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## FISCAL IMPACT REPORT

**ORIGINAL DATE** 02/07/11  
**LAST UPDATED** 03/07/11    **HB** \_\_\_\_\_

**SPONSOR**    Rodriguez

**SHORT TITLE**    Sale of Real Property in Santa Fe    **SJR** 14/aSRC

**ANALYST** Archuleta

### REVENUE (dollars in thousands)

Estimated Revenue			Recurring or Non-Rec	Fund Affected
FY11	FY12	FY13		
NA	*\$0 - \$1,500.0/See Fiscal Impact	NA	Nonrecurring	Property Control Reserve Fund

(Parenthesis ( ) Indicate Revenue Decreases)

### SOURCES OF INFORMATION

LFC Files

Responses Received From

General Services Department (GSD)

### SUMMARY

#### Synopsis of SRC Amendment

The Senate Rules Committee amendment allows the Property Control Division to “donate” or sell approximately 4.103 acres of land located in Santa Fe on the former College of Santa Fe campus.

#### Synopsis of Bill

Senate Joint Resolution 14 authorizes the Property Control Division to sell approximately 4.103 acres of land located in Santa Fe on the former College of Santa Fe campus, known as “tract C,” to the Santa Fe Community College. The sale shall be negotiated for a price not less than the appraised market value as determined by the Property Tax Division of the Taxation and Revenue Department.

### FISCAL IMPLICATIONS

\*Sale of the property will provide revenue to the Property Control Reserve Fund for future land acquisitions per 15-3B-20; however, donation of this property will not yield any revenue to this fund to be used for future acquisitions.

## **SIGNIFICANT ISSUES**

The intent of the acquisition of property on the former College of Santa Fe Campus by PCD was to sell a portion of the land to the SF Community College to develop a higher education center at this location. The sale to the community college at market rate will be close or identical to the purchase price.

A Santa Fe bond election in August 2010 was approved for funding a land purchase by SFCC. SFCC observed statutory requirements to gain the New Mexico Higher Education Department's approval for a learning center under Section 21-16A-1 et seq. NMSA 1978. Among the steps required and successfully undertaken, the SFCC board approved establishment of the Center in the Santa Fe Public Schools district, assessed and demonstrated to NMHED valid community educational needs for a way to earn a four-year or post-graduate degree and, in August 2010, gained taxpayer approval to impose a property tax in Santa Fe to fund the project. The passage of SJR14 is another step in the process of making the land for the Center available for sale. The college is not obligated to buy the land nor the state to sell it, but passage of SJR14 allows negotiations to begin. Even if negotiated to satisfaction of both parties, the sale will not be complete unless approved by the Capitol Buildings Planning Commission.

NMED indicated in the analysis of HJR 9 (which is identical to SJR14) that 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. 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.

## **OTHER SUBSTANTIVE ISSUES**

The SFCC Higher Education Learning Center project may seem to be inconsistent with the notion that there is an unwarranted proliferation of college campuses in New Mexico; however, SFCC will offer Santa Fe residents the ability to complete a four-year or graduate degree. The program is designed to involve and encourage course offerings from a variety of state educational institutions.

## **ALTERNATIVES/AMENDMENTS**

Amend page 3, line 14 by changing “approved” to “reviewed.” The responsibility of the Capitol Buildings Planning Commission is to review, not approve real property transactions, 15-10-1,2 NMSA 1978.

## **WHAT WILL BE THE CONSEQUENCES OF NOT ENACTING THIS BILL**

PCD will continue to own Tract C on the former College of Santa Fe campus in Santa Fe and the sale of land for establishment of a four-year and graduate studies center in the middle of Santa Fe will be postponed or rejected.

DA/bym