

2027 Critical Needs El Paso County Attorney

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Department's Strategic Plan Goals

- The El Paso County Attorney's Office will be presenting one Critical Needs Request for 2027.
- This Request Supports County Strategic Plan Objectives 1 and 2:
 - **#1 Infrastructure**: Sustainably manage and improve public-owned infrastructure and assets.
 - **#2 Service Quality**: Provide for centralized real estate services for both internal and external needs.
- Requests support the County Strategic Asset Management Plan and Goals:
 - Enhancing Fiscal Management of County assets
 - Data Driven Decision Making
 - Improving Service Delivery to internal and external users

El Paso County Strategic Plan Objectives



Infrastructure



Service Quality

Critical Need

Real Estate Services (1FTE)

\$228,823

Why This Is Critical

Current condition or service gap: The County currently does not have a centralized function responsible for managing real estate activities.

Risk if unfunded: Property-related decisions will remain decentralized and reactive, increasing the risk of project delays, legal and fiscal issues, inconsistent practices, unclear record keeping and asset ownership, and higher long-term costs.

Community, safety, operational, or regulatory impact: Improves coordination of property, easement, lease, and right-of-way needs to support service delivery while reducing delays, site control issues, inconsistent practices, and legal or regulatory exposure.

County strategic objective connection: Treats County real property as a strategic asset class by improving inventory control, ownership clarity, lifecycle planning, utilization, acquisition, disposal, and long-term stewardship.

Success Measure: Centralize real estate services and improve countywide tracking, coordination, and management of property related needs.

Category	Detail
Amount Requested	\$228,823
One-time or ongoing	Ongoing
Implementation Timeline	As Soon As Practicable
Staffing Impact	1 FTE
Matching Funds/Leverage	None

BoCC-approved property acquisition transactions

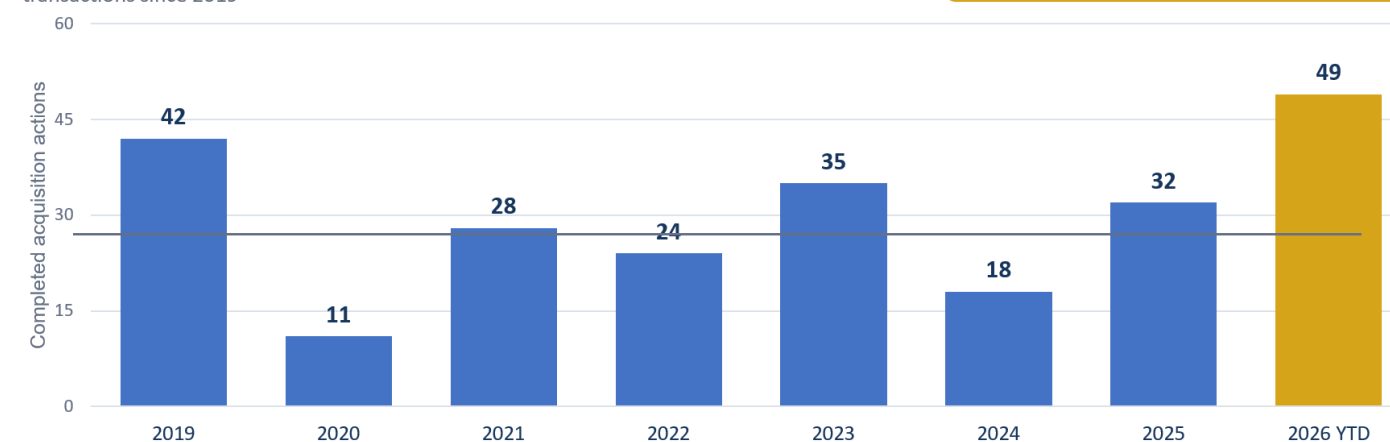
2019–September 8, 2026

239

transactions since 2019

Period average: 30

Highest annual total in the period
Already 53% above full-year 2025



Justification

Request Detail: Real Estate Services (1FTE)

Why County Attorney's Office?

- All real estate transactions naturally flow through OCA for legal review. This includes all Administrative Departments and other Elected Offices.
- Extensive research in 2026 between OCA/DPW. Similar jurisdiction utilizes attorney's office.

Examples

- Acquiring or disposing real property:
 - Acquiring: Citizens' Service Center, PPROEM Building (Mark Dabling), Public Health Condo Hwy 85/87, EPSO Falcon Substation, Santa Fe Open Space, Jones Park.
 - Disposing or Selling: Caretakers' Houses in Parks, 105 N. Spruce (Holiday Inn), DHS Houses, Juror's Lot, 301 S. Union Blvd. (Old Public Health Building), Public Health Condo (pending).
- Leases:
 - Multiple leasehold interests across various County Departments and Elected Offices.
- PPRTA/DPW Acquisitions or Dispositions:
 - Right-of-way, infrastructure, title research etc. Will work closely with DPW to determine what services and when they can be augmented or taken on completely.

Centralization

- Given the breadth and complexity of these transactions, a centralized area to assist and track these matters would greatly benefit internal users.
- This would also allow for a streamlined point-of-contact for outside users to inquire and work with someone at the County for real estate related transactions.

Base Budget & Critical Needs

Description	2027 Base Budget	2027 Critical Needs	2027 PBB
County Attorney	2,017,554	228,823	2,246,377

Funding Requests for 2027:

Real Estate Services FTE \$228,823 ongoing



Questions?