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A JOINT RESOLUTION

GRANTING PRIOR APPROVAL TO SELL LAND IN LAS CRUCES OWNED BY THE PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT ON BEHALF OF THE WORKERS' COMPENSATION ADMINISTRATION OR TO EXCHANGE THE LAND FOR LAND OWNED BY THE CITY OF LAS CRUCES IN DONA ANA COUNTY.

WHEREAS, Section 13-6-3 NMSA 1978 requires ratification and approval of any sale, trade or lease of state property for a period exceeding twenty-five years and for over one hundred thousand dollars (\$100,000) in value; and

WHEREAS, Laws 2002, Chapter 110, Section 49 appropriated two million eight hundred thousand dollars (\$2,800,000) from the workers' compensation administration fund to the capital program fund "to acquire land, design, plan, construct or remodel, equip and furnish office buildings in Las Cruces in Dona Ana county and in Farmington in San Juan county"; and

WHEREAS, a parcel of land in downtown Las Cruces of approximately one and seventy-six hundredths acres, located on the corner of Lohman avenue and Alameda boulevard, was purchased on December 30, 2002; and

WHEREAS, Paragraph (1) of Subsection B of Section 44 of Chapter 126 of Laws 2004 appropriated two hundred thousand dollars (\$200,000) to the capital program fund "to plan and design a new state office building in Las Cruces to reduce

1 the cost of leasing and to co-locate state agencies in a  
2 state-owned facility"; and

3 WHEREAS, co-location of offices facilitates public  
4 access to state services and reduces capital expenditure  
5 requirements by sharing infrastructure costs; and

6 WHEREAS, in connection with its downtown revitalization  
7 efforts, the city of Las Cruces has expressed an interest in  
8 acquiring the state-owned property held by the general  
9 services department on behalf of the workers' compensation  
10 administration; and

11 WHEREAS, the workers' compensation administration in Las  
12 Cruces may be co-located with other state agencies in a state  
13 office building, and funds appropriated to house the workers'  
14 compensation administration in Las Cruces may contribute to  
15 the state office building;

16 NOW, THEREFORE, BE IT RESOLVED BY THE LEGISLATURE OF THE  
17 STATE OF NEW MEXICO that the property control division of the  
18 general services department may sell to or exchange  
19 state-owned land with the city of Las Cruces in Dona Ana  
20 county, and the sale or exchange is ratified and approved  
21 pursuant to the provisions of Section 13-6-3 NMSA 1978; and

22 BE IT FURTHER RESOLVED that the state-owned property  
23 shall not be sold or exchanged for less than the value of the  
24 property established by the taxation and revenue department  
25 using generally acceptable appraisal techniques for this type

1 of property and that the state shall not acquire land from  
2 the city of Las Cruces for more than the value of the  
3 property established by the taxation and revenue department  
4 using generally acceptable appraisal techniques for this type  
5 of property; and

6 BE IT FURTHER RESOLVED that the properties shall be  
7 appraised by one appraiser that is mutually agreed to by the  
8 property control division of the general services department,  
9 the city of Las Cruces and the property tax division of the  
10 taxation and revenue department; and

11 BE IT FURTHER RESOLVED that the appraisal of land shall  
12 be reviewed and validated by the property tax division of the  
13 taxation and revenue department; and

14 BE IT FURTHER RESOLVED that the owner of the parcel with  
15 the lower appraised value shall pay to the owner of the  
16 parcel with the higher appraised value the difference between  
17 the value of the parcels to be exchanged; and

18 BE IT FURTHER RESOLVED that copies of this resolution be  
19 transmitted to the property control division of the general  
20 services department, the workers' compensation  
21 administration, the city of Las Cruces and the property tax  
22 division of the taxation and revenue department. \_\_\_\_\_