OF EDUCATION BUSINESS MEETING AND WORK SESSION

Minutes
September 22, 2025
4:30 PM

Board Members present: Chresta Brinkman, Kevin Callahan, Lara Craig, Leah Helme, and Katy Lee

District Administration present and presenting: Superintendent Dr. Celine Wicks and Director of Finance and Operations Stephanie Juneau

1. Business Meeting - Call to Order

Katy Lee called the business meeting to order at 4:30 pm.

2. Pledge of Allegiance

3. Roll Call

All members present.

4. Approval of Agenda

Kevin Callahan made a motion and Chresta Brinkman seconded to approve the agenda as presented. The motion passed unanimously.

5. Consent Agenda Items

Background information is provided in Boardbook under item 5.

- 5.1 Employment
- 5.2 Resignation
- 5.3 Substitute Teachers 2025-26
- 5.4 Substitute Paraprofessionals 2025-26
- 5.5 Substitute Bus Driver 2025-26

Kevin Callahan made a motion and Leah Helme seconded to approve consent agenda items 5.1, 5.2, 5.3, 5.4, and 5.5 as presented. The motion passed unanimously.

6. Approval of Minutes- September 8, 2025 Business Meeting

Background information is provided in Boardbook under item 6.

Katy Lee made a motion and Kevin Callahan seconded to approve the minutes for the September 8, 2025 business meeting, as presented. The motion passed unanimously.

7. Reports and Communication

Background information is provided in Boardbook under Item 7.

District Wide Celebrations - Superintendent Dr. Celine Wicks

- SSHS - Last year, SSHS offered 17 AP courses with a total of 310 students enrolled, the most students ever enrolled in these college level courses. This year, 86% of our AP students received a score of 3 or higher (earning college credit) compared to 75% in 2021 and 70% in 2022. Great job AP students and teachers.
- YVHS received a Performance rating in their School Performance Framework. YVHS has received two EASI grants: one to address major improvement strategies in engagement, achievement, growth, and mental health; the second to address physical and mental health. As part of the health grant, students went to ski Haus last week to purchase new athletic shoes. Students are working with fitness trainers and becoming more comfortable and confident at the gym. The school's goal is to provide a great foundation for improved physical and mental health, driving students forward in their overall readiness and growth in academics and postsecondary preparations.
- SSMS - A special shout out to the amazing counseling and multilingual team who presented at Friday's professional development day. School counselors and social worker Amalia Pappanastos, Danica Moss, and Meghan Howard, expanded on staff social emotional lessons from last year that provided SSMS with a deeper understanding of ACES



along with strategies to combat childhood trauma while focusing on things teachers/staff can control during the school day. Additionally, the multilingual team of Marin Shanahan and Monica Feagler, presented on ways to connect with multilingual students and families. They highlighted and provided activity ideas for Hispanic Heritage Month which runs from September 15th to October 15th. As a school, students will be saying the daily announcements and pledge of allegiance in English and Spanish.

- SGS - Counselors are the anchors of the mental health team and play a critical role in supporting both students and staff. Allison Wither and Rachel Graham are at the center of this work. They not only provide individual counseling and crisis support, but also lead efforts to build a stronger sense of belonging for every student. This year, they've expanded their impact by taking on a direct teaching role in the specials rotation, giving every student the chance to learn skills around social-emotional growth, problem-solving, and wellness in a structured classroom setting. They are joined by a dedicated group of professionals who make up the mental health team: Brandy Erholtz, Dr. Bob Kirchner, Lizzy Pendleton, Josie Freschi, and Cheryl Bell. Together, this team provides a comprehensive network of support.
- SPE - We would like to celebrate Special Education teachers, Niki Andrew, Sara Boyle, Kerri Ann Crocker, and Jill Rowan and paraprofessionals Kenda Thvedt, Katie McElhinney, Ashleigh Tibbets, Katie Groendyke, Jessica Mergen, and Megan Sherard. Additionally, Special Service Providers - Nicole LeCuyer, Lori Goldsmith, Heather Anderson, Erika Barger, Susan Adams, and Joellen Heydon.
- SCE - The Special Education Teachers and Paras have gone above and beyond this year to meet the needs of all of our students and to support all staff. Teachers Courtney Moline, Lucas Sherman, Heather Sloan, Jess Aldigheri, and paraprofessionals Julie Cullen, Loretta Mossberger, Jess Violette, Maria Jose Persoglia, Sydney Williams, and Jenn Brossert collaborate flawlessly to support one another daily through all of the ups and downs.

Staff Affordable Housing Update - Superintendent Dr. Celine Wicks and Director of Finance and Operations Stephanie Juneau

- Presentation is included in Boardbook for review
- Previous discussion with the Board was for 22 units with 10 units for SSSD to rent and 12 units for sale
- Fair Housing Act - does not allow us to put in the agreement that if the owner leaves employment they have to sell within a certain number of days
- Board needs to consider whether they want to sell any of the units or if they want to make them all rentals or change the number of rentals; If we keep them all as rentals, this won't help the affordable housing problem.
- If we have to purchase the extra units, there are other ways to do that that Stephanie can discuss
- Katy Lee - My initial reaction is for us to purchase the maximum number that we can but we will have to sell some of them because of the need for funds
- Kevin Callahan - If we do rentals for a period of time, would we be able to sell them in the future? Stephanie - I believe we would have the option to sell them if we retain ownership
- Chresta Brinkman - How does this impact the MOU and Rural Homes? Dr. Wicks - I wanted to bring this to the Board first for discussion and we can change the plan if we want to at this time
- Chresta Brinkman - I am comfortable with having all rental units
- Leah Helme - I have a concern about the fact that it is hard for renters to save money to buy in the future while they are renting; Dr. Wicks - the cost for rent of these units would not be as high as the open market rental prices
- Lara Craig - Availability of affordable housing is a big problem; if we don't have staff to purchase or rent all the units and then they are sold or rented to others in the community, it would be difficult to make it possible to attract future new staff
- Lara Craig - How would the District finance the rentals? Stephanie - The District could use Certificates of Participation(COP) (not a bond) to purchase the completed units and then the rent proceeds would be used to repay the debt
- Kevin Callahan - The rent collected should recoup the costs of the units? Yes
- Stephanie - The District would put out a request for proposal (RFP) for the COP which would also provide an analysis for the rental income; Rural Homes' proposal for the project was for the District to own 10 units and sell 12 but other competing options for this project were to have the District own all the units
- Lara Craig - Would the sale of District property (possibly Whistler) help to offset the cost of purchasing the units? By how much? When would money be available? Stephanie - We could use the money from the sale of the District asset to pay down the COP debt and use the rental income for the rest; We are also applying for the Short-Term Rental Tax (STR) funds with the City
- Kevin Callahan - To purchase all the units, we will need about \$11M
- Leah Helme - What does the staff want? When are we applying for the STR grant? Dr. Wicks - We will apply by the end of the month for STR and Rural Homes is willing to do a survey to find out what staff wants



- Lara Craig - I would like to review different finance options and I am concerned about our timing with regard to applying for STR and other community requests for the STR funds
- Chresta Brinkman - Who is making the decisions for moving through this project, Rural Homes? an owner's rep? a committee? Dr. Wicks - We will put together a committee, put out a survey to staff, and provide finance models. The survey will also help to fill the committee
- Leah Helme - Will there be accessible units? We need to have as many parking options as possible. Dr. Wicks - We will discuss accessible units with Rural Homes and the committee will also work through some of these concerns;
- Dr. Wicks - Next steps for the District
 - Reach out to Brad Calvert regarding STR application and timeline
 - Survey to staff about rentals vs ownership and expectations
 - New committee
 - Owner's Representative
 - Stephanie's finance options
 - Process and timing of getting the COP together
 - Affordability

Questions about Site Plans

- Presentation included in Boardbook for review
- Leah Helme - Storage options?
- Kevin Callahan - What quantity and size is the best if they are all rental units?
- Lara Craig - One bedroom should not be an option; higher occupancy options would satisfy the greatest need
- Chresta Brinkman - What is the availability in our community and what is the number of bedrooms needed?
- Kevin Callahan - Will renters be able to rent out the extra bedrooms? Dr. Wicks - Yes

Katy Lee made a motion and Chresta Brinkman seconded to acknowledge receipt of reports and communications as presented by the superintendent. The motion passed unanimously.

8. Public Comment - 5:16 pm

No public comment on non agenda items.

9. Action Item

9.1 Second Reading and Consideration of Adoption of Revisions to Selected Board Policies

Lara Craig made a motion and Chresta Brinkman seconded to adopt the revised Board policy GP-19: School Board Meeting, as presented.

- Copy of the revised version of the policy is included in Boardbook for review
- Board members did not have any additional revisions or comments on the revised policies

The motion to adopt the revised policy as printed, passed unanimously.

10. Board Member Updates/Comments/Debrief

Chresta Brinkman

- It's Homecoming week and there are homecoming events going on at SSHS
- Attended the SCE and SSMS PIC meetings
- October 1 is the Fall Fair (PIC Fundraiser) at SSMS

Leah Helme

- Attended CASB Legislative event
- Attended CASE Colorado School Finance Project event
- Attended SEAC meeting
- Attended Steamboat Cell Phone meeting

Lara Craig

- Attended CASE Colorado School Finance Project event

Kevin Callahan

- Encourage everyone to support the Fun Run event at SGS

11. Plan for future meetings

- Whistler Property Update - October 6
- Superintendent's Ongoing Evaluation/Goals - October 6



- Dyslexia Month - Steamboat Reading - October 20
- CASB Annual Convention - December 11-13

Board Workshops

- School Performance Framework Data Review - October 20
- Board Policy Monitoring discussion

Coffee with the Board - Off the Beaten Path Bookstore

- October 1 at 4:30 pm with Kevin Callahan and Lara Craig - Topic: Healthy School Meals for All Program
- November 12 at 11:30 am with Kevin Callahan and Leah Helme - location to be determined
- December 3 at 4:30 pm - Board members to be determined

November 4, 2025 Election Timeline

- Election Day - November 4
- Oath of Office - between November 5 and December 5
- Board Organizational Meeting - between November 5 and December 11

12. Adjourn Business Meeting

The Steamboat Springs School District RE-2 Board of Education business meeting adjourned at 5:25 pm.

13. Work Session Call to Order

- Work session called to order at 5:33 pm
- Board members in attendance: Chresta Brinkman, Kevin Callahan, Lara Craig, Leah Helme, and Katy Lee
- District Staff in Attendance: Superintendent Dr. Celine Wicks and Board Secretary Deb Ginesta

14. Work Session Topics

Board Policy Monitoring Discussion - Board President Katy Lee and Board Director Leah Helme

- Board reviewed the Example Monitoring Agenda template previously shared by Leah Helme as part of the August 12th Board workshop
- Discussion around Board policy monitoring
- Policy Monitoring includes: Does the policy align? Are we meeting the policy requirements?
- Executive Limitation policies are agenda related and align more to the work of Dr. Wicks
- Governance Process policies are the policies that need reviewed and monitored on an annual schedule by the Board
- Hayden School District has a communications person (a board member appointed monthly) that responds on behalf of the whole board; can reply all to questions as long as individual board members do not attempt to discuss business outside of a posted board meeting
- Board will need to continue to discuss policy monitoring and what this looks like, who is responsible, how to track that all policies are monitored and reviewed annually

Colorado School Finance Project - Adequacy Study Interactive Conversations - Board Director Leah Helme

- Adequacy Study Interactive Conversations document was included in Boardbook for review
- Document was part of the Colorado School Finance Project event at CASE
- Stephanie Juneau should review and complete this document to discuss with the Board based on the needs of SSSD
- Board did not have time to discuss this topic so it will be part of the work session at the end of the October 20 Board meeting

15. Work Session Adjourn

The Steamboat Springs School District RE-2 Board of Education work session adjourned at 6:21 pm.

Board of Education Business Meeting and Work Session minutes for September 22, 2025 are submitted by: Deb Ginesta, SSSD Administrative Assistant and Secretary to the Board of Education.

Minutes approved by the Board on October 6, 2025:

=====
Katy Lee, President

**STEAMBOAT SPRINGS SCHOOL DISTRICT RE-2
BOARD OF EDUCATION
October 6, 2025**

**AGENDA ITEM
REPORTS & COMMUNICATIONS**

Reports & Communications

- Celebrations SSSD - Superintendent Dr. Celine Wicks
- Whistler Property Update - Superintendent Dr. Celine Wicks
- Staff Affordable Housing Update - Superintendent Dr. Celine Wicks and Director of Finance and Operations Stephanie Juneau

Action: Acknowledge Receipt of Reports and Communications as presented by the superintendent and staff.

Valuation of Real Property Conveyed in an Appraisal Report

WHISTLER PARK PROPERTY

Future Development Site for Steamboat School District
9.20 Acres of Vacant Land Currently Used as a Public Park
Lot One in Block Four of Whistler Meadows Subdivision Filing One
Located Near Whistler Road at Southern City Limits of Steamboat Springs



As of
August 19, 2025

Prepared For
Steamboat Springs School District RE-2
c/o Stephanie Juneau, SFO, Director of Finance and Operations
325 Seventh Street
Steamboat Springs, Colorado 80477

Prepared By
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September 25, 2025

Stephanie Juneau, SFO, Director of Finance and Operations
Steamboat Springs School District RE-2, 325 Seventh Street, Steamboat Springs, Colorado 80477

Re: Appraisal Report for Whistler Park Property

Ms. Juneau:

At your request, I have reached an opinion of market value for the above captioned real property, as conveyed in the attached Appraisal Report which is incorporated by reference. The client is the Steamboat Springs School District RE-2 (District) as the current owner. The only intended users are the client (including the Superintendent, the Director of Finance and Operations, and members of the School Board), the City of Steamboat Springs (including the City Manager and members of the City Council), and their authorized representatives. The intended use is to assist with decision making for asset evaluation by providing sufficient information for potential disposition by a buyer and/or stakeholders. The date of value is effective as of August 19, 2025, or my recent inspection.

The subject is located in the southwest quadrant of Walton Creek and Whistler Roads, one-quarter mile east of U.S. Highway 40, at southern edge of the city limits of Steamboat Springs, Colorado. This vacant parcel comprises 9.20 acres of land area, and is platted as Lot One in Block Four of the Whistler Meadows Subdivision, Filing One (except any portion designated as "Park" on the plat). Adjacent uses include single-family residential subdivisions to the north or northeast, undeveloped acreage to the west (owned by Mount Werner Water District), as well as Whistler Park to the south and southeast (owned by City of Steamboat Springs). The subject is managed in conjunction with this public park under license agreement, including athletic fields, dog park, open space, and trails. The property has vehicular access from Meadow Lane and Park Court via easements, level terrain, grass field, very good views, as well as public wet and dry utilities available for future development. The subject is currently zoned Residential Estate One (RE-1) by the City of Steamboat Springs, which allows single-family homesites at a minimum lot size of one acre each. However, the future land use designation encourages more intensive development at density of up to five units per acre.

The valuation analysis and conclusion is contingent on certain definitions, assumptions, limiting conditions, and certification, which are set forth in the body of the attached report. However, the value opinion is not made pursuant to any hypothetical conditions or extraordinary assumptions. Based on my inspection of the subject and surrounding environs, analysis of relevant data, as well as preparation of the following valuation studies, it is my opinion that the "as is" market value of fee simple interest in the subject property is \$3,600,000, which is effective as of August 19, 2025. This appraisal was prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Ethics as promulgated by the Appraisal Institute, as well as any additional requirements of the intended users.

Respectfully submitted,



Kevin A. Chandler, MAI

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ADDENDA

Qualifications of Kevin A. Chandler, MAI
State Certified General Appraiser License
Vesting Deeds and Easements for Subject Property
License Agreement with City of Steamboat Springs

SUMMARY OF SALIENT FACTS

Property Identification

Property Name:	Whistler Park Property (future development site)
General Location:	Southwest Quadrant Whistler Road and Meadow Lane
City/County/State:	In City of Steamboat Springs, Routt County, Colorado
Legal Description:	Lot 1, Block 4, Whistler Meadows Sub. Filing No. 1
Owner of Record:	Steamboat Springs School District RE-2 (the District)
Tax Identification:	Account #R8167412 and Parcel ID #1726-04-001

Property Description

Total Land Area:	9.20 acres (400,752 SF) per recorded subdivision plat
Vehicular Access:	Meadow Lane and Park Court (via recorded easements)
Natural Features:	Stream, grass fields, undeveloped land, very good views
Existing Improvements:	None (vacant land used for athletic fields or open space)
Current Zoning District:	Residential Estate One (minimum lot size of one acre)
Future Land Use Designation:	Neighborhood Res. Low (minimum lot size of 8,000 SF)

Appraisal Premise

Purpose and Intended Use:	Estimate value for asset evaluation/potential disposition
Interest Appraised:	Fee simple estate (cash or equivalent financing assumed)
Personal Property:	None included (such as furnishings and/or equipment)
Highest and Best Use:	Residential development (up to fifty single-family lots)
Effective Date of Value:	August 19, 2025 (my most recent property inspection)
Reasonable Exposure Time:	One year or less (assumed at opinion of market value)

Value Indications

Sales Comparison Approach:	\$3,600,000
Cost Approach:	N/A
Income Capitalization Approach:	N/A
Concluded Market Value (land):	\$3,600,000

SUBJECT PHOTOGRAPHS



Access Easement to Southern Portion Looking Southwest from Whistler Road



Access Easement to Northern Boundary Looking West from Park Court

SUBJECT PHOTOGRAPHS



Northern Portion of Subject Property Looking Southwest from Northeast Corner



Northern Portion of Subject Property Looking Southeast from Northwest Corner

SUBJECT PHOTOGRAPHS



Central Portion Looking Northeast from West Boundary (towards ski area)



Central Portion Looking Northwest from East Boundary (towards Emerald Mtn.)

SUBJECT PHOTOGRAPHS



Southern Portion of Subject Property Looking West from Southeast Boundary



Southern Portion of Subject Property Looking Northeast from Southwest Corner

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the person signing this certification.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- as of the date of this report, I have completed the continuing education program of the Appraisal Institute.
- I prepared a Restricted Appraisal Report on January 23, 2024, but performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Certified by,



Kevin A. Chandler, MAI
Certified General Appraiser
State of Colorado, #CG40022860

ASSUMPTIONS AND LIMITING CONDITIONS

The appraisal report is made pursuant to the following assumptions and limiting conditions:

1. The value opinion is not subject to any hypothetical conditions or extraordinary assumptions, which would have been instructed by the client, and may have affected the assignment results.
2. The appraiser assumes no responsibility for legal matters affecting title to the property, which is assumed to be good and marketable, held by the owner of record, and only subject to typical permitted exceptions from any title insurance commitment that was provided to the appraiser.
3. The legal descriptions and land areas utilized for the analysis are assumed to be correct, which are based on any land survey plats provided and/or county assessor records. The appraiser made no boundary survey of the subject, and is not responsible for questions in this regard.
4. Any non-severable water and/or mineral rights are assumed to run with the land, and their contributory value was not separately allocated, but is included in the opinion of value.
5. Opinions, estimates and other data furnished by third parties are assumed to be correct, and the appraiser professes no legal expertise about vehicular access to the subject property.
6. The maps and sketches included in this report are to assist the reader with visualizing the property, with no responsibility assumed for their accuracy. This information was obtained from the intended users, local governmental agencies, and other sources considered reliable.
7. During the physical inspection of the appraised property, the appraiser noted no indications of hazardous material or wastes, pollutants, leaking underground storage tanks or other toxic or hazardous conditions. The detection of hazardous material is not part of the scope of this assignment, and the appraiser is not qualified to detect such substances and/or conditions. The presence of hazardous substances, and/or other potentially hazardous materials, may negatively affect the market value of the subject property. The value opinion contained in this report is predicated upon the assumption that there are no such materials, substances, or conditions on the properties, or in proximity thereto, that would cause a loss in market value.
8. Unless otherwise noted, this appraisal assignment is for real property only, which includes fixtures that may be permanently attached, and thus considered to be part of the real estate. The appraiser has disregarded any personal property, such as furnishings and equipment.
9. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person or party, other than the intended use and intended users that it was prepared for, without the written consent of the appraiser.
10. The appraiser reserves the right to alter statements, analysis, conclusions, or any value opinion in the appraisal if there become known to the undersigned any facts pertinent to the appraisal process that were unknown at the time of inspection and/or report preparation.
11. The appraiser is not required to give further consultation, testimony, or be in attendance at court proceedings with reference to my analysis of the subject property. No liability for legal matters or right to court testimony is included in the scope of this valuation assignment.

DEFINITIONS

Source: *The Dictionary of Real Estate Appraisal, Seventh Edition, 2024, Appraisal Institute*

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and each acting in what they consider their own best interest;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;
- and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

As Is Market Value

The estimate of value of real property in its current physical condition, use, and zoning as of the appraisal date.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Personal Property

Tangible or intangible objects that are considered personal, as opposed to real property. Examples of tangible personal property include furniture, vehicles, jewelry, collectibles, machinery and equipment, and computer hardware. Examples of intangible personal property include contracts, patents, licenses, computer software, and intellectual property.

Highest and Best Use

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Subdivision Development Method

A method of estimating land value when subdividing and developing a parcel of land is the highest and best use of that land. When all direct and indirect costs and entrepreneurial incentive are deducted from an estimate of the anticipated gross sales price of the finished lots (or the completed improvements on those lots), the resultant net sale proceeds are then discounted to present value at a market-derived rate over the development and absorption period to indicate the value of the land.

