

**LEGISLATIVE EDUCATION STUDY COMMITTEE
BILL ANALYSIS**

Bill Number: SJR 14a

50th Legislature, 1st Session, 2011

Tracking Number: .184823.1

Short Title: Sale of Real Property in Santa Fe

Sponsor(s): Senator Nancy Rodriguez

Analyst: Ally Hudson

Date: March 8, 2011

AS AMENDED

The Senate Rules Committee amendments:

- **make changes in the title and body of the bill to also allow for the donation of real property;**
- **delete language requiring PCD to sell land at a value not less than the appraised market value; and**
- **change language to require that the sale of property be “reviewed” (rather than “approved”) by the CBPC.**

Original Bill Summary:

SJR 14 resolves that:

- the Property Control Division (PCD) of the General Services Department (GSD) be authorized to sell the real property described in this resolution to the Santa Fe Community College (SFCC) by negotiated sale;
- PCD be authorized to sell the described land at a value not less than the appraised market value as determined by the Property Tax Division of the Taxation and Revenue Department; and
- the property shall not be sold until the sale has been approved by the Capitol Buildings Planning Commission (CBPC).

Fiscal Impact:

SJR 14 does not contain an appropriation.

Fiscal Issues:

According to an analysis by GSD, “sale of the property will provide revenue to the Property Control Reserve Fund for future land acquisitions.”

Technical Issues:

According to the GSD analysis, current statute grants the CBPC the responsibility to review, not approve, real property transactions. Therefore, to align with law, the GSD analysis indicates that the committee may wish to consider the following amendment to pg. 3, line 15:

“until the sale has been ~~approved~~ [reviewed] by the capitol buildings planning commission...”

Substantive Issues:

According to the Higher Education Department’s (HED) analysis of HJR 9, which is identical to SJR 14:

- the land on the former College of Santa Fe campus is to be used for a 35,000 square foot education center operated by SFCC to provide bachelor and graduate programs and related student support services; and
- if successful, the SFCC Higher Education Learning Center project will allow Santa Fe residents a local center for completing four-year and post-graduate degrees.

According to the Legislative Finance Committee’s fiscal impact report (FIR):

- SFCC observed statutory requirements to gain HED’s approval for a learning center, including:
 - the approved establishment of the center in the Santa Fe Public Schools district;
 - the assessment and demonstration of the local community’s need for a pathway to earn a four-year or post-graduate degree; and
 - taxpayer approval to impose a property tax in the city of Santa Fe to fund the project.
- The passage of SJR 14 is another step in the process of making the land for the center available for sale.
- SFCC is not obligated to buy the land nor the state to sell it, but passage of SJR 14 allows negotiations to begin.
- Even if a satisfactory negotiation is reached, the sale will not be complete until it is approved by the CBPC.

Related Bills:

CS/HJR 9a *Santa Fe Land Sale* (Identical)