

CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2022-64

INTRODUCED BY:

Mayor Alan Webber

A RESOLUTION

DOCUMENTING THE CITY’S SUPPORT FOR AN EXCHANGE OF TWO TRACTS OF CITY-OWNED REAL PROPERTY FOR SIX TRACTS OF STATE-OWNED REAL PROPERTY LOCATED WITHIN THE CITY AND AUTHORIZING A LOT SPLIT OF THE CITY’S CAMINO ENTRADA PROPERTY PRIOR TO THE EXCHANGE.

WHEREAS, the City of Santa Fe (“City”) owns two tracts of real property, (collectively “City Properties”), that the Facilities Management Division of the State of New Mexico’s General Services Department (“State”) leases; and

WHEREAS, in 1968, the State leased vacant land from the City comprised of approximately 34.976 acres at 4491 Cerrillos Road; and

WHEREAS, the State constructed the headquarters of New Mexico State Police and its Law Enforcement Academy on the vacant land; and

WHEREAS, the State leases a portion of another City Property, which is comprised of approximately 12.033 acres and located at 2680 Camino Entrada, for an impound lot; and

WHEREAS, the City Properties are depicted on the attached **Exhibits A** and **B1**; and

1 **WHEREAS**, the City-owned property located at 2680 Camino Entrada includes 12.033
2 acres and the City staff has identified that the northern portion of the tract includes 1.5 acres of
3 residentially zoned property; and

4 **WHEREAS**, a lot split to retain the 1.5 acres would leave 10.533 acres available for an
5 exchange with the State; and

6 **WHEREAS**, the State owns six tracts of real property (“State Properties”) that are
7 desirable to the City; and

8 **WHEREAS**, Tract A, Tract B, and Tract 3 of the State Properties are located off Siringo
9 Road; Tract O-1 and Tract D are located off of Saint Michaels Drive; and the sixth tract is located
10 at 1205 and 1209 Camino Carlos Rey; and

11 **WHEREAS**, the State Properties are depicted on the attached **Exhibits C, D, and E**; and

12 **WHEREAS**, the City would like to exchange and transfer the City Properties for the
13 State Properties and to receive cash from the State to balance the value of the exchange; and

14 **WHEREAS**, pursuant to NMSA 1978, Section 13-6-3, requires the State Legislature to
15 ratify and approve transfer of State land; and

16 **WHEREAS**, the State requested that the City submit a resolution of support for the
17 exchange to the State Legislature no later than the first week of January 2023; and

18 **WHEREAS**, the City and State are currently obtaining new appraisals for the City
19 Properties and State Properties by an MAI-certified real estate appraiser, licensed in the state of
20 New Mexico; and

21 **WHEREAS**, the City expects to receive the new appraisal reports in November 2022;
22 and

23 **WHEREAS**, the City and State have 2021 appraisals from a qualified and MAI-certified
24 real estate appraiser, licensed in the state of New Mexico, for the City Properties and all but one
25 of the State Properties; and

1 **WHEREAS**, these existing appraised values are included in this Resolution to facilitate
2 the City's timely submission of the Resolution to the State Legislature; and

3 **WHEREAS**, the 2021 appraised values of the City Properties are as follows:

- 4 1. 4491 Cerrillos Road, \$7,940,000; and
5 2. 2680 Camino Entrada, adjusted for the retained 1.5 acres, \$2,205,000; and

6 **WHEREAS**, the total 2021 appraised value of the City Properties is \$10,145,000; and

7 **WHEREAS**, the 2021 appraised value of five of the six State Properties follows:

- 8 1. Tract A located on Siringo Road,\$812,521;
9 2. Tract B located on Siringo Road, \$840,000;
10 3. Tract D located on Saint Michaels Drive, \$770,184;
11 4. Tract 3 located on Siringo Road, \$220,696; and
12 5. Tract O-1 located on Saint Michaels Drive, \$2,070,000; and

13 **WHEREAS**, the value of the sixth property is estimated as \$434,800 by using the square
14 foot values in the other 2021 appraisals; and

15 **WHEREAS**, the cumulative 2021 appraised value of the five State Properties and
16 estimated value of the property that is not yet appraised, is \$5,148,201; and

17 **WHEREAS**, based on the foregoing appraisals and estimates, the City Properties are
18 worth \$4,997,663.00 more than the State's properties; and