Exposure Time

An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Marketing Time

An opinion of the amount of time to sell a property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which precedes the effective date of an appraisal.

Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

INTRODUCTION

The subject is located in the southwest quadrant of Walton Creek and Whistler Roads, one-quarter mile east of U.S. Highway 40, at southern edge of the city limits of Steamboat Springs, Colorado. This vacant parcel comprises 9.20 acres of land area, and is platted as Lot One in Block Four of the Whistler Meadows Subdivision, Filing One (except any portion designated as “Park” on the plat). Adjacent uses include single-family residential subdivisions to the north or northeast, undeveloped acreage to the west (owned by Mount Werner Water District), as well as Whistler Park to the south and southeast (owned by City of Steamboat Springs). The subject is managed in conjunction with this public park under license agreement, including athletic fields, dog park, open space, and trails. The property has vehicular access from Meadow Lane and Park Court via easements, level terrain, grass field, very good views, as well as public wet and dry utilities available for future development. The subject is currently zoned Residential Estate One (RE-1) by the City of Steamboat Springs, which allows single-family homesites at a minimum lot size of one acre each. However, the future land use designation encourages more intensive development at density of up to five units per acre.

**Block 4, Whistler Meadows Subdivision, Filing No. 1.
Excepting therefrom that portion thereof designated as
Park on the Plat recorded September 17, 1979, at File
No. 8418, County of Routt, State of Colorado.**

Ownership and History

The subject property is currently owned by the District, with title held by this public entity since it was purchased from two local developers (Valentine and Adams) on April 21, 1980 for \$134,750. A right-of-first-refusal to re-purchase the land at the same price plus interest expired after five years. While access easements were also conveyed at this closing, with obligation to extend the waterline, there are no deed restrictions that limit land uses of the subject property except under current zoning. There have been no ownership transfers of the subject during the past three years, and the property is not currently listed for sale or under purchase contract. The site is being used and managed by the city for public recreation per license agreement executed on August 25, 2017 (copy in addenda). Although the term is twenty years, it may be terminated by the District at their sole discretion with sixty-day notice, with right to use the fields through September if given between March and August. The city must also remove any improvements made, and restore the property to original condition. The subject has been proposed as the potential site of a new public elementary school for several years, but the District decided instead during 2019 to construct this facility on the west side of town. The subsequent focus has been development of employee housing on all or part of the property, or potentially acquisition by the city for public park and open space, but no decisions have been made.

Reasonable Exposure Time

The estimate of exposure period and marketing time is based on current market conditions as well as comparable sales. Recent purchases of residential land and lots report exposure times of three months to three years, with recent trend being shorter marketing periods due to limited inventory. Thus, current demand exceeds the available supply of this type of real estate in Steamboat Springs, which is exacerbated by an ongoing construction boom that placed upward pressure on sale prices. Moreover, discussions with local market participants and recent sale data proves that residential and commercial properties in the neighborhood (and region) actually benefitted from the global pandemic, as many buyers decided to relocate from cities and suburbs to mountain communities. Similar parcels that are fairly priced should be able to achieve a reasonable exposure time of one year or less, which was assumed for the subject property at the “as is” market value conclusion.

INTRODUCTION

Scope of Work

The Uniform Standards of Professional Appraisal Practice (USPAP) includes a Scope of Work Rule, which defines the type and extent of research and analyses for an appraisal of real property. With client input, the following scope of work was determined for this appraisal assignment:

- The client is the Steamboat Springs School District RE-2 (District) as the current owner. The only intended users are the client (including the Superintendent, the Director of Finance and Operations, and members of the School Board), the City of Steamboat Springs (including the City Manager and members of the City Council), and their duly authorized representatives. The intended use is to assist with decision making for asset evaluation by providing sufficient information for potential disposition by a buyer and/or stakeholders.
- The purpose of this assignment is to estimate “as is” market value of the fee simple interest in the subject property (as previously defined). The value opinion is for real property only, and excludes any items of movable personal property (such as furnishings or equipment).
- The subject property was identified and the appraisal problem was defined. This entailed thorough analysis of area and neighborhood data, current real estate market conditions, as well as existing legal, physical, and zoning information for the subject property. I recently inspected the property on August 19, 2025, which is the effective date of the value opinion.
- The highest and best use of the subject property as vacant land was determined next, since there are no existing buildings with contributory value (i.e., “as improved” is not relevant). The valuation analysis reflects the concluded highest and best use of the subject property as vacant land within the city limits with zoning for low-density residential development.
- All three traditional approaches to value were considered for this assignment, namely the Cost, Sales Comparison, as well as Income Capitalization Approaches. The Cost Approach is not relevant since the subject site is vacant land with no existing building improvements. The Income Capitalization Approach is unnecessary since the property would not generate measurable net revenue from passive recreation. The Subdivision Development technique (variation of the Income Approach) was also not employed since parceling the holding into smaller lots requires speculative approvals, and required infrastructure costs are unknown. This technique should only be used if adequate comparable sales data is not available, or if subdivision of the property is imminent, but neither scenario applies to this assignment.
- Only the Sales Comparison Approach was employed to value the subject property as vacant land, based on listings, contracts, and recent purchases of comparable development sites in the local market. The most similar transactions were verified with knowledgeable parties and public records, and compared to the subject property to determine value on a price per square foot basis. Consideration was also given to the price per unit for secondary support.
- My valuation analyses and conclusions are presented in this narrative Appraisal Report. No limitations restricted the use of applicable appraisal methodology, and I also meet the competency provision of USPAP regarding the type of property that is being appraised. The date of report preparation and transmittal to the client is September 25, 2025.

AREA DESCRIPTION

The subject is located within Routt County, north of Interstate-70 and west of Interstate-25, on the Western Slope of Colorado. Routt County is bordered by State of Wyoming to the north, Jackson County to the east, Eagle and Rio Blanco Counties to the south, and Moffat County to the west. The city of Steamboat Springs is the county seat and largest municipality, which is located 160 miles northwest of Denver. It is branded “Ski Town USA” and home of the Steamboat Ski Area. Approximately half of 2,231 square miles (1.5 million acres) of land area is in public ownership. This subalpine region features a diverse and picturesque landscape, with elevations ranging from 7,000 to 10,000 feet, and four distinct seasons (annual snowfall varies from 170 to 450 inches).

Demographic Profile

According to the U.S. Census, Routt County reports a 2020 population of 24,829 residents. This is an increase of 6% from the 2010 population of 23,509 residents, which is only about one-third of the statewide growth rate for the same time period of 15%. The local population is also aging due to migration (versus births), as an estimated 60% of new residents have relocated since 2010. The City of Steamboat Springs reports a 2020 population of 13,244 people (51% of the county), which is a 10% increase from the 2010 total of 12,088 residents. However, it is important to note that tourists, part-time residents, and seasonal employees may double the daily population count. Routt County reports 10,100 total households as of 2020, with an owner occupancy rate of 74.6%, median age of 40.5 years, and average household size of 2.47 people. The 2023 per capita personal income for Routt County of \$131,507 is 64% higher than the State of Colorado average of \$80,068.

Economic Conditions

The local economy was traditionally based on coal mining and livestock (cattle/sheep) ranching, but tourism has become the primary industry since the emergence of skiing during the 1950’s. The centerpiece of the economy is the Steamboat Ski Area, which logs about one million annual total skier days, and has more than 900 employees (largest for the county). The dominant employment sectors are government, schools, service, retail trade, construction, real estate/finance, and mining. However, the local area is now bracing for a transition to renewable energy due to new regulations, with extraction of coal and power generation near Craig and Hayden scheduled to cease by 2030. Routt County reports an unemployment rate of 4.5% as of July 2025, which is somewhat less than the statewide average of 4.5% (and has recovered from much higher rates during Spring 2020 due to coronavirus pandemic). The city is heavily dependent on sales tax revenue, with \$39.8 million received in 2024, which is 3% less than the record amount of \$41.0 million collected during 2023.

Transportation and Services

Transportation remains a difficult issue for the area due to the lack of interstate highway access. The primary arterial is U.S. Highway 40, which traverses Routt County in an east/west direction. State Highway 131 provides secondary access to Steamboat Springs from the south, connecting with I-70 in Eagle County about 75 miles away. There is an extensive network of county roads, including paved arterials with heavy traffic, to gravel or dirt surface without winter maintenance. The Yampa Valley Regional Airport accommodates commercial jets, is undergoing \$88 million in expansions/renovations, and currently reports about 215,000 enplanements (mostly during winter). Steamboat Springs is a self-sufficient community in regards to civic, cultural, shopping, medical, employment, educational, and entertainment services. It features public parks and open space, a state-of-the-art hospital, daily newspaper, and a satellite campus for Colorado Mountain College.

AREA DESCRIPTION

Recreation and Ski Area

The area offers four seasons of recreational opportunities, such as hunting, camping, fishing, hiking, riding, skiing, snowmobiling, and other winter sports. The Elk River carves a scenic valley northwest of town, and flows into the Yampa River about ten miles west of the city limits. Stagecoach Reservoir is a popular natural amenity in southern Routt County, with Steamboat and Pearl Lakes found in North Routt. The Routt National Forest forms the northern and eastern boundaries of the county, and provides desirable recreational amenities within the Flat Tops and Mount Zirkel Wilderness Areas. The popular Strawberry Park Hot Springs is a year-round facility on private property that is located a few miles north of downtown. The Steamboat Ski Area was purchased during 2007 by Intrawest (a subsidiary of Fortress Investments) for \$265 million. About \$25 million of upgrades to the mountain and base village were subsequently completed, which were partially funded by an Urban Renewal Authority (URA) that was created during 2005. Major projects include streetscapes, utilities, roundabouts, creek enhancement, and a heated promenade. However, Henry Crown Company and KSL Capital Partners acquired Intrawest Resort Holdings for \$1.5 billion in 2017. Steamboat and Winter Park were added to a portfolio of twelve ski areas (including Snowmass, Aspen, Squaw Valley, and Deer Valley), with current operations and future growth controlled by partnership between this established ski area owner and a private equity firm. Known as Alterra, their combined Ikon Pass competes with Vail Resorts. About \$200 million is being invested at Steamboat over three years, including a new gondola and expanded ski terrain.

Housing and Land Uses

Most residential housing is concentrated within the city limits, with highest density in downtown or at the ski area (such as multi-family apartments, timeshares, and condominiums). However, the city is nearing full build-out, with prices for new product at infill projects of at least \$1,000,000. The West Steamboat submarket caters mainly to entry-level buyers at lower prices, with the newest projects being Sunlight and Overlook Park (231 lots). Outlying areas of Hayden, South Routt, and Stagecoach have emerged as bedroom communities for the workforce, with more attainable home prices in the range of about \$500,000 to \$1,000,000. Most rural homesites are concentrated along county roads (the minimum buildable lot size is 35 acres), while “shared-ranch communities” offer upscale and private amenities for recreational buyers at prices of \$1,500,000 to \$3,000,000 per lot. Discovery Land Company (prestigious developer of the Yellowstone Club) assembled 6,100 acres above the lake and recently submitted development application for Stagecoach Mountain Ranch, a master-planned community is proposed for 613 luxury homes, 137 workforce housing units, as well as a private ski area, equestrian center, clubhouse, golf course, and other luxurious amenities.

Development Trends

This trend in Steamboat Springs is medium to high-density residential development, supporting commercial and industrial uses, as well as infill projects in downtown or at the ski area base village. The lack of affordable housing for the local workforce is a significant issue for the region, with an estimated shortage of about 3,200 dwelling units to meet existing and anticipated demand by 2035. The West of Steamboat Springs Area Plan dictates that most future development should occur west of the city limits on 1,200 acres of unincorporated land, which is the logical candidate for growth. To accomplish these goals, the Yampa Valley Housing Authority (YVHA) purchased 537 acres at the west boundary for \$24,000,000 in 2021 that was formerly proposed for Steamboat 700. Known as Brown Ranch, the land is proposed for development over the next twenty years with affordable housing, but annexation vote for 2,264 dwelling units plus commercial space failed in March 2024.

AREA DESCRIPTION

Residential Building Activity

Housing Type (area)	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Single-Family (City)	39	34	51	79	45	65	80	78	40	48
Single-Family (County)	39	61	57	75	92	83	130	113	86	97
Single-Family (Combined)	78	95	108	154	137	148	210	191	126	145
Duplex (Combined Area)	20	16	16	16	24	17	15	4	5	2
Multi-Family (Combined)	4	55	0	0	89	120	20	332	213	427
Total Dwelling Units	102	166	123	170	250	285	245	527	344	574

The foregoing data was provided by local building department, but the actual number of permits issued is lower than total units approved since duplex or multi-family permits allow multiple units. Single-family permits are typically issued for platted subdivisions in the county, while duplex and multi-family units are often built within the city limits. Between 102 and 574 new dwelling units were approved in the combined city and county during the past decade (the average is 279 units). However, 2024 established a new record at 574 total units (mostly multi-family but twice as much than between 2019, 2020, and 2021), with an average of 482 units during just the past three years. The combined area witnessed an average of 164 single-family permits during the past five years, versus only 114 new homes each year on average between 2015 and 2019. New duplex units have been more consistent, with an average of fourteen permits issued each year during the past decade. While an average of 126 new multi-family units have been permitted since 2015, most new projects are deed-restricted as affordable housing, with 972 new units approved during the past three years. The total valuation of all new construction permits within the combined area during 2024 of \$629 million is a new record that is 55% more than 2023 at \$406 million (three times higher than 2020).

Sale Prices and Volumes

Calendar Year	2018	2019	2020	2021	2022	2023	2024
Total Sales Volume	\$703,752,614	\$769,744,045	\$1,135,777,266	\$1,487,094,635	\$1,206,562,456	\$999,971,995	\$1,173,526,412
Total Transactions	1,206	1,151	1,532	1,727	1,152	919	901
Average Sale Price	\$583,543	\$668,761	\$741,369	\$861,085	\$1,047,363	\$1,088,109	\$1,302,471
Avg. Residential Price	\$853,488	\$970,868	\$1,141,252	\$1,456,611	\$1,733,744	\$1,795,454	\$2,041,317

The foregoing data was provided by Land Title and/or local MLS for transactions in Routt County. Total sales volume during 2024 of about 1.175 billion dollars is 21% less than 2021 record amount of \$1.487 billion, and 17% more than 2023, but twice as much as 2017/2018/2019 (\$712 million). However, the total number of transactions witnessed during 2023 and 2024 is one-third below the previous six-year average, which reflects the limited inventory of available product on the market. In regards to average sale prices for all property in Routt County, the 2024 amount of \$1,302,471 is 20% more than 2023, but 53% greater than 2018. The average residential sale price for 2024 of \$2,041,317 reflects appreciation of 14% since 2023, which has escalated at double-digit rates each year since 2016 (and is over twice the 2018 average). The data indicates an extremely healthy and active local real estate market, with record prices and volumes achieved during the past four years. According to Land Title, there was \$814,977,348 of total sales volume through August 31, 2025 from 661 transactions, and the average overall price of \$1,232,946 is similar to the past three years. Thus, Routt County has witnessed strong demand for real estate after the global pandemic occurred in March 2020, with continued appreciation and most purchase prices establishing new highs.

AREA DESCRIPTION

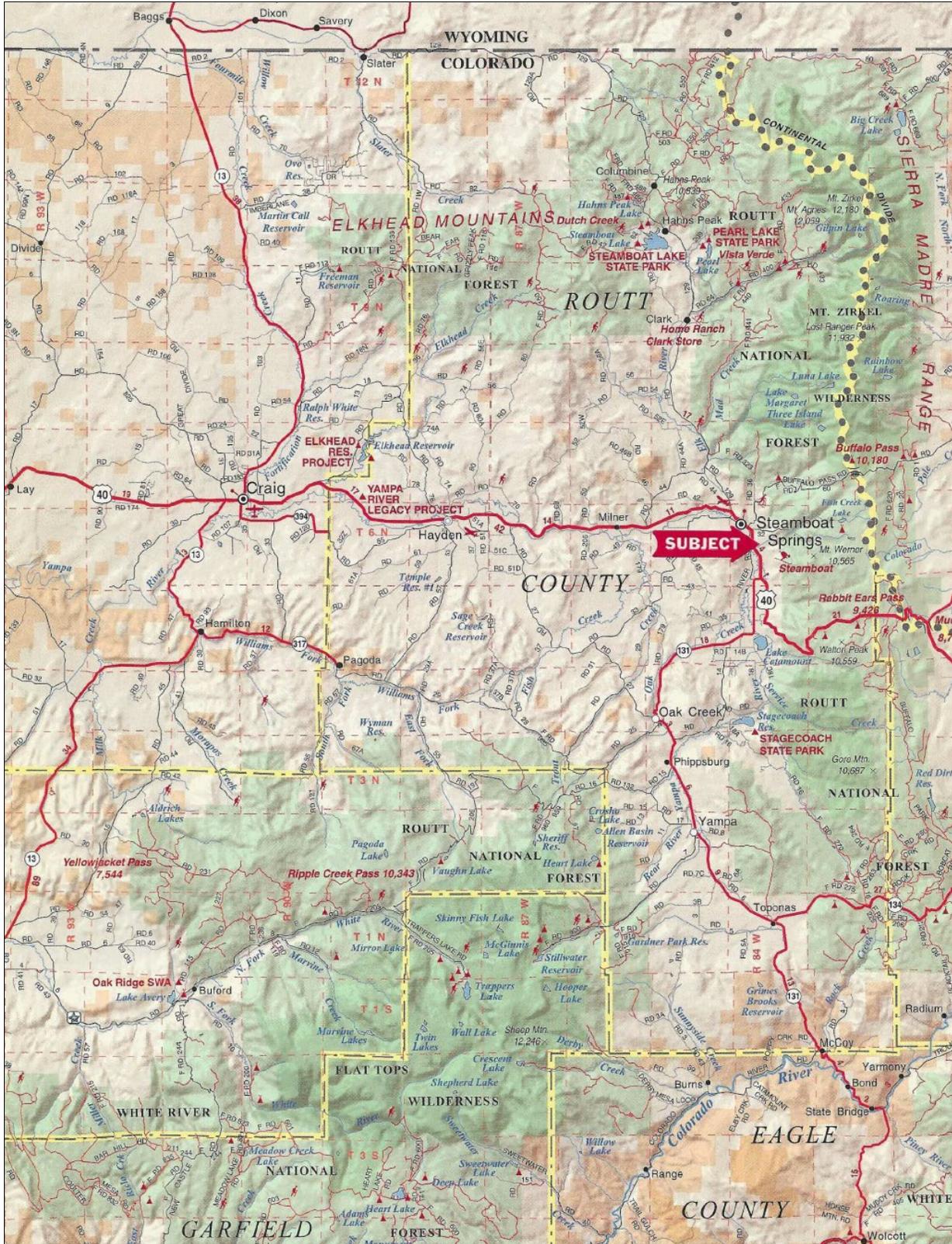
Neighborhood Description

The subject neighborhood is generally defined as the Mountain submarket of Steamboat Springs, which encompasses the Steamboat Ski Area itself as well as properties at or near the base village. The highest of density and most expensive properties are found at or near the ski slopes, including luxury residences, condominiums, timeshares, specialty shops, restaurants, and full-service hotels. Gondola Square and One Steamboat Place are located at western edge of the base area (with lift ticket offices), while Sheraton Steamboat Resort, Edgemont, and Torian Plum Plaza are slopeside condominium projects situated to the east and north. The Steamboat Grand is a timeshare/hotel across Mount Werner Circle, while The Amble is adjacent with new 42 units under construction. New development is planned on the north side of the base village at sites of former condominium projects, while the majority of vacant land is situated west of the ski area at Wildhorse Meadows. The neighborhood has good access from U.S. Highway 40 via Mount Werner Road and Walton Creek Road, which travel east from this major arterial to the ski area, and connect with a network of local collector streets. It also offers pedestrian sidewalks, bicycle paths, and public bus routes. Residential housing of varying density or vintage is found between the highway and ski area, with mixture of full-time as well as part-time residents and many nightly rentals. However, this infill neighborhood is almost completely built-out, with very little land available for future development.

