



City of Santa Fe New Mexico

Memorandum



Date: November 14, 2023

To: John Blair, City Manager

Via: Regina Wheeler
Regina Wheeler (Nov 19, 2023 07:58 MST)
Regina Wheeler, Public Works Director

From: Sean Moody, Project Administrator
Romella Glorioso-Moss, Capital Projects Manager, Complete Streets Division

RE: Approval of Purchase Contract – Harrison Road Parcel 3-2

ACTION:

Request for Approval of a Purchase Contract in the amount of \$17,700.00 for Right of Way Acquisition for Harrison Road Reconstruction Project. No. ST18330IC- LAND.

BACKGROUND AND SUMMARY:

The attached Purchase Contract expresses the terms and conditions of an Offer Letter to Paul Sanchez aka Pablo Sanchez (Property Owner) signed by City Manager and countersigned by seller, dated September 18, 2023. The fully executed Purchase Contract will release the title company to prepare a warranty deed for the transfer of ownership of Parcel 3-2 to the City upon payment of the purchase amount. This acquisition will be the second of three needed to complete the project. The final acquisition has not yet been agreed to by the landowner.

PROCUREMENT METHOD:

This ROW offer to purchase is per Section 42A-1-3 through 42A-1-4 of the New Mexico Procurement Code, NMSA 1978 and followed the NMDOT's Right of Way Bureau Acquisition Process.

CONTRACT NUMBER:

Munis Contract # 3204281

FUNDING:

Fund Name / Number: CIP Streets - 330

Munis Org Name / Number: StrtsRdwys - 3309980

Munis Object Name / Number: WIP Land - 572940

Project ID / String: ST18330IC / ST18330IC-LAND

ATTACHMENTS:

Purchase Contract
Signed Offer Letter
Summary of Contracts
Procurement Checklist

PURCHASE CONTRACT

Project: Harrison Road, City of Santa Fe

PCN # C5193409

Parcel: 3-2

THIS AGREEMENT made and entered into this _____ day of _____, 2023
between Paul Sanchez, (aka Pablo Sanchez), a married man dealing as his sole and separate property
whose address is **1142 Harrison Road, Santa Fe, New Mexico 87507**

Party of the First Part, and the City of Santa Fe, a political subdivision of the State of New Mexico,
hereinafter referred to as the City. For the purposes of this contract, Party shall be deemed to be either
singular or plural as the context requires.

WITNESSETH: For good and valuable consideration, receipt of which is hereby acknowledged, the Party
of the First Part hereby delivers to the City, one (1) Warranty Deed for **3-2** for the public improvement
known as Harrison Road Project situated in Santa Fe County, State of New Mexico, and subject to the
following terms and conditions:

CONDITIONS:

1. Taxes and Special Assessments, if any, delinquent from former years, and Taxes and Special Assessments for the current year, if due and/or payable, shall be paid by the Party of the First Part.
2. THIS CONTRACT embodies the whole Agreement between the parties hereto, and there are no promises, terms, conditions or obligations referring to the subject matter hereof, other than as contained herein.
3. The Party of the First Part hereby agrees that the compensation herein provided to be paid includes full compensation for their interests, and the interests of their life tenants, remaindermen, reversioners, lienors and lessees, and any and all other legal and equitable interests which are or may be outstanding, and said Party of the First Part agrees to discharge the same.
4. THIS CONTRACT shall be binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representatives, successors and assigns of the parties, only when the same shall have been approved by the City Manager or his/her authorized representative.
5. The terms of this Agreement are understood and assented to by us and payment is to be made in accordance with the above. It is further understood and agreed that, except as noted or specified above, IMMEDIATE POSSESSION of said premises, and the right to enter thereon, is HEREBY GRANTED to the City, its duly authorized Agents and Contractors, upon receipt of payment by First Party.
6. The terms and conditions of this contract have been fully explained and are understood by the undersigned, and payment is to be made in accordance with the above conditions.
7. The consideration as set forth in the contract shall constitute full payment for the premises and all damages, of whatever nature, arising out of or by reason of the use of said premises for roadway purposes.
8. Terms and conditions contained on the reverse side of this contract are part of this contract as fully as if written on this side.

9. Party of the first part will hold the City harmless for any and all claims, demands or causes of action arising out of or as a result of the transactions as described herein.

THE CITY agrees to purchase the above-described real estate, or interest therein, and to pay upon delivery of one (1) good and sufficient Warranty Deed therefore, as follows:

Parcel	Acquisition Size (Acres)	Acquisition Size (Square Feet)	Unit Value (Square Feet)	% Fee	Land	Improvements	Net Damages	Total
3-2	0.0292	1,272	\$13.50	100%	\$17,200	\$500	\$0	\$17,700

Total Compensation \$17,700

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date of the signature by the required approval authorities below.

CITY OF SANTA FE

John Blair
John Blair (Jan 16, 2024 14:26 MST)
 JOHN BLAIR, CITY MANAGER

DATE: Jan 16, 2024

ATTEST:

Geralyn Cardenas
Geralyn Cardenas (Jan 16, 2024 14:27 MST)
 CITY CLERK

XIV

DATE: Jan 16, 2024

CITY ATTORNEY'S OFFICE:

Marcos Martinez
Marcos Martinez (Aug 21, 2023 10:00 MDT)
 MARCOS MARTINEZ, SENIOR ASSISTANT CITY ATTORNEY

DATE: _____

APPROVED FOR FINANCES:

Emily K. Oster
Emily K. Oster (Jan 12, 2024 16:08 MST)
 EMILY OSTER, FINANCE DIRECTOR

DATE: Jan 12, 2024

 Org. Name/Org#.

Party of the First Part: **Paul Sanchez, (aka Pablo Sanchez)**

By: Paul Sanchez
Paul Sanchez, (aka Pablo Sanchez)

Date: 11-2-23

Title: Property Owner



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:

Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Jamie Cassutt-Sanchez, District 4
JoAnne Vigil Coppler, District 4

**Harrison Road, City of Santa Fe
New Mexico Project Number C5193409
City of Santa Fe CIP Project #881**

September 18, 2023

OFFER LETTER

Paul Sanchez, (aka Pablo Sanchez), a married man dealing as his sole and separate property
1142 Harrison Road
Santa Fe, New Mexico 87507

RE: OFFER TO PURCHASE RIGHT-OF-WAY for Parcel 3-2

Dear Property Owner(s):

The City of Santa Fe ("City") is in the process of acquiring Right-of-Way ("ROW") required for sidewalk and road improvements for the Harrison Road Project ("Project"). The City has retained Tierra Right of Way Services, Ltd. ("Tierra") to acquire the necessary ROW.

The Project will involve the construction of a 5-foot sidewalk on the west side of Harrison Road from Cerrillos Road to Agua Fria Street. This sidewalk will fill in the gaps between existing sidewalks and broken sections of the sidewalk will be replaced. The fence will be moved two feet at Pete's Place to make room for a 4-foot sidewalk in this area. These improvements will make the sidewalks compliant with the Americans with Disabilities Act (ADA). Additionally, supplemental street lighting has been proposed on several PNM power poles on the west side of the street and two freestanding lights have been proposed on the east side of the street near the raised crosswalk. The project is funded by state funds administered by the New Mexico Department of Transportation (NMDOT).

The construction plans indicate that the City needs to acquire a ROW on your property as part of this Project.

The City's offer to purchase ROW on the Property from all parties who may have an interest in the Property is in the total sum of \$17,700.

Summary of Fair Market Value and Offer

The above compensation is allocated as follows:

Parcel	Acquisition Size (Acres)	Acquisition Size (Square Feet)	Unit Value (Square Feet)	% Fee	Land	Improvements	Net Damages	Total
3-2	0.0292	1,272	\$13.50	100%	\$17,200	\$500	\$0	\$17,700

Total Compensation **\$17,700**
(Rounded per NMDOT guidelines)

Improvements consist of

Site Improvement Contribution

Item	Unit Value	Units	Value
Tree	\$250	1	\$250
Boulders	\$10	15	\$150
Wood Post	\$20	1	\$20
Total			\$420
Plus: Owner Incentive	15%		\$63
Total Site Improvement Contribution			\$483
Rounded			\$500

Your signature hereon **DOES NOT CONSTITUTE AN ACCEPTANCE OF THE OFFER** but is only to verify that an offer has been made to you. Your signature hereon does not prejudice your right to have the final amount determined through condemnation proceedings in the event that you do not accept the offer.

I certify that a copy of this letter and the brochure explaining the land acquisition process, the property owner's rights, privileges, and obligations were presented to me by the undersigned ROW agent.

Should you have any questions or need further information, please feel free to contact the City's acquisition agent Tierra Right of Way Services at 505-820-6656. Your cooperation in our efforts to improve Harrison Road for our community is greatly appreciated.



Paul Sanchez, (aka Pablo ~~Sanchez~~)

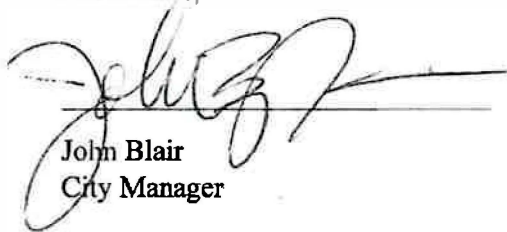
9-18-23

[Date]



Mary-Ann McBride-Andrews, Tierra Right of Way Services, Ltd., Right of Way Agent

Sincerely,



John Blair
City Manager



City of Santa Fe

Summary of Contract, Agreement, Amendment & Lease

All applicable fields to be completed by department (complete 1.b only if you are processing an amendment):

1.a Munis Contract: 3204281 Procurement # (RFP/ITB# If any):

Contractor: Paul Sanchez (aka Pablo Sanchez)

Procurement Method: Small Purchase ☐ RFP ☐ ITB ☐ Sole Source ☐ GSA ☐ Cooperative ☐ Exempt ☐

Description/Title: Right of Way Acquisition with Paul Sanchez Parcel 3-2 for Harrison Rd Intersection Improvements Project in the amount of \$17,700.

Contract: ☒ Agreement: ☐ Lease/Rent: ☐ Amendment: ☐

Term Start Date: TBD Term End Date: 12/31/2023 Total Contract Amount: \$17,700

☐ Approved by Council (If over the City Manager's approval threshold, you must go through GB)

Contract / Lease:

1.b Amendment #: to the Original Contract/Lease #

Increase/(Decrease) Amount \$:

Extend Expiration Date to:

☐ Approved by Council (If the original went through GB, all amendments must go through GB regardless of the amendment reason) Date:

Amendment is for:

2. HISTORY of Contract, Amendments & Lease / Rent - Please Elaborate (option: attach spreadsheet if multiple amendments)

3. Procurement History:

Purchasing Officer Review:

Date:

Comment & Exceptions:

4. Funding Source: CIP Streets

Org / Object: 3309980-572940

Andy Hopkins
Andy Hopkins (Nov 16, 2023 11:13 MST)

Nov 20, 2023

Budget Officer Approval:

Date:

Comment & Exceptions:

5. Grant History (if applicable):

Grants Administrator Approval: Date

Staff Contact who Completed This Form: Amanda Archuleta

Phone #: 505-955-6631

To be recorded by City Clerk:

Email: ajarchuleta@santafenm.gov

Clerk #:

Date of Execution:

ITT Representative (attesting that all information is reviewed)

Title

Date