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A JOINT RESOLUTION

RATIFYING AND APPROVING THE DISPOSAL BY NEGOTIATED SALE OF
REAL PROPERTY IN SANTA FE COUNTY.

WHEREAS, Section 13-6-2 NMSA 1978 provides that a state
agency may sell or otherwise dispose of real property by
negotiated sale or donation to a school district; and

WHEREAS, Section 13-6-3 NMSA 1978 effectively requires
that any such disposition of real property for consideration
of one hundred thousand dollars (\$100,000) or more shall be
subject to the ratification and approval of the state
legislature prior to such disposition becoming effective; and

WHEREAS, the general services department has title to
approximately eleven acres of land that is located north of
Siringo road in Santa Fe, Santa Fe county, New Mexico, and is
more particularly described as Lots A, B and D, as shown on
the plat of survey entitled Boundary Easement Survey Plat of
Tracts A, B, C & D, recorded as Document No. 1605161 in Plat
Book 719, Page 047, records of Santa Fe county, New Mexico
(the "property"); and

WHEREAS, the New Mexico school for the arts, a
residential statewide state-chartered high school created by
the legislature pursuant to the New Mexico School for the
Arts Act and included as a school district pursuant to
Section 22-24-3 NMSA 1978, has need for all or a portion of

1 the property to build a permanent campus for the school; and

2 WHEREAS, the New Mexico school for the arts has worked
3 closely with the general services department to identify this
4 property as the appropriate site for the school's permanent
5 campus; and

6 WHEREAS, the New Mexico school for the arts presented a
7 proposal to the capitol buildings planning commission at its
8 meeting on October 22, 2014 for the transfer of the property
9 to the school; the secretary of general services indicated,
10 under the state's master plan, that no current use for the
11 property was identified; and a number of members of the
12 commission indicated their support for the transfer;

13 NOW, THEREFORE, BE IT RESOLVED BY THE LEGISLATURE OF
14 THE STATE OF NEW MEXICO that the proposed transfer to the
15 New Mexico school for the arts of all or a portion of the
16 real property comprising approximately eleven acres that is
17 located north of Siringo road in Santa Fe, Santa Fe county,
18 New Mexico, and is more particularly described as Lots A, B
19 and D, as shown on the plat of survey entitled Boundary
20 Easement Survey Plat of Tracts A, B, C & D, recorded as
21 Document No. 1605161 in Plat Book 719, Page 047, records of
22 Santa Fe county, New Mexico (the "property") is hereby
23 ratified and approved pursuant to the provisions of
24 Section 13-6-3 NMSA 1978, subject to the conditions of this
25 resolution; and

1 BE IT FURTHER RESOLVED that the property has been
2 appraised by an appraiser that was mutually agreeable to the
3 general services department and the New Mexico school for the
4 arts and was approved by the property tax division of the
5 taxation and revenue department, and the appraisal shall be
6 reviewed and validated by the property tax division; and

7 BE IT FURTHER RESOLVED that the general services
8 department shall transfer the property to the New Mexico
9 school for the arts pursuant to the terms of a written
10 purchase agreement made by and between the general services
11 department and the New Mexico school for the arts that
12 provides that:

13 A. under the terms of the negotiated sale, the
14 price for the property shall be the current appraised value
15 plus whatever closing and other necessary costs are incurred
16 for the transfer;

17 B. the general services department shall grant
18 to the New Mexico school for the arts an appurtenant
19 right-of-way easement required for access and egress and
20 other necessary purposes on, over, through or across state
21 property that is adjacent to Tracts A and D and under the
22 ownership, management or control of the general services
23 department; and

24 C. if the New Mexico school for the arts
25 terminates its charter or is dissolved, and there is no

1 statutorily authorized successor school, the property shall
2 revert to the state under the ownership, management or
3 control of the general services department or its successor
4 agency or the local school board in compliance with the
5 provisions of Subsection N of Section 22-8B-4 NMSA 1978; and

6 BE IT FURTHER RESOLVED that the written purchase
7 agreement for the transfer of the property provided for in
8 this resolution shall be reviewed by the capitol buildings
9 planning commission prior to the final execution of the
10 agreement; and

11 BE IT FURTHER RESOLVED that copies of this resolution be
12 transmitted to the president of the governing council of the
13 New Mexico school for the arts and the secretary of general
14 services. _____

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