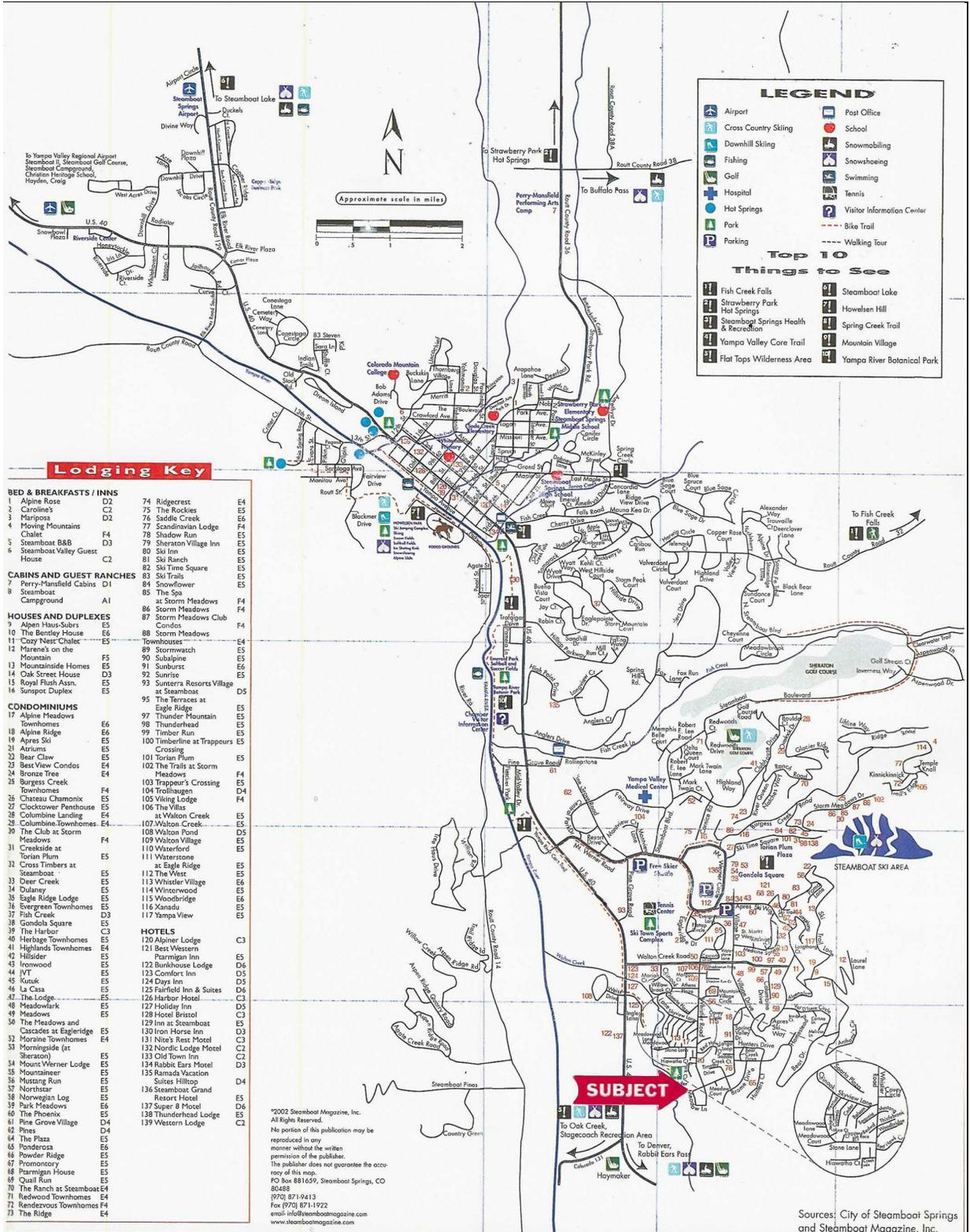
Area Conclusion

In summary, the subject is located in Routt County, a rural community in Northwest Colorado that is located some distance from I-70, but serviced by U.S. Highway 40 as well as a regional airport. The only major city is Steamboat Springs, a thriving town known for its world-class ski resort, and the local economy is diversified but mainly depends on tourism, services, agriculture, and mining. Local real estate market conditions have escalated significantly during the previous five plus years, with record levels achieved for residential prices and volume, but a shortage of affordable housing. The subject neighborhood is the Mountain submarket on the south side of town, which encompasses the Steamboat Ski Area with base village, and surrounding residential housing of varying densities.

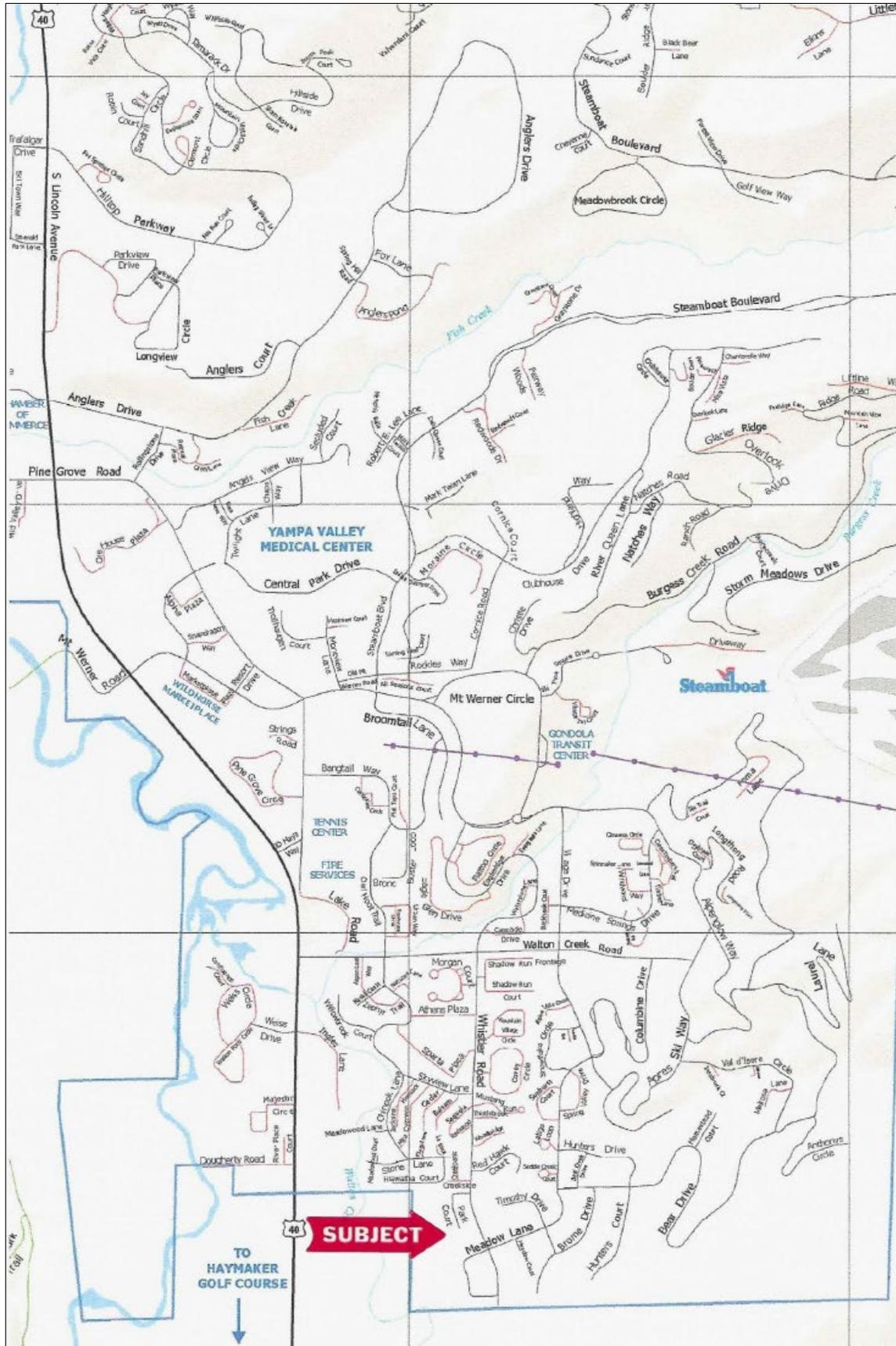
AREA MAP



LOCATION MAP



NEIGHBORHOOD MAP



PROPERTY DESCRIPTION

The subject is located in the southwest quadrant of Walton Creek and Whistler Roads, one-quarter mile east of U.S. Highway 40, at southern edge of the city limits of Steamboat Springs, Colorado. It comprises 9.20 acres of vacant land with vehicular access from collector streets, favorable terrain, grass field, very good views, as well as public wet and dry utilities available for future development. Current zoning allows single-family residential housing at a maximum density of one unit per acre as use by right, but the future land use designation encourages a density of up to five units per acre. However, any site infrastructure or building improvements are beyond the scope of this assignment.

Size and Natural Features

The subject comprises 9.20 acres (400,752 SF) of land area, and is platted as Lot One of Block Four of the Whistler Meadows Subdivision, Filing One (except any portion designated as Park on plat recorded September 17, 1979 at File No. 8418), in the City of Steamboat Springs of Routt County. Adjacent land uses include Settler's Crossing to the north and Whistler Meadows to the northeast (residential subdivisions with platted lots of less than one-third acre), forty acres of undeveloped land to the west (which is owned by Mount Werner Water District), as well as Whistler Park to the southeast and south (which is owned by City of Steamboat Springs). The subject currently operates in conjunction with this public park, including athletic fields, dog park, open space, and some trails. Adjacent land owned by the Water District is traversed by Walton Creek, and used by the public as passive open space. The subject features level terrain at an elevation of 6,780 feet above sea level, with half grass fields and half undeveloped land, and offers very good views of the nearby ski area. A seasonal tributary of Walton Creek traverses the southern portion, and offers lush riparian area.

Access and Exposure

The subject is situated 200 to 300 feet west of Whistler Road as well as Meadow Lane, which are local collector streets that provide year-round access to Whistler Park and surrounding subdivisions. However, the property benefits from legal access easements to Whistler Road via Meadow Lane at the east central boundary (which is currently limited to pedestrian ingress/egress with no driveway), as well as from Park Court to northeast corner (existing gravel driveway is used for maintenance). Thus, the subject has adequate access for low-density residential development from nearby streets, with easements to build new access road from Meadow Lane, and make upgrades from Park Court. Although very conceptual in nature, the city has contemplated new connection to U.S. Highway 40 to serve neighborhoods located south of Walton Creek Road. The most probable alignment is via westerly extension of Stone Lane that is situated about 500 feet north of the subject, which requires a new bridge to cross Walton Creek as well as wetlands at estimated cost of several million dollars. However, this project is now in limbo because former plans for a new school are not being pursued.

Utilities and Services

The City of Steamboat Springs provides both municipal potable water and sanitary sewer service. Sewer mains have already been extended across the site plus along the north and west boundaries, while a waterline is at the northeast corner, with adequate existing capacity for future development. Electric service is provided by Yampa Valley Electric Association, natural gas by Atmos Energy, telephone by Century Link, and cable television by Comcast. Similar to water and sewer service, distribution lines for these dry utilities are available at the north and east boundaries for housing. The City of Steamboat Springs provides police and fire protection. Thus, adequate public utilities and services are available to the property for development with low-density residential housing.

PROPERTY DESCRIPTION

Soils, Flood, and Environmental

I was not provided with any environmental, soil, or flood hazard reports for the subject property. However, knowledgeable parties are not aware of any environmental contamination, adverse soil conditions, and/or flood hazards at the site, and no obvious issues were noted during my inspection. Thus, the value opinion assumes the subject property is free and clear of any such adverse issues.

Easements and Restrictions

I reviewed vesting deeds and recorded subdivision plat, but was not provided with a title insurance commitment for the subject, and assume permitted exceptions are typical for this type of property. The plat depicts perimeter easement for public utilities along the northern and western boundaries, as well as across the center, plus drainage easement along the tributary stream in southern portion. According to the Declaration of Building and Use Covenants for Whistler Meadows Subdivision Filing One, the platted lots may only be used for single-family or duplex residential purposes, have minimum lot size of 8,000 square feet as well as minimum home size of 900 square feet, and must comply with architectural guidelines and other regulations to maintain a desirable neighborhood. I am not aware of any easements or restrictions that would adversely impact the subject property, and the valuation analysis assumes the site is suitable for low-density residential development.

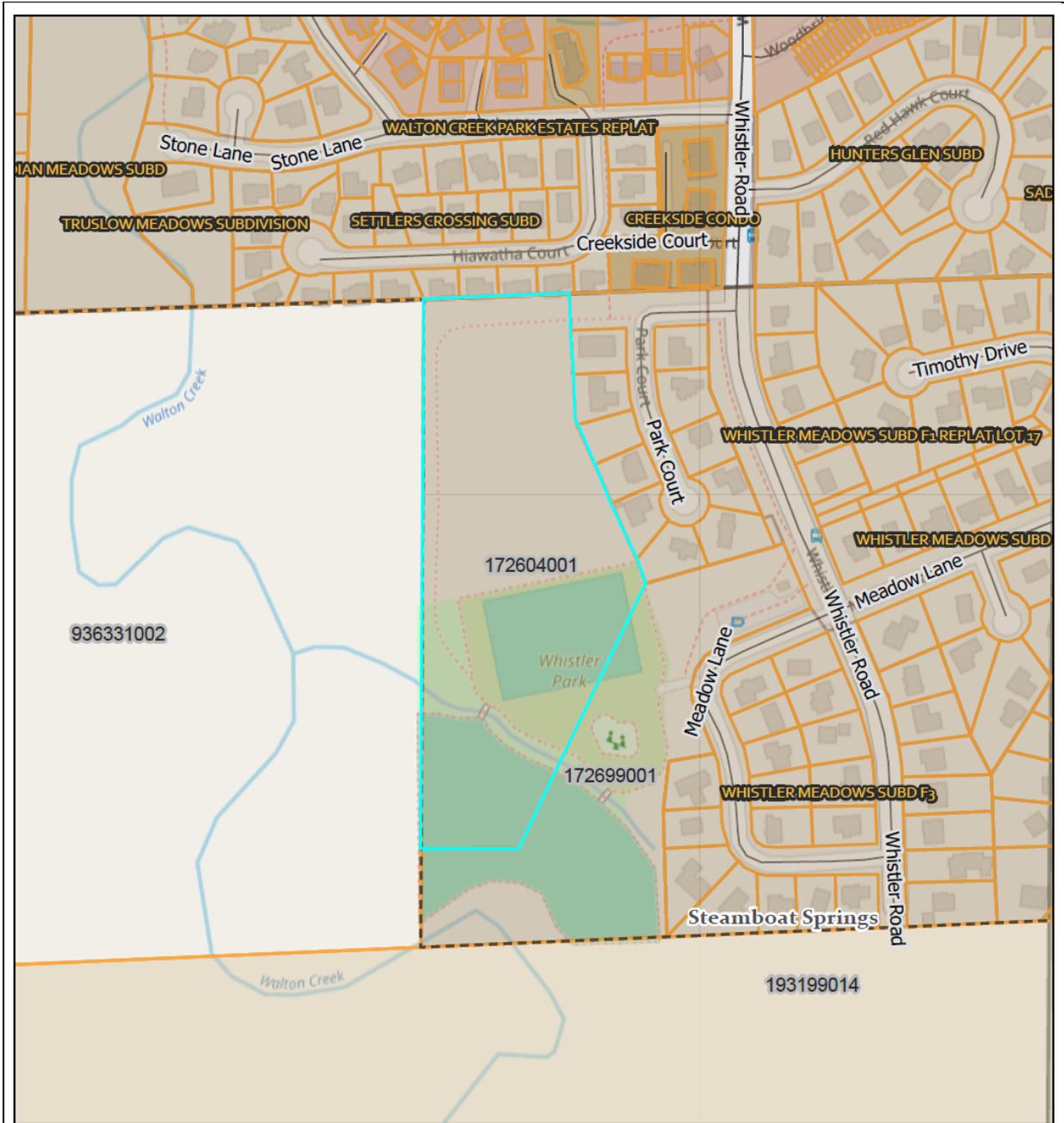
Zoning and Land Use

The subject property is currently zoned Residential Estate One, Low Density (RE-1) by the City of Steamboat Springs. The purpose of this district is to provide areas for single-family detached living in a low-density environment, with a minimum lot size of one acre for single dwelling unit. However, the Steamboat Springs Area Community Plan indicates a future land use designation for the subject parcel of Neighborhood Residential Low. According to the Planning Department, the subject property could most likely be rezoned to allow a similar density as existing subdivisions that are adjacent to north and northeast, which are zoned Residential Neighborhood Two (RN-2). This district permits a much higher development density than RE-1, allows single-family or duplex dwellings (multi-family needs conditional approval), and requires new projects to be compatible with surrounding neighborhoods. The minimum lot size for one dwelling unit in the RN-2 district is just 8,000 square feet, with setbacks of 25 feet for front yard but ten feet for side and rear yards. One secondary dwelling unit is allowed per lot, with a maximum floor area of 650 square feet. Although parks, open space, and home day care are uses by right in the RE-1 and RN-2 districts, bed-and-breakfast, recreation center, schools, or religious institutions require conditional approval.

Assessment and Taxes

Private property in Colorado is re-appraised every odd year, with values changing after May 1. Real estate taxes are assessed at 27% of actual value for vacant land and non-residential properties, and between 6.15% and 7.05% for residential. The County Assessor determines the actual values, and the County Commissioners sets the mill levy (by district) by year-end to calculate the tax bill. The County Treasurer acts as the tax collector, with current year taxes paid in the following year via two equal payments (due by February 28 and June 15), or one full payment due by April 30. The subject property is identified as Account #R8167412, with 2025 actual value for land only of \$3,036,000 based on comparable sales of residential properties, with assessed value of \$968,760. Although the subject is owned by the District and therefore exempt from local taxation, applying the current mill levy of 67.244 indicates estimated taxes if in private ownership of about \$65,000.

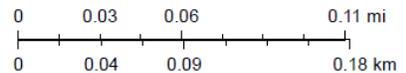
TAX PARCEL MAP



18/01/2024, 17:30:50

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- Routt County Boundary
- Town Boundaries
- Parcels
- Subdivisions
- Subdivisions
- Townhomes
- Condos
- Parcels for mailing addresses
- Sections
- Township

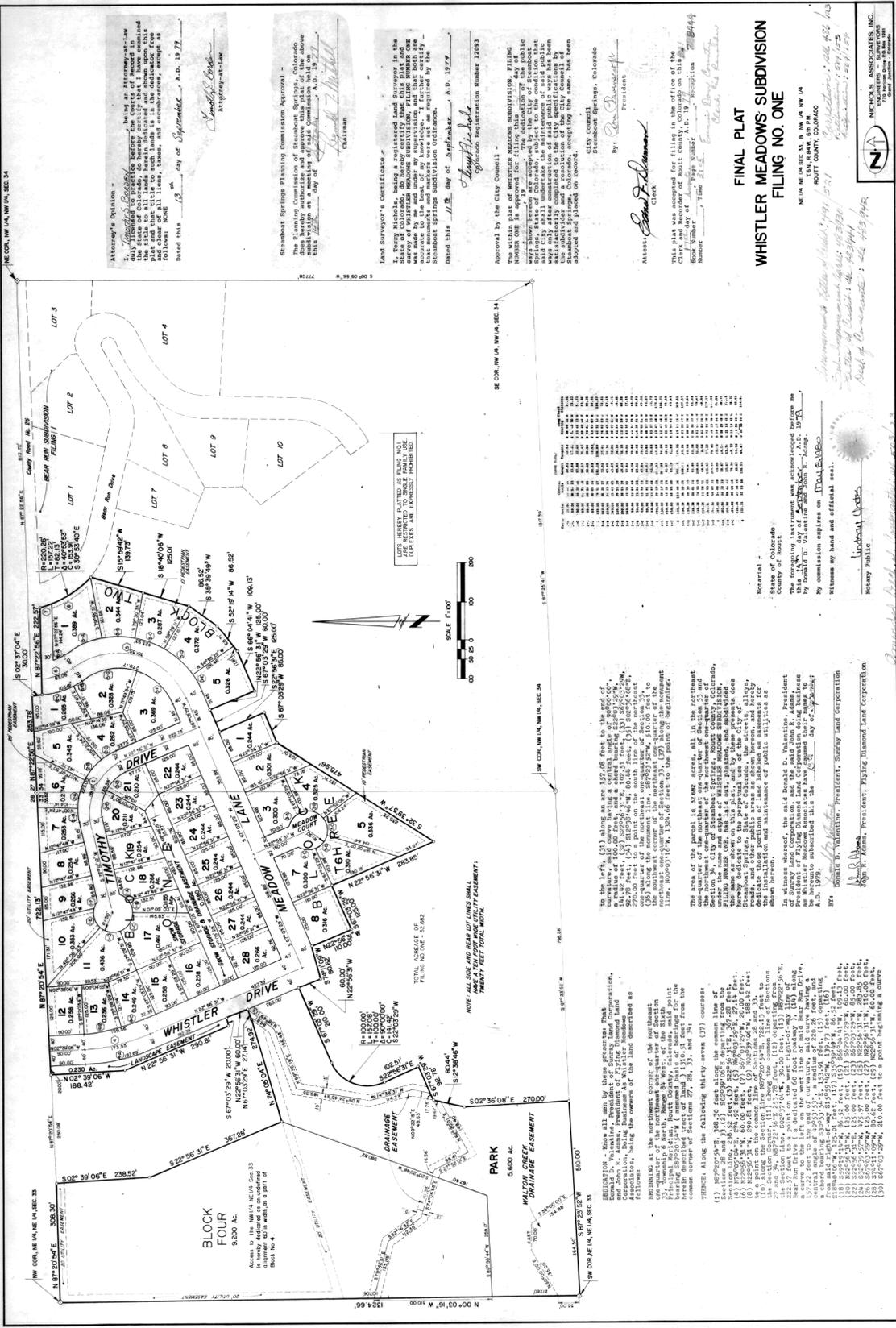


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Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community | Source: Esri, USDA FSA | Routt County. | Routt County GIS, Routt County Assessor. | County of Routt, Esri, TomTom, Routt County GIS User

SUBDIVISION PLAT

#8418
161



Attorney's Opinion -
I, Joseph C. Conroy, being an Attorney-at-Law in the State of Colorado, do hereby certify that I have examined the plat and the list to which lands in the dedication are referred, and that the same comply with the provisions of the Act of September 13, 1937, A.D. 1937.

Dated this 13 day of September, A.D. 1937.

Joseph C. Conroy
Attorney-at-Law

Strombott Springs Planning Commission Approval -
The Planning Commission of Strombott Springs, Colorado, does hereby authorize and approve this plat of the above described land, subject to the provisions of the Act of September 13, 1937, A.D. 1937.

Dated this 11 day of September, A.D. 1937.

