

# GENERAL SERVICES DEPARTMENT FACILITIES MANAGEMENT DIVISION

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Property Dispositions  
CBPC Meeting  
January 8, 2018



*"THE HEART AND SOUL OF STATE GOVERNMENT"*

NEW MEXICO  
GENERAL SERVICES DEPARTMENT

## Summary of Property Recommended for Disposition

Location	Acreage
<b>Chavez County</b>	
1600 E. Tilden St. - Roswell	7.77
31 Gail Harris - Roswell	16.06
<b>Lea County</b>	
1000 Broadway - Hobbs	0.35
<b>Total Acreage</b>	<b>24.18</b>

## Considerations Regarding Property Disposition

FMD/GSD does not have the funds to continue mowing weeds and clean-up at these properties.

The State has no future plans for these properties.

A competitive RFP process will be used to sell the properties.

SBOF will have final approval of the disposition.



# Chavez County - Roswell



1600 E. Tilden St  
Roswell  
7.77 Acres

- Appraised for \$42,500 in 1998 and for only \$20,000 in 2004 after the Pecos Valley Lodge was demolished.
- Based on previous appraisals, it is assumed that the value of this property is under \$100,000. No appraisal has been ordered but will be completed prior to RFP issuance.
- ~~PCD~~ received the property in 1978 from the NM Hospitals and Institutions Department.
- A SJR in 1998 authorized the sale of the property along with several other parcels however they was an error in the acreage listed.

# Chavez County - Roswell



Site of the Demolished Rehab  
Center (Laundry Bldg Remains)  
31 Gail Harris St.  
Roswell  
16.06 Acres

- Site is located on the former Walker Air Force Base and was transferred to the State of NM in 1968.
- Property has not been appraised since the hospital and dorm were demolished. An appraisal is in the works.
- In 2010, 16 houses adjacent to this property were sold by the State.



# Lea County - Hobbs



1000 W. Broadway St  
Hobbs  
0.35 Acres  
Former Oil Conservation Division –  
EMNRD Building

- This building contains friable asbestos and needs to be demolished.
- The building has been vacant for many years.
- A survey is being conducted.
- If Capital Outlay funds are appropriated for demolition, this will be done before selling the property.

# Proposed Legislation Regarding Property Acquisitions & Property Control Reserve Fund

## Property Control Reserve Fund

The fund is used to purchase, construct or renovate or plan for the construction or renovation of state office buildings, in particular to alleviate the state's reliance on leased office space

## Fund Balance

Current Balance	\$1,550,301
Per HB2 for FY18 Insurance	(\$692,800)
Requested for FY19 Insurance	<u>(\$692,800)</u>
<b>Remaining Funds</b>	<b>\$164,701</b>

# Proposed Legislation Regarding Property Acquisitions & Property Control Reserve Fund

**GSD is proposing additional language as follows.**

The portion of the fund that has not been appropriated by the legislature may be used to acquire real property when market conditions favor the purchaser, and in any such instance only requires the initial review and approval of the Capitol Building Planning Commission to proceed on with any such initial purchase.

## **Example**

- July 2017 the City of Espanola approached the State about buying a vacant city lot, 0.232 acres, adjacent to State owned property used by HSD.
- The lot could have provided additional parking for HSD and a security buffer on one side of the building from a busy intersection.
- Appraised Value was \$60,000. Funds were available in the Property Control Reserve Fund.
- Legislative approval was required for using the fund.
- Since the State was unable to act in a timely manner, the city sold the property via an RFP for \$63,000.