

Parks, Trails, Historic Resources and Open Space Sales Tax Staff Report

Date: July 10, 2025

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

From: Dan Dertz, Director of Open Space and Natural Resources *DD*
Terence T. Quinn, AICP, Director of Community Development *TQ*

CC: Brittany Cassell, Curator
Lauren Pulver, Planning Resources Supervisor
Kati Carter, AICP, Assistant Director of Planning Resources

Subject: **Park, Trails, Historic Resources and Open Space (PTHROS) Sales Tax Funding Request for Cherokee Ranch and Castle Foundation in the amount of \$575,000**

Board of County Commissioners Meeting:

July 22, 2025 @ 1:30 p.m.

I. EXECUTIVE SUMMARY

Cherokee Ranch and Castle Foundation (CRCF) is requesting funding from the PTHROS sales tax in the amount of \$575,000. Funding will be allocated from both the Historic Resources and Open Space portions of the PTHROS sales tax.

The funding includes \$75,000 for an assessment to identify historic preservation needs. The remainder of the funds will address more immediate concrete, roofing, and awning repairs; and installation of fencing as part of the USDA/NRCS conservation plan for wildlife and rotational grazing.

Specifically, the assessment regarding historic preservation needs; and concrete, roofing, and awning repairs will be funded from the Historic Resources Account. The installation of fencing will be funded by the Open Space Operations, Maintenance and Capital Improvements Account.

II. REQUEST

Approval of a PTHROS Funding Agreement between Douglas County and the CRCF in the amount of \$575,000.

III. BACKGROUND

Douglas County has had a long partnership with CRCF. With the approval of the sales and use tax in 1994, Douglas County was able to begin investing in protecting important properties in Douglas County. The Cherokee Ranch was one of the first properties that the

sales and use tax was used to protect. In 1996, Douglas County partnered with CRCF to establish a conservation easement on Cherokee Ranch. In exchange for the conservation of the property, CRCF received \$200,000 for a period of ten years.

One of the many conservation values of this property is its historic and cultural resources. In 1994, Cherokee Ranch was listed in the National Register of Historic Places for the State of Colorado, which automatically placed the property on the State Register of Historic Properties. According to the nomination, the periods of significance range from 1868 – 1944. There were 26 contributing resources that were identified in the nomination. To offset the costs to preserve the historic and cultural values of the property, CRCF is seeking assistance from Douglas County.

IV. ADVISORY BOARD RECOMMENDATIONS

The County's Open Space Advisory Committee (COSAC) and Historic Preservation Board (HPB) reviewed and made recommendations regarding the funding request.

County Open Space Advisory Committee: COSAC heard the CRCF proposal for \$75,000 for updated planning documents for restoration of historic structures on September 5, 2024. Eight COSAC members scored the project, with an average score of 50 out of 74 possible points. The highest scored item was Property Conservation, Attributes and Condition. Several members believed that some of the items on the scorecard such as cost of construction, public safety and public access did not apply to the request to fund a study therefore, a score of 0 was given on several scorecards. This dropped the overall average. COSAC stated how significant Cherokee Ranch and Castle is to Douglas County and appreciated the effort to preserve the structures. For the \$75k planning documents for restoration of historic structures, COSAC recommended that the request be brought to the Historic Preservation Board to receive a recommendation on funding from the Historic Resources Account within the PTHROS sales tax.

On June 5, 2025, COSAC heard the request by Cherokee Ranch and Castle for \$500k for operations and maintenance needs. In general, COSAC agreed that several of the items that were requested are related to the maintenance of the conservation easement, and therefore seem to meet the intent of the Open Space Account. COSAC did not score this project due to having additional questions, the biggest being can funding from the Open Space Account be distributed to an organization outside Douglas County for operations and maintenance.

The following is a summary of COSAC's recommendation on funding:

COSAC is interested in this project's potential to enhance public access. COSAC is requesting more information from Cherokee Ranch to better understand how their proposal addresses costs, public access, and conservation values. The \$75,000 that the Board approved for the historic structure resource study will hopefully include a study of the ranch's conservation values, which will provide guidance to COSAC.

Being a partner with Cherokee Ranch is appealing if it maintains the conservation easement's values and provides an increased level of public access to nature. If the \$500k will enhance and increase public access to promote the conservation values of the property, COSAC would recommend funding.

Historic Preservation Board: HPB heard the CRCF proposal for \$75,000 for updated planning documents for restoration of historic structures on September 25, 2024. Four HPB members scored the project 45 out of 54 possible points. Historic significance scored the highest with 10 out of 10.

The following is a summary of HPB comments on the request:

Cherokee Ranch is a significant landmark in the County; however, the Foundation currently has access to other sources of funding. The HPB has concerns that a potential request for \$500,000 is a large portion of the historic preservation portion of the PTHROS tax fund. HPB recommends funding half of the \$75,000 for planning documents from the Historic Resources Account and the Open Space Account fund the other half.

HPB reviewed the CRCF request for \$500,000 at a meeting on June 25, 2025. The scores for the project were 45 from two members and 47 from one, out of 56.

The following is a summary of HPB comments on the request:

HPB members recognize Cherokee Ranch and Castle as a valuable and significant historic resource in the County and support efforts to restore and maintain the historic structures. Specifically, HPB recommended funding 50% of the historic resources elements of the project: concrete repairs to the west side (rear) of the Castle, including stairways, interior repairs and décor replacements within the Castle, exterior painting of the Castle and surrounding structures, and roofing repairs and awning at the Castle. There was discussion amongst HPB regarding whether "décor replacements" would be considered appropriate for historic resources funding. HPB members also recommended that, given the extensive needs of the property, the CRCF continue to pursue other funding sources.

V. STAFF ASSESSMENT

The Board of County Commissioners may approve the PTHROS Funding Memorandum of Understanding (MOU) with CRCF in the amount of \$575,000.

ATTACHMENTS

PTHROS Funding Memorandum of Understanding

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**MEMORANDUM OF UNDERSTANDING BETWEEN
DOUGLAS COUNTY AND CHEROKEE RANCH AND CASTLE FOUNDATION**

THIS MEMORANDUM OF UNDERSTANDING (the “Agreement”) is made and entered into this day of _____, 2025, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the “BOCC”), and **CHEROKEE RANCH AND CASTLE FOUNDATION**, authorized to do business in Colorado (“CRCF”). The BOCC and the CRCF are hereinafter collectively referred to as the “Parties” and individually as a “Party”.

RECITALS

WHEREAS, in 2022, the Douglas County voters approved a referred tax measure allocating funding for local parks, trails, historic resources, and open space with the discretion to make some of that funding available to local partners to fund partnership projects as recommended by citizen advisory committees; and

WHEREAS, on September 5, 2024 and June 5, 2025, the County Open Space Advisory Council (COSAC) heard the CRCF funding requests for (i) \$75,000.00 to perform a study and develop a plan to restore and protect historic structures on site and enhance and promote conservation values for future public access; and (ii) \$500,000.00 to potentially restore historic structures and enhance public access at Cherokee Ranch (collectively, the “Project”); and

WHEREAS, on September 25, 2024 and June 25, 2025, the Historic Preservation Board (HPB) heard the CRCF funding requests for (i) \$75,000.00 to perform a study and develop a plan to restore and protect historic structures on site and enhance and promote conservation values for future public access; and (ii) \$500,000.00 to potentially restore historic structures and enhance public access at Cherokee Ranch (collectively, the “Project”); and

WHEREAS, on March 18, 2025, both COSAC and HPB recommendations were discussed and the BOCC approved the \$75,000.00 funding request as detailed in Exhibit A;

WHEREAS, on July 1, 2025, both COSAC and HPB recommendations were discussed and the BOCC approved the \$500,000.00 funding request, consistent with and contingent on execution of this Agreement and as detailed in Exhibit B; and

WHEREAS, on June 25, 2025, CRCF approved the anticipated appointment of two individuals designated by the BOCC to CRCF’s Board of Directors, consistent with and contingent on execution of this Agreement.