Chairman
Chairman

Land Surveyor's Certificate -
I, Tracy Nichols, being a registered land surveyor in the State of Colorado, do hereby certify that I have examined the survey of Whistler Meadows Subdivision, Filing Number 8418, and that the same complies with the provisions of the Act of September 13, 1937, A.D. 1937, and that the same is in accordance with the requirements of the Act of September 13, 1937, A.D. 1937.

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Tracy Nichols
Surveyor

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City Council
City Council
Strombott Springs, Colorado

Agent -
Edna P. ...
Agent

FINAL PLAT
WHISTLER MEADOWS SUBDIVISION
FILING NO. ONE

NE 1/4, NW 1/4, SW 1/4, SE 1/4 of Section 34, T19N, R10E, S14
Strombott County, Colorado

This plat was accepted for filing in the office of the Recorder of the County of Strombott, Colorado, on this 13 day of September, A.D. 1937, in compliance with the provisions of the Act of September 13, 1937, A.D. 1937.

Recorder
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Surveyor

Approval by the City Council -
The within plat of Whistler Meadows Subdivision, Filing Number 8418, is approved by the City Council of the City of Strombott Springs, Colorado, subject to the condition that the same shall be subject to the provisions of the Act of September 13, 1937, A.D. 1937, and that the same shall be subject to the provisions of the Act of September 13, 1937, A.D. 1937.

Dated this 11 day of September, A.D. 1937.

City Council
City Council
Strombott Springs, Colorado

Agent -
Edna P. ...
Agent

FINAL PLAT
WHISTLER MEADOWS SUBDIVISION
FILING NO. ONE

NE 1/4, NW 1/4, SW 1/4, SE 1/4 of Section 34, T19N, R10E, S14
Strombott County, Colorado

This plat was accepted for filing in the office of the Recorder of the County of Strombott, Colorado, on this 13 day of September, A.D. 1937, in compliance with the provisions of the Act of September 13, 1937, A.D. 1937.

Recorder
Recorder

Attorney's Opinion -
I, Joseph C. Conroy, being an Attorney-at-Law in the State of Colorado, do hereby certify that I have examined the plat and the list to which lands in the dedication are referred, and that the same comply with the provisions of the Act of September 13, 1937, A.D. 1937.

Dated this 13 day of September, A.D. 1937.

Joseph C. Conroy
Attorney-at-Law

Strombott Springs Planning Commission Approval -
The Planning Commission of Strombott Springs, Colorado, does hereby authorize and approve this plat of the above described land, subject to the provisions of the Act of September 13, 1937, A.D. 1937.

Dated this 11 day of September, A.D. 1937.

Chairman
Chairman

Land Surveyor's Certificate -
I, Tracy Nichols, being a registered land surveyor in the State of Colorado, do hereby certify that I have examined the survey of Whistler Meadows Subdivision, Filing Number 8418, and that the same complies with the provisions of the Act of September 13, 1937, A.D. 1937, and that the same is in accordance with the requirements of the Act of September 13, 1937, A.D. 1937.

Dated this 11 day of September, A.D. 1937.

Tracy Nichols
Surveyor

Approval by the City Council -
The within plat of Whistler Meadows Subdivision, Filing Number 8418, is approved by the City Council of the City of Strombott Springs, Colorado, subject to the condition that the same shall be subject to the provisions of the Act of September 13, 1937, A.D. 1937, and that the same shall be subject to the provisions of the Act of September 13, 1937, A.D. 1937.

Dated this 11 day of September, A.D. 1937.

City Council
City Council
Strombott Springs, Colorado

Agent -
Edna P. ...
Agent

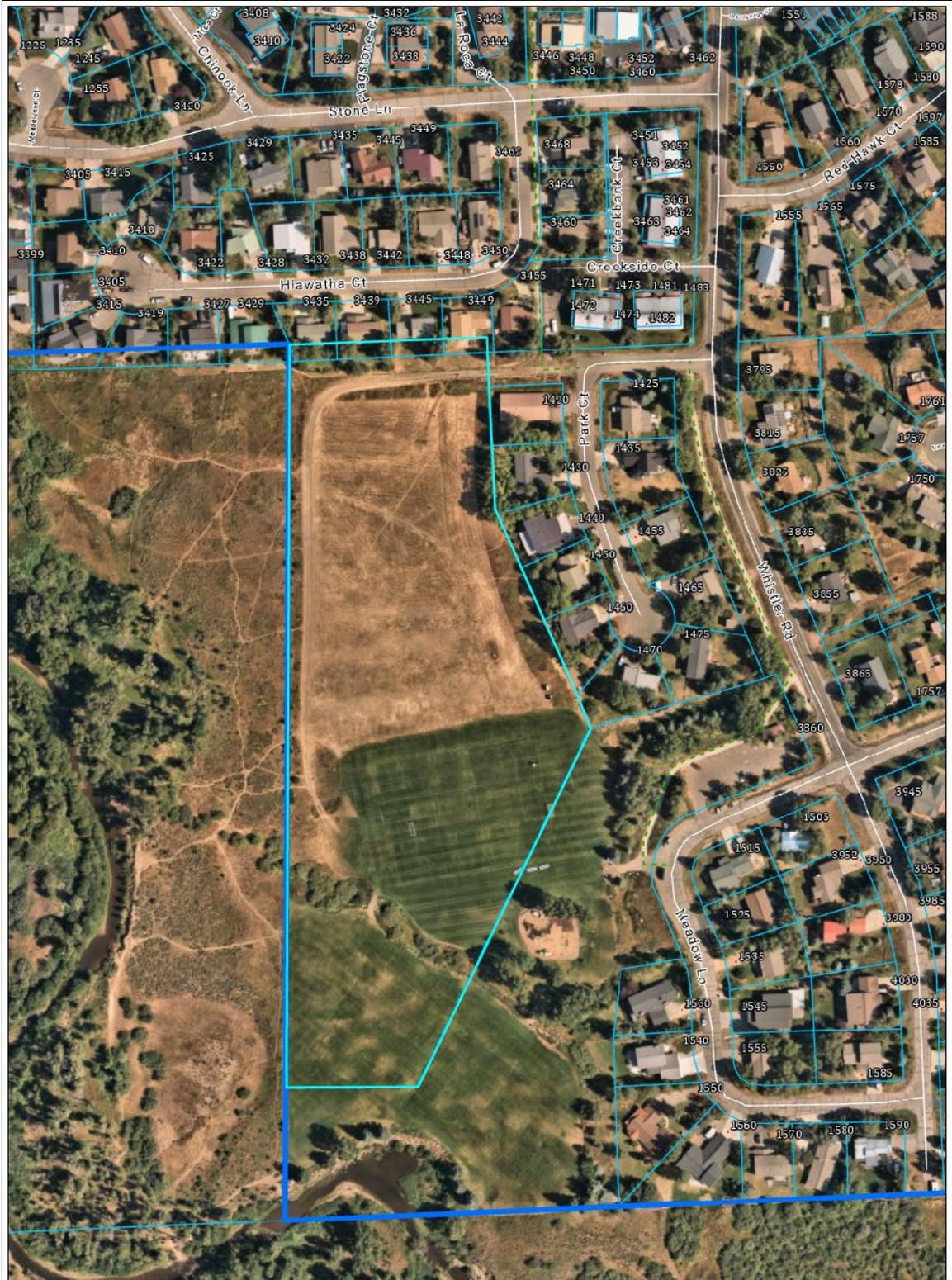
FINAL PLAT
WHISTLER MEADOWS SUBDIVISION
FILING NO. ONE

NE 1/4, NW 1/4, SW 1/4, SE 1/4 of Section 34, T19N, R10E, S14
Strombott County, Colorado

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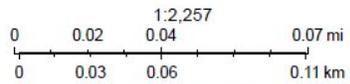
Recorder
Recorder

CITY AERIAL MAP



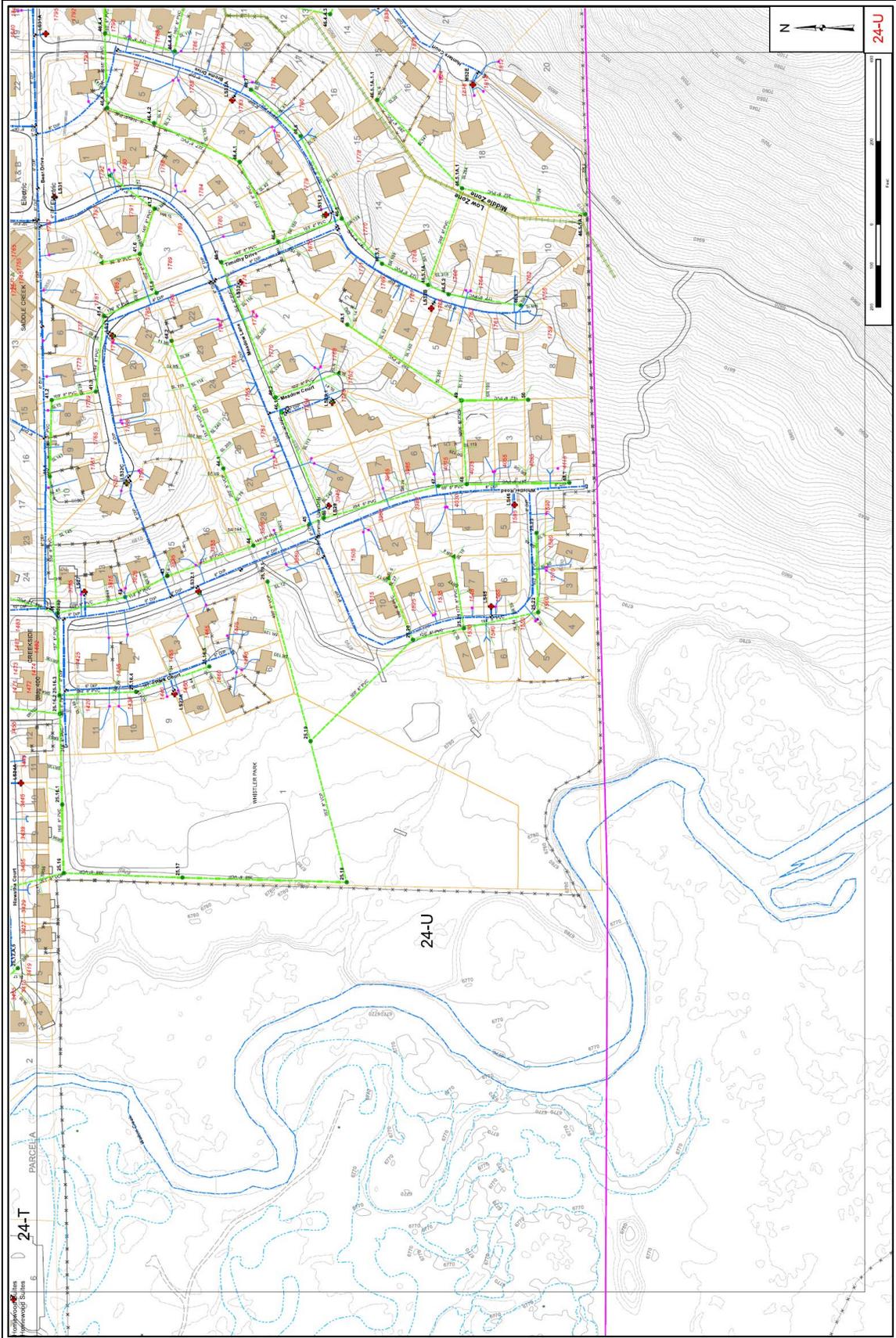
9/15/2025, 5:18:42 PM

- Parcels
- Streets
- City Limits
- Trails
- Addresses
- Lots
- Open
- <Null>;

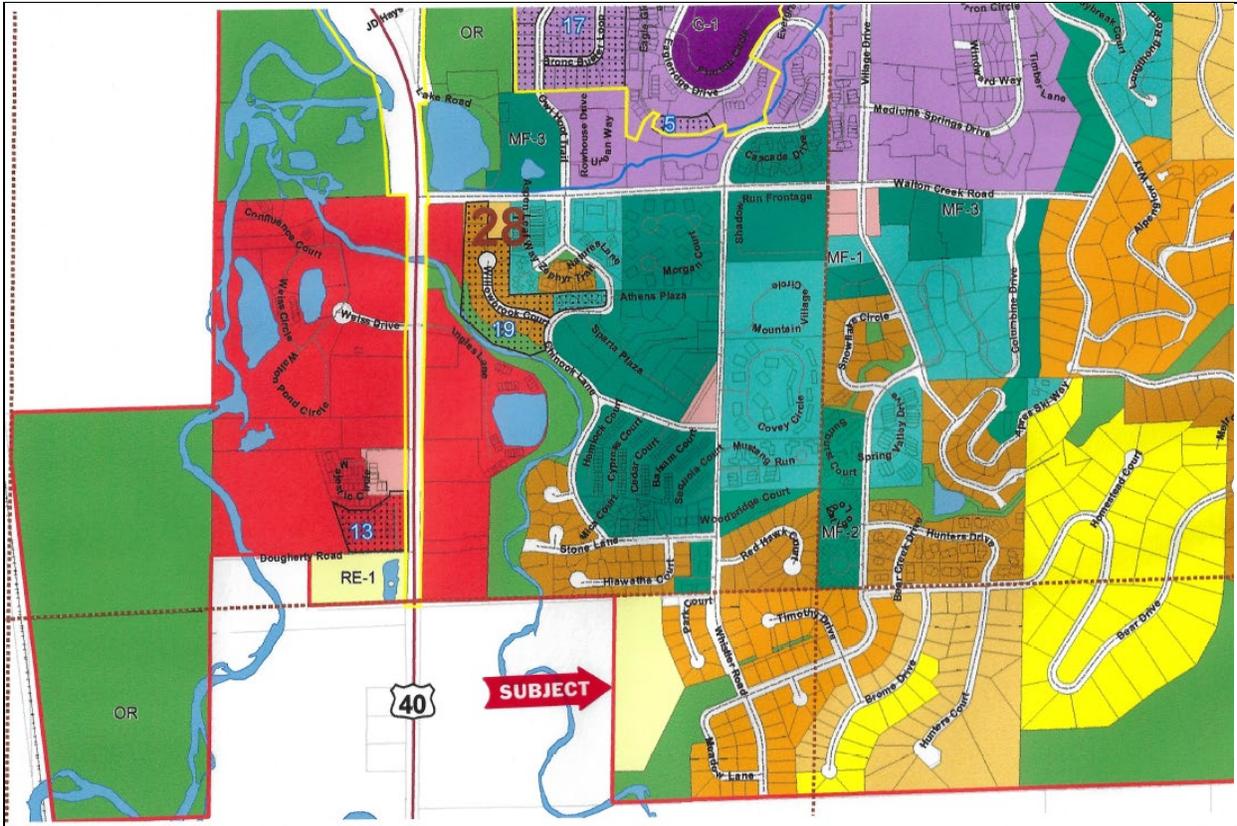


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

PUBLIC WET UTILITIES MAP



CITY ZONING MAP

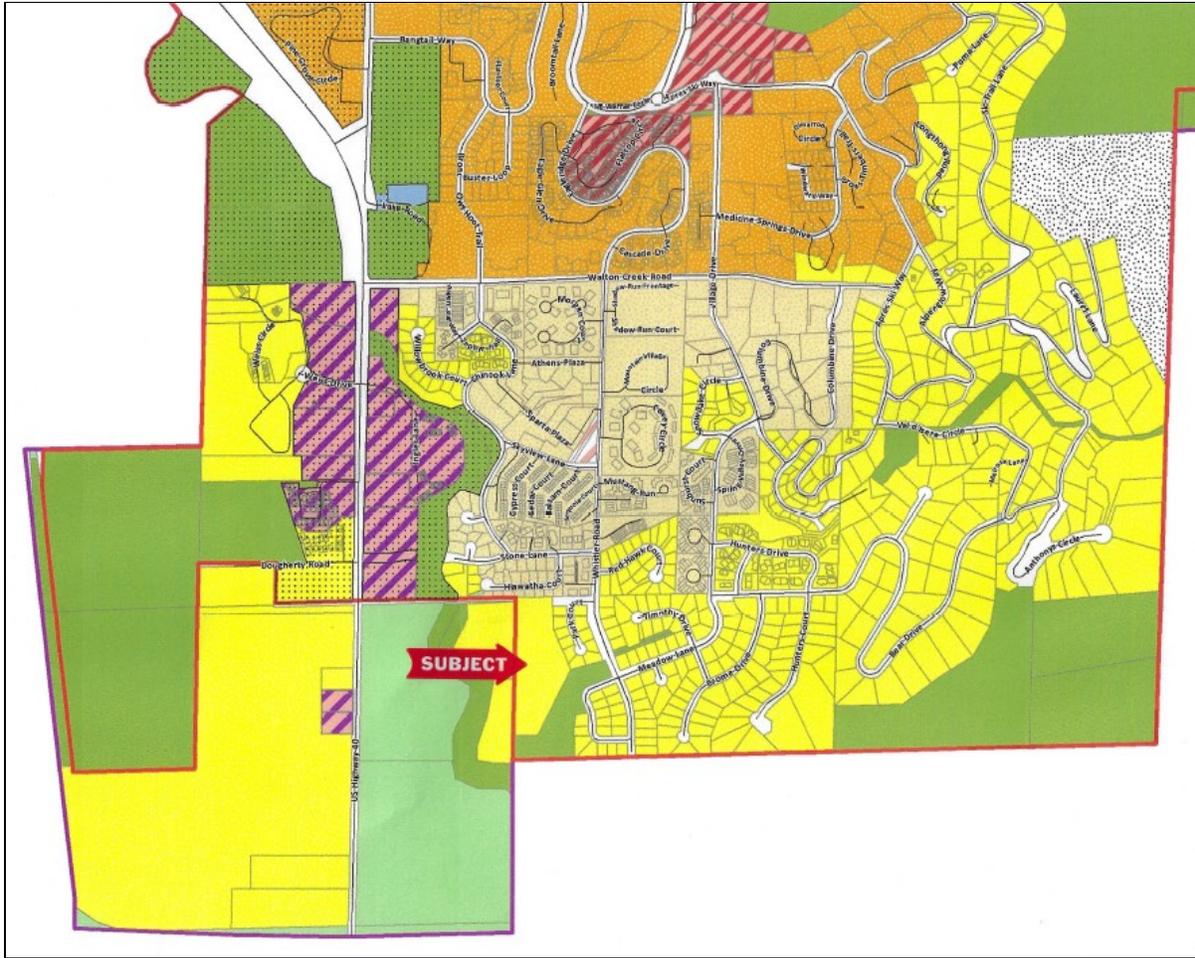


ZONE DISTRICTS

-  CN = COMMERCIAL NEIGHBORHOOD
-  CO = COMMERCIAL OLD TOWN
-  CC = COMMUNITY COMMERCIAL
-  CS = COMMERCIAL SERVICES
-  CY-1 = COMMERCIAL YAMPA - ONE
-  CY-2 = COMMERCIAL YAMPA - TWO
-  CK-1 = COMMERCIAL OAK - ONE
-  CK-2 = COMMERCIAL OAK - TWO
-  RR-1 = RESORT RESIDENTIAL - ONE
-  RR-2 = RESORT RESIDENTIAL - TWO
-  G-1 = GONDOLA - ONE
-  G-2 = GONDOLA - TWO
-  SO = SKYLINE OVERLAY

-  OR = OPEN SPACE AND RECREATION
-  RE-1 = RESIDENTIAL ESTATE - ONE
-  RE-2 = RESIDENTIAL ESTATE - TWO
-  RN-1 = RESIDENTIAL NEIGHBORHOOD - ONE
-  RN-2 = RESIDENTIAL NEIGHBORHOOD - TWO
-  RN-3 = RESIDENTIAL NEIGHBORHOOD - THREE
-  RN-4 = RESIDENTIAL NEIGHBORHOOD - FOUR
-  RO = RESIDENTIAL OLD TOWN
-  I = INDUSTRIAL
-  MF-1 = MULTIPLE FAMILY - ONE
-  MF-2 = MULTIPLE FAMILY - TWO
-  MF-3 = MULTIPLE FAMILY - THREE
-  MH = MANUFACTURED HOME
-  PUD = PLANNED UNIT DEVELOPMENT

FUTURE LAND USE MAP



RESIDENTIAL ESTATE ONE ZONING

RE-1

Residential Estate - One

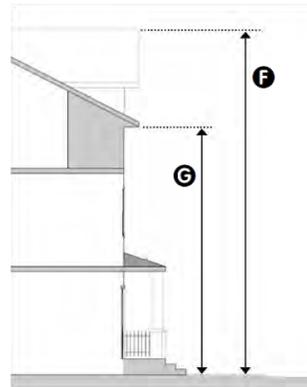
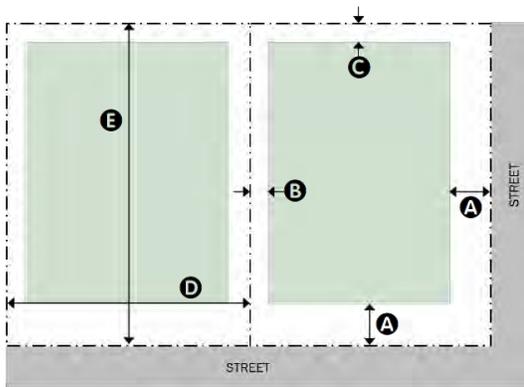
§ 202

202 ZONE DISTRICT: RESIDENTIAL ESTATE - ONE

202.A Purpose

The Residential Estate zone districts are primarily intended to provide areas for low-density, one-family residential neighborhoods.

