

1 **CITY OF SANTA FE, NEW MEXICO**

2 **RESOLUTION NO. 2017-26**

3 **INTRODUCED BY:**

4
5 Councilor Joseph M. Maestas

6 Councilor Renee Villarreal

7 Councilor Peter Ives

8 Councilor Ron Trujillo

9 Councilor Signe Lindell

10 **A RESOLUTION**

11 **EXPRESSING THE CITY OF SANTA FE'S DESIRES FOR REDEVELOPMENT OF**
12 **THE GARRETT'S DESERT INN PROPERTY AND OFFERING TO COOPERATE**
13 **WITH THE NEW MEXICO COMMISSIONER OF PUBLIC LANDS IN HIS OFFICE'S**
14 **REVIEW AND RANKING OF SOLICITED LAND USE/REDEVELOPMENT**
15 **PROPOSALS.**

16
17 **WHEREAS**, in 2016, the New Mexico State Land Office (the "NMSLO") obtained a
18 parcel of land known as the Garrett's Desert Inn property (the "Property") located at 311 Old
19 Santa Fe Trail through a trade with Cochiti Pueblo; and

20 **WHEREAS**, the NMSLO has issued an "*Information Package*" regarding the Property
21 wherein the New Mexico Commissioner of Public Lands (the "Commissioner") has stated his
22 intentions to offer a long-term business lease for the Property; and

23 **WHEREAS**, the Bid Information Sheet included with the *Information Package* describes
24 the processes by which interested developers/operators may submit bids for use of the Property
25 and explains how the Commissioner will select the winning bidder through a two-stage process

1 culminating in the review and scoring of bid submissions between June 5 and June 26, 2017 and
2 the announcement of a winning bidder on June 26, 2017; and

3 **WHEREAS**, the first stage of the process is the submission of “Statements of Interest”
4 from parties interested in leasing the Property and stage two of the process is the submittal of a
5 “Bid Package” by interested bidders; and

6 **WHEREAS**, according to the *Information Package*, a Statement of Interest is not a
7 requirement in order to submit a subsequent Bid Package, therefore additional proposals for use
8 of the Property may be forthcoming; and

9 **WHEREAS**, the Commissioner has established a ranking system for determination of the
10 “Highest and Best” bidder that includes up to 30 of a total of 100 points for the bidder’s proposed
11 “Land Use/Development Plan” and that the Commissioner in awarding points in this area “*may*
12 *include an assessment of how the proposed use of the property aligns with community needs and*
13 *desires for redevelopment*” and further that “[*s*]ubstantial deviation from local zoning
14 ordinances, building codes, and design criteria may, but will not necessarily, cause the Plans to
15 be evaluated less favorably” and

16 **WHEREAS**, the *Information Package* further states that the winning bidder will be
17 required to enter into a lease that will “*require that the Lessee obtain any local government*
18 *approvals needed*” for constructing improvements on the Property; and

19 **WHEREAS**, the Governing Body has adopted a General Plan, Zoning Map, Future Land
20 Use Map, and Land Development Code for the City of Santa Fe that together provide direction as
21 to the “community’s needs and desires for redevelopment” and that contain “zoning ordinances,
22 building codes and design criteria”.

23 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
24 **CITY OF SANTA FE** that Governing Body in the spirit of cooperation and in anticipation of the
25 positive aspects of a well-designed redevelopment of the Property that will inure to the benefit of

1 both the City of Santa Fe and the NMSLO, desires to assist the NMSLO and the Commissioner
2 with the upcoming review and ranking of Bid Packages by informing the Commissioner of the
3 Santa Fe community's needs and desires as they relate and apply to the future use and
4 redevelopment of the Property.

5 **BE IT FURTHER RESOLVED** that the Governing Body hereby informs the
6 Commissioner that the following are the Santa Fe community's needs and desires for use of the
7 Property:

8 Generally, that the Property be redeveloped:

- 9 1) with uses that comply with the Property's underlying zoning classification; and
- 10 2) in compliance with the city's land development code, including its laws related to
11 historic districts, affordable housing, and development water budgets.

12 Specifically, that the Property be redeveloped:

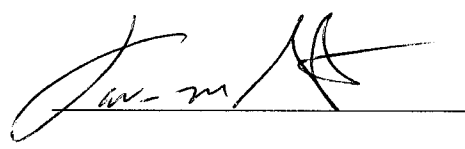
- 13 1) with a mix of commercial and residential uses; and
- 14 2) to include residential rental units of various sizes; and
- 15 3) to feature pedestrian amenities along the Santa Fe river.

16 **BE IT FURTHER RESOLVED** that to further the spirit of cooperation between the
17 NMSLO and the City of Santa Fe, the Governing Body hereby: (i) offers to provide an official
18 city representative to serve on the advisory panel that the Commissioner has established for the
19 purpose of assisting the panel in reviewing and ranking of solicited land use/redevelopment
20 proposals, and (ii) directs the City Manager to select an appropriate city staff member for this
21 purpose.

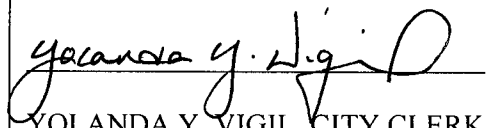
22 **BE IT FURTHER RESOLVED** that the City Clerk is directed to forward a copy of this
23 resolution to the Commissioner of Public Lands.

24 PASSED, APPROVED AND ADOPTED this 29th day of March, 2017.
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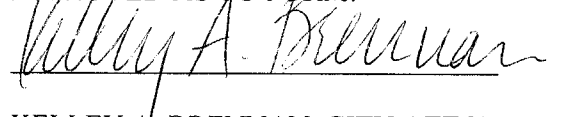
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JAVIER M. GONZALES, MAYOR

ATTEST:


YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:


KELLEY A. BRENNAN, CITY ATTORNEY