NOW, THEREFORE, in consideration of the Parties’ mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Amount of Funding Award. The BOCC hereby awards to the CRCF a sum not to exceed **FIVE HUNDRED AND SEVENTY-FIVE THOUSAND DOLLARS AND ZERO CENTS (\$575,000.00)** (the “Funding Award”) for use by the CRCF solely to complete the Project, in substantial conformity with Exhibit B. Subject to the BOCC’s determination in its sole discretion that the CRCF is in compliance with this Agreement, the BOCC shall disburse the Funding Award in one payment and in accordance with the terms outlined in this Agreement.

In no event shall the BOCC be liable for payment under this Agreement for any amount in excess of **five hundred seventy-five thousand dollars and zero cents (\$575,000.00)**. While the Parties anticipate that there will be future financial awards from the BOCC to the CRCF, the BOCC is not under obligation to make any future apportionment or allocation to this Agreement nor is anything set forth herein a limitation of liability for the CRCF. Any potential expenditure for this Agreement outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

2. Distribution of Funding Award. The full amount of the Funding Award (\$575,000.00) will be disbursed to CRCF in a one-time lump sum payment upon execution of this Agreement.

3. Reporting Requirements. CRCF agrees to submit a report to the BOCC on the use of the Funding Award within thirty (30) days after the project is completed.

4. CRCF Board Appointments. In recognition of the Funding Award, the CRCF hereby appoints two individuals to the CRCF Board, to be filled by one member of the BOCC and one BOCC designated resident as additional appointees. These CRCF Board positions are intended to provide the BOCC with an opportunity for oversight of the use of funding from Douglas County for future projects based on an understanding of the CRCF by-laws, operating procedures, financial reporting, and governance practices, as well as the Parks, Trails, Historic Resources, and Open Space Sales and Use Tax, or any other applicable Douglas County tax dollars Resolution Number R-022-085.

Both the BOCC member and the BOCC designated resident shall be Class B directors on the CRCF Board, with the same authority, responsibility, privileges, and obligations as other directors on the CRCF Board, as provided in the CRCF’s Articles of Incorporation, its Bylaws, the Colorado Nonprofit Corporation Act, and other applicable law. The BOCC member must be an active member of the BOCC to be qualified to serve on the CRCF Board. The BOCC designated resident must reside within Douglas County, Colorado, to be qualified to serve on the CRCF Board. In the event the BOCC member or the BOCC designated resident no longer meet their respective qualifications, they shall no longer be a director on the CRCF Board, and the BOCC may designate a qualified replacement to complete their term. While the Parties anticipate that these CRCF Board positions shall continue, the CRCF is not under obligation to renew the appointment of such positions should future funding requests be denied and all previously awarded funds have been spent.

5. Term. It is mutually agreed by the Parties that the term of this Agreement shall commence upon execution by the Parties until terminated.

6. Project Scope. The CRCF shall not materially modify the Project without the prior written approval of the BOCC. Any material modification to the Project undertaken without the BOCC's prior written consent may be deemed a breach of this Agreement, entitling the BOCC to all remedies available under this Agreement.

7. Authorized Representatives. Katherine Carter, Assistant Director of Planning Resources, is designated as Authorized Representative of the BOCC regarding historic resources and Dan Dertz, Director of Open Space & Natural Resources is designated as Authorized Representative of the BOCC regarding Open Space funds (the "Authorized Representative(s)") for the purpose of administering, coordinating, and approving the work performed by the CRCF under this Agreement.

8. Compliance with All Laws and Regulations. The CRCF hereby assumes responsibility for compliance with all regulatory requirements in all applicable areas, including, but not limited to, nondiscrimination, worker safety, local labor preferences, preferred vendor programs, equal employment opportunity, use of competitive bidding, and other similar requirements. In addition, the CRCF agrees to comply with all applicable ordinances, regulations, and resolutions of Douglas County and all necessary licensing and permitting requirements imposed by an agency of a local, state or federal government.

9. Indemnification. The BOCC cannot and by this Agreement does not agree to indemnify, hold harmless, exonerate or assume the defense of the CRCF or any other person or entity whatsoever, for any purpose whatsoever. The CRCF shall, to the extent permitted by law, defend, indemnify and hold harmless the BOCC, its commissioners, officials, officers, directors, agents, and employees from any and all claims, demands, suits, actions or proceedings of any kind or nature whatsoever, including workers' compensation claims, in any way resulting from or arising from this Agreement; provided, however, that the CRCF need not indemnify or save harmless the BOCC, its officers, agents and employees from damages resulting from the sole negligence of the BOCC commissioners, officials, officers, directors, agents and employees.

10. Independent Contractor. The CRCF is an independent contractor. Notwithstanding any provision of this Agreement, all personnel and volunteers of the CRCF shall be and remain at all times, employees or volunteers of the CRCF for all purposes. It is not intended nor shall it be construed that the CRCF, its employees or volunteers are agents, employees or officers of Douglas County for any purpose whatsoever.

11. Audits and Accounting. The CRCF shall maintain standard financial accounts, documents, and records relating to the use, management, and the operation of the Project. The CRCF shall maintain standard financial accounts, documents, and records relating to the use, management, and operation of the Project. The BOCC shall have the right, upon reasonable notice to the CRCF, to audit the books and records of the CRCF which pertain to the Project and to the use and disposition of the BOCC funds. The BOCC shall retain the authority to audit for two years after Project completion.

12. Inspection. The BOCC shall have the right to inspect the Project area to ascertain compliance with this Agreement during business hours at any time during the Project and up to six months after termination or completion of the Project.

13. Termination for Convenience. The Parties may terminate this Agreement at any time and for any reason at its sole discretion by providing the other Party written notice of such termination at least thirty (30) calendar days prior to the effective date of such termination. Upon such termination, the CRCF shall be entitled to compensation for activities performed in accordance with this Agreement which were incurred prior to the effective date of the termination, but not exceeding the available budget balance at the time of the effective date of the termination. Upon such termination, the BOCC shall be entitled to return of any awarded funds that have not been spent for activities performed in accordance with this Agreement prior to the effective date of the termination.

14. Effect of Project Completion or Termination. The CRCF agrees that Project completion or termination of this Agreement does not invalidate continuing obligations imposed on the CRCF by this Agreement. Project completion or termination of this Agreement does not alter the BOCC's authority to disallow costs and recover funds based on a later audit or other review and does not alter the CRCF's obligation to return any funds due to the BOCC as a result of later refunds, corrections, or other transactions.

15. Notices. Notices concerning termination, alleged or actual violations of the terms or provisions of this Agreement, and all other notices shall be made as follows:

by the CRCF to: Douglas County
Attn: Katherine Carter, Dept. of Community Development;
Dan Dertz, Open Space & Natural Resources
100 3rd Street
Castle Rock, CO 80104
Ph: (303) 660-7460; (303) 814-4399
E-mail kcarter@douglas.co.us; ddertz@douglas.co.us

with a copy to: Douglas County Attorney's Office
100 Third Street
Castle Rock, CO 80104
Ph: (303) 660-7414
E-mail: attorney@douglas.co.us

and by the BOCC to: Cherokee Ranch and Castle Foundation
Attn: James A. Holmes, Executive Director
6113 N. Daniels Park Road
Sedalia, Colorado 80135
Ph: (303) 688-5555
E-mail: jholmes@cherokeeranch.org

16. Assignment. The CRCF covenants and agrees that it will not assign or transfer its rights hereunder, or subcontract any work hereunder, either in whole or in part without the prior written approval of the Authorized Representative(s). Any attempt by the CRCF to assign or transfer its rights hereunder shall, at the option of the Authorized Representative(s), void the assignment or automatically terminate this Contract and all rights of the CRCF hereunder.