202.B Dimensional Standards (See below.)



--- Property Line
 Building Envelope

Building Placement

Lot Line Setbacks

Front			A
Principal Building	25' min.		
Accessory Building	25' min.		
Side			B
Principal Building	25' min.		
Accessory Building	25' min.		
Rear			C
Principal Building	25' min.		
Accessory Building	25' min.		

Lot Size

Width ¹	30' min.	D
	no max.	
Depth ¹	no min.	E
Area	1 acre min.	
	no max.	

Building Form

Building Height ¹

Principal Building		
Overall Height	40' max.	F
Average Plate Height	28' max.	G
Accessory Building		
Overall Height	40' max.	F
Average Plate Height	28' max.	G

Other Standards

Building Intensity

Lot Coverage	35% max.
Floor Area Ratio	no max.

Density ²

Dwelling Units per Lot	2 max.
Principal Uses per Lot	1 max.

¹ The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to [Section 801](#) for rules of measurement.
² Manufactured homes are prohibited.

Community Development Code
 Steamboat Springs Municipal Code Chapter 26

RESIDENTIAL NEIGHBORHOOD TWO ZONING

RN-2

Residential Neighborhood - Two

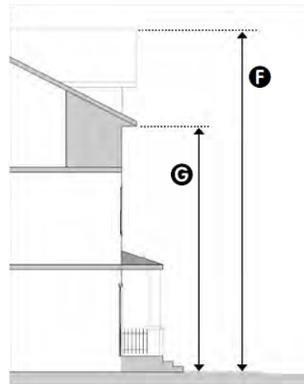
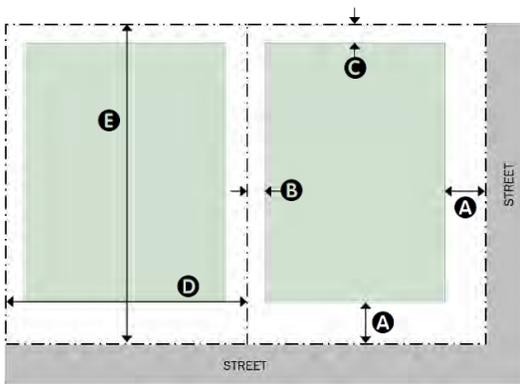
§ 205

205 ZONE DISTRICT: RESIDENTIAL NEIGHBORHOOD - TWO

205.A Purpose

The Residential Neighborhood zone districts are intended to provide areas for one-family and two-family residential uses in a neighborhood setting, as well as limited nonresidential uses that are complimentary to and compatible with a one-family and two-family residential neighborhood.

205.B Dimensional Standards (See below.)



-- -- Property Line
 ■ Building Envelope

Building Placement

Lot Line Setbacks

Front A		
Principal Building	20' min.	
Attached Garage	25' min.	
Accessory Building	25' min.	
Side B		
Principal Building	10' min.	
Attached Garage	10' min.	
Accessory Building	10' min.	
Rear C		
Principal Building	10' min.	
Attached Garage	10' min.	
Accessory Building	10' min.	

Lot Size

Width ¹	30' min. D
	no max.
Depth ¹	no min. E
Area	8,000 sf min.
	no max.
Duplex	16,000 sf min.

Building Form

Building Height ¹

Principal Building		
Overall Height	40' max.	F
Average Plate Height	28' max.	G
Accessory Building		
Overall Height	28' max.	F
Average Plate Height	16' max.	G

Other Standards

Building Intensity

Lot Coverage	35% max.
Floor Area Ratio	
Total	no max.
Accessory Building	20% max.

Density ²

Dwelling Units per Lot	2 max. ³
Principal Uses per Lot	1 max.

¹ The above graphics are not intended to illustrate how building height, lot width, or lot depth is measured. Refer to [Section 801](#) for rules of measurement.

² Manufactured homes are prohibited.

³ Not applicable to approved Multiple-Family Residential.

§ 205 [Ord. No. 2947, 2-27-24]

HIGHEST AND BEST USE

As previously defined, the highest and best use must be legally permissible, physically possible, financially feasible, and maximally productive. Current market conditions, existing zoning, and likelihood of change to more profitable use are analyzed. If reasonably probable, the highest and best use of the land as vacant may be an alternative to current use. In some instances, existing improvements may be an interim use and thus only have nominal contributory value. Because the subject parcel is not improved, the following discussion relates to highest and best use as vacant.

Legally Permissible uses depend on zoning requirements, encumbrances, and other restrictions. The subject property is currently zoned RE-1, which allows subdivision of the 9.20-acre parcel into as many as nine single-family residential homesites at a minimum lot size of one acre each. However, the future land use designation supports more intensive residential development, with a high probability for the subject property to be rezoned as RN-2. Based on a minimum lot size of 8,000 square feet in this district, it could be subdivided into as many as fifty single-family lots, but the site would likely yield just 45 homesites due to required right-of-way for internal access roads. The indicated density is about five units per acre, versus just one lot per acre under RE-1 zoning. Although most commercial uses and multi-family projects are prohibited, the existing park is a use by right, while a recreation center, school, and/or religious institution require conditional approval. Thus, legally permissible uses of the subject property are nine single-family homesites of one acre each under RE-1 zoning, or more intensive development with up to 45 lots if re-zoned to RN-2.

Physically Possible uses are determined by location and physical characteristics. As detailed in the Property Description section of this report, the subject comprises 9.30 acres of vacant land with appropriate location, access, utilities, and natural features for low-density residential development. It is suitable for a larger facility or user (such as a school), or subdivision as platted residential lots, which would require installation of substantial horizontal infrastructure for vertical construction. Thus low-density residential development or potentially an institutional use is physically possible.

Financially Feasible uses are based on supply and demand conditions. As discussed in the Area Description section of this report, the local real estate market has witnessed very strong conditions during the previous five years, with higher sale prices and volumes due to unprecedented demand. The subject is located on south side of town in the Mountain submarket, which is mostly built-out with very limited land available for future development, but some new construction on infill sites. However, housing projects are achieving adequate prices or rents to justify required development costs (i.e., to acquire the land, obtain entitlements, install infrastructure, and build finished units). While single-family and duplex residences on platted lots are allowed by right under RN-2 zoning, the property could potentially be developed as a multi-family project (with conditional approval). Residential prices and rents in the city limits have escalated recently and are not attainable by most of the local workforce, with current estimated demand for 3,200 additional dwelling units by 2035. Thus, the recent trend is development of rental apartments by the Yampa Valley Housing Authority (YVHA) as fully deed-restricted units for workforce housing, with some funding from local taxes. Several smaller projects with market-rate housing are also in the planning or construction phases, which are typically being developed on sites with commercial zoning. In regards to single-family or duplex lots, limited inventory is available for new construction at this time, and most large-scale subdivision is occurring in West Steamboat at either Sunlight (92 lots) or Overlook Park (140 lots). Moreover, planning and required annexation is ongoing for at least 2,000 units at Brown Ranch. However, adequate demand exists at the present time for smaller scale projects on infill properties like the subject, and the current public park is an interim use until the site is ready for development.

HIGHEST AND BEST USE

Maximally Productive uses generate the highest return to the land at the least risk to the owner. Since existing passive recreational uses would only generate nominal income, they do not justify the very high cost to acquire the land, and thus are not a maximally productive use by themselves. Thus, the most profitable use is some type of residential development. As previously discussed, current zoning and land use regulations allow the subject to be divided into nine single-family lots of one acre each, but density can potentially be increased to as many as 45 smaller lots if re-zoned. Ample demand currently exists for single-family lots within the city limits, with historical activity summarized below for all residential homesites in town than range in size from 0.10 to 5.00 acres (excluding those with river frontage or ski-in/ski-out location that command substantial premium). There have been thirteen closings since January 1, 2025 at average sale price of \$739,231 per lot, which is consistent with 2023 and 2024 that witnessed twenty total sales at \$875,833 or \$948,375 on average. Although there were sixteen purchases in 2019 at average price of \$477,438 per lot, strong demand from the global pandemic resulted in 57 sales each during 2020 and 2021, plus 28 closings in 2022, at average prices that escalated to as high as \$579,475 per lot on average in 2022.

Calendar Year	2019	2020	2021	2022	2023	2024	2025 YTD
Total Transactions	16 Lots	57 Lots	57 Lots	28 Lots	6 Lots	16 Lots	13 Lots
Average Lot Size	0.36 Acre	0.43 Acre	0.43 Acre	0.48 Acre	0.64 Acre	0.39 Acre	0.33 Acre
Average Sale Price	\$477,438	\$368,850	\$511,931	\$579,475	\$875,833	\$948,375	\$739,231
Lowest Sale Price	\$225,000	\$169,900	\$167,500	\$300,000	\$390,000	\$380,000	\$365,000
Highest Sale Price	\$985,000	\$875,000	\$1,450,000	\$1,350,000	\$1,825,000	\$2,400,000	\$1,275,000

Based on the foregoing, there is be adequate demand at the current time for additional residential lots in the neighborhood, and achievable retail prices should justify required development costs. Because larger homesites within the city limits are achieving much higher prices than smaller lots, a new subdivision at the subject would be viable with either nine one-acre lots, or 45 smaller lots. Thus, residential development with nine to 45 single-family lots (either low or medium density) is maximally productive, as well as an institutional project (such as a school or recreation center). Another option that may be well-received by the community is to concentrate all of the density on just the north half of the site, and leaving the southern portion for the existing use as a public park. However, this would entail speculative approvals, and possibly also require application as a PUD.

The concluded highest and best use of the subject property is residential development at the maximum density allowed by zoning of either nine one-acre homesites under existing zoning, or as many as 45 smaller lots (at least 8,000 SF each) if the property is rezoned per future land use. The current passive recreational use will likely continue in the interim until ready for development.

VALUATION METHODOLOGY

The valuation of real estate typically entails three fundamental techniques: the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. All three approaches are market oriented, and based on the principle of substitution. The applicability of each valuation technique is impacted by the type/age of the property, or the quality/quantity of available data.

The Cost Approach is based on the assumption that a prudent purchaser will not pay more for real property than the cost of acquiring a comparable site and constructing improvements of similar quality, condition, and utility. The application of this process involves estimating the market value of the underlying subject site as if vacant, construction and soft costs, an allowance for developer's profit, and relevant deductions for physical depreciation or functional/external obsolescence.

The Sales Comparison Approach involves a detailed analysis and comparison of like properties that were recently purchased, contracted, or listed in the open and competitive marketplace. When reduced to an appropriate unit of comparison, these transactions can be compared to the subject property, and adjusted for pertinent differences, such as financing, market conditions, location, access, size, zoning/land use, and various physical characteristics. The resulting indications from the comparable sales can then be reconciled to a final value estimate for the subject property.

The Income Capitalization Approach is based on the premise that the value of a property that generates income is equal to the present worth of its future benefits. Revenues and expenses are estimated to establish net income, which is converted to value via direct capitalization. If cash flows are expected to vary, a discount (yield) rate may be applied to the projected income stream. The Subdivision Development technique is a variation of the Income Capitalization Approach, which uses discounted cash flow analysis to estimate the net present value of subdivided projects with five or more units (i.e., lots, condominiums, or homes), with an appropriate bulk discount.

Reconciliation is the remaining step in the valuation process. The results of each approach are weighted by reliability, and a final opinion of value is then correlated. Although each technique produces an independent indication of value, they are interrelated and depend on market forces.

Valuation of the Subject Property only employed the Sales Comparison Approach to appraise the parcel as vacant land in the existing condition, based on purchases of similar development sites. The Cost Approach is not applicable as the subject is vacant land with no building improvements. The Income Capitalization Approach is irrelevant for this analysis since the subject property does not generate measurable net income from passive recreational uses, and it is impossible to extract capitalization rates from current sales of rural properties in the local market (i.e., land prices reflect far more than just agricultural production value). The Development Approach is unnecessary since subdivision of the holding at the maximum density allowed by zoning is not maximally productive, and this technique is typically not used by market participants due to uncertainty of many required variables and forecasting (only relevant if insufficient sales data is available, which is not the case).

SALES COMPARISON APPROACH

The Sales Comparison Approach involves a detailed comparison of the subject property to similar properties that have recently sold in the same or a competitive market. This valuation approach is based primarily on the Principle of Substitution, meaning when several commodities or services with substantially the same utility are available, the lower price attracts the greatest demand and widest distribution (and vice-versa). In other words, a prudent investor/buyer would not pay more to purchase a given property in the market considering that an alternative property can be acquired for less. The steps employed in the Sales Comparison Approach are summarized as follows:

1. Research the local market to obtain information relative to current transactions (such as closed sales, active listings, and pending contracts) of similar properties to the subject.
2. Verify and qualify the data as to financing terms, motivating forces, or bona fide nature.
3. Determine the unit of comparison, such as price per square foot, per acre, or per lot.
4. Compare each transaction to the subject property, and make any adjustments to price per unit to account for differences in market conditions, location, physical characteristics, etc.
5. Reconcile value indications from the various comparable sales and analytical techniques to conclude a final value indication for the subject property.

Selection of Comparable Sales

The local market was researched for listings, contracts, and recent sales of comparable properties, namely development sites for new residential housing within the city limits of Steamboat Springs. The subject is rather unique since most undeveloped land in southern portion of the city is zoned for commercial and/or multi-family development, versus low or medium density residential uses. Moreover, there have been no recent sales of low-density residential sites that are truly comparable. The six most similar transactions were selected for direct comparison to the appraised property, with detailed data sheets found on the following pages, which are accompanied by a location map. They were compared to the appraised property on a summary and adjustment grid, with narrative analysis that provides an indication of “as is” market value for the subject in the existing condition. Other listings and purchases that were only considered for secondary support are also discussed.

Data verification sources include brokers, buyers, sellers, attorneys, lenders, assessors, and MLS. These transactions were confirmed with knowledgeable parties and public records, and each was inspected to the extent possible (often from adjacent roads due to trespass issues). The appropriate unit of comparison best reflects the actions of market participants. Since similar development sites are often sold on basis of price per square foot, which is the unit of comparison that was employed, with consideration given to price per unit based on higher density if rezoned of five units per acre. If any of the comparables included existing improvements with contributory value, the estimated amount was deducted from total purchase price paid to provide an indication for land value only. Estimates of contributory value are based on actual values per the county assessor, construction costs in the local market, verification with parties to the transaction, and my professional opinion.

COMPARABLE SALE ONE

Property Identification

General Location: Southwest Quadrant of U.S. Hwy. 40 and Pine Grove Road
Physical Address: 1650 Mid Valley Drive, Steamboat Springs, CO 80487
Vehicular Access: Year-round from Pine Grove Road via Mid Valley Drive
Tax Identification: Account #R8166888 and #R3254163 (Routt County)
Legal Description: Lot 2 of Mid-Valley Business Center Filing No. 2 and Tract of Land in Section 20, Township 6N, Range 84W

Property Description

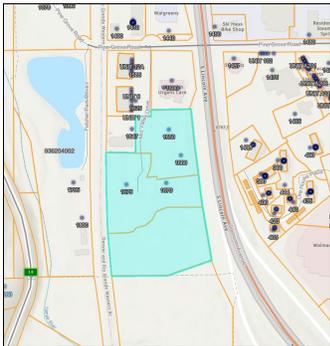
Land Area: 10.92 acres (475,675 SF), only 6.73 acres are buildable (62%)
Natural Features: Open grassland, no live water, some trees, very good views
Improvements: None (vacant land), public wet and dry utilities available
Zoning/Land Use: Community Commercial (CC) for northern 6.73 acres
Open Space and Recreation (OR) for southern 4.21 acres
Project Density: 234 multi-family workforce condominiums (21.43 units/acre)

Transaction Data

Grantor (seller): Pine Grove Investments, LLC (c/o Rodney Forrester)
Grantee (buyer): Yampa Valley Housing Authority (nonprofit entity)
Date of Sale: December 2, 2021 (Reception #832777)
Purchase Price: \$6,000,000 (\$12.61 per SF and \$25,641 per unit)
Rights/Financing: Fee simple (typical rights and reservations) / Cash to seller

Comments

This vacant holding is situated between the highway and railroad in the Town and Mountain area on the Core Trail, with 6.73 acres of uplands and 4.21 acres of unbuildable wetlands/floodplain. The seller obtained preliminary approval for Steamboat Crossings in 2016, a multi-family project with 180 units in eleven buildings, and also completed substantial planning and design work. However, they instead unsuccessfully marketed the entitled land at asking price of \$7,000,000, and did not break ground due to escalating development costs (including atypical infrastructure). An anonymous benefactor who had also donated \$24,000,000 to YVHA to acquire Brown Ranch also funded this purchase at a fairly negotiated price of \$6,000,000 in an arms-length transaction. Known as The Cottonwoods at Mid Valley, YVHA subsequently obtained approvals to develop 234 deed-restricted apartments in phases on the property, and site work commenced in Fall 2024.



COMPARABLE SALE TWO

Property Identification

General Location: Northeast Quadrant of US Hwy. 40 and Anglers Drive
Physical Address: 400 Anglers Drive, Steamboat Springs, CO 80487
Vehicular Access: Year-round and direct from Anglers Drive
Tax Identification: Account #R8169667 (Routt County)
Legal Description: Lot 2, Sundance North Village Filing No. 2

Property Description

Land Area: 10.09 acres (439,520 SF), only 3.49 acres are buildable (35%)
Natural Features: Open grassland, no live water, some trees, very good views
Improvements: None (vacant land), public wet and dry utilities available
Zoning/Land Use: Community Commercial (CC), by City of Steamboat Springs
Project Density: 75 multi-family workforce apartments (7.43 units per acre)

Transaction Data

Grantor (seller): Sundance North Development, LLC (c/o James Larson)
Grantee (buyer): OPG Anglers Four Hundred Partners, LLC (c/o Overland)
Date of Sale: April 13, 2021 (Reception #823508)
Purchase Price: \$3,000,000 (\$6.83 per SF and \$40,000 per unit)
Rights/Financing: Fee simple (typical rights and reservations) / Cash to seller

Comments

This vacant tract is situated just east of the highway on Anglers Drive in the Town and Mountain area, with only 3.49 acres of buildable land since the northern 6.60 acres is a very steep hillside. Commercial and/or residential development had been planned or proposed for many years, with the latest iteration being 150 apartment units in three phases when marketed during April 2016 an asking price of \$2,650,000. However, they were unable to find a buyer and approvals expired. YVHA acquired the site at a fairly negotiated price of \$3,000,000 in an arms-length transaction for development with Anglers Four Hundred in partnership with Overland Group, Inc. of Kansas. The buyers subsequently obtained approvals and built 75 deed-restricted apartments on the site.



COMPARABLE SALE THREE

Property Identification

General Location: Northwest Corner of U.S. Highway 40 and Weiss Drive
Physical Address: 875 Weiss Drive, Steamboat Springs, CO 80487
Vehicular Access: Year-round from U.S. Highway 40 via Weiss Drive
Tax Identification: Account #R8163529 (Routt County)
Legal Description: Lot 3, Evergreen Subdivision

Property Description

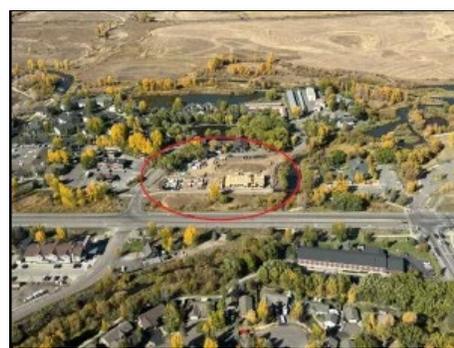
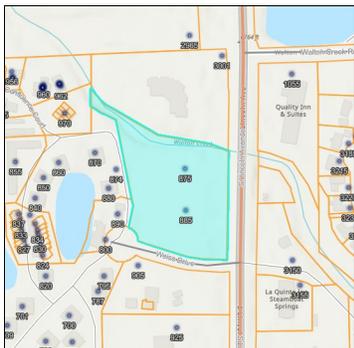
Land Area: 4.07 acres (177,289 SF), only 2.00 acres are buildable (49%)
Natural Features: Walton Creek, Open grassland, riparian area, very good views
Improvements: None (vacant land), public wet and dry utilities available
Zoning/Land Use: Community Commercial (CC), by City of Steamboat Springs
Project Density: 42 multi-family workforce apartments (10.32 units per acre)

Transaction Data

Grantor (seller): Marr 106 Family, Ltd. (c/o Scott Marr)
Grantee (buyer): Evergreen 40, LLC (c/o Curtis Weiss and Scott Marr)
Date of Sale: August 25, 2021 (Reception #828703)
Purchase Price: \$1,250,000 (\$7.05 per SF and \$29,762 per unit)
Rights/Financing: Fee simple (typical rights and reservations) / Cash to seller

Comments

This vacant tract is situated along the west side of the highway and south of Walton Creek Road, in the Town and Mountain area. Walton Creek traverses the north boundary with riparian area, and there is wide greenbelt along the highway, which results in only 2.00 acres of buildable land. The Marr Family acquired this property with plans to build a hotel, but instead sold it to one of the members and his business partner at a fairly negotiated price in an arms-length transaction. They subsequently obtained approval to develop Creeks End with 42 deed-restricted apartments, which were recently completed and purchased by UC Health as housing for hospital employees.



