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## FISCAL IMPACT REPORT

**SPONSOR** Altamirano **ORIGINAL DATE** 2/9/07  
**LAST UPDATED** 3/8/07 **HB** \_\_\_\_\_  
**SHORT TITLE** Bernalillo "Old Metro Court" Land Lease **SB** SJR 16/aHVEC  
**ANALYST** Propst

### APPROPRIATION (dollars in thousands)

Appropriation		Recurring or Non-Rec	Fund Affected
FY07	FY08		
	NFI		

(Parenthesis ( ) Indicate Expenditure Decreases)

### SOURCES OF INFORMATION

LFC Files

Responses Received From  
General Services Department (GSD)

### SUMMARY

#### Synopsis of HVEC Amendment

The amendment corrects the property to be leased from 410 Roma Ave., NW in Albuquerque to 401 Roma Ave., NW in Albuquerque.

#### Synopsis of Original Bill

Senate Joint Resolution 16 allows the Property Control Division (PCD) of the General Services Department (GSD) to lease, sale, or trade the old Metropolitan Court Building at 401 Roma Ave. NW in Albuquerque.

- PCD is authorized to lease the property for a term of more than twenty-five years.
- If PCD is unable to lease the property, PCD may sell or trade the property.
- If the property is traded for another piece of property, both parcels would be appraised by an appraiser agreeable to PCD, the private owner, and the Property Tax Division (PTD) of the Taxation and Revenue Department (TRD), with validation by PTD prior to trade.
- If sold, the property would be appraised by an appraiser selected by PCD and approved by PTD, with PTD validation prior to sale.

- Prior to sale or trade, review by the Capitol Buildings Planning Commission (CBPC) would be required.

### **SIGNIFICANT ISSUES**

GSD reports that this 29 year old, seven-story building sits on approximately .76 acres and is currently unoccupied. PCD does not have adequate funds to operate or renovate the building for state use. In its current condition, it is uninsurable and is a liability to the state.

SJR 16 would allow PCD to seek a developer to lease the property and put it into use without disposing of the asset. If a developer does not come forward in the lease process, PCD can dispose of the property at appraised value.

### **OTHER SUBSTANTIVE ISSUES**

In the current “shut down” condition, the building poses significant risk of loss for the Risk Management Division of GSD.

WEP/sb:csd