17. Applicable Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado and venue for any dispute hereunder shall lie exclusively in the County of Douglas, State of Colorado.

18. Incorporation of Recitals and Exhibits. The recitals set forth above and Exhibits A and B attached hereto are hereby incorporated by reference.

19. Severability. If any provision of this Agreement, or the application thereof, is found to be invalid, the remainder of the provisions of this Agreement, or the application of such provision other than those as to which it is found to be invalid, shall remain in full force and effect.

20. Third-Party Beneficiary. The Parties hereby acknowledge and agree that this Agreement is intended only to cover the relative rights and obligations between the Parties, and that no third-party beneficiaries are intended.

21. No Waiver of Governmental Immunity Act. The Parties agree that their commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or any other immunities or defenses from liability otherwise available to the Parties.

22. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties and supersedes all prior negotiations, representations, or agreements, either written or oral related to the subject matter of this Agreement.

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IN WITNESS WHEREOF, the Parties have executed this Agreement as of the above date.

CHEROKEE RANCH AND CASTLE FOUNDATION (CRCF)

BY: [Signature]

ATTEST: (if a corporation)

Printed Name Jeffrey R. Battin

Title: President

[Signature]
Title: Executive Director

DATE: 7/14/25

Signature of Notary Public Required:

STATE OF Colorado)

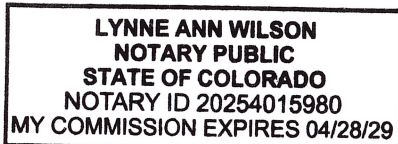
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me this 14 day of July, 2025, by Jeffrey R. Battin.

Witness my hand and official seal

My commission expires: 4/28/29

[Signature]
Notary Public



**BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS (BOCC)**

BY: _____

DATE: _____

DATE: _____

APPROVED AS TO FISCAL CONTENT:

APPROVED AS TO LEGAL FORM:

Andrew Copland
Director of Finance

Arielle J. Denis
Assistant County Attorney

DATE: _____

DATE: _____

EXHIBIT A

Agenda Item, March 18, 2025

Agenda Item

DATE: March 18, 2025

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: DAN DERTZ, DIRECTOR OF OPEN SPACE AND NATURAL RESOURCES
TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT

CC: BRITTANY CASSELL, CURATOR
LAUREN PULVER, PLANNING RESOURCES SUPERVISOR
KATI CARTER, AICP, ASST. DIRECTOR OF PLANNING SERVICES

**SUBJECT: REQUEST FOR PARKS, TRAILS, HISTORIC RESOURCES, AND OPEN SPACE
FUNDING FOR CHEROKEE RANCH AND CASTLE'S PROJECT PLAN AND
IMPROVEMENTS**

SUMMARY

The Cherokee Ranch and Castle Foundation (CRCF) has requested that the Board of County Commissioners (Board) consider providing funding from the Parks, Trails, Historic Resources, and Open Space sales and use tax to develop a project plan and address immediate historic preservation needs at Cherokee Ranch. The request for the project plan is \$75,000. The request for immediate needs is \$500,000.

CRCF would like to continue the long-term partnership with the County by electing one member of the Board and one additional appointee candidate at-large who resides in Douglas County and is nominated by the Board.

BACKGROUND

Douglas County has had a long partnership with CRCF. With the approval of the sales and use tax in 1994, Douglas County was able to begin investing in protecting important properties in Douglas County. The Cherokee Ranch was one of the first properties that the sales and use tax was used to protect. In 1996, Douglas County partnered with CRCF to establish a conservation easement on Cherokee Ranch. In exchange for the conservation of the property, CRCF received \$200,000 for a period of ten years.

One of the many conservation values of this property is its historic and cultural resources. In 1994, Cherokee Ranch was listed in the National Register of Historic Places for the State of Colorado, which automatically placed the property on the State Register of Historic Properties.

According to the nomination, the periods of significance range from 1868 – 1944. There were 26 contributing resources that were identified in the nomination. To offset the costs to preserve the historic and cultural values of the property, CRCF is seeking assistance from Douglas County.

DISCUSSION

Open Space Advisory Committee (COSAC) Recommendation: COSAC heard the CRCF proposal on September 5, 2024. Eight (8) COSAC members scored the project at 199 out of 640 possible points. Public Accessibility and Population Use scored the highest at 35 out of 80 and Partnerships scored the lowest with 9 out of 80. COSAC has not provided a funding recommendation at this time.

COSAC has provided the following summary of the request:

The Cherokee Ranch Foundation has requested \$75,000 to update project plans and cost estimates for future projects on the ranch, which is already preserved by Douglas County under a conservation easement. While the ranch provides unique opportunities for preserving wildlife, botany, and cultural heritage, public access is currently limited to guided tours, in alignment with the easement's terms. Expanding public access or altering the ranch's conservation use could negatively impact conservation values, particularly wildlife protection and the preservation of historic resources.

Concerns include potential damage to historic buildings, which are not currently protected under the conservation easement, and the need for amendments to include these buildings or funding under historic preservation. There is also discussion of partnering with organizations like the Douglas Land Conservancy to address specific conservation needs, and exploring options for partnerships in funding. The project's costs are high, with some funding requests beyond the initial \$75,000, leading to concerns over sustainability and the need for oversight, including annual reports on fund usage.

The ranch is located in an ecologically significant area, connected to other conserved properties like Daniels Park and the Highlands Ranch Backcountry, contributing to the county's wildlife sanctuary. While access is restricted, the foundation's events and educational initiatives, such as wildlife rehabilitation and historical education, make the ranch an important cultural and educational resource. Overall, while the requested funding is seen as a small ask for a significant property, concerns about the balance between historic preservation and open space conservation remain, requiring careful consideration of how funds are spent and how projects align with the property's broader goals.

Historic Preservation Board (HPB): HPB heard the CRCF proposal for \$75,000 for updated planning documents for restoration of historic structures on September 5, 2024. Four HPB

members scored the project 45 out of 54 possible points. Historic significance scored the highest with 10 out of 10.

The following is a summary of HPB comments on the request:

Cherokee Ranch is a significant landmark in the County, however, the Foundation currently has access to other sources of funding. The HPB has concerns that a potential request for \$500,000 is a large portion of the historic preservation portion of the PTHROS tax fund. HPB recommends funding half of the \$75,000 for planning documents from the historic preservation funding allocation and Open Space funds the other half.

NEXT STEPS

Staff is requesting direction from the Board regarding funding the CRCF request. Funds can be used from the Open Space Operations and Maintenance Account and/or the Historic Resources Account.

ATTACHMENTS

Formal Request Letter from CRCF
COSAC Scorecard Summary and Scorecards
HPB Scorecards



April 22, 2024

Mr. Doug Debord, County Manager
Douglas County Board of Commissioners
301 Wilcox Street
Castle Rock, CO 80104

Douglas County Request for Funding

Dear Mr. DeBord,

On behalf of the Cherokee Ranch & Castle Foundation (CRCF) Board of Directors, we respectfully submit a request for participation and funding support from the Douglas County Open Space Sales Tax allocations for the next five to seven years to assist CRCF in completing projects within the CRCF Projects Development Plan (PDP), which was initially developed between 2012-2014 from which several significant projects have been completed.