COMPARABLE SALE FOUR

Property Identification

General Location: Southwest Quadrant of Curve Court and Shield Drive
Physical Address: 1605 Shield Drive, Steamboat Springs, CO 80487
Vehicular Access: Year-round and direct from Shield Drive
Tax Identification: Account #6817842 (Routt County)
Legal Description: Lot 3, Moos Subdivision

Property Description

Land Area: 8.88 acres (386,813 SF), only 6.50 acres are buildable (73%)
Natural Features: Yampa River, pond, riparian area, clearings, trees, good views
Improvements: None (vacant land), public wet and dry utilities available
Zoning/Land Use: Industrial (I), by City of Steamboat Springs
Project Density: 50 single-family and multi-family units (5.63 units per acre)

Transaction Data

Grantor (seller): Ace Miles High RE, LLC (c/o Charles Burger)
Grantee (buyer): Shield Drive, LLC (c/o Chad Fleischer)
Date of Sale: July 13, 2021 (Reception #827142)
Purchase Price: \$3,295,000 (\$8.52 per SF and \$65,900 per unit)
Rights/Financing: Fee simple (typical rights and reservations) / Cash to seller

Comments

This improved parcel is located along Shield Drive between Curve Court and Thirteenth Street, along the north bank of the Yampa River and Core Trail, in the West Steamboat neighborhood. It comprises 8.88 acres of land area, but only 6.50 acres are useable/buildable due to an existing pond, wetlands, and a public sidewalk. The property was owned by a local service/waste company, and improved with office/warehouse building (4,800 SF) that was given zero contributory value. It was listed for sale during November 2020 at asking price of \$3,295,000, and acquired by local investors at full asking price in an arms-length transaction. They subsequently rezoned the site to Planned Unit Development (PUD) and obtained approval for Streamside at Steamboat with fifty total residential units, which is allocated as thirteen single-family lots or duplex lots on 2.90 acres, fourteen townhomes on 1.00-acre lot, as well as twenty multi-family apartment units on 0.90 acres. Although 40% of the units will be deed-restricted to provide workforce housing for local residents, there will be no income restrictions or price/rent caps. The other units can be sold at market rates.



COMPARABLE SALE FIVE

Property Identification

General Location: Southeast Quadrant of U.S. Hwy. 40 and Elk River Road
Physical Address: 1600 Sunlight Drive, Steamboat Springs, CO 80487
Vehicular Access: Year-round from U.S. Highway 40 via Sunlight Drive
Tax Identification: Account #R8179409 (Routt County)
Legal Description: Lot 1, Sunlight Commercial Center

Property Description

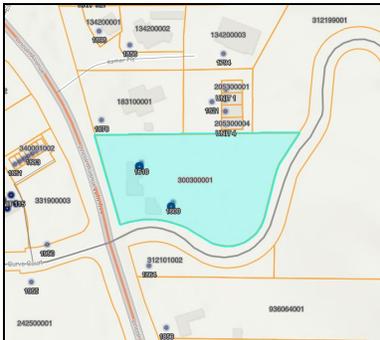
Land Area: 3.55 acres (154,638 SF), site is fully buildable (100%)
Natural Features: Open grassland, no live water or trees, good views
Improvements: None (vacant land), public wet and dry utilities available
Zoning/Land Use: Commercial Services (CS), by City of Steamboat Springs
Project Density: 90 multi-family apartments (25.35 units per acre)

Transaction Data

Grantor (seller): William R. Keith Trust (dated January 11, 2019)
Grantee (buyer): Sunlight Crossing, LLC (c/o Gorman and Company)
Date of Sale: September 29, 2020 (Reception #814538)
Purchase Price: \$1,650,000 (\$10.67 per SF and \$18,333 per unit)
Rights/Financing: Fee simple (typical rights and reservations) / Cash to seller

Comments

This vacant tract is situated on east side of the highway along Sunlight Drive (at the intersection with Curve court) in the West Steamboat neighborhood, and is considered to be fully useable. The property was proposed for some type of commercial development due to highway frontage (including potential hotels), but was listed for sale during 2017 at \$1,650,000 with no approvals. Gorman and Company is a Midwest developer that acquired the property at full asking price in an arms-length transaction. It was subsequently approved and developed with ninety apartments in two projects, namely Sunlight Crossing with 42 market-rate units (owned by Gorman), as well as The Reserves with 48 deed-restricted units (owned by YVHA with Overland Property Group).



COMPARABLE SALE SIX

Property Identification

General Location: Southwest Corner of U.S. Highway 40 and Lagoon Court
Physical Address: 2385 Lincoln Avenue, Steamboat Springs, CO 80487
Vehicular Access: Year-round from U.S. Highway 40 via Lagoon Court
Tax Identification: Account #R0779340 (Routt County)
Legal Description: Tract of Land in Section 1, Township 6N, Range 85W

Property Description

Land Area: 4.57 acres (199,069 SF), only 2.29 acres are buildable (50%)
Natural Features: Open grassland, no live water, some trees, very good views
Improvements: None (with value), public wet and dry utilities available
Zoning/Land Use: Commercial Services (CS), by City of Steamboat Springs
Project Density: 55 multi-family workforce apartments (12.04 units per acre)

Transaction Data

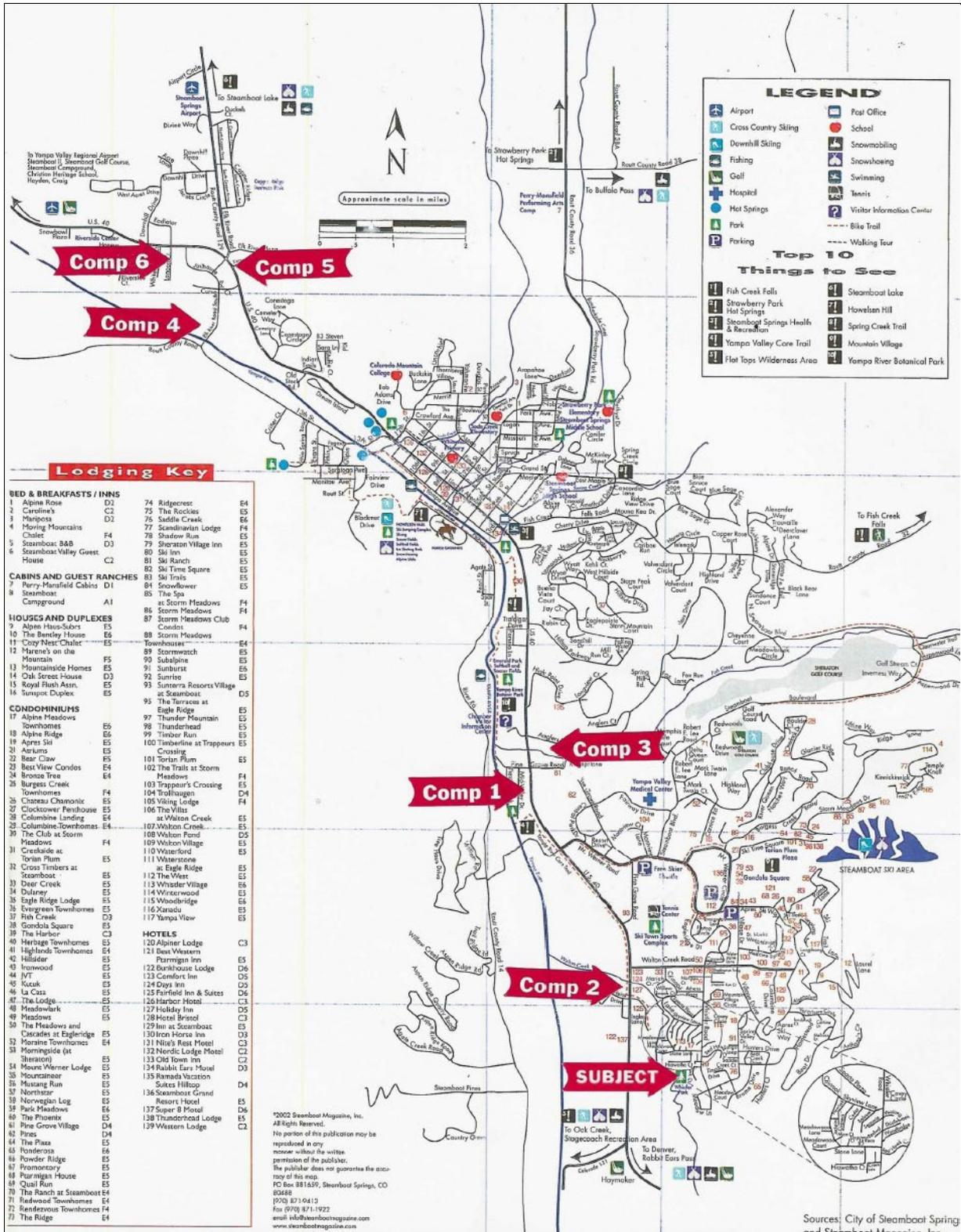
Grantor (seller): Eagle Mountain Builders, LLC (c/o Ellis Rainsberger, Jr.)
Grantee (buyer): Yampa Core Trail Owner, LLC (c/o Theodore Kerr, Jr.)
Date of Sale: March 16, 2020 (Reception #808163)
Purchase Price: \$1,592,000 (\$8.00 per SF and \$28,945 per unit)
Rights/Financing: Fee simple (typical rights and reservations) / Cash to seller

Comments

This vacant parcel is located on the south side of the highway, just west of Elk River Road and adjacent to Routt County Sheriff's Office as well as Justice Center, in the West Steamboat area. Only the north half of the site along the highway is buildable due to major floodplain and wetlands. It was listed for sale during 2017 at asking price of \$925,000, and acquired by a local contractor for development with the 97-unit Core Trail Apartments. However, the instead sold the land with some planning and design work, but no approvals, to another developer in arms-length transaction. The buyer has subsequently obtained approval for Bear River Village, with 55 apartment units in thirteen buildings, with 38 market-rate units and 17 (30%) deed-restricted for workforce housing.



COMPARABLE SALES LOCATION MAP



SALES COMPARISON APPROACH

Analysis of Comparable Sales

Prior to adjustments, the comparables indicate a wide price range of \$6.83 to \$12.61 per square foot of gross land area, with an average of \$8.95 per square foot. Each was compared to the subject property as follows on qualitative basis for property rights conveyed, financing, conditions of sale, market conditions (time), location, access, utility availability, natural features, property size, as well as zoning and density (which reflect any planning or design work as well as project approval). In this instance, upward adjustments (“+”) were made for any inferior conditions, with downward adjustments warranted for superior conditions (“-”), but no adjustment required if the condition is deemed to be similar (“=”). The magnitude of the adjustment may also be expressed by multiple qualitative indications (such as “+ +” or “- -”). The value of the subject should approximate the price of the most similar sales, and would be higher than inferior transactions, but lower than any superior sales. The qualitative adjustments made to each comparable sale are discussed below.

However, each transaction is the purchase of fee simple interest at market value, with no unusual conditions of sale or seller financing provided. Moreover, each property was selected for analysis because it has adequate access and utilities available for development, and is also of a similar size. Thus, no adjustments are warranted for these five units of comparison. However, differences are noted for location, natural features, as well as zoning/density, which are addressed in the analysis. As previously discussed, the local market supports continued appreciation for residential housing and lots during the past five years, which have almost doubled since 2019 for most property types. However, each comparable closed in either 2020 or 2021, with no recent purchases since then that would clearly support measurable appreciation for similar residential development sites in the city. Moreover, there are no active listings that would be instructive, and construction costs have also continued to escalate, which places downward pressure on land prices based on achievable prices. Each comparable was time-trended slightly upwards in regards to market conditions since closing to capture some appreciation, but the absence of any re-sales precludes a higher rate at this time.

Summary of Comparable Sales

Sale One is 10.92-acre development site for The Cottonwoods at Mid Valley, which was acquired by YVHA during December 2021 for \$12.61 per square foot. By direct comparison to the subject, a downward adjustment for somewhat superior zoning/density (commercial at 21.43 units per acre plus planning and design work by the seller) is partially countered by upward adjustment for time. It is otherwise similar to the subject, and supports slightly lower value than \$12.61 per square foot.

Sale Two is the underlying site for Angler’s 400, which comprises 10.09 acres that was acquired during April 2021 at \$6.83 per square for development by YVHA and Overland Property Group. By direct comparison to the subject, upward adjustments for improving market conditions as well as slightly inferior natural features (mostly steep) are partially offset by downward adjustment for somewhat superior zoning/density (commercial at 7.43 units per acre but no design or approvals). It is comparable in other regards, and indicates a slightly higher value than \$6.83 per square foot.

Sale Three is a 4.07-acre platted lot situated along U.S. Highway 40 south of Walton Creek Road, which was purchased in August 2021 at \$7.05 per square foot for development with Creek’s End. By direct comparison to the subject, upward adjustments for improving market conditions as well as slightly inferior natural features (half useable) are partially offset by downward adjustment for somewhat superior zoning/density (commercial at 10.32 units per acre but no design or approvals). It is comparable in other regards, and indicates a slightly higher value than \$7.05 per square foot.

SALES COMPARISON APPROACH

Sale Four comprises 8.88 acres along the Yampa River on the west side of town, which was purchased in July 2021 for \$8.52 per square foot for development with Streamside at Steamboat. By direct comparison to the subject, upward adjustments for appreciation since closing as well as slightly inferior location are fully countered by downward adjustments for slightly superior natural features as well as zoning/density (industrial with buyer rezoning/approval for 5.63 units per acre). It is otherwise similar, and supports a subject value that is equivalent to \$8.52 per square foot.

Sale Five is the 3.55-acre development site for Sunlight Crossings and The Reserve on west side of town, which was purchased in September 2020 for \$10.67 per square. By direct comparison to the subject, upward adjustments for appreciation since closing as well as slightly inferior location are fully countered by downward adjustment for somewhat superior zoning/density (commercial at 25.35 units per acre with no approvals but some design). This sale is comparable in other regards to the subject property, and supports a value that would be similar to \$10.67 per square foot.

Sale Six is underlying site of Bear River Village on the west side of town that was purchased in March 2020 for \$8.00 per square foot, and approved for development with 55 multi-family units. By direct comparison to the subject, upward adjustments for slightly improving market conditions, location, as well as natural features (half useable) are mostly offset by downward adjustment for somewhat superior zoning/density (commercial at 12.04 units per acre with planning and design). It is comparable in other regards, and indicates a slightly higher value than \$8.00 per square foot.

Value Conclusion by Sales Approach

Based on foregoing analysis, the comparables that were considered support a value for the subject that would be slightly higher than \$6.83 per square foot, \$7.05 per square foot, as well as \$8.00 per square foot, similar to \$8.52 per square foot as well as \$10.67 per square foot, and slightly less than \$12.61 per square foot. The valuation analysis is summarized on a grid on the following page. In my opinion, the market supports a value for the subject property in the existing condition of \$9.00 per square foot, with total “as is” market value for the 9.20-acre parcel calculated as follows:

$$9.20 \text{ Acres (400,752 SF)} \times \$9.00 \text{ Per SF} = \$3,606,768$$

“As Is” Market Value is rounded to \$3,600,000

The foregoing value of \$3,400,000 equates to \$400,000 per lot if the property was subdivided into nine one-acre residential homesites based on current RE-1 zoning (minimum lot size of one acre). This indication for raw land only on a price per lot basis is supported by recent sales of residential homesites in the city limits when the contributory value of required infrastructure is considered. While a much higher density of up to 45 lots may be approved if the property is rezoned to RN-2, the probability of approval is very good. The concluded value of \$3,600,000 equates to \$80,000 per unit at a higher density if rezoned of 4.89 units per acre, which is higher than the comparable sales but explained by much higher density for multi-family housing. Sale Five is the most similar at \$65,900 per unit with a density of 5.63 units per acre, 60% of which are not multi-family units.

“AS IS” MARKET VALUE OF SUBJECT PROPERTY

\$3,600,000

COMPARABLE SALES SUMMARY AND ADJUSTMENT GRID

Description	Subject Property	Comparable Sale One	Comparable Sale Two	Comparable Sale Three	Comparable Sale Four	Comparable Sale Five	Comparable Sale Six
Identification	Whistler Park Property	The Cottonwoods	Anglers 400	Creek's End	Streamside at Steamboat	Sunlight Crossing	Bear River Village
General Location	SWQ Whistler & Meadow	SEQ US 40 & Mid Valley	NWQ US 40 & Anglers	NWQ US 40 & Weiss	SWQ US 40 & Shield	NEQ US 40 & CR 129	SWQ US 40 & CR 129
Distance from Subject	South Side at Mountain	Town and Mountain	Town and Mountain	Town and Mountain	West Steamboat	West Steamboat	West Steamboat
Land Area (acres)	9.20	10.92	10.09	4.07	8.88	3.55	4.57
Land Area (SF)	400,752	475,675	439,520	177,289	386,813	154,638	199,069
Zoning District (city)	Res. Estate One (RE-1)	Community Comm. (CC)	Community Comm. (CC)	Community Comm. (CC)	Industrial (I)	Comm. Service (CC)	Comm. Service (CC)
Total Residential Units	50	234	75	42	50	90	55
Density (units per acre)	5.43	21.43	7.43	10.32	5.63	25.35	12.04
Date of Sale	N/A	12/2/2021	4/15/2021	8/25/2021	7/13/2021	9/29/2020	3/29/2020
Purchase Price	N/A	\$6,000,000	\$3,000,000	\$1,250,000	\$3,295,000	\$1,650,000	\$1,592,000
Price Per Unit	N/A	\$25,641	\$40,000	\$29,762	\$65,900	\$18,333	\$28,945
Price Per SF	N/A	\$12.61	\$6.83	\$7.05	\$8.52	\$10.67	\$8.00
Qualitative Adjustments							
Property Rights	Fee Simple	=	=	=	=	=	=
Financing Terms	Cash	=	=	=	=	=	=
Conditions of Sale	Normal	=	=	=	=	=	=
Market Conditions	Current	+	+	+	+	+	+
Location	Very Good	=	=	=	+	+	+
Access	Good	=	=	=	=	=	=
Utility Availability	Very Good	=	=	=	=	=	=
Natural Features	Good	=	+	+	-	=	+
Property Size	Average	=	=	=	=	=	=
Zoning/Density	Low Density	- -	-	-	-	- -	- -
Net Adjustments		-	+	+	=	=	+
Indicated Market Value		< \$12.61 Per SF	> \$6.83 Per SF	> \$7.05 Per SF	= \$8.52 Per SF	= \$10.67 Per SF	> \$8.00 Per SF

RECONCILIATION OF FINAL VALUE OPINION

The subject is located in the southwest quadrant of Walton Creek and Whistler Roads, one-quarter mile east of U.S. Highway 40, at southern edge of the city limits of Steamboat Springs, Colorado. This vacant parcel comprises 9.20 acres of land area, and is platted as Lot One in Block Four of the Whistler Meadows Subdivision, Filing One (except any portion designated as “Park” on the plat). Adjacent uses include single-family residential subdivisions to the north or northeast, undeveloped acreage to the west (owned by Mount Werner Water District), as well as Whistler Park to the south and southeast (owned by City of Steamboat Springs). The subject is managed in conjunction with this public park under license agreement, including athletic fields, dog park, open space, and trails. The property has vehicular access from Meadow Lane and Park Court via easements, level terrain, grass field, very good views, as well as public wet and dry utilities available for future development. The subject is currently zoned Residential Estate One (RE-1) by the City of Steamboat Springs, which allows single-family homesites at a minimum lot size of one acre each. However, the future land use designation encourages more intensive development at density of up to five units per acre.

The Sales Comparison Approach was the only technique employed to value the subject as vacant land, since the Cost and Income Capitalization Approaches were not relevant for this assignment. The valuation analysis and conclusion is contingent on certain definitions, assumptions, limiting conditions, and certification, which are set forth in the body of the attached report. However, the value opinion is not made pursuant to any hypothetical conditions or extraordinary assumptions. Based on my inspection of the subject and surrounding environs, analysis of relevant data, as well as preparation of the foregoing valuation studies, it is my opinion that the “as is” market value of fee simple interest in the subject property is \$3,600,000, which is effective as of August 19, 2025.

“As Is” Market Value

This value is based on existing conditions at the subject property as of the date of my inspection, assumes a reasonable exposure time of one year or less, and also excludes any personal property.