19 **WHEREAS**, the City would like to receive the difference in values of the properties
20 upon their transfer from the State; and

21 **WHEREAS**, pursuant to NMSA 1978, Section 3-54-2, a municipality may sell real
22 property at a private or public sale, or it may exchange or donate real property to the State, if such
23 sale and/or exchange is in the best interests of the public and is approved by the Local
24 Government Division of the Department of Finance and Administration; and

25 **WHEREAS**, the City acquiring the State Properties is in the best interest of the public

1 because it will assist the City to comprehensively plan and develop the former campus of the
2 College of Santa Fe and the Santa Fe University of Art and Design, now referred to as the City's
3 Midtown Property ("Midtown"); and

4 **WHEREAS**, funds obtained in balancing the transaction could assist the City in
5 Midtown redevelopment.

6 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
7 **CITY OF SANTA FE**, that the Governing Body supports the exchange of the City Properties for
8 the State Properties and the State paying the difference in value of the properties to the City.

9 **BE IT FURTHER RESOLVED** that the Governing Body supports an exchange in
10 which both the City and State retain appropriate rights of way and easements; and in which the
11 transfer is subject to reservations, restrictions, or easements of record.

12 **BE IT FURTHER RESOLVED** that the Governing Body directs the City Manager to
13 complete a lot split for 2680 Camino Entrada to allow the City to retain the residentially zoned
14 portion.

15 **BE IT FURTHER RESOLVED** that this Resolution is intended to serve as written
16 documentation pursuant to NMSA 1978, Section 3-54-2, that the exchange described herein is in
17 the best interest of the public.

18 **BE IT FURTHER RESOLVED** that the city clerk shall transmit copies of this
19 resolution to the Secretary of State and the Santa Fe Legislative Delegation.

20 PASSED, APPROVED, and ADOPTED this 9th day of November, 2022.

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24 ALAN WEBBER, MAYOR
25

1 ATTEST:

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4 KRISTINE MIHELIC, CITY CLERK

5 APPROVED AS TO FORM:

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8 ERIN K. McSHERRY, CITY ATTORNEY

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25 *Legislation/2022/Resolutions/2022-64 City State Land Swap*