We believe the passage of the Open Space Tax by the citizens of Douglas County provides stakeholders across Douglas County an opportunity to accomplish transformational projects which will enhance the quality of life for all our citizens through increased public access to a wide range of new and existing community assets. We believe that Cherokee Ranch represents a vital cultural asset worthy of investment for the citizens of Douglas County through tax funded development; including historic preservation and expanded public access to provide enriching experiences in the arts, culture, agriculturally based education, and engagement with our land and wildlife conservation values embodied in our Conservation Easement with Douglas County which was established in 1996.

To reimagine the constructive uses for the assets of Cherokee Ranch and to fulfill the potential of the Cherokee Ranch partnership with Douglas County, we envision a regional showplace which inspires public engagement resulting in economic benefits to the citizens and stakeholders in Douglas County.



1. Projects Development Planning Phase

The assumptions made and projects identified in the 2012-2014 PDP documents largely remain relevant to our objectives to fulfill CRCF's long-term vision.

We respectfully request for Douglas County to provide initial funding for a planning phase in the amount of \$75,000 which will allow CRCF to work with our design and build consultants to update project plans and cost estimates for each of the projects envisioned. Further, we will engage in a process to develop programming to present to Douglas County as part of our long-term funding requests.

2. Projects Phase for Immediate Needs

We respectfully request Douglas County to provide 2024 project funding to CRCF in the amount of \$500,000 subject to specific project plans and associated budgets to address immediate historic preservation projects at Cherokee Ranch. The initial projects involve structural repairs at Cherokee Castle and improvements to buildings along Highway 85 which are the most public facing on the ranch. Once the PDP Phase and the Development Projects Phase are completed, we will present to Douglas County a comprehensive proposal to address historic preservation projects to be completed over a five-to-seven-year period in addition to the resulting programmatic enhancements to benefit the citizens of Douglas County.

3. Projects Development Plan Presentation and Requests

Upon completion of the Development Planning Phase, CRCF will present to Douglas County a roadmap detailing specific projects and detailed budgets for historic preservation and development projects to be completed over a five-to-seven-year timeframe.



The objective is to secure an annual investment by Douglas County for the projects to be presented and agreed upon through the planning phase. The desired initial term requested is five to seven years with funds to be dedicated to specified capital improvements, preservation projects (deferred and ongoing), and programming to provide expanded public access to Cherokee Ranch.

The Cherokee Ranch & Castle Foundation will continue to fundraise alongside Douglas Counties annual investment to ensure success in the Projects Development Plan.

4. Douglas County Board of Commissioners Representation on the CRCF Board

The CRCF Board recognizes the value of having representation from the Douglas County Board of Commissioners on the CRCF Board. The CRCF Board is committed to electing to the CRCF Board one member of the Douglas County Board of Commissioners and one additional appointee candidate residing in Douglas County as nominated by the Douglas County Board of Commissioners.

The Douglas County Commissioner and appointee will be elected by the CRCF Board pursuant to CRCF's existing Bylaws, and such member's service will be governed in all respects by the CRCF Bylaws on the same terms as other Board members.

CRCF will work with the Douglas County Commissioner member to successfully onboard new members to include an understanding of the CRCF By-Laws, operating procedures, and financial reporting and governance practices.

We believe that the enhancements achieved in partnership with CRCF will work best with input from designated persons as deemed appropriate by Douglas County. CRCF welcomes the engagement of such persons during the planning phase and throughout the execution of the long-range plans to successfully fulfill the Projects Development Plan and associated program plans for citizen engagement and cultural enrichment for all Douglas County stakeholders.



Please feel free to contact me directly to discuss our request in greater detail and provide our team with the opportunity to immediately respond to any questions you may have.

Thank you for your continued leadership and consideration of Cherokee Ranch & Castle Foundation.

Respectfully submitted.

James Holmes

James A. Holmes
Executive Director

2025 Scorecard Results

PROJECT	REQUESTED AMOUNT	CREDENTIAL	SCORE	Potential	
				Max Score	COMMENTS
Cherokee Ranch Foundation (8 scorecards submitted)	\$75,000	Property Conservation (Consider geographic feature, water & mineral rights, recreation features, native vegetation, and environmental constraints)	33	80	<p>Already preserved by Douglas County.</p> <p>Provides unique opportunities for residence & outside implications to protect wildlife & botany. Noted importance by BoCC.</p> <p>Continue and enhance guided opportunities that do not have a negative effect on other conservation values. Need to amend and restate conservation easement prior to any funding approval to include roads and building envelopes, which currently area not subject to the conservation easement per paragraph 11. OFCE</p> <p>What are the conservation values in the conservation easement?</p> <p>Preserve natural environment, heritage, and history. 3400 acres. 12 acres around castle to balance conservation values, historic building Covenant sets vision. Buildings not protected under conservation easement. Was request limited to use of land? Building issues may need to be funded under historic preservation or C.E. may need to be amended to include the buildings. Could sell building + no control.</p> <p>This project is for an update of project plans and costs, some of which are anticipated to be open space related.</p> <p>Property already under a conservation easement. Access already limited to guided tours only.</p>
					<p>Best to carefully control access to prevent destruction. A</p> <p>private foundation currently not accountable. Making</p> <p>sure that expanded public access does not negatively impact other conservation values. Need more</p> <p>information on increased public access on lands and how this will impact the animals. Limited to</p> <p>public by appointments and private events. Need to extend public availability *40 weddings a year/\$18k pay per year.</p> <p>Need to increase public availability (to a point).</p> <p>Limited public access but tries to encourage wildlife protection and minimize impact on land. Plan to increase public access by improving trail system.</p> <p>The survey will likely consider public access improvements.</p> <p>Location is near population centers in North part of county. Public access is limited to guided tours only consistent with the conservation easement.</p>
					<p>Unaddressed. Fire mitigation can be addressed by CPW or the US Forest Service.</p> <p>Potential need for fire mitigation.</p> <p>Keep limited access with guided hikes only.</p> <p>The survey will likely consider public safety.</p> <p>Public visitation limited to guided tours. History of wildfires in the area.</p> <p>Impressive list of partners, i.e. archeology, water, etc.</p> <p>\$50K Challenge grant is no guarantee. Organization such as the Douglas Conservation District can play a part.</p> <p>This makes for fair partnership. How much should COSAC/Douglas County fund a private jurisdiction? Wildlife rehab.</p> <p>Public-private partnership. Student archeology groups, heritage committee.</p> <p>No partnerships for funding are proposed.</p> <p>Property already managed by trust.</p>
					<p>Majority of costs is for building preservation, not open space.</p> <p>Douglas County has already funded the conservation easement, \$30 million in todays dollars. Partial funding requests beyond the \$75K ask in \$7MIL in conservation value in today's dollars. The Highlands ranch mansion is self sufficient in their funding, with 100 events per year. We own the CRCF? This funding precedent will encourage the HRMD to ask for funding as well. Update of historic surveys S/B under the umbrella of Historic Resources.</p> <p>Need to review conservation easement prior to providing funding. May want to consider an MOU or agreement with CRCF outlining how funds may be spent.</p> <p>Require annual report from CRCF re: fund expenditures. Should</p> <p>fund only open space projects. Should have specific request for open space funding requests. If one</p> <p>time ask 2nd ask of \$500k is a bit much. A bit high of one ask for a private program that needs to become more mindful of expenses. Very worth helping, but an annual as us 1 time ask? Challenge grant/raise against to match. Small ask in consideration of county funds, but substantial of COSAC.</p> <p>The survey will update construction costs, however, the factors of the update is historic resource costs.</p> <p>Ongoing costs are relatively high. This is a one-time cost and ongoing costs.</p>
					<p>Cost of Construction (Consider benefit to the OSNR program)</p>
			10	48	

Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)	19	48	<p>Would score this higher! 8+++ Unending.</p> <p>Provides important building in Douglas County.</p> <p>Petrified wood of 55 million years. Concerts, guided hikes. Buildings are not part of conservation easement. Perhaps look at protections for building.</p> <p>Clearly a historic and cultural treasure. The Castle is a local attraction. There are lots of artifacts and other evidence from Native Americans.</p>
Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment costs)	9	48	<p>Worth every penny.</p> <p>Seems to be unsustainable.</p> <p>If funded-would like to see annual report on how funds have been spent.</p> <p>TBD, as this is a perpetual ask? Acknowledge expanding scope of BOG.</p> <p>Challenge grant for 3 year capital comp.</p> <p>The survey will likely include these factors.</p> <p>High ongoing maintenance costs and includes \$ for additional staffing.</p>
Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)	13	32	<p>CRCF + Daniel's Park + Backcountry ? Into the backcountry</p> <p>Great connectivity to other conserved properties.</p> <p>While property is not accessible to public it preserves open space.</p> <p>Adjacent to Daniels Park and Highlands Ranch Backcountry for wildlife, not people. This is a key part of preserved open space, along with Daniels Park and HRCA's backcountry.</p> <p>Amazing variety of wildlife.</p> <p>Rather critical to wildlife sanctuary.</p> <p>Property is important to county, open space does have an active interest.</p> <p>Wildlife rehab. Important to wildlife.</p> <p>Protection of wildlife inventory regularly. Wildlife rehabilitation. 260 bluebird nesting boxes.</p> <p>Though not a ? of the survey, it will likely consider wildlife.</p> <p>Cherokee Ranch, along with Daniels Park and HRCA's backcountry is a large conserved wildlife area.</p> <p>4++++ Beyond description.</p> <p>Amazing views of protected lands from castle. Not really visible from Santa Fe/Hwy 85.</p> <p>May be considered in the survey.</p> <p>Visible from Santa Fe Drive (US85) and Daniels Park Rd.</p>
Wildlife Values and Critical Habitat (Consider the comprehensive plan section 9 wildlife resources, connection to other properties and important habitat)	13	32	
Scenic Views from the Roadway (Consider geological, topographic and vegetation features)	13	32	
Educational Research and Contribution (Consider property data, geological, topographic and a vegetation features)	15	32	<p>I've attended several events there and each is extremely well done. The "ask" is \$75,000 for planning Tweet's "world class education center." The cattle is 100 years old. The 3395 acres offer extra ordinary historic, cultural & natural resources. \$75k is a very small "ask" for such an extraordinary property. I strongly urge the BOCC to assist the Cherokee Ranch & Cattle Foundation. Even \$500k is a great investment for Douglas County.</p> <p>Ongoing. I have participated in many events.</p> <p>Can prove value to public with increased tours of property.</p> <p>Educates public. Scenic infrastructure indigenous artifact documentation and potential for more. Livestock education grant from 4H. Engaging students.</p> <p>Survey will add to property data.</p> <p>Large amounts of petrified wood in the area. Plenty of evidence of indigenous people's presence in area.</p>

Other Comments not under Criteria

Requested is funding to update project plans and cost estimates for projects envisioned at the ranch. There should be a more detailed listing of these projects before any funding is awarded. Perhaps this survey could be funded through a partnership of OSNR, Historic Preservation and Parks. OSNR could possibly contribute funding where trails, wildlife, and other natural resources are evaluated. Historic Preservation could contribute to the evaluation of historic structures, and possibly parks for any active recreational study components. Other partnerships, including from the CRCF, should be explored.

If this is to provide funding for foundation repairs for the Cherokee Castle, then the open space component is small compared with Historical Preservation.

①

2024 - COSAC Funding Requests - Capital Improvement Projects (CIP) Criteria and Scoring			Project Name: Cherokee Ranch Foundation Project Origin: BOCC, COSAC, Cherokee Ranch & Castle Foundation Requested Amount: \$75,000
COSAC Member: Kathie Shandro			
Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition (Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)	10	
10	Public Accessibility and Population Use (Consider driving distance from population centers and if there is proper public access)	10	Best to carefully control access to prevent destruction.
10	Public Safety (Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)	10	
10	Partnerships (Consider funding partnerships, supporters, and interest groups)	10	Impressive list of partners, ie archeology, water, etc.
6	Cost of Construction (Consider benefit to the OSNR program)		N/A
6	Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)	6	Would score this higher!
6	Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment cost)	6	Worth every penny.
4	Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)	4	CRCF + Daniel's Park + Backcountry.
4	Wildlife Values and Critical Habitat (Consider the Comprehensive plan section 9 wildlife resources, connection to other properties and critical habitat)	4	
4	Scenic Views from the Roadway (Consider geological, topographic and vegetation features)	4	
4	Educational and Research Contribution (Consider property data, geological, topographic and vegetation features)	4	I've attended several events there & each is extremely well done.

2024 - OSNR Funding Requests

CIP

Criteria and Scoring

COSAC Member: Kathie Shandro

Project Name: Cherokee Ranch & Castle Foundation

Project Origin: BOCC, COSAC, Cherokee Ranch & Castle Foundation

Requested Amount: \$75,000

page 2

Individual Project Score

Comments

68.

The "ask" is \$75,000[?] for planning Sweet's "world class education center".

The Castle is 100 years old. The 3,395 acres offer extraordinary historic, cultural & natural resources. \$75K is a very small "ask" for such an extraordinary property.

I strongly urge the BOCC to assist the Cherokee Ranch & Castle Foundation.

Even \$500K is a great investment for Douglas County.

2024 - COSAC Funding Requests - Capital Improvement Projects (CIP) Criteria and Scoring			Project Name: Cherokee Ranch Foundation Project Origin: BOCC, COSAC, Cherokee Ranch & Castle Foundation Requested Amount: \$75,000
COSAC Member: Brian O'Malley			
Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition (Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)	10	Already preserved by Douglas County.
10	Public Accessibility and Population Use (Consider driving distance from population centers and if there is proper public access)	0	A private private foundation currently not accountable.
10	Public Safety (Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)	0	Unaddressed. Fire mitigation can be addressed by CPW on the US Forest Service.
10	Partnerships (Consider funding partnerships, supporters, and interest groups)	5	\$50k challenge grant in no guarantee. Organization such as the Douglas Conservation District can play a part.
6	Cost of Construction (Consider benefit to the OSNR program)	2	majority of costs is for preservation, building preservation, not open spaces.
6	Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)	8+++	unending.
6	Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment cost)	3	Seems to be unsustainable
4	Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)	4	barrier into the Backcountry
4	Wildlife Values and Critical Habitat (Consider the comprehensive plan section 9 wildlife resources, connection to other properties and critical habitat)	4	amazing variety of wildlife
4	Scenic Views from the Roadway (Consider geological, topographic and vegetation features)	4+++	beyond description
4	Educational and Research Contribution (Consider property data, geological, topographic and vegetation features)	4	ongoing. I have participated in many events

2024 - OSNR Funding Requests

CIP

Criteria and Scoring

COSAC Member: Brian O'Malley

Project Name: Cherokee Ranch & Castle Foundation

Project Origin: BOCC, COSAC, Cherokee Ranch & Castle Foundation

Requested Amount: \$75,000

page 2

Individual Project Score

Comments

44

Douglas County has already funded the conservation easement, \$30 million in ^{today's \$} ~~\$10~~ \$15. ~~partial~~ ^{partial} funding requests beyond the \$75k ask is \$7 million over the next 14 years, on top of the \$30 million in Conservation value in today's dollars.

The Highands Ranch Mansion is self sufficient in this funding, with 100 events pr. yr. We omit the CRCF?

This funding precedent will encourage the HRMD to ask for funding as well.

Update of historic surveys S/B under the umbrella of Historic Resources.

2024 - COSAC Funding Requests - Capital Improvement Projects (CIP) Criteria and Scoring			Project Name: Cherokee Ranch Foundation Project Origin: SOCC, COSAC, Cherokee Ranch & Castle Foundation Requested Amount: \$75,000
COSAC Member: Patti Hostetler			
Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition (Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)	10	Continue and enhance guided opportunities that do not have a Negative effect on other Conservation values
10	Public Accessibility and Population Use (Consider driving distance from population centers and if there is proper public access)	10	making sure that expanded public access does not negatively impact other Conservation values
10	Public Safety (Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)	7	
10	Partnerships (Consider funding partnerships, supporters, and interest groups)	2	
6	Cost of Construction (Consider benefit to the OSNR program)	3	Need to review conservation easement prior to providing funding.
6	Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)	6	
6	Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment cost)	3	If funded - would like to see annual report on how funds have been spent.
4	Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)	4	Great connectivity to other conserved properties
4	Wildlife Values and Critical Habitat (Consider the comprehensive plan section 9 wildlife resources, connection to other properties and critical habitat)	4	
4	Scenic Views from the Roadway (Consider geological, topographic and vegetation features)	4	
4	Educational and Research Contribution (Consider property data, geological, topographic and vegetation features)	4	

2024 - OSNR Funding Requests**CIP****Criteria and Scoring**

COSAC Member: Patti Hostetler

Project Name: Cherokee Ranch & Castle Foundation

Project Origin: BOCC, COSAC, Cherokee Ranch & Castle Foundation

Requested Amount: \$75,000

page 2

Individual Project Score

Comments

57

Need to amend and restate
Conservation easement prior to
any funding approval to include
roads and building envelopes,
which currently are not
subject to the conservation
easement per Paragraph 11. of CE

may want to consider an MOU or
agreement with CRCF outlining how
funds may be spent.

Require annual report from CRCF re
fund expenditures.

2024 - COSAC Funding Requests - Capital Improvement Projects (CIP) Criteria and Scoring			Project Name: Cherokee Ranch Foundation Project Origin: BOCC, COSAC, Cherokee Ranch & Castle Foundation Requested Amount: \$75,000
COSAC Member: Jay Sage			
Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition (Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)	5	
10	Public Accessibility and Population Use (Consider driving distance from population centers and if there is proper public access)	3	will not be increasing public access to open land
10	Public Safety (Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)	0	
10	Partnerships (Consider funding partnerships, supporters, and interest groups)	8	
6	Cost of Construction (Consider benefit to the OSNR program)	0	
6	Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)	6	
6	Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment cost)	6	
4	Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)	4	
4	Wildlife Values and Critical Habitat (Consider the comprehensive plan section 9 wildlife resources, connection to other properties and critical habitat)	4	
4	Scenic Views from the Roadway (Consider geological, topographic and vegetation features)	4	
4	Educational and Research Contribution (Consider property data, geological, topographic and vegetation features)	4	

per \$30m
 12 Acres
 3400
 1 KE
 - MC Carter
 - HR and
 55 years
 1 m. road
 Access

Tweet
 Blue -
 Bird
 3 yrs.

\$96,687
 what is
 the funding
 Report
 \$160,000
 (C/O)

2024 - OSNR Funding Requests**CIP****Criteria and Scoring**

COSAC Member: Jay Sage

Project Name: Cherokee Ranch & Castle Foundation

Project Origin: BOCC, COSAC, Cherokee Ranch & Castle Foundation

Requested Amount: \$75,000

page 2

Individual Project Score

Comments

44

should fund only open space projects.

What are the conservation values in the conservation easement?

Need more information on Increased public Access on lands and how this will impact the animals.

Should have specific request for open space funding requests.

2024 - COSAC Funding Requests - Capital Improvement Projects (CIP)			Project Name: Cherokee Ranch Foundation
Criteria and Scoring			Project Origin: BOCC, COSAC, Cherokee Ranch & Castle Foundation
COSAC Member: Tom Rundell			Requested Amount: \$75,000
Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition (Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)	9	Provides unique opportunities for resd + land outside Imp to protect wildlife & botany Noted importance by BOC
10	Public Accessibility and Population Use (Consider driving distance from population centers and if there is proper public access)	3	Ltd to public by apts & private events. Need to extend public availability * 40 Weddings a yr / 1BK PAX per/yr
10	Public Safety (Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)	6 5	Potential need for fire mitigation
10	Partnerships (Consider funding partnerships, supporters, and interest groups)	7	This makes for fair partnership. How response much should COSAC / Doug Co fund a private foundation? Wildlife remains
6	Cost of Construction (Consider benefit to the OSNR program)	5	1st If one time ask. 2nd ask of \$500k is a bit much
6	Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)	6	Provides important Bldg in Doug Co
6	Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment cost)	2	TBD, is this a perpetual ask? Acknowledge expanding scope of BOG
4	Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)	4	While property is not acc to public it preserves open space
4	Wildlife Values and Critical Habitat (Consider the comprehensive plan section 9 wildlife resources, connection to other properties and critical habitat)	4	Rather critical to wildlife sanctuary
4	Scenic Views from the Roadway (Consider geological, topographic and vegetation features)	3	
4	Educational and Research Contribution (Consider property data, geological, topographic and vegetation features)	3	Can prove value to public w/ increased tour of property

2024 - OSNR Funding Requests

CIP

Criteria and Scoring

COSAC Member: Tom Rundell

Project Name: Cherokee Ranch & Castle Foundation

Project Origin: BOCC, COSAC, Cherokee Ranch & Castle Foundation

Requested Amount: \$75,000

page 2

Individual Project Score

Comments

52~~52~~/74

A bit high of an ask for a private program that needs to become more mindful of expenses, very worth the helping. But in annual ask vs 1 time ask?

Property is important to County, open space does have an active interest. Wildlife rehab

Challenge grant/raise against to match.

Small ask in consideration of Co funds, but substantial of COSAC
Need to increase public availability (to a point)
Important to wildlife

2024 - COSAC Funding Requests - Capital Improvement Projects (CIP) Criteria and Scoring			Project Name: Cherokee Ranch Foundation Project Origin: SOCC, COSAC, Cherokee Ranch & Castle Foundation Requested Amount: \$75,000
COSAC Member: Elizabeth Snow			
Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition (Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)	10	preserve natural environment, heritage and history. 3400 acres. 12 acres around castle to balance conservation values, historic building. Covenant sets vision
10	Public Accessibility and Population Use (Consider driving distance from population centers and if there is proper public access)	2	more limited public access. but tries to encourage wildlife protection and minimize impact on land. plan to increase public access by improving trail system.
10	Public Safety (Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)		keep limited access with guided hikes only.
10	Partnerships (Consider funding partnerships, supporters, and interest groups)		public-private partnership student archeology groups heritage committee
6	Cost of Construction (Consider benefit to the OSNR program)		n/a
6	Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)	6	petrified wood of 55 million years concerts, guided hikes buildings are not part of conservation easement. perhaps look at protections for buildings
6	Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment cost)		Challenge grant for 3 year capital camp
4	Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)	3	adjacent to Daniels Park and Highlands Ranch Backcountry for wildlife, not people
4	Wildlife Values and Critical Habitat (Consider the comprehensive plan section 9 wildlife resources, connection to other properties and critical habitat)	4	protection of wildlife. inventory regularly wildlife rehabilitation 260 blue bird nesting boxes
4	Scenic Views from the Roadway (Consider geological, topographic and vegetation features)		amazing views of protected lands from castle. not really visible from Santa Fe/Hwy 95
4	Educational and Research Contribution (Consider property data, geological, topographic and vegetation features)	4	educates public. science institute, indigenous artifact documentation + potential for more. livestock education grant from 4-H. Engaging Students

buildings not protected under conserv. easement.

was request limited to use of land?

building issues may need to be funded under historic preservation or C.E. may need to be amended to include the building.

Could sell buildings + no control.

2 requested amounts

in order for me to rate higher, need more affordable access

2024 - COSAC Funding Requests - Capital Improvement Projects (CIP) Criteria and Scoring			Project Name: Cherokee Ranch Foundation Project Origin: SOCC, COSAC Requested Amount: \$75,000
COSAC Member: Jennifer Drybread			
Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition (Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)	7	This project is for an update of project plans & costs, some of which are anticipated to be open space related.
10	Public Accessibility and Population Use (Consider driving distance from population centers and if there is proper public access)	7	The survey will likely consider public access improvements
10	Public Safety (Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)	7	The survey will likely consider public safety.
10	Partnerships (Consider funding partnerships, supporters, and interest groups)	0	No partnerships for funding are proposed.
6	Cost of Construction (Consider benefit to the OSNR program)	7	The survey will update construction costs, however, the SOCCs of the update is historic resource costs.
6	Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)	6	
6	Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment cost)	5	The survey will likely include these factors.
4	Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)	NA	
4	Wildlife Values and Critical Habitat (Consider the comprehensive plan section 9 wildlife resources, connection to other properties and critical habitat)	3	Though not a SOCC of the survey, it will likely consider wildlife.
4	Scenic Views from the Roadway (Consider geological, topographic and vegetation features)	3	May be considered in the survey.
4	Educational and Research Contribution (Consider property data, geological, topographic and vegetation features)	4	Survey will add to property data.

2024 - OSNR Funding Requests

CIP

Criteria and Scoring

COSAC Member: Jennifer Drybread

Project Name: Cherokee Ranch Foundation

Project Origin: BOCC, COSAC

Requested Amount: \$75,000

page 2

Individual Project Score

Comments

Requested is funding to update project plans and cost estimates for projects envisioned at the ranch. There should be a more detailed listing of these projects before any funding is awarded.

Perhaps this survey could be funded through a partnership of OSNR, Historic Preservation, & Parks. OSNR could possibly contribute funding where trails, wildlife, and other natural resources are evaluated. Historic Preservation could contribute to the evaluation of historic structures, and possibly Parks for any active recreational study components. Other partnerships, including from the CRCF, should be explored.

2024 - OSNR Funding Requests - External Criteria and Scoring			Project Name: CHEROKEE RANCH FOUNDATION
COSAC Member: JIM GUERRA			Project Origin: BOCC, COSAC, Public, Other Municipalities
			Requested Amount:
Total Points	Criteria	Score	Comments
10	Property Conservation, Attributes, and Condition (Consider geographic features, water & mineral rights, recreation features, native vegetation, and environmental constraints)	5	Property already under a C.E. and Access already limited to guided tours only
10	Partnerships (Consider funding partnerships, supporters, and interest groups)	4	Property already managed by trust.
10	Public Safety (Consider National resources, public visitation, fire mitigation, trails, trailhead amenities, Ranger presence)	4	Public visitation limited to guided tours. History of wildfires in the area.
10	Public Accessibility and Population Use (Consider driving distance from population centers and if there is proper public access)	5	Location is near population centers in north part of county. Public access is limited to guided tours only consistent with the conservation easement
6	Cost of Funding (Consider if it is a one-time cost or ongoing)	1	-ongoing costs are relatively high -this is a one-time cost AND ongoing costs
6	Historic and Cultural Resources (Consider structures and other significant cultural attributes of the property)	6	clearly a historic and cultural treasure. The Castle is a local attraction There are lots of artifacts & other evidence from native Americans
6	Management and Maintenance Costs (Consider ongoing maintenance cost, staff, vendor costs, and equipment costs)	2	high ongoing ^{maintenance} costs, and includes \$ for additional staffing
4	Network of Preserved Open Spaces (Consider trail connections, and wildlife corridors)	4	A this is a key part of preserved open space, along with Daniels Park & HRCA's Backcountry
4	Wildlife Values and Critical Habitat (Consider the comprehensive plan section 9 wildlife resources, connection to other properties and important habitat)	4	Cherokee Ranch, along with Daniels Park and HRCA's Backcountry is a large conserved wildlife area
4	Scenic Views from the Roadway (Consider geological, topographic and vegetation features)	4	Visible from Santa Fe Dr (US 85) and Daniels Park Rd.
4	Educational Research (Consider property data, geological, topographic and vegetation features)	3	Larger ^{amounts of} petrified wood in the area. Plenty of evidence of indigenous peoples' presence in area.

TOTAL
SCORE

42

if this is to provide funding for foundation repairs for the Cherokee Castle, then the Open Space component is small compared with Historical Preservation

2024 - External Historic Resources Funding Requests			Project Name: Cherokee Ranch and Castle	
Criteria and Scoring			Project Origin: BOCC, Advisory Board, Public, Other Municipalities	
			Requested Amount: \$75 K	
Total Points	Criteria	Points	Score	Comments
10	Historic Significance	0 = No discernible historic significance 5 = Potential landmark site with role in County historic narrative 9 = Landmarked or in historic register, major role in County historic narrative 10 = Landmarked and in historic register, major role in County historic narrative sites or contributing value to Conservation Easement	10	
9	Disrepair/Urgency	0 = No urgent need to act to preserve 5 = Risk of degradation but urgent needs have been addressed 9 = Virtually certain to experience major damage/collapse within next 12 months	5	
8	Outside Funding Opportunities	0 = No opportunities 5 = One outside funding opportunity identified 8 = Multiple outside funding opportunities identified	8	
7	Public Access Benefits	0 = No opportunities 5 = Opportunities for regular guided public access 7 = Opportunities for daily public access	5	
6	Partnership with Historical Societies or External Organizations	0 = No partnerships 2 = Working closely with 1 external organization 6 = Working closely with 3+ external organizations	6	
5	Collaboration with other Department	0 = No collaboration opportunities 4 = Synergy with Open Space or Parks for joint project 5 = Synergy with Open Space and Parks for joint project, BCC level PR	5	
4	Shovel/Trowel Ready	0 = 9+ months of up front work needed to get started 2 = 6-9 months of up front work needed to get started 3 = 1-6 months of up front work needed to get started 4 = Project can start immediately	4	
3	Can it wait?	0 = Opportunity can wait 12 months 2 = Opportunity to act/obtain partnership funds will lessen within next 12 months 3 = Opportunity to act/obtain partnership funds will close within next 12 months	2	
2	District Balance	0 = District has larger than average share of HP projects/dollars 1 = District has average quantity of HP projects/dollars 2 = District is underrepresented with HP projects/dollars	0	
			45	Total Score

2024 - Historic Resources Requests External Criteria and Scoring	
Page 2	Project Name: Cherokee Ranch and Castle Project Origin: BOCC, Advisory Board, Public, Other Municipalities Requested Amount:
Project Score	Comments
	<p>A <u>great</u> site! Their projected needs would blow away the annual PITIROS HPB budget, so this partnership would need to be evaluated at a higher level.</p>

We'd like to maintain ^{HPB} funds for small groups/small projects and for the County projects. (I know they're aggressively developing their fund raising. That should go forward for sure.)

George P.

2024 - External Historic Resources Funding Requests			Project Name: Cherokee Ranch and Castle	
Criteria and Scoring			Project Origin: BOCC, Advisory Board, Public, Other Municipalities	
Requested Amount:				
Total Points	Criteria	Points	Score	Comments
10	Historic Significance	0 = No discernible historic significance 5 = Potential landmark site with role in County historic narrative 9 = Landmarked or in historic register, major role in County historic narrative 10 = Landmarked and in historic register, major role in County historic narrative sites or contributing value to Conservation Easement	10	
9	Disrepair/Urgency	0 = No urgent need to act to preserve 5 = Risk of degradation but urgent needs have been addressed 9 = Virtually certain to experience major damage/collapse within next 12 months	5	
8	Outside Funding Opportunities	0 = No opportunities 5 = One outside funding opportunity identified 8 = Multiple outside funding opportunities identified	8	
7	Public Access Benefits	0 = No opportunities 5 = Opportunities for regular guided public access 7 = Opportunities for daily public access	5	
6	Partnership with Historical Societies or External Organizations	0 = No partnerships 2 = Working closely with 1 external organization 6 = Working closely with 3+ external organizations	6	
5	Collaboration with other Department	0 = No collaboration opportunities 4 = Synergy with Open Space or Parks for joint project 5 = Synergy with Open Space and Parks for joint project, BCC level PR	5	
4	Shovel/Trowel Ready	0 = 9+ months of up front work needed to get started 2 = 6-9 months of up front work needed to get started 3 = 1-6 months of up front work needed to get started 4 = Project can start immediately	4	
3	Can it wait?	0 = Opportunity can wait 12 months 2 = Opportunity to act/obtain partnership funds will lessen within next 12 months 3 = Opportunity to act/obtain partnership funds will close within next 12 months	2	
2	District Balance	0 = District has larger than average share of HP projects/dollars 1 = District has average quantity of HP projects/dollars 2 = District is underrepresented with HP projects/dollars	0	
			45	Total Score

George P.

2024 - Historic Resources Requests External Criteria and Scoring	
Page 2	Project Name: Cherokee Ranch and Castle Project Origin: BOCC, Advisory Board, Public, Other Municipalities Requested Amount:
Project Score	Comments
	Cherokee Ranch is a major landmark in the County. There appears to be a number of funding sources for the work to be done and good possibilities for collaboration with other departments. I believe that HPRB funds can help partially fund the projects.

2024 - External Historic Resources Funding Requests

Project Name: Cherokee Ranch and Castle

Project Origin: BOCC, Advisory Board, Public, Other Municipalities

Requested Amount: 75,000

Criteria and Scoring

Total Points	Criteria	Points	Score	Comments
10	Historic Significance	0 = No discernible historic significance 5 = Potential landmark site with role in County historic narrative 9 = Landmarked or in historic register, major role in County historic narrative 10 = Landmarked and in historic register, major role in County historic narrative sites or contributing value to Conservation Easement	10	Very Significant Landmark Very Different Model than others - Active Business
9	Disrepair/Urgency	0 = No urgent need to act to preserve 5 = Risk of degradation but urgent needs have been addressed 9 = Virtually certain to experience major damage/collapse within next 12 months	5	
8	Outside Funding Opportunities	0 = No opportunities 5 = One outside funding opportunity identified 8 = Multiple outside funding opportunities identified	8	Q - do they want \$00k each year? or Total \$00k over 5 yrs
7	Public Access Benefits	0 = No opportunities 5 = Opportunities for regular guided public access 7 = Opportunities for daily public access	5	Funding this may prevent giving to other smaller entities that also need #
6	Partnership with Historical Societies or External Organizations	0 = No partnerships 2 = Working closely with 1 external organization 6 = Working closely with 3+ external organizations	6	Feel like Cherokee Ranch needs more public Access events - Free
5	Collaboration with other Department	0 = No collaboration opportunities 4 = Synergy with Open Space or Parks for joint project 5 = Synergy with Open Space and Parks for joint project, BCC level PR	5	
4	Shovel/Trowel Ready	0 = 9+ months of up front work needed to get started 2 = 6-9 months of up front work needed to get started 3 = 1-6 months of up front work needed to get started 4 = Project can start immediately	4	Ready to Go
3	Can it wait?	0 = Opportunity can wait 12 months 2 = Opportunity to act/obtain partnership funds will lessen within next 12 months 3 = Opportunity to act/obtain partnership funds will close within next 12 months	2	
2	District Balance	0 = District has larger than average share of HP projects/dollars 1 = District has average quantity of HP projects/dollars 2 = District is underrepresented with HP projects/dollars	0	
			45	Total Score

2024 - Historic Resources Requests External Criteria and Scoring		Project Name: Cherokee Ranch and Castle Project Origin: BOCC, Advisory Board, Public, Other Municipalities Requested Amount: 75,000
Page 2		
Project Score	Comments	
45	Very Significant Landmark that over time will be asking for a LARGE amount of Funding. I Recommend Funding with the reservation that open space fund half.	

2024 - External Historic Resources Funding Requests

Project Name: Cherokee Ranch and Castle

Project Origin: BOCC, Advisory Board, Public, Other Municipalities

Requested Amount: \$75,000.

Criteria and Scoring

Total Points	Criteria	Points	Score	Comments
10	Historic Significance	0 = No discernible historic significance 5 = Potential landmark site with role in County historic narrative 9 = Landmarked or in historic register, major role in County historic narrative 10 = Landmarked and in historic register, major role in County historic narrative sites or contributing value to Conservation Easement	10	
9	Disrepair/Urgency	0 = No urgent need to act to preserve 5 = Risk of degradation but urgent needs have been addressed 9 = Virtually certain to experience major damage/collapse within next 12 months	5	
8	Outside Funding Opportunities	0 = No opportunities 5 = One outside funding opportunity identified 8 = Multiple outside funding opportunities identified	8	SCFD - 400 emmits actually cattle operation
7	Public Access Benefits	0 = No opportunities 5 = Opportunities for regular guided public access 7 = Opportunities for daily public access	5	
6	Partnership with Historical Societies or External Organizations	0 = No partnerships 2 = Working closely with 1 external organization 6 = Working closely with 3+ external organizations	6	
5	Collaboration with other Department	0 = No collaboration opportunities 4 = Synergy with Open Space or Parks for joint project 5 = Synergy with Open Space and Parks for joint project, BCC level PR	5	
4	Shovel/Trowel Ready	0 = 9+ months of up front work needed to get started 2 = 6-9 months of up front work needed to get started 3 = 1-6 months of up front work needed to get started 4 = Project can start immediately	4	
3	Can it wait?	0 = Opportunity can wait 12 months 2 = Opportunity to act/obtain partnership funds will lessen within next 12 months 3 = Opportunity to act/obtain partnership funds will close within next 12 months	2	
2	District Balance	0 = District has larger than average share of HP projects/dollars 1 = District has average quantity of HP projects/dollars 2 = District is underrepresented with HP projects/dollars	0	

45 Total Score

2024 - Historic Resources Requests External Criteria and Scoring Page 2	Project Name: Cherokee Ranch and Castle Project Origin: BOCC, Advisory Board, Public, Other Municipalities Requested Amount: \$ 75,000.00
Project Score	Comments
45	1. Recommend \$ 37,500.00. 2. Per pg 3 of letter addressed to Doug DeBeach, I feel that having a County Commissioner sitting on the Foundation Board would be a conflict of interest. 3. I feel that CRCF asking the
	County to fully fund their project in the amount of \$500,000 is unfair to the smaller organizations. CRCF has the ability to fund raise on a much larger scale than the smaller organizations do. I feel that the PTIAROS grant fund was established to help the smaller organizations who do not have the ability to fund raise on a large scale.

EXHIBIT B

Project:

\$75,000 – To engage consultant(s) to complete an assessment and identify the comprehensive historic preservation work to be completed.

\$150,000 to \$250,000 – For structural and concrete repairs to the west side (rear) of the Castle, including stairways.

\$100,000 to \$150,000 – For interior repairs and decor replacements within the Castle.

\$100,000 to \$150,000 – For installation of fencing as part of the USDA/NRCS conservation plan for wildlife and rotational grazing plan.

\$50,000 to \$75,000 – For exterior painting of the Castle and surrounding structures.

\$75,000 to \$100,000 – For roofing and awning repairs at the Castle.

Total Project costs will not exceed \$575,000