THREE MILLION SIX HUNDRED THOUSAND DOLLARS

\$3,600,000

ADDENDA

QUALIFICATIONS OF KEVIN A. CHANDLER, MAI

Education

Master of Arts, Real Estate and Urban Analysis, University of Florida
Bachelor of Science, Business Administration (Finance), University of Florida

Affiliations

Member, Appraisal Institute (MAI)
Certified General Appraiser, State of Colorado

Experience

Chandler Consulting, Western Colorado (2001 to Present)
Commercial and Rural Real Estate Appraisal and Consulting
Concorde Investments, Inc., Tampa, Florida (1998 to 2000)
Commercial Real Estate Development and Other Investments
Wellington Realty Advisors, Inc., Tampa, Florida (1995 to 1998)
Brokerage and Site Selection for Boston Market and Einstein Bagels
Arthur Andersen, LLP, Atlanta, Georgia (1993 and 1994)
Commercial Real Estate Appraisal and Business Valuation
Real Estate Marketing Consultants, Tampa, Florida (1991 and 1992)
Commercial Real Estate Appraisal and Consulting

Seminars

The Valuation of Water Rights in Colorado
Appraising Agricultural Land in Transition
Uniform Appraisal Standards for Federal Land Acquisitions
Condemnation and Litigation Appraising, Advanced Topics

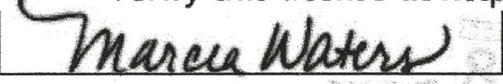
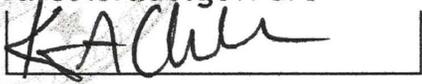
Assignment Types

Mountain Ranches and Resorts
Conservation Easements
Federal Land Exchanges
Special Use Authorizations
Commercial Properties
Going Concern and Special-Use
Subdivision Analysis
Market and Feasibility Studies

Representative Clients

Various Individuals and Entities
Various Qualified Land Trusts
Appraisal & Valuation Services Office (DOI)
U.S. Forest Service (USDA)
Various Commercial Lenders
The Conservation Fund
Colorado Division of Parks and Wildlife
Routt and Eagle Counties (expert witness)

STATE CERTIFIED GENERAL APPRAISER LICENSE

Colorado Department of Regulatory Agencies Division of Real Estate Kevin Andrew Chandler Certified General Appraiser	
<u>CG40022860</u>	<u>12/16/2024</u>
License Number	Issue Date
<u>Active</u>	<u>12/31/2026</u>
License Status	Expiration
Verify this license at http://dora.colorado.gov/dre	
	
Director: Marcia Waters	Licensee Signature

UASFLA (YELLOW BOOK) COURSE CERTIFICATE

The Most Trusted Rural Property Professionals	
	
CERTIFICATE OF ATTENDANCE	
<i>Kevin A. Chandler</i>	
Chandler Consulting Chandler Consulting 759 Continental Ct Grand Junction, CO 81506-1871	
SSN : _____	STATE LICENSE NO. : _____
<i>has attended</i>	
Uniform Appraisal Standards for Federal Land Acquisitions	
Denver, CO	
06/21/2017 – 06/23/2017	
<i>Student attended all instructional presentations</i>	
Course Hours: 21	
This course is approved by the Colorado Appraisal Board and the AQB	Brian Stockman Executive Vice President 6/28/2017
The American Society of Farm Managers and Rural Appraisers, Inc. 720 S. Colorado Blvd., Suite 360-S, Glendale, Colorado 80246 ♦ (303) 758-3513	

VESTING DEEDS AND EASEMENTS FOR SUBJECT PROPERTY

(as recorded with total of twelve pages to follow)

STATE RECORDS DEPT. REC
DATE 4-24-80
Edmund

WARRANTY DEED

No Doc Fee
EXEMPT

THIS DEED, made this 21st day of April, 1980, between Sunray Land Corporation and Flying Diamond Land Corporation, a partnership of the County of Routt and State of Colorado, of the first part, and Steamboat Springs School District No. RE-2 of Steamboat Springs, County of Routt and State of Colorado, of the second part:

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of One Hundred Thirty Four Thousand Seven Hundred Fifty Dollars (\$134,750.00) to said parties of the first part in hand paid by said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part, its heirs and assigns forever, all the following described parcel of land, situate, lying and being in the County of Routt and State of Colorado, to wit:

Block 4, Whistler Meadows Subdivision, Filing No. 1. Excepting therefrom that portion thereof designated as Park on the Plat recorded September 17, 1979, at File No. 8418, County of Routt, State of Colorado.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the said party of the second part, its heirs and assigns forever. And the said parties of the first part, for themselves, their heirs, executors, and administrators, do covenant, grant, bargain, and agree to and with said party of the second part, its heirs and assigns, that at the time of the ensembling and delivery of the presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever, with no exceptions, and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereinunto set their hands and seals the day and year first above written.

BOOK 503
PAGE 31

STATE RECORDS FEE
DATE 4-24-80
mflee

No Doc Fee

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that Sunray Land Corporation and Flying Diamond Land Corporation as partners, both being Colorado corporations doing business in Colorado under the name and style of Whistler Meadows Associates, for consideration given, do hereby grant unto Steamboat Springs School District, No. RE-2, whose post office address is Steamboat Springs, Colorado, the right to enter upon certain lands of the undersigned, situate in the County of Routt, State of Colorado, to wit:

Beginning at a point which bears N 87°20'54", E 308.30 feet from the NW corner, NE½ NE½, Section 33, Township 6 North, Range 84 West, 6th P.M.; thence N 87°20'54", E 300.08 feet; thence S 02°39'06", E 60.00 feet; thence S 87°20'54", E 300.08 feet; thence N 02°39'06", W 60.00 feet to the Point of Beginning.

for the express purpose of public ingress and egress to benefit the use of a certain adjacent parcel of land situate in the County of Routt, State of Colorado, to wit:

Block 4, Whistler Meadows Subdivision, Filing No. 1. Excepting therefrom that portion thereof designated as Park on the Plat recorded September 17, 1979 at File No. 8418, County of Routt, State of Colorado.

This easement and right-of-way hereby granted shall be forever effective and shall run with the land and title thereto, up and until such time as a public access road is constructed upon the easement lands described above and granted by deed or other conveyance to the City of Steamboat Springs, Colorado, or its successor, for public ingress and egress.

The undersigned covenant that Sunray Land Corporation and Flying Diamond Land Corporation are the owners of the above said easement lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held as Deed of Trust assigned to The First National Bank of Denver and Continental Illinois National Bank and Trust of Chicago on June 18, 1979, in Book 477 at Page 551, Routt County, State of Colorado.

Sunray Land Corporation and Flying Diamond Land Corporation warrant and covenant that the Steamboat Springs School District, No. RE-2 is not assuming the deed of trust described above and that Sunray Land Corporation and Flying Diamond Land Corporation shall obtain the release of such deed of trust from the real property described above on or before June 1, 1981.

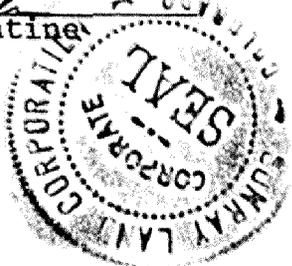
IN WITNESS WHEREOF, the undersigned have set their hands and seals this 21ST day of APRIL, 1980.

FLYING DIAMOND LAND CORPORATION

SUNRAY LAND CORPORATION



By: John R. Adams
John R. Adams, President

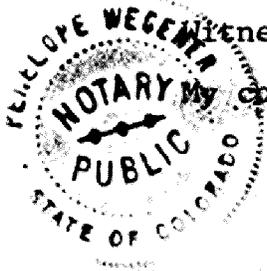


By: Donald D. Valentine
Donald D. Valentine, President

FAR 1136

STATE OF COLORADO)
County of Routt) ss.

On this 21ST day of APRIL, 1980, personally appeared before me John R. Adams, President of Flying Diamond Land Corporation and Donald D. Valentine, President of Sunray Land Corporation, the signers of the foregoing instrument, who duly acknowledged to me that they are empowered to execute the same.



Witness my hand and official seal.

My commission expires: December 12, 1982

Penelope Weyerson
Notary Public

AGREEMENT

BOOK 503 PAGE 35

This Agreement, dated this 4th day of April, 1980, between the STEAMBOAT SPRINGS SCHOOL DISTRICT NO. RE-2 (hereinafter "School District"), and SUNRAY LAND CORPORATION and FLYING DIAMOND LAND CORP., doing business as WHISTLER MEADOWS ASSOCIATES, a Partnership (hereinafter "Whistler Meadows").

WHEREAS, Whistler Meadows is conveying to School District real property known as Block 4, Whistler Meadows Subdivision, Filing No. 1. Excepting therefrom that portion thereof designated as Park on the Plat recorded September 17, 1979 at File No. 8418, Routt County, Colorado;

WHEREAS, as part of said conveyance of real property, Whistler Meadows is to construct certain improvements in order to properly service the real property conveyed to the School District:

WHEREAS, as part of such conveyance, Whistler Meadows is conveying a right-of-way by virtue of a certain Grant of Easement, and such Grant of Easement is not free and clear of all liens and encumbrances, it is hereby agreed as follows:

1. Sunray Land Corporation and Flying Diamond Land Corporation, doing business as Whistler Meadows Associates, hereby agrees to construct a 60 foot roadway in accordance with the specifications for the City of Steamboat Springs, State of

FAR 1136

Colorado, at the north edge of Block 1, Filing No. 2, Whistler Meadows Subdivision, from the western boundary of Whistler Drive in the direction of the eastern edge of the real property conveyed to the School District along the Northerly boundary of Block 1, to the Western boundary of Park Court within Block 1, Whistler Meadows Subdivision, Filing No. 2, within the right-of-way for More Street on the preliminary plan for Whistler Meadows Subdivision, Filing No. 2 for Block 1, prior to June 1, 1981 for preliminary acceptance, and prior to November 1, 1981 for final acceptance.

2. Sunray Land Corporation and Flying Diamond Land Corporation, doing business as Whistler Meadows Associates, hereby agree to construct, at its cost, an eight-inch water line in the right-of-way for More Street in Filing No. 2, Whistler Meadows Subdivision, to a point twenty feet west of the westerly boundary of the intersection of More Street and Park Court. Such termination of the water line in More Street shall be "stubbed out" for future tap-in by the School District. Such construction of a water line described above to the School District property shall be completed prior to June 1, 1981.

3. In the event that Whistler Meadows does not comply with the terms of this Agreement, the School District shall be entitled to construct such roadway and/or water line, at its cost and expense, and to collect from Whistler Meadows the total cost of such construction, including interest from

the date of expenditure of funds for construction and reasonable attorney's fees incurred in the collection of any such amounts from Whistler Meadows.

4. Sunray Land Corporation and Flying Diamond Land Corporation agree that they will obtain and record all releases from deeds of trust and liens on or affecting title to the real property described in that certain Grant of Easement between Sunray Land Corporation and Flying Diamond Land Corporation, d/b/a Whistler Meadows Associates, Grantor, and Steamboat Springs School District No. RE-2, Grantee, dated April 21, 1980, on or before June 1, 1981. In the event that such releases are not obtained and recorded prior to June 1, 1981, the School District may obtain and record such releases and all costs and expense of obtaining and recording such releases shall be paid by Whistler Meadows, including attorneys' fees incurred in obtaining and recording such releases and incurred in collecting such costs and expenses from Whistler Meadows.

IN WITNESS WHEREOF, the parties hereto hereby execute

this Agreement as of the date first above mentioned.

WHISTLER MEADOWS ASSOCIATES:

STEAMBOAT SPRINGS SCHOOL DISTRICT, RE-2:



By: J. R. Adams
PRESIDENT, FLYING DIAMOND LAND CORPORATION

By: Allan E. Miller
President



By: Donald R. Valentini
PRESIDENT, SUNRAY LAND CORPORATION

By: Steven L. Nelson
Secretary

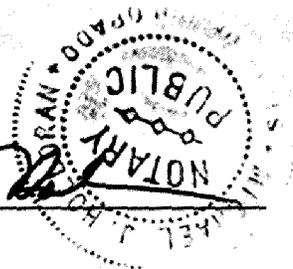
STATE OF COLORADO)
County of Routt) ss.

Subscribed and sworn to before me this 21st day of April, 1980, by Steamboat Springs School District, No. RE-2, by AURAN E. MILLER, President, and STEVEN L. NELSON, Secretary.

Witness my hand and official seal.

My commission expires: June 4, 1980

[Signature]
Notary Public



STATE OF COLORADO)
County of Routt) ss.

Subscribed and sworn to before me this 21st day of APRIL, 1980, by Whistler Meadows Association, by JOHN R. WILSON, PRESIDENT FLYING and DONALD D. VALENTINE, SUNRAY LAND CORPORATION, by DIAMOND LAND CORPORATION Associates, witness my hand and official seal.

My commission expires: December 12, 1982

[Signature]
Notary Public



RIGHT OF FIRST REFUSAL AGREEMENT

This Right of First Refusal Agreement is hereby made and entered into this 24th day of April, 1980, by and between SUNRAY LAND CORPORATION and FLYING DIAMOND LAND CORPORATION, a Partnership doing business as WHISTLER MEADOWS ASSOCIATES (hereinafter called "Whistler Meadows") and STEAMBOAT SPRINGS SCHOOL DISTRICT NO. RE-2 (hereinafter called "School District").

RECITALS

WHEREAS, Whistler Meadows has sold and conveyed certain real property to the School District and desires to retain a right of first refusal in said property; and

WHEREAS, the School District has agreed to execute such right of first refusal;

AGREEMENT

NOW, THEREFORE, Whistler Meadows and School District hereby agree as follows:

1. Term and Binding Effect of Agreement. This Agreement shall be a covenant which shall run with the real property described as follows: Block 4, Whistler Meadows Subdivision, Filing No. 1; Excepting therefrom that portion thereof designated as Park on the Plat recorded September 17, 1979 at File No. 8418; Routt County, Colorado, and shall inure to the benefit of and be binding upon the parties hereto, and their respective heirs, successors, assigns, executors, administrators and personal representatives for a period of five (5) years from April 21, 1980, or in accordance with Paragraph 2, whichever is earlier. At the end of five (5) years or in accordance with Paragraph 2, whichever is earlier, this Agreement shall terminate and be of no further force and effect.

2. Grant of Right of First Refusal. During the entire aforesaid term of this Agreement, in the event School

District shall desire to sell, assign or transfer any part of the above-described property, School District shall, by mailing a Notice of Offer, be required to forthwith extend to Whistler Meadows an irrevocable 15-day offer to sell such property at a purchase price equal to ONE HUNDRED THIRTY-FOUR THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$134,750.00), together with an additional amount equal to a sum computed as though it were interest at the rate of seventeen percent (17%) per annum on the sum of ONE HUNDRED THIRTY-FOUR THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$134,750.00), compounded monthly, for the period from April 21, 1980 until thirty (30) days after the mailing of the Notice of Offer. Such Notice of Offer shall be sent by certified mail, return receipt requested, and the aforesaid 15-day period shall commence on the date of School District's mailing of such notice. In the event Whistler Meadows shall elect to accept such offer, Whistler Meadows shall so notify School District by letter within fifteen (15) days from School District's mailing of the offer, and shall send such notification by certified mail, return receipt requested, such letter to be postmarked not later than fifteen (15) days from the date of mailing by School District.

A response stating an election to not accept such offer shall be irrevocable, and a failure to respond within the aforesaid fifteen (15) days shall be conclusively deemed an irrevocable election to not accept such offer.

In the event Whistler Meadows elects to accept such offer, then School District shall be obliged to sell the subject property to Whistler Meadows, and the sale shall be closed in within thirty (30) days of the sending of such Notice of Offer by the payment in cash or certified funds to the School District of the amount specified in this Paragraph. Upon receipt of the cash or certified funds, the School District shall convey the real property to Whistler Meadows by general warranty deed.

In the event Whistler Meadows shall elect to not accept

the offer as provided above, or in the event Whistler Meadows elects to accept the offer and fails to close the transaction in accordance with this Agreement, this Right of First Refusal shall terminate and be of no further force and effect and, in such event, Whistler Meadows hereby expressly agrees to execute any and all additional documents necessary to enable School District to convey such property free from the limitations of this Agreement. School District may specifically enforce this requirement in the Agreement.

3. Notices. All notices required under this Agreement shall be given by registered or certified mail, postage prepaid, return receipt requested, to the respective addresses of the parties set forth below and shall be deemed given when so registered or certified and placed in the United States mail.

IF INTENDED FOR WHISTLER MEADOWS:

Whistler Meadows Associates
c/o Don Valentine
P.O. Box 5010
Steamboat Village, Colorado 80499

IF INTENDED FOR SCHOOL DISTRICT:

Steamboat Springs School District, RE-2
P.O. Box 1177
Steamboat Springs, Colorado 80477

4. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto, and no other representations, agreements or understanding, oral or written, have been relied upon by the parties hereto in their respective execution hereof.

IN WITNESS WHEREOF, the parties hereto hereby execute this Right of First Refusal Agreement as of the date first above mentioned.

WHISTLER MEADOWS ASSOCIATES:
R Adams
President, Flying Diamond Land Corporation

STEAMBOAT SPRINGS SCHOOL DISTRICT, RE-2:

By: *Donald Valentine*
President, Sunray Land Corporation

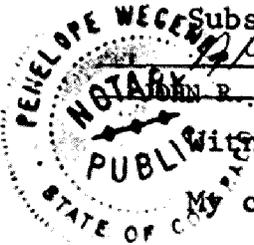
By: *Allan E. Miller*
President



By: STEVEN L. NELSON

By: Steven L Nelson
Secretary

STATE OF COLORADO)
County of Routt) ss.



Subscribed and sworn to before me this 21st day of APRIL, 1980, by Whistler Meadows Associates, by JOHN P. ADAMS, PRESIDENT, FLYING DIAMOND LAND CORPORATION.

Witness my hand and official seal.

My commission expires: December 12, 1982

Penelope Wegehen
Notary Public

STATE OF COLORADO)
County of Routt) ss.



Subscribed and sworn to before me this 21st day of APRIL, 1980, by Whistler Meadows Associates, by DONALD D. VALENTINE, PRESIDENT, SUNRAY LAND CORPORATION.

Witness my hand and official seal.

My commission expires: December 12, 1982

Penelope Wegehen
Notary Public

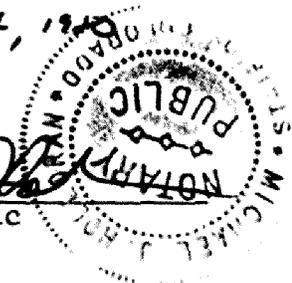
STATE OF COLORADO)
County of Routt) ss.

Subscribed and sworn to before me this 21st day of April, 1980, by Steamboat Springs School District, RE, 2, by Austin R. Huer, President.

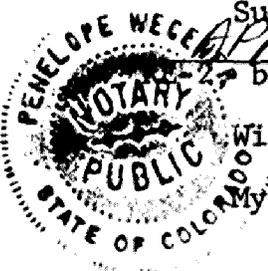
Witness my hand and official seal. Wurt, 1980

My commission expires:

Michael J. Huer
Notary Public



STATE OF COLORADO)
County of Routt) ss.



Subscribed and sworn to before me this 21st day of APRIL, 1980, by Steamboat Springs School District, by STEVEN L. NELSON, Secretary.

Witness my hand and official seal.

My commission expires: December 12, 1982

Penelope Wegehen
Notary Public

LICENSE AGREEMENT WITH CITY OF STEAMBOAT SPRINGS

(as amended with total of six pages to follow)

**LICENSE AGREEMENT BY AND BETWEEN THE CITY OF STEAMBOAT SPRINGS,
A MUNICIPAL CORPORATION, AND THE STEAMBOAT SPRINGS SCHOOL
DISTRICT RE-2 FOR RECREATIONAL USES AT DISTRICT PROPERTY
ADJACENT TO WHISTLER PARK**

This License Agreement (this "Agreement") is made to be effective of as Aug. 25, 2017 by and between the City of Steamboat Springs, Colorado, a municipal home rule corporation ("City") AND the Steamboat Springs School District Re-2 ("District"). District and City are also referred to herein individually as a "party" and collectively as the "parties."

RECITALS

WHEREAS, District is the owner of the certain unimproved real property adjacent to Whistler Park ("Property") as described on Exhibit A, attached hereto; and

WHEREAS, the parties wish to renew the City's license to use and make the Property available for recreational purposes.

AGREEMENT

NOW THEREFORE, for good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. Grant of License. The District hereby grants and conveys to the City, its successors and assigns, for a term of 20 calendar years beginning on the date of the execution of this Agreement, or until such time as the District decides or other improvements undertaken by the District is/are constructed upon the Property whichever occurs first, a recreational license in, to, over, under and across the Property.

The District shall provide the following notice prior to terminating this license for any cause:

a. If notice is given after March 1 and before August 31, City will be allowed use of the property until August 31 to complete scheduled field use and shall be given a 30 day allowance after August 31 to remove all improvements and restore the property to its original condition.

b. If notice is given in any other month apart from March through August as listed above, the City shall be given 30 days notice plus an allowance of 30 days conducive to outdoor work in order for the City to remove all improvements and restore the property to its original condition.

2. General Conditions. THE CITY IN CONSIDERATION OF THE LICENSE TO USE SAID PROPERTY, HEREBY COVENANTS AND AGREES:

a. That the purpose for the License is for the operation, use, repair and maintenance of a recreational park suitable for soccer, baseball and all manner of games and other structured and unstructured recreation by the public; and

b. The City may utilize portions of the property for special event parking and shall be responsible for repairing any areas damaged by such activities.

3. Indemnification. City's covenant to indemnify hereunder (a) shall not be deemed a waiver of sovereign immunity under the Colorado Governmental Immunity Act (the "Act"), (b) shall only be effective to the extent of the limits of the Act as set forth in C.R.S. Section 24-10-114, as those may be amended from time to time, and (c) shall only be effective if City's obligation to indemnify the District is insured by the Colorado Intergovernmental Risk Sharing Agency ("CIRSA") or CIRSA's successor as City's general liability carrier. The parties acknowledge that a purported indemnification by City may violate the state constitution and be an ultra vires act.

To the extent permissible under the law, the City agrees to indemnify and hold harmless the District, and its officers and its employees, from and against all liability, claims, demands, and expenses, including court costs and attorney fees, on account of any injury, loss, or damage, which arise out of or are in any manner connected with this license, if such injury, loss, or damage is caused by, or is claimed to be caused by, the act, omission, or other fault of the City or any officer or employee of the City. The obligations of this Section shall not extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the District.

4. Insurance. The City shall procure and maintain the minimum insurance coverages listed below. All coverages shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Licensee pursuant to this Agreement.