EXHIBIT A

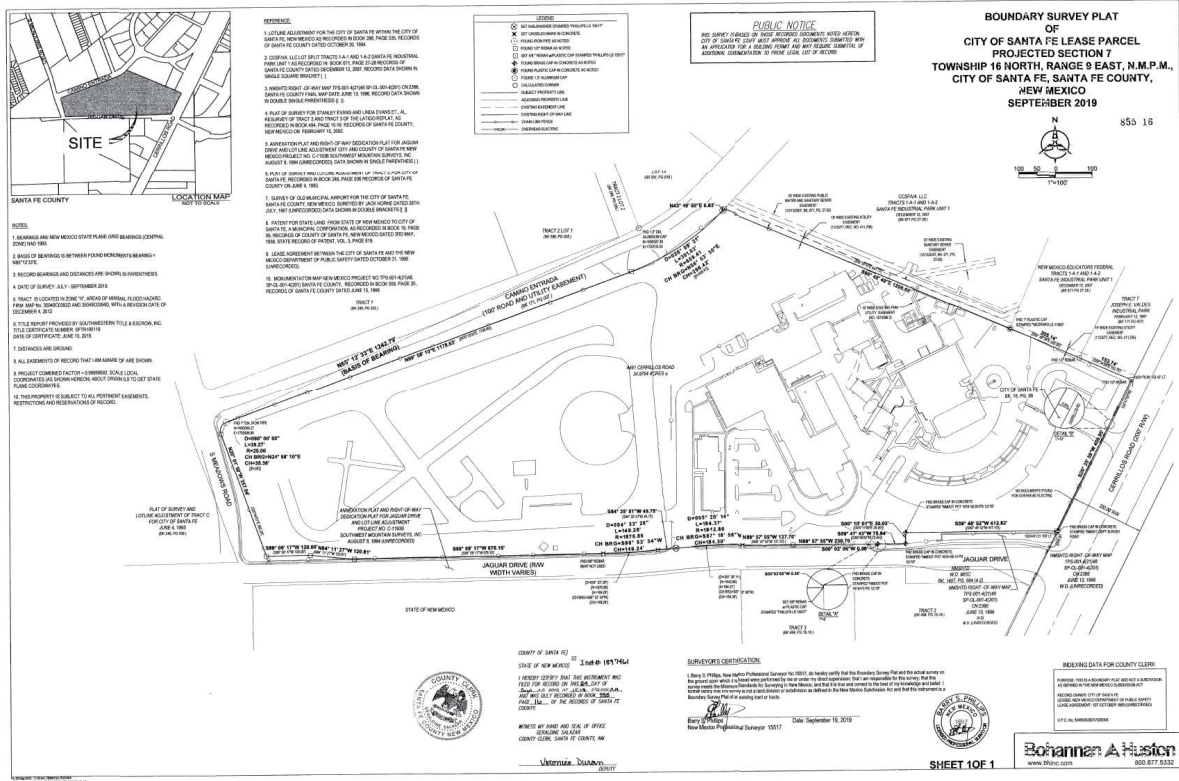
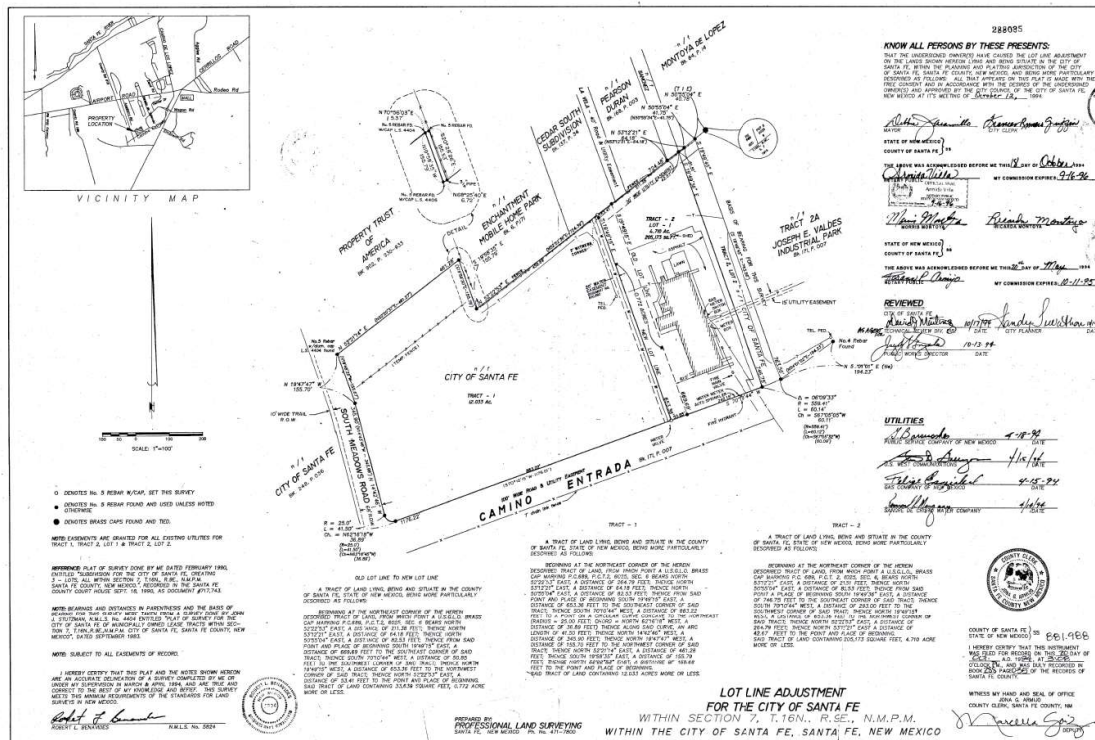


EXHIBIT B1



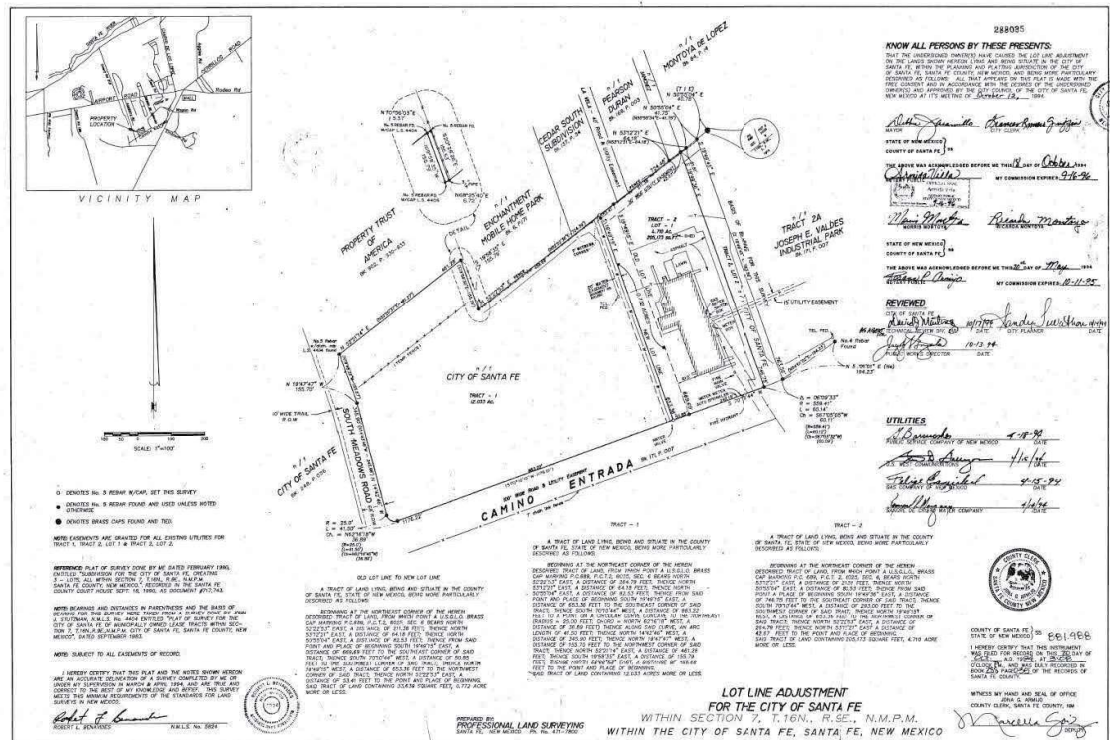
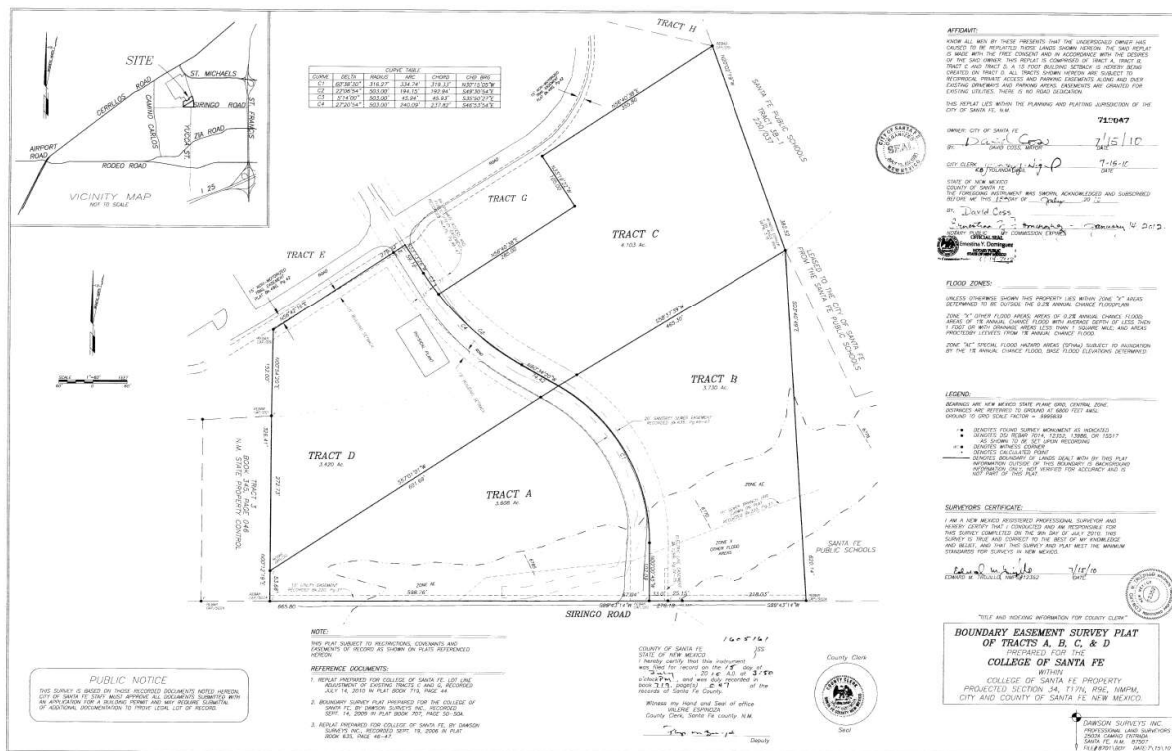


EXHIBIT B2



EXHIBIT C



An aerial photograph of a residential neighborhood. A large, irregularly shaped lot in the center-left is outlined in red. This lot is mostly undeveloped, showing reddish-brown soil and some sparse vegetation. Surrounding this lot are various residential properties, including houses with different roof colors (white, grey, brown) and some commercial buildings. Yellow lines are overlaid on the image, likely representing property boundaries or planning zones. The overall scene is a typical suburban or semi-rural landscape.

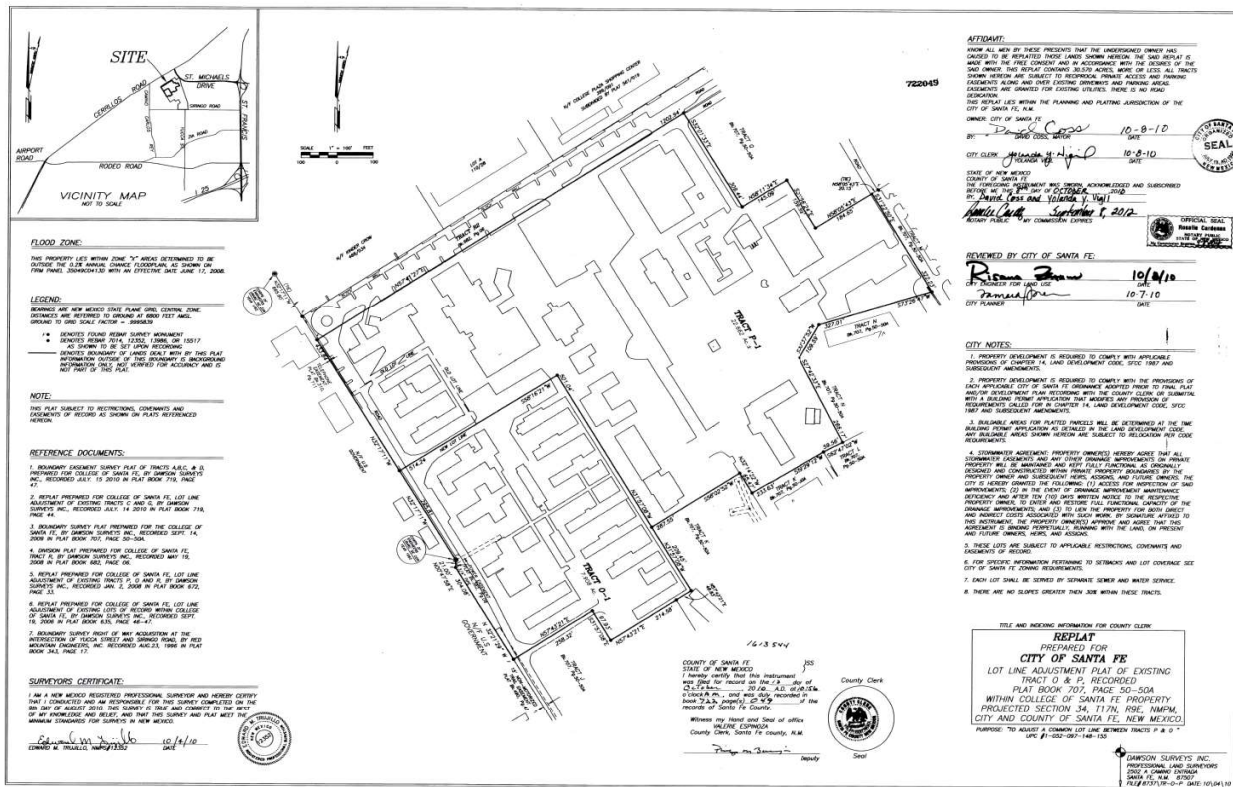


EXHIBIT E

