

Mayor Richard J. Berry

# CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Office of the Mayor

EC-16-53

## INTER-OFFICE MEMORANDUM

January 11, 2016

**TO:** Dan Lewis, President, City Council

**FROM:** Richard J. Berry, Mayor

*[Handwritten signature of Richard J. Berry]*  
RJBB

**SUBJECT:** Declaring the entirety of Lot 3 and a southerly portion of Lot 2, Trotter Addition as Non-Essential for Municipal Purposes.

The Department of Municipal Development has requested that the above referenced property be declared non-essential for municipal purposes. The Real Property Review Board met on December 1, 2015, and recommended the property be declared Non-essential for municipal purposes. Mario J. Del Curto, MAI appraised the property on August 20, 2014 for \$12.22 per square foot, which equates to Sixty Nine Thousand Four Hundred Ten Dollars \$69,410.00 for the subject portion of this action.

City Council approval is requested to declare the property Non-Essential for Municipal purposes.



## **Cover Analysis**

### **1. What is it?**

Declaring the entirety of Lot 3 and a southerly portion of Lot 2, Trotter Addition, as Non-Essential for Municipal Purposes.

### **2. What will this piece of legislation do?**

Declaring the Property non-essential will allow it to be exchanged to acquire the remaining parcel needed for the Marble Arno Storm Drain Project.

### **3. Why is this project needed?**

The Property must be declared Non-Essential for Municipal Purposes in accordance with City ordinances before conveyance.

### **4. How much will it cost and what is the funding source?**

Declaring the Property non-essential will not incur any cost to the City's General Fund.

### **5. Is there a revenue source associated with this contract? If so, what level of income is projected?**

The property is to be exchanged and no revenue will be generated.

### **6. What will happen if the project is not approved?**

City will retain ownership of the Property and will be unable to complete the property exchange for the remaining parcel needed for the Marble Arno Project.

### **7. Is this service already provided by another entity?**

In accordance with the Surplus Ordinance no other City department is authorized to sell or exchange City owned property.

## REAL PROPERTY REVIEW BOARD MINUTES

December 1, 2015, 11:30 am

### BOARD MEMBERS:

Jessica M. Hernandez, City Attorney, Legal Department  
Don Britt, Property Manager, Legal Department  
Suzanne Lubar, Director, Planning  
Lou Hoffman, Director, Department of Finance

### OTHERS ATTENDING:

Reylene Garcia, Real Property Agent III  
Brandi Salazar, Real Property Agent II  
Kevin Daggett, Principal Engineer, Department of Municipal Development  
Melissa Lozoya, Acting Director, Department of Municipal Development  
Robert Waldman, Assistant City Attorney, Legal Department  
Scott Howell, Right of Way Supervisor, Real Property


The Real Property Review Board met on December 1, 2015 to recommend parcel of City owned property to be declared non-essential for municipal purposes.

Portion of Lot 2 and all of Lot 3, Trotter addition- vacant land.

Department of Municipal Development has requested this property be declared non-essential for municipal purposes. The property will be used as part of an exchange for the Marble/Arno Pond.


A MOTION WAS DULY MADE BY Lou Hoffman, SECONDED BY Suzanne Lubar AND PASSED BY THE REAL PROPERTY REVIEW BOARD BY A VOTE OF 4 FOR AND 0 AGAINST TO DECLARE THE PROPERTY IN ITEM 2 NON-ESSENTIAL FOR MUNICIPAL PURPOSES.

The above actions were taken at the December 1, 2015 meeting of the Administrative Real Property Review Board.

  
Jessica M. Hernandez, City Attorney  
Legal Department

  
Don Britt, Property Manager

  
Lou Hoffman, Director of DFAS

  
Suzanne Lubar, Director, Planning



**REAL PROPERTY NOT ESSENTIAL FOR MUNICIPAL PURPOSE**  
**ANALYSIS AND RECOMMENDATION PURSUANT TO ORDINANCE §5-2-2 AND §5-2-3**

Property Address: 807 Arno St. NE & unaddressed parcel at 800 block of Arno St. NE

UPC #'s: 101405844311642305 & 101405844312042306

Legal Description: The entirety of Lot 3 and a southerly portion of Lot 2, Trotter Addition, as the same is shown and designated on the plat thereof filed August 15, 1931 in the office of the County Clerk of Bernalillo County, New Mexico.

Property has not been utilized for a municipal purpose.

Current Zoning Designation: SU-2 / C-3 Heavy Commercial, Martineztown/Santa Barbara Sector Development Plan

Current Use / Allowable Use(s): With certain exceptions outlined with the sector plan, this zone provides suitable sites for retail and wholesale commercial uses, and some light industrial uses which cause no vibration discernible beyond the premises.

Surrounding Zoning and Uses	Zoning	Land Use
North	SU-2 / C-3 Heavy Commercial	Vacant
South	SU-2 / C-3 Heavy Commercial	Vacant
East	Unzoned right-of-way	City street – Arno St. NE
West	SU-2 / M-1 Light Manufacturing	Restaurants with drive-up service windows

Sector Development Plan: Martineztown/Santa Barbara Sector Development Plan

Comprehensive Plan: Central Urban

Brennon Williams, Acting Code Compliance Manager

29. NOV. 2015

Date

Pursuant to §5-2-2, the Administrative Real Property Review Board has analyzed the subject property, in relation to the Albuquerque/Bernalillo County Comprehensive Plan and related master plans and has voted to:

☒ RECOMMEND TO DECLARE THE PROPERTY NON-ESSENTIAL FOR MUNICIPAL PURPOSES

Pursuant to §5-2-3, the Planning Department has reviewed the zoning of the subject property to determine the appropriateness of the zoning in terms of the City's master plan, in particular the master plan documents which comprise the Albuquerque/Bernalillo County Comprehensive Plan, and has determined:

☒ THE PROPERTY IS APPROPRIATELY ZONED – *No further action required.*

☐ THE PROPERTY IS NOT APPROPRIATELY ZONED  
*The Planning Department shall initiate a zone change for a more appropriate zoning designation.*

  
Suzanne Lubar, Planning Director

11/30/15  
Date

**Summary of City of Albuquerque Property Valuation Adjustment Discussion**  
**For City Council Submittal for Declaration of Non-essential**

2014 Appraised Value Per Square Foot for City (former McCullough) Property: **\$12.22/Sq. Ft.\***

	<u>Sq. Ft.</u>	<u>Adjusted Value</u>
City Property (@\$12.22/Sq.Ft.):	5,680	<b>\$69,410</b>

\*This is an approximately 5,680 square foot portion of the larger 11,543 square foot parcel purchased from prior owner McCullough in 2015 for the Marble Arno Storm Drain Project. The same appraisal/purchase price per unit was applied to the smaller parcel for this analysis to yield the adjusted value.

## RECONCILIATION OF SITE VALUE(S)

After adjustments, the sales indicate a range from \$11.06 to \$13.79 per square foot. The mean is \$12.73, with a median of \$12.89 per square foot. A value of \$12.81 per square foot is indicated. Based on these parameters, and recognizing and weighing the minor, yet present variances of interior versus corner and major corner frontages, an adjustment of minus 5% will be applied across the board (note that the subject has no direct corner influence, although it does have good visibility from Lomas Boulevard. The value is now \$12.17, say \$12.20 per square foot for the subject, assuming a site free and clear of any environmental conditions.

### Estimate of Fee Simple Site Value

**\$140,825 (11,543 SF X \$12.20)**

**Rounded To...\$141,000**

*(\$12.22 per sq. ft. from rounded total)*

### Marketing Time

I estimate the marketing time (defined as...*an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal*) to be one to two years.

### Exposure Time

I estimate the exposure time (defined as...*the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market*) to be one to two years.

Note that both marketing time and exposure time have been determined to be two years. Justification for the similar time period is due to anticipated consistency in past and future projected market conditions during the time frames concluded.

## SUMMARY OF IMPORTANT FACTS & CONCLUSIONS

<b>PROPERTY TYPE</b>	Vacant Land
<b>PROPERTY LOCATION</b>	Parcel of vacant land located on the West Side of Arno Street, NE of the Intersection of Lomas & Broadway NE, Arno Frontage Only
<b>LEGAL DESCRIPTION</b>	Lots 1, 2, & 3 Block 1 TROTTER ADDITION, containing 0.265 acres, or 11,543 SF (information obtained from Albuquerque GIS site)
<b>EFFECTIVE DATE OF VALUE</b>	Fee Simple Market Value of Site: August 20, 2014
<b>DATE OF INSPECTION</b>	August 20, 2014
<b>DATE OF REPORT</b>	September 10, 2014
<b>OWNERS OF RECORD</b>	L N McCullough
<b>INTEREST VALUED</b>	Fee Simple Estate (The Dictionary of Real Estate Appraisal, Fifth Edition, Page 78): Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.
<b>PERTINENT DATA</b>	
Site Area	0.265 acres, or 11,543 square feet
Shape	Mostly Rectangular
Topography	Mostly level & at-grade with surrounding properties
Utilities	Electricity, gas, sewer, water, garbage, and telephone services are available to the site.
Flood Zone	FEMA Map 35001C0334 G (Map 350002, Panel 0334, Suffix G), dated September 26, 2008, the property is within unshaded flood zone "X". Areas within unshaded flood zone "X" are areas determined to be outside the of 0.2% annual chance floodplain.
Zoning	SU-2 Special Neighborhood Zone for C-3 uses; Martineztown/Santa Barbara Sector Plan -- this zone allows a mixture of uses controlled by a Sector Development Plan; in this case C-3 uses (light industrial to heavy commercial zone).
<b>HIGHEST &amp; BEST USE</b>	
As Though Vacant	Light to moderate commercial / industrial uses.
<b>RECONCILED VALUE ESTIMATE</b>	
	<b><i>Fee Simple Market Value of Site (August 20, 2014)</i></b> <b><i>\$141,000 (One Hundred Forty One Thousand Dollars)</i></b>
Estimated Marketing Time	1 to 2 years

Broadway Blvd

TRACT 2

EXISTING LIGHTS

PROPOSED STD  
VALLEY GUTTER

PROPOSED  
DIRECTIONAL  
HANDICAP RAMP

EXISTING LIGHTS

EXISTING PROPERTY

LOT 1 AND NORTH  
LOT 2 AREA 4.737 SF

LOT 1

PROPOSED PROPERTY

12' WIDTH ENTRANCE  
AND EXIT

PROPOSED STD  
VALLEY GUTTER

PROPOSED 11.5' EXIT ONLY ROAD

PROPOSED 5' SIDEWALK

AREA ACQUIRED BY  
SANDIA FOUNDATION  
FROM COA 5.594 SF

PROPOSED LIGHTS

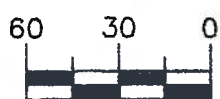
LOT 4

TIE INTO EXISTING  
SIDEWALK

LOMAS BOULEVARD NE  
(100' RIGHT-OF-WAY)

Arno St.