General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000.00) each occurrence and FIVE MILLION DOLLARS (\$5,000,000.00) aggregate. The policy shall include the District, its officers and its employees, as additional insured, with primary coverage as respects the District, its officers and its employees, and shall contain a severability of interests' provision.

The parties hereto understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations (presently \$350,000 per person and \$990,000 per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, CRS § 24-10-101 et seq., as from time to time amended, or otherwise available to the City, its officers, or its employees.

5. Reimbursement. If the sovereign immunity, insurance limitations or monetary limitations or rights, immunities, and protections provided by the Colorado Governmental Immunity Act, CRS § 24-10-101 et seq., as from time to time amended, or otherwise available to the City, its officers, or its employees as described in the above paragraphs three (3) and four (4) incur or increase the liability of the District due to the actions or omissions of the City in its performance of this Agreement, the City agrees to reimburse the District for any such amounts.

6. Notice. Notice to the parties herein shall be sufficient if mailed to the following addresses:

To the City: City of Steamboat Springs
 Attention: Shelly St. Pierre
 P.O. Box 775088
 Steamboat Springs, CO 80477

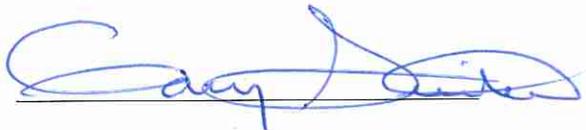
To District: Steamboat Springs School District Re-2
 Attention: Debbie Ginesta
 325 7th Street
 Steamboat Springs, CO 80487

[Signatures appear on the following page]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates set forth below to be effective as of the date first set forth above.

City:

City of Steamboat Springs

By: 

Title: Gary Suiter, City Manager

ATTEST:

City Clerk





District:

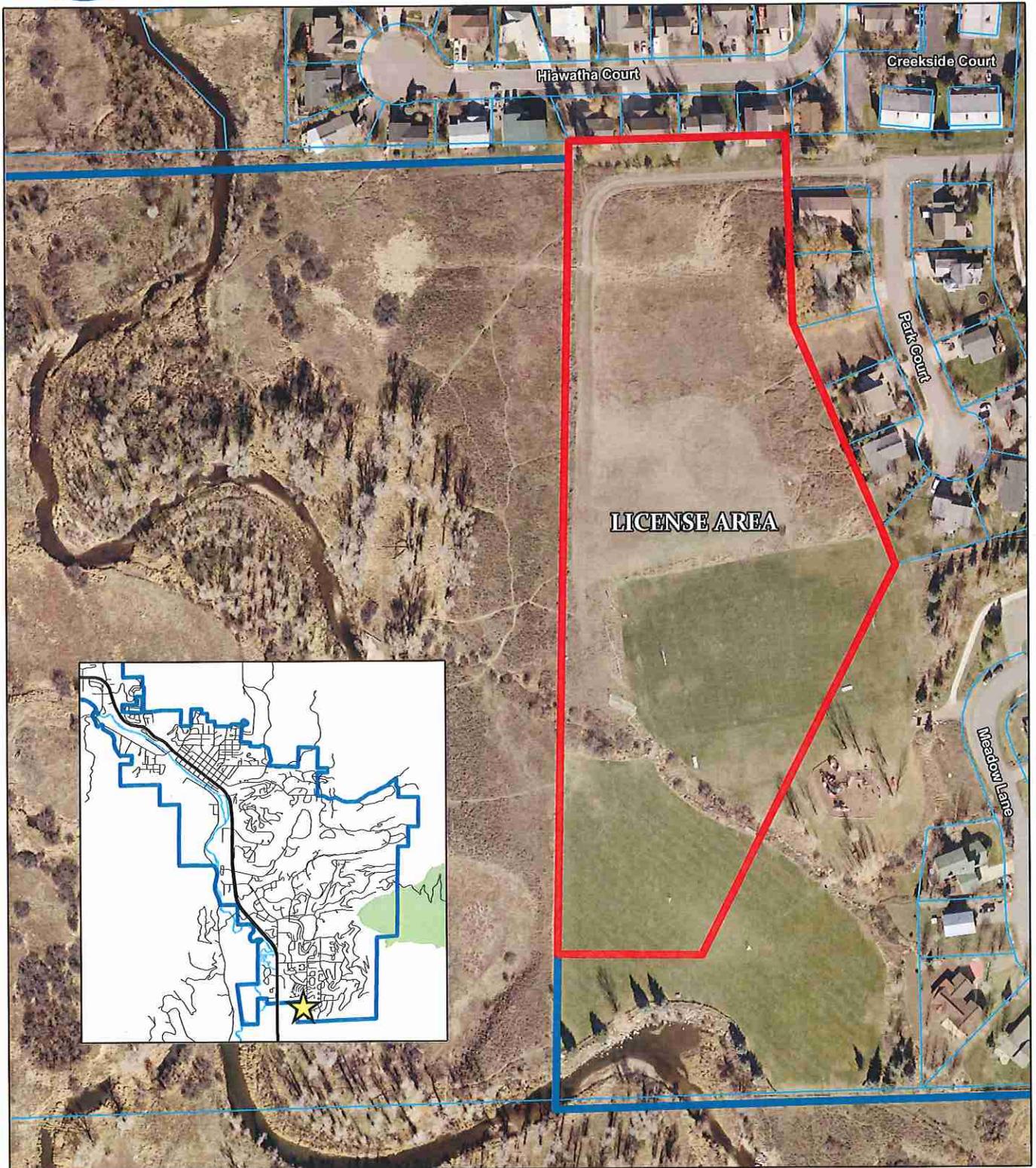
Steamboat Springs School District RE-2

By: 

Dr. Brad Meeks, Superintendent



Exhibit A



0 100 200 300
Feet

1 inch = 200 feet

Map Date: 9/14/2017
Imagery Date: 10/2016

Owner:
STEAMBOAT SPRINGS SCHOOL DISTRICT RE-2

Subdivision:
WHISTLER MEADOWS SUBD F1

Legal Description:
LOT 1 BLOCK 4 WHISTLER MEADOWS F1

**FIRST AMENDMENT TO LICENSE AGREEMENT BY AND BETWEEN THE CITY OF
STEAMBOAT SPRINGS, A MUNICIPAL COPORATION, AND THE STEAMBOAT SPRINGS
SCHOOL DISTRICT RE-2 FOR RECREATIONAL USES AT DISTRICT PROPERTY ADJACENT
TO WHISTLER PARK**

This First Amendment to License Agreement (this "Amendment") is made and effective of as December 1st, 2017 by and between the City of Steamboat Springs, Colorado, a municipal home rule corporation ("City") and the Steamboat Springs School District Re-2 ("District"). District and City are also referred to herein individually as a "party" and collectively as the "parties."

RECITALS

WHEREAS, District and City have signed the License Agreement on August 25, 2017; and

WHEREAS, the parties wish to amend the License Agreement by clarifying certain obligations under the License Agreement.

AGREEMENT

NOW THEREFORE, for good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree to add Section 7 to the License Agreement, which shall read as follows:

7. Removal of Improvements. In accordance with the time frames outlined in Sections 1 a. and b. above, the City shall remove all or portions of any improvements made by the City from the Property, at the option of and in accordance with the direction of the District, and shall restore the Property to its original condition.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the dates set forth below to be effective as of the date first set forth above.

City of Steamboat Springs

By: _____

Gary Suter, City Manager



ATTEST:

City Clerk

Julie Lanvin

Steamboat Springs School District RE-2

By: _____

Dr. Brad Meeks, Superintendent

Dr. Brad Meeks

STEAMBOAT SPRINGS SCHOOL DISTRICT RE-2
RESOLUTION NO. 2025-10-01

A RESOLUTION OF THE BOARD OF EDUCATION OF THE STEAMBOAT SPRINGS SCHOOL DISTRICT RE-2 AUTHORIZING THE EXECUTION OF DOCUMENTS NECESSARY FOR THE SALE OF THE WHISTLER PROPERTY OWNED BY THE DISTRICT

WHEREAS, the District owns real property in Routt County, Colorado known as the Whistler Property (the “Real Property”). Such Real Property is described in the deed, attached hereto.

WHEREAS, C.R.S. 22-32-110(1)(e) specifically authorizes the Board of Education (Board) to “sell and convey district property which may not be needed within the foreseeable future for any purpose authorized by law, upon such terms and conditions as it may approve”; and

WHEREAS, The Board has determined that the District will not be able to use the Property for District purposes and therefore the property will never be able to be part of the functions and operations of the District and will not be able to be used within the foreseeable future for any education purpose.

NOW THEREFORE BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. That the Board hereby directs the Superintendent, Dr. Celine Wicks, to take all necessary actions for the sale of the Real Property for a price to be determined by an appraisal by a real estate appraiser. Further, the Board hereby finds, in accordance with C.R.S. 22-32-110(1)(e) that the Real Property will not be able to be used within the foreseeable future for any purpose authorized by law.
2. That Dr. Celine Wicks is hereby authorized, on behalf of the District, to sign such agreements, contracts, deeds and closing papers, including settlement sheets, to sell the Real Property.

DATED and APPROVED as of this 6th day of October, 2025.

Vice President, Board of Education

The undersigned, Secretary of the Board of Directors of the Steamboat Springs School District, RE-2, does hereby certify that the above and foregoing Resolution No. 2025-10-01 , was duly adopted by the Board of Directors of the Steamboat Springs School District, RE-2 on the 6th day of October, 2025.

Secretary of the Board of Education

STEAMBOAT SPRINGS SCHOOL DISTRICT RE-2
BOARD OF EDUCATION
October 6, 2025

AGENDA ITEM
BOARD POLICY REVIEW

Background Information:

Pursuant to GP-14: Development and Revision of Board Policy:

Any policy or policy revision proposal that is introduced shall be given a “first reading” by the Board at the scheduled time on the agenda.

First Reading of Revisions to Policy and Consideration of Adoption of New Policies

If the policy or policy revision, with or without amendments, meets with approval of the majority of the Board it will be placed on the agenda for the next monthly business meeting under “Action Items”. This will be the first reading of revisions to the following policies and consideration of adoption of new policies:

GP-7: Committee Structure - Changes to policy based on review of District Administrative Policy DO-3: Commitment to Accomplishment and Accountability with the District Admin Team on October 2, 2025. The recommended changes to the membership for the District Accountability Committee are based on CRS 22-11-301 and current District practice. The revisions to this policy should be adopted by the Board in order for the same revisions to be made to Administrative policy DO-3.

Note: The use of “will” or “must” is CASB’s recommendation for clarity and consistency moving forward - to the benefit of the general public as well as staff. This change is only for clarity so that policies are more clear and less ambiguous. Deb Ginesta is recommending that since the Board is considering revisions to these policies that the revisions include changing “shall” to “will” or “must” in accordance with CASB’s previous recommendation.

Committee Structure

A committee is a Board committee only if its existence and charge comes from the Board and its work is intended to support the Board’s work whether or not Board members sit on the committee. The only Board committees are those which are set forth in this policy. Unless otherwise stated or required by law, a committee ceases to exist as soon as its task is complete. All Board committees are advisory in nature to the Board.

Board Committee assignments (committees requiring Board Director or appointed representation) include the following:

1. District Advisory Accountability Committee (DAC)

Purpose:

- Make recommendations to the Board relative to the program of accountability.
- Review the goals/objectives and plans of individual schools and make annual recommendations to the Board regarding procedures for implementation of the plans for inclusion in the district budget.
- After consulting with school accountability committees, make recommendations to the Board relative to the prioritization of expenditures of school district funds.
- Provide consultation on adoption, revision, and implementation of a district safe school plan.

Membership: The term for membership is two (2) years.☐

The Board will strive to have a balance of membership on the committee consistent with the district’s racial/ethnic proportions as follows :

- Superintendent
- One taxpayer from the person involved in business in the community within dDistrict boundaries.
- One School Administrator
- School Accountability Committee (SAC) parents- 1 per school
- ~~One non-SAC member parent – 1 per school~~
- Teachers- 1 per school
- ~~One High school student (as available)~~
- ~~One representative from North Routt Community Charter School~~

The number of parents must exceed the number of representatives from the group with the next highest representation.

2. District Bargaining Team -Board will have a representative on the team to represent the Board’s interest in staff negotiations

All district accountability committee meetings and school accountability committee meetings will be open to the public. Meeting notices for district accountability committee meetings will be posted in the same place and manner as notices of Board meetings. Notices for school accountability committee meetings will be posted in the school.

Latest Revision: August 25, 2025
 January 9, 2024
 March 22, 2021
 Adopted: November 16, 1998
 Revised: March 5, 2018
 October 8, 2012
 October 4, 2010
 October 13, 2003
 June 16, 2003
 December 16, 2002
 August 19, 2002
 January 10, 2000
 June 7, 1999

LEGAL REFS.:
 C.R.S. 22-11-101 et seq. (*Education Accountability Act of 2009*)
 C.R.S. 22-11-301 and 302 (*district accountability committee*)
 C.R.S. 22-11-401 and 402 (*school accountability committees*)
 C.R.S. 24-6-402 (*open meetings law*)
 1 CCR 301-1, Rules 2202-R-1.00 et seq. (*accreditation rules*)

Monitoring Method: Board self-assessment
 Monitoring Frequency: Annually in April

10-2-25 - following review of DO-3: Commitment to Accomplishment and Accountability with the District Admin Team, it was pointed out that the requirements for the DAC membership does not align with statute and/or our practice.

According to CRS 22-11-301, the DAC membership is as follows:

1. At least one parent
2. One teacher
3. One school administrator
4. One taxpayer from the District

It is recommended that we revise our policy DO-3 and Board Policy GP-7 to better match statute and practice as follows:

1. Superintendent
2. One taxpayer from the District
3. 1 school administrator
4. School Accountability Committee (SAC) parents - 1 per school
5. Teachers - 1 per school
6. One Representative from North Routt Community Charter School

The two policies DO-3 and GP-7 need to be revised together.
 Revisions to DO-3 will need to wait for the 1st and 2nd reading for GP-7.

COMMITMENT TO ACCOMPLISHMENT AND ACCOUNTABILITY

THIS IS A WORK IN PROGRESS - SEE NOTES ON THE LAST PAGE

The Steamboat Springs School District ~~Superintendent shall take reasonable steps~~ will establish and maintain ~~so that the school district maintains an effective~~ a District Accountability Committee (DAC), ~~accountability program~~ the membership, powers, and duties of which will be in accordance with the Education Accountability Act of 2009 and the terms of this policy. In addition, each school in the District will establish and maintain a School Accountability Committee (SAC), the membership, powers, and duties of which will be in accordance with the Education Accountability Act of 2009 and the terms of this policy.

District Accountability Committee

In accordance with state law, the Board will create a process to establish and maintain a District Accountability Committee (DAC).

Purpose: To make recommendations to the Board relative to the program of accountability. The DAC and the Board will cooperatively determine areas of study at least annually.

- To review the goals/objectives and plans of individual schools and make annual recommendations to the Board regarding procedures for implementation of the plans for inclusion in the district budget.
- To make recommendations to the Board relative to the prioritization of expenditures of school district moneys as related to Board goals.
- To provide consultation on adoption, revision, and implementation of a district safe school plan.
- To annually review the board's policy on School Accreditation and make recommendations regarding the school accreditation policy and process to the Board by June 15th each year.
- Provide input and recommendations to principals, on an advisory basis, concerning the development and use of assessment tools to measure and evaluate student academic growth as it relates to teacher evaluations.

Membership: The term for membership is two (2) years.

The District will strive to have a balance of membership on the committee consistent with the District's racial/ethnic proportions as follows:

- Superintendent
- One taxpayer from the District
- One school administrator
- School Accountability Committee (SAC) parents - 1 per school
- Teachers - 1 per school

The number of parents must exceed the number of representatives from the group with the next highest representation.

School Accountability Committees

Membership

Each school accountability committee (SAC) will consist of at least:

- three parents of students enrolled in the school
- one teacher who provides instruction at the school
- the school principal or designee
- one person from the community
- one adult member of an organization of parents, teachers, and students recognized by the school

All District accountability committee meetings and school accountability committee meetings will be open to the public.

Accordingly, the Superintendent may not:¶

- ~~1. Fail to take reasonable steps so that school-level accountability committees are appointed to:¶~~
 - ~~a. serve the purposes and functions stated in law for both the school advisory council and the school accountability committee¶~~
 - ~~b. by September 1 each year, adopt building goals/objectives for the improvement of education in the building¶~~
 - ~~c. by September 1 each year, adopt a plan to improve educational achievement, maximize graduation rates and increase the ratings for the school's accreditation category¶~~
 - ~~d. discuss the means for determining whether decisions affecting the educational process are advancing or impeding student achievement in the school¶~~
 - ~~e. discuss reporting educational performance of the school and providing data for appraising such performance to students, parents, Board members and educators¶~~
 - ~~f. prior to the Board's adoption of the annual budget, make recommendations to the superintendent (with copies of the recommendations sent to the district accountability committee and the Board of Education), regarding prioritization of expenditures of district moneys by the school¶~~
 - ~~g. make recommendations to the principal regarding expenditure of school grants¶~~
 - ~~h. discuss safety issues related to the school environment and develop, revise and implement a safe school plan for the school consistent with the district's safe school plan and policies¶~~
 - ~~i. report to the Board on a regular basis as to its progress¶~~
- ~~2. Fail to ensure that district accountability committees make efforts to fulfill the responsibilities inherent in the Educational Accountability Act and the Educational Accreditation Act.¶~~
- ~~3. Fail to take reasonable steps so that accountability committee meetings are open to the public and that meeting notices are posted in the same place and manner as notices of Board meetings and in school buildings, as appropriate, one week in advance and sent to the local news media.¶~~

- ~~4. By October 1st each year, fail to annually report to the public the district’s goals and objectives for the improvement of education in the district and the district’s plan to improve educational achievement, maximize graduation rates, and increase the ratings for each school’s accreditation category.~~¶
- ¶
- ~~5. Fail to gather and accurately report data, as required by law, to the Colorado Department of Education for the state-generated accountability report.~~¶
- ~~6. Fail to develop a program that enables and support principals of district schools who wish to develop their own school reports, as long as the reports do not refute information included in the state report, for distribution to parents and community members.~~¶
- ~~7. By December 1st each year, fail to disseminate a report containing all legally required elements from the Board to the taxpayers of the district and the community regarding progress on districts and school accreditation indicators and make the report available to others.~~¶
- ~~8. Fail to adopt policies and procedures that reasonably ensure the adequate collection and ethical use of data to inform and support the district’s educational program.~~¶

Adopted: March 7, 2005
 Latest Revision: 2025
 Revised: July 30, 2007 (Became Administrative Policy)

Legal References: C.R.S. 22-11-101 et seq. (Education Accountability Act of 2009)
 C.R.S. 22-11-301 and 302 (district accountability committee)
 C.R.S. 22-11-401 and 402 (school accountability committee)
 C.R.S. 24-6-402 (open meetings law)
 1 CCR 301-1, Rules 2202-R-1.00 et seq. (accreditation rules)C.R.S. ¶
~~C.R.S.22-2-117 (waivers from State Board of Education)¶~~
~~C.R.S. 22-7-101 through 22-7-107 (Educational Accountability Act of 1971) (local accountability programs)¶~~
~~C.R.S. 22-7-205 (local goals & objectives)¶~~
~~C.R.S. 22-7-207 (building level committee recommendations)¶~~
~~C.R.S. 22-11-101 et seq. (Educational Accreditation Act of 1998)¶~~
~~C.R.S. 22-32-109.1(2)(b) (safe school reporting requirements)¶~~
~~1 CCR 301-1, Rules 2202-R2.01 et seq. (applicable regulations)¶~~

¶
 ¶
 This policy was discussed at the Board workshop on 4-8-25 because of GP-7: Committee Structure and CASB AE: Accountability/Commitment to Accomplishment policies.

It was determined that DO-3 was in major need of update (since 2007). I used a combination of Board policy GP-7 and Poudre School District and Thompson School District AE policies to create a new and improved version of DO-3 that meets the requirements for the District accountability committees.

10-2-25 - Policy was reviewed with the Admin Team. It was recommended that the membership portion of this policy and Board Policy GP-7 be updated to reflect statute requirements and District process. Changes were made to GP-7 and will be reviewed by the Board as a first reading on October 6, 2025. Once the Board approves the changes and adopts the revisions on October 20, then DO-3 can be updated.

**STEAMBOAT SPRINGS SCHOOL DISTRICT RE-2
BOARD OF EDUCATION
October 6, 2025**

**AGENDA ITEM
BOARD MEMBER UPDATES/COMMENTS/DEBRIEF**

Background Information:

- Board Member Updates
- Meeting Review

STEAMBOAT SPRINGS SCHOOL DISTRICT RE-2
BOARD OF EDUCATION
October 6, 2025

AGENDA ITEM
PLAN FOR FUTURE MEETINGS

Plan for future meetings

- Dyslexia Month - Steamboat Reading - October 20
- DAC Update - November 3
- CASB Annual Convention - December 11-13

Board Work Sessions

- Adequacy Study Interactive Conversations - October 20
- School Performance Framework Data Review - October 20
- Board Policy Monitoring Work Session - TBD
- Workshops - TBD

Coffee with the Board - Off the Beaten Path Bookstore

- November 12 at 11:30 am with Kevin Callahan and Leah Helme - location TBD
- December 3 at 4:30 pm

November 4, 2025 Election Timeline

- Election Day - November 4
- Oath of Office - between November 5 and December 5
- Board Organizational Meeting - between November 5 and December 11