



75 South Frontage Road West
Vail, Colorado 81657
vailgov.com

Town Manager's Office
970.479.2106
970.479.2157 fax

September 21, 2022

Via e-mail, wrock@vailresorts.com and USPS mail

Bill Rock
The Vail Corporation
390 Interlocken Crescent
Broomfield, CO 80021

Re: Offer to Acquire Booth Heights Property
Lot 1 and Tract A of the East Vail Workforce Housing Subdivision
Town of Vail, Eagle County, Colorado

Dear Bill,

The Town of Vail (Town) seeks to acquire from The Vail Corporation (TVC) clear title to the fee interest in certain real property for open space purposes. The legal description of the real property the Town seeks to acquire is attached hereto as Exhibit 1 and includes both Lot 1 and Tract A of the East Vail Workforce Housing Subdivision (the "Booth Heights Land"). The Town believes that TVC is the owner of the Booth Heights Land.

Pursuant to Resolution 22-2022, the Town Council has found and determined that the acquisition of unencumbered fee title to the Booth Heights Land for open space is necessary and serves a public use and purpose. Please reference the Notice of Intent to Acquire Real Property by Eminent Domain and Authorization to Obtain Appraisal letter dated May 13, 2022 regarding this acquisition.

The Town is hereby offering **twelve million dollars (\$12,000,000.00)** for the acquisition of fee title to the Booth Heights Land described herein, free and clear of encumbrances. This offer shall remain open until **12:00 p.m. MST, October 3, 2022**. Enclosed with this Offer Letter is a blank W-9 form which the Town requests that TVC complete and return if this offer is accepted by TVC.

The Town would prefer to acquire the Booth Heights Land from TVC through a voluntary transfer. However, if the parties cannot agree on a purchase price, the Town is authorized to acquire the Booth Heights Land through eminent domain and is prepared to do so.

Thank you for your attention to this matter. I am available to discuss this offer with you and may be reached at (970) 479-2105 or Szemler@vail.com.

Sincerely,


Stan Zemler
Town Manager

Attachments:
Exhibit 1 - Legal Description of Booth Heights Land
W-9 Form

cc: Matt Mire (via email)

EXHIBIT 1

Legal Description of Real Property to be Condemned as Open Space:

East Vail Workforce Housing Subdivision; Lot 1 East Vail Workforce Housing Subdivision, Tract A (see attached arial map)

Physical address: 3700 North Frontage Road East, Vail, Colorado 81657