

1 SENATE JOINT RESOLUTION 14

2 **56TH LEGISLATURE - STATE OF NEW MEXICO - FIRST SESSION, 2023**

3 INTRODUCED BY

4 Michael Padilla

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10 A JOINT RESOLUTION

11 RATIFYING AND APPROVING THE EXCHANGE OF REAL PROPERTY BY THE  
12 FACILITIES MANAGEMENT DIVISION OF THE GENERAL SERVICES  
13 DEPARTMENT WITH THE CITY OF ALBUQUERQUE AND THE METROPOLITAN  
14 REDEVELOPMENT AGENCY OF TWO STATE-OWNED REAL PROPERTIES LOCATED  
15 WITHIN THE CITY OF ALBUQUERQUE FOR TWO PARCELS OF CITY-OWNED  
16 PROPERTIES LOCATED WITHIN THE CITY OF ALBUQUERQUE.

17  
18 WHEREAS, Section 13-6-2 NMSA 1978 provides that a state  
19 agency may sell or otherwise dispose of real property by  
20 competitive sealed bid, public auction or negotiated sale to a  
21 private person or to other entities; and

22 WHEREAS, Section 13-6-3 NMSA 1978 provides in pertinent  
23 part that any sale, trade or lease of real property belonging  
24 to a state agency for consideration of one hundred thousand  
25 dollars (\$100,000) or more shall be subject to the ratification

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1 and approval by the state legislature prior to the sale, trade  
2 or lease becoming effective; and

3 WHEREAS, the facilities management division of the general  
4 services department owns real property located at 401  
5 Commercial Street, Northeast, Albuquerque, New Mexico ("401  
6 Commercial Street property"), containing seventy-three  
7 hundredths of an acre, more or less, but is not using or  
8 planning a use for it; and

9 WHEREAS, the appraised value of the 401 Commercial Street  
10 property is two hundred seventy thousand dollars (\$270,000);  
11 and

12 WHEREAS, the 401 Commercial Street property is described  
13 as follows:

14 A certain tract or parcel of land lying and being situate  
15 within Block 1, Commercial Addition, City of Albuquerque,  
16 County of Bernalillo, State of New Mexico, and being more  
17 particularly described as follows:

18 BEGINNING at the Northwesterly corner of Tract herein  
19 described, which is the point of intersection of the Easterly  
20 right of way line of the AT&SF RR and the Southerly right of  
21 way line of Marquette Avenue, whence the Albuquerque  
22 triangulation point 9-K14 (Brass Cap) bears S. 46° 11' 50" W.  
23 198.68' distant, said brass cap possessing New Mexico State  
24 Plane Coordinates of X=381,496.594 and Y=1,487,176.469;

25 Thence, from said point of beginning running along said  
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1 Southerly right of way line S. 89° 47' 07" E. 138.01' to a  
2 point, whence the Albuquerque Triangulation point 7-K14 (Brass  
3 Cap) bears S. 86° 13' 25" E. 609.80' distant, said Brass Cap  
4 possessing New Mexico State Plane coordinates (Central Zone) of  
5 X=382,384.418 and Y=1,487,251.703;

6 Thence, from said point leaving said right of way line  
7 running around a curve to the right with Delta=80° 56' 28",  
8 R=12.00', T=11.99', L=18.84' (Cord: S. 35° 48' 53" E. 16.96')  
9 to a point on the westerly right of way line of Commercial  
10 Street;

11 Thence, running along said Westerly right of way line S.  
12 09° 09' 21" W. 211.45' to the point of intersection of the  
13 Westerly right of way line with the Northerly right of way line  
14 of the Grand Avenue Overpass;

15 Thence, running along said Northerly right of way line  
16 around a curve to the right with: Delta=09° 26' 26", R=927.93,  
17 T=76.62', L=152.89' (Chord: N. 69° 51' 08" W. 152.73') to the  
18 point of intersection of said Northerly right of way line with  
19 the aforesaid Easterly right of way line:

20 Thence, running along said Easterly right of way line N.  
21 09° 07' 58" E. 194.47' to the point and place of beginning;  
22 containing 0.726 Acres, more or less; and

23 WHEREAS, the facilities management division of the general  
24 services department owns real property located at 3401 Pan  
25 American Freeway, Northeast, Albuquerque, New Mexico ("3401 Pan  
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1 American Freeway property"), containing twelve acres, more or  
2 less, but is not using or planning a use for it; and

3 WHEREAS, the assessed value of the 3401 Pan American  
4 Freeway property is four million three hundred fifty-five  
5 thousand three hundred ninety-seven dollars fifty-three cents  
6 (\$4,355,397.53); and

7 WHEREAS, the 3401 Pan American Freeway property is  
8 described as follows:

9 A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF  
10 ALBUQUERQUE GRANT PROJECTED SECTION 4, TOWNSHIP 10 NORTH, RANGE  
11 3 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF  
12 PARCELS A-1 AND B-2-A, LAND OF NEW MEXICO GIRLS SCHOOL, AS THE  
13 SAME IS SHOWN AND DESIGNATED ON THE SUBDIVISION PLAT THEREOF  
14 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON  
15 NOVEMBER 23, 2020 IN BOOK 2020C, PAGE 113, WHICH INCLUDES A  
16 PORTION PREVIOUSLY CONVEYED TO THE STATE HIGHWAY DEPARTMENT OF  
17 TRANSPORTATION BY WARRANTY DEED FILED ON DECEMBER 26, 1984 IN  
18 BOOK D228A, PAGES 538-539, AS DOCUMENT NO. 84-97499, SAID TRACT  
19 BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE  
20 COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND  
21 GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS;

22 BEGINNING AT A POINT LYING ON THE WEST RIGHT OF WAY LINE  
23 OF PAN AMERICAN FREEWAY, N.E., BEING THE SOUTHEAST CORNER OF  
24 DESCRIBED TRACT, FROM WHENCE A TIE TO FOUND A.G.R.S. MONUMENT  
25 "CANDELARIA" BEARS S 28°16'44" E, A DISTANCE OF 1,493.43 FEET;  
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1           THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID WEST  
2 RIGHT OF WAY LINE, N 73°40'30" W A DISTANCE OF 265.48 FEET TO  
3 AN ANGLE POINT;

4           THENCE S 30°39'58" W, A DISTANCE OF 32.97 FEET TO AN ANGLE  
5 POINT;

6           THENCE N 73°40'30" W, A DISTANCE OF 207.92 FEET TO AN  
7 ANGLE POINT;

8           THENCE N 16°44'38" E, A DISTANCE OF 265.89 FEET TO AN  
9 ANGLE POINT;

10          THENCE N 73°15'22" W, A DISTANCE OF 569.30 FEET TO THE  
11 SOUTHWEST CORNER OF DESCRIBED TRACT;

12          THENCE N 16°44'38" E, A DISTANCE OF 385.13 FEET TO THE  
13 NORTHWEST CORNER OF DESCRIBED TRACT;

14          THENCE S 73°15'22" E, A DISTANCE OF 1,050.34 FEET TO THE  
15 NORTHEAST CORNER OF DESCRIBED TRACT LYING ON SAID WEST RIGHT OF  
16 WAY LINE;

17          THENCE S 16°43'06" W, ALONG SAID WEST RIGHT OF WAY LINE, A  
18 DISTANCE OF 615.55 FEET TO THE POINT OF BEGINNING, HAVING AN  
19 AREA OF 12.0000 ACRES, MORE OR LESS; and

20           WHEREAS, the city of Albuquerque and the metropolitan  
21 redevelopment agency own real property located at 1250 Menaul  
22 Boulevard, Northeast, Albuquerque, New Mexico ("Tract 1"),  
23 containing three and eight hundred eighty-nine thousandths  
24 acres; and

25           WHEREAS, the assessed value of the Tract 1 property is one  
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1 million two hundred seventy-two thousand four hundred dollars  
2 (\$1,272,400); and

3 WHEREAS, Tract 1 is described as follows:

4 TRACT 1 OF THE PLAT OF TRACT 1, LANDS OF M-T INVESTMENT  
5 COMPANY, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND  
6 DESIGNATED ON THE PLAT, RECORDED IN THE OFFICE OF THE COUNTY  
7 CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 8, 1881, IN  
8 VOLUME 91C, FOLIO 9 (containing 3.89 acres, more or less); and

9 WHEREAS, the city of Albuquerque and the metropolitan  
10 redevelopment agency own real property located at 1250 Menaul  
11 Boulevard, Northeast, Albuquerque, New Mexico ("Tract A-1"),  
12 containing eleven and seven thousand two hundred sixty-three  
13 ten-thousandths acres; and

14 WHEREAS, the assessed value of Tract A-1 is three million  
15 sixty-one thousand one hundred dollars (\$3,061,100); and

16 WHEREAS, Tract A-1 is described as follows:

17 A PARCEL OF LAND LOCATED IN THE TOWN OF ALBUQUERQUE GRANT,  
18 PROJECTED SECTION 9, T.10 N., R.3 E., N.M.P.M., BERNALILLO  
19 COUNTY, WITH REFERENCE TO FHWA REGION NO. 6, NEW MEXICO PROJECT  
20 NO. CN0586 AC-MIP(IM)(TPU)-025-4(78)227, PAGE 5, AND BEING A  
21 PORTION OF TRACT A-1 OF THE SPRINGER-SPEECHLY PLAT FILED IN  
22 PLAT BOOK B19, PAGE 86, IN THE OFFICE OF THE BERNALILLO COUNTY  
23 RECORDER ON NOVEMBER 24, 1981, AND BEING MORE PARTICULARLY  
24 DESCRIBED AS FOLLOWS:

25 BEGINNING AT A #5 REBAR AND ALUMINUM CAP MARKED "NMSH&TD"  
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1 FOR THE SOUTHWEST CORNER OF THIS TRACT AND BEING A POINT ON THE  
2 NORTHWESTERLY RIGHT OF WAY AND ACCESS CONTROL LINE OF THE  
3 I-40/I-25 INTERCHANGE WITH REFERENCE TO SAID NEW MEXICO PROJECT  
4 NO. CN 0586, AC-MIP-(IM)-(TPU)-025-4(78)227 FROM WHENCE A FOUND  
5 BRASS CAP "CA-26 1958" BEARS S. 68 DEG. 48' 00" W. 1,267.41  
6 FEET;

7 THENCE, S. 89 DEG. 58' 48" E., 2.97 FEET ALONG SAID  
8 SOUTHERLY RIGHT OF WAY LINE OF MENAUL BLVD. TO A #5 REBAR AND  
9 ALUMINUM CAP MARKED "NMSH&TD";

10 THENCE S. 03 DEG. 49' 11" W., 1.14 FEET LEAVING SAID  
11 MENAUL BLVD. RIGHT OF WAY LINE AND ALONG THE I-25/I-40 RIGHT OF  
12 WAY OF N.M.P. CN 0586 AC-MIP-(IM)-(TPU)-025-4(78)227 TO A #5  
13 REBAR AND ALUMINUM CAP MARKED "NMSH&TD";

14 THENCE, S. 86 DEG. 10' 35" E., 225.60 FEET CONTINUING  
15 ALONG SAID I-25/I-40 RIGHT OF WAY OF N.M.P. CN 0586  
16 AC-MIP-(IM)-(TPU)-025-4(78)227 TO A #5 REBAR AND ALUMINUM CAP  
17 MARKED "NMSH&TD";

18 THENCE, S. 89 DEG. 58' 56" E., 10.57 FEET ALONG THE  
19 I-25/I-40 RIGHT OF WAY AND ACCESS CONTROL (NO ACCESS) LINE OF  
20 N.M.P. CN 0586, AC-MIP-(IM)-(TPU)-25-4(78)227 TO A #5 REBAR AND  
21 ALUMINUM CAP MARKED "NMSH&TD";

22 THENCE, S. 28 DEG 58' 11" E., 21.98 FEET ALONG SAID RIGHT  
23 OF WAY AND ACCESS CONTROL (NO ACCESS) LINE OF THE I-25/I-40 OF  
24 N.M.P. CN 0586 AC-MIP-(IM)-(TPU)-025-4(78)227 TO A FOUND  
25 CHISELED "X";

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1           THENCE, SOUTHWESTERLY, 398.40 FEET ON THE ARC OF A CURVE  
2 BEARING TO THE RIGHT AND HAVING A DELTA OF 21 DEG. 24' 29", A  
3 RADIUS OF 1,066.27 FEET AND A CHORD BEARING AND DISTANCE OF S.  
4 39 DEG. 02' 51" W., 396,09 FEET ALONG SAID RIGHT OF WAY AND  
5 ACCESS CONTROL (NO ACCESS) LINE OF THE I-25/I-40 OF N.M.P. CN  
6 0586 AC-MIP-(IM)-(TPU)-025-4(78)227 TO A #5 REBAR AND ALUMINUM  
7 CAP MARKED "NMSH&TD";

8           THENCE, S. 49 DEG. 45' 06" W., 364.98 FEET ALONG SAID  
9 RIGHT OF WAY AND ACCESS CONTROL (NO ACCESS) LINE OF THE  
10 I-25/I-40 OF N.M.P. CN 0586 AC-MIP-(IM)(TPU)-025-4(78)227 TO A  
11 #5 REBAR AND ALUMINUM CAP MARKED "NMSH&TD";

12           THENCE, SOUTHWESTERLY, 378.84 FEET ON THE ARC OF A CURVE  
13 BEARING TO THE LEFT AND HAVING A DELTA OF 15 DEG.12' 34", A  
14 RADIUS OF 1,427.16 FEET AND A CHORD BEARING AND DISTANCE OF S.  
15 42 DEG. 08' 49" W., 377.74 FEET ALONG SAID RIGHT OF WAY AND  
16 ACCESS CONTROL (NO ACCESS) LINE OF THE I-25/I-40 OF N.M.P. CN  
17 0586 AC-MIP-(IM)-(TPU)-025-4(78)227 TO A #5 REBAR AND ALUMINUM  
18 CAP MARKED "NMSH&TD";

19           THENCE, SOUTHWESTERLY, 207.93 FEET ON THE ARC OF A CURVE  
20 BEARING TO THE LEFT AND HAVING A DELTA OF 6 DEG. 55' 00", A  
21 RADIUS OF 1,722.44 FEET AND A CHORD BEARING AND DISTANCE OF S  
22 31 DEG. 05' 02" W., 207.80 FEET ALONG SAID RIGHT OF WAY AND N.  
23 10 DEG. 07 '35" E. 721.85 FEET LEAVING SAID NORTHWESTERLY RIGHT  
24 OF WAY AND ACCESS CONTROL LINE OF N.M.P. CN 0586 AC-MIP-(IM)-  
25 (TPU)-025-4(78)227 AND ALONG THE MOST WESTERLY LINE OF THE

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1 PARCEL HEREIN DESCRIBED TO A POINT;  
2 THENCE, N. 83 DEG. 53' 01" E., 946.81 FEET ALONG THE  
3 NORTHERLY LINE OF THE PARCEL HEREIN DESCRIBED TO A POINT;  
4 THENCE, N. 07 DEG. 40' 41" E., 271.68 FEET ALONG THE  
5 WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED TO A POINT;  
6 THENCE, N. 00 DEG. 04' 59" E., 56.02 FEET ALONG THE  
7 WESTERLY LINE OF THE PARCEL HEREIN DESCRIBED TO A POINT ON THE  
8 SOUTHERLY RIGHT OF WAY LINE OF MENAUL BLVD. NE;  
9 THENCE, ACCESS CONTROL (NO ACCESS) LINE OF THE I-25/I-40  
10 OF N.M.P. CN 0586 AC-MIP-(IM)-(TPU)-025-4(78)227 TO A #5 REBAR  
11 AND ALUMINUM CAP MARKED "NMSH&TD";  
12 THENCE, SOUTHWESTERLY 59.48 FEET ON THE ARC OF A CURVE  
13 BEARING TO THE RIGHT AND HAVING A DELTA OF 51 DEG. 55' 04", A  
14 RADIUS OF 65.62 FEET AND A CHORD BEARING AND DISTANCE OF S. 53  
15 DEG. 35' 05" W., 57.44 FEET ALONG SAID RIGHT OF WAY AND ACCESS  
16 CONTROL (NO ACCESS) LINE OF THE I-25/I-40 OF N.M.P. CN 0586  
17 AC-MIP-(IM)-(TPU)-025-4(78)227 TO A #5 REBAR AND ALUMINUM CAP  
18 MARKED "NMSH&TD";  
19 THENCE, S. 79 DEG. 32' 40" W., 166.54 FEET ALONG SAID  
20 RIGHT OF WAY AND ACCESS CONTROL (NO ACCESS) LINE OF THE  
21 I-25/I-40 OF N.M.P. CN 0586 AC-MIP-(IM)-(TPU)-025-4(78)227 TO A  
22 #5 REBAR AND ALUMINUM CAP MARKED "NMSH&TD";  
23 THENCE, SOUTHWESTERLY, 266.07 FEET ON THE ARC OF A CURVE  
24 BEARING TO THE RIGHT AND HAVING A DELTA OF 02 DEG. 44' 00", A  
25 RADIUS OF 5,577.42 FEET AND A CHORD BEARING AND DISTANCE OF S.  
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1 80 DEG. 54' 40" W., 266.05 FEET ALONG SAID RIGHT OF WAY AND  
2 ACCESS CONTROL (NO ACCESS) LINE OF THE I-25/I-40 OF N.M.P. CN  
3 0586 AC-MIP-(IM)-(TPU)-025-4(78)227 TO THE POINT OF BEGINNING  
4 (containing 11.7263 acres, more or less); and

5 WHEREAS, the facilities management division of the general  
6 services department, the city of Albuquerque and the  
7 metropolitan redevelopment agency have agreed to an even  
8 exchange of the 401 Commercial Street property and the 3401 Pan  
9 American Freeway property for the 1250 Menaul Boulevard  
10 properties referred above as Tract 1 and Tract A-1;

11 NOW, THEREFORE, BE IT RESOLVED BY THE LEGISLATURE OF THE  
12 STATE OF NEW MEXICO that the proposed exchange of the 401  
13 Commercial Street property and 3401 Pan American Freeway  
14 property from the facilities management division of the general  
15 services department to the city of Albuquerque and the  
16 metropolitan redevelopment agency in return for 1250 Menaul  
17 Boulevard properties referred to above as Tract 1 and Tract A-1  
18 be and is hereby ratified and approved by the legislature; and

19 BE IT FURTHER RESOLVED that copies of this resolution be  
20 transmitted to the secretary of general services, the mayor of  
21 the city of Albuquerque, the president of the Albuquerque city  
22 council and the director of the Albuquerque metropolitan  
23 redevelopment agency.