



JEFFERSON COUNTY
2014 PUBLIC SHOOTING RANGE
FINANCIAL SUBGROUP

April 1, 2014

9:00 a.m. – 11:00 a.m.

Jefferson County Open Space Office

Vista Room

700 Jefferson County Parkway, Suite 100

Golden, Colorado 80401

	Name	Title	Organization
1	Devin Rau, Facilitator		Jeffco Mediation Services
2	Reid Dewalt, Lead	Area Wildlife Manager	Colorado Parks & Wildlife
3	Joy Lucisano	Real Estate Coordinator	Jefferson County Open Space
4	Karey Baker	Administrative Coordinator	Jefferson County Open Space
5	Nancy York	Partnerships Coordinator	Jefferson County Open Space
6	Dave Davenport	Outdoor Recreation Management Coordinator	Jefferson County Open Space
7	Mike Poindexter		Interested Citizen

AGENDA

Welcome & Introductions	5 minutes
Financial Considerations	60 minutes
Potential Funding Sources	45 minutes
Wrap Up	10 minutes

Welcome & Introductions

Reviewed subgroup mission statements and agreed with them with two additions for the Financial Subgroup: inclusion of land acquisition as a possible item to seek funding for (in addition to capital development costs of a facility), and second, exploration of a fee structure for a shooting range in addition to other financial considerations. The mission statement for this subgroup has now been revised accordingly.

Financial Considerations

Financial Considerations:

- **Fee Structure for users**
 - Who administers
- **Management**
- **Who owns/operates the property (partnerships)**
 - Property owners, operators and managers can be different
- **Bonding**
- **Insurance**
- **Long term costs**
 - Lead abatement
 - Construction
 - Maintenance (shooting stands/berm/up keep)
- **Is it profitable?**
- **At least sustainable?**
- **How much money are we talking about?**
- **What is the scope of the project?**
- **What aspects of the project will potential funders pay for?**
e.g. acquisition/construction

Group good to discuss fee structure/pay structure and who administers the fee program.

Mike Poindexter mentioned that the Cherry Creek Family Shooting Center is privately held land and is run by public entity. Reid Dewalt mentioned Park County as another arrangement (see below).

Financial considerations were discussed, including insurance costs and how bonding could be an option for covering these costs. See below for more on this discussion. Other financial considerations include maintenance of target stands, concrete on range, whether it will be a staffed facility or not, and of course, a lead abatement and management plan and all costs associated with this very important component of a shooting range facility.

Other financial consideration: to determine if this is to be profitable or revenue neutral is important; no drain on tax payer is critical in gaining support for effort; no tax burden on public for facility was discussed; could bond specifically for the facility for land acquisition and construction and operations long term.

Potential Funding Sources

Potential Funding:

- **NRA Grants**
- **Pittman-Robertson**
- **Other Grants?**
- **Hunter Education (maintenance oriented)**
- **Small Grants**
- **Bonding – No tax burden to the public**
 - **Special Districts**

Mike Poindexter shared research he had done on grant funding options for a shooting range, including National Rifle Association (NRA) grants (<http://range.nra.org/pittman-robertson-funds.aspx>) and federal Pittman-Roberts funding (<http://www.nssf.org/factsheets/PDF/PittmanRobertsonFacts.pdf>).

Colorado Parks & Wildlife (CPW) funding for Shooting Ranges exists as well. In 2013, \$250,000, statewide, was distributed to recipients. In years past, this pool of funding has been \$500,000 statewide. Roughly 60 grant applications were received across the state, so this is a highly competitive offering that might result in a maximum of \$50,000 for range development (but land acquisition for a facility is not an option with this funding). Funding opportunities for range development could also include CPW Hunter Education dollars (up to \$5,000); fairly easy to get per Reid Dewalt, if open for hunter safety education (capital costs only).

The group asked if Great Outdoors Colorado (GOCO) funding could be used for a shooting range. This is unclear and needs to be researched. Colorado Trust Fund (CTF) dollars, however, can most likely be used, which are also derived from Colorado Lottery proceeds, just as GOCO dollars are. More information on CTF can be found here: <http://www.colorado.gov/cs/Satellite/DOLA-Main/CBON/1251591547558>.

Mike Poindexter commented that it seems there are two main public funding sources: Pittman Robertson (federal funds administered by Colorado Parks & Wildlife) and Conservation Trust Fund (CTF) dollars; the group questioned whether Land Water Conservation Fund dollars could also potentially fund a shooting range (for public recreation purposes). Further research needs to be conducted to answer these questions.

The group questioned whether public bonding is an option for funding the acquisition, construction and management of a public shooting range. We questioned if it's a public land with a private manager, is that an option?; Jefferson County has bonded for public parks and open space facilities, so the group feels that this could be an option to explore further if necessary; would require a vote of the people of Jeffco and for folks to tax themselves.

Red Dewalt shared information with the group on the Park County shooting range recently constructed after a 20 year search for an appropriate location. It's in the Como area of Park County and just opened in September 2013 on 200 acres of land purchased by Park County. It has a recreational access easement for shooting purchased on it, held by CPW; Park County Road and Bridge did dirt work as match and County inmates did grooming/maintenance; there is a 5-stage development plan for expansion of the facility; it include a 100 yard rifle offering and 50 yard pistol range. These are already there; it was a partnership was CPW and Park County once land was identified for shooting range; the land was the Old King Coal mine site, privately held (distressed property); landowner was conservation-minded and willing to work with CPW and Park County. The County paid \$200,000 and CPW paid \$100,000 for the recreational access easement over the entire 200 acre site for shooting range purposes; CPW didn't want to own the land outright. Reid commented that ranges can be very profitable if they're done right.

Acquisition + design + build arrangement could be brokered, like a developer using the site as collateral (not just real estate) but also for long term maintenance of a facility; CPW being a part of the bonding effort unclear.

A Special District could be created for this; bonding then for acquisition and construction, but more research needs to be conducted on this.

- **Partnerships**
 - **Road & Bridge**
 - **Inmate Labor**
 - **Law Enforcement**
 - **Corporate Sponsors (Bass Pro, Cabela's branding, etc.)**
 - **Military – Engineering Units/Training Rangers**
- **If for profit, site could be used for collateral**
- **Private donations**
- **Conservation Easement**
- **Conservation Trust Fund**
- **General Fund**
- **Land & Water Conservation Fund**

Partnerships could include corporate sponsors such as Bass Pro and Cabela's; Reid Dewalt mentioned that the Bass Pro Shop in Colorado Springs has just opened a range of their own (indoor); if we had the land and someone wanted to help pay for it, this is an option.

Neighboring counties could also be partners in this effort in terms of contribute funding; Gilpin and Clear Creek Counties could potentially partner for a public range in Jefferson County.

Military another potential partner...for funding and construction; local reserve and guard units need access to local ranges; battalion (construction) at Ft. Carson...Pine Buttes Range was just designed by military engineers too. Army Reserve Engineer Unit...a minimum number of training hours are needed for them to keep current on their requirements, these folks can contribute labor (as was done in Pawnee National Grasslands); this was funded by the Shooting Range Grant Program through CPW; Could look at recruitment of labor to engineer the range and construct it as well. All reserve and guard units have to qualify for marksmanship/weapons training, if they can find close ranges it

helps with cost savings on transportation for them to get to other ranges further away. There is no ideal local offering for military (Buckley, etc.) small arms; no military training at Rooney Road facility.

Private donation an option for funding potential; Conservation easement (CE) for land as an option for a shooting facility?; It could be a component; The Internal Revenue Service (IRS) is very strict on how a donated conservation easement can qualify for tax credits. Joy Lucisano shared with the group that she recently learned through a local conference that private shooting is taking place on large private properties with CEs are not in violation of their easement terms; lead abatement happens on these sites and wildlife is supposedly not being disturbed, so CE terms are still being honored; Depends if the use has a negative impact on your conservation values for that land. The use of a CE for a shooting range is possible and would need to be explored with a willing landowner.

The group wondered how much funding (maximum) are we talking here? Unclear; Is this effort going to recommend a huge regional center or is it a backyard type thing?; Nancy York commented that based on the Site Exploration Subgroup discussions and the plenary Working Group discussions on 3/12/14, this effort will most likely result in a recommendation for a manageable facility of moderate scale that can accommodate the 80% range of shooters. That's to say, if a site is found to be feasible (yet to be determined), this facility will not be all things to all people but rather cater to the most common features found at other sites (rifle and pistol, potentially trap/skeet, but the latter requires more land than rifle and pistol).

Look at Existing Range Costs:

- **Pawnee Grasslands – Baker Draw**
- **Park County – South Park Shooting Range**
- **Cheyenne Mountain – Colorado Springs**
- **Cherry Creek State Park**
- **Rooney (multiple partnerships)**

Look at recently developed and may be comparable to Jeffco proposal. Are these comparable?

Dave Davenport mentioned the Pawnee National Grasslands facility and that the cost for construction of that facility was \$160,000 just in dirt work for less than 12 lanes; lead abatement is to scrape and put dirt back, no traps or remediation, so this is not a great model to follow; this is within a 2 hour drive of Jeffco; a smaller facility closer in is what makes sense to this group.

The group discussed how a range of land costs (if land acquisition is necessary with this effort) could be developed with some sort of maximum based on land values, etc.

Costs that need to be worked out:

Acquisition

Capital Development

Operation (not our wheel house)

What about showing what other facilities cost? And what their structure is?

Pawnee National Grasslands (USFS): Baker Draw Shooting Range Park County/CPW: South Park Shooting Range in Como Cheyenne Mountain Shooting Range CO Springs(US Army cooperative with CPW); large range, though Cherry Creek State Park (US Army Corps); Aurora

Not too concerned with shotgun offering; plenty of offerings in metro area; future expansion important though; partnerships with other user groups...like biking and shooting, etc. is an interesting possibility worth exploring (e.g., mountain biking community); what about law enforcement involvement in this? The group discussed this as a possibility as well, based on a potential site.

Repurposing the Rooney Valley shooting range as a public site and consider constructing a new law enforcement site?; group unclear if there's merit to this option.

The group decided it's important to develop a list of alternatives and

Could be looking at Rooney in addition to 4 ranges; Red Rocks Community College, Lakewood, CPW and Jeffco Sheriff use it; potentially other?; Partnerships for educational institute could be an option and could help to garner additional funding?; This group feels the Site Exploration Subgroup could look at expansion of the Rooney Valley Law Enforcement facility. The National Rifle Association (NRA) has a Design Manual we can utilize.

Action Plans:

- **Pick a handful of recently built facilities and compare relative costs of acquisition, development and operations**
- **Get costs for building a range**
 - **NRA has this available**
 - **NRA will create and account for potential ranges**
 - **Less acquisition and dirt work**
- **Partnerships with other user groups**
 - **Law Enforcement Ranges have different requirements and shooting directions**
- **“Range Swap” Build a range for other purposes/groups and swap for an existing one, e.g. Rooney Range – multiple partnerships**
- **As sites are proposed, costs can be assessed for land acquisition.**

What Do We Report Back to the Larger Group?

- **The “Action Plan”**

Other Information

- **Possible Field Trips Down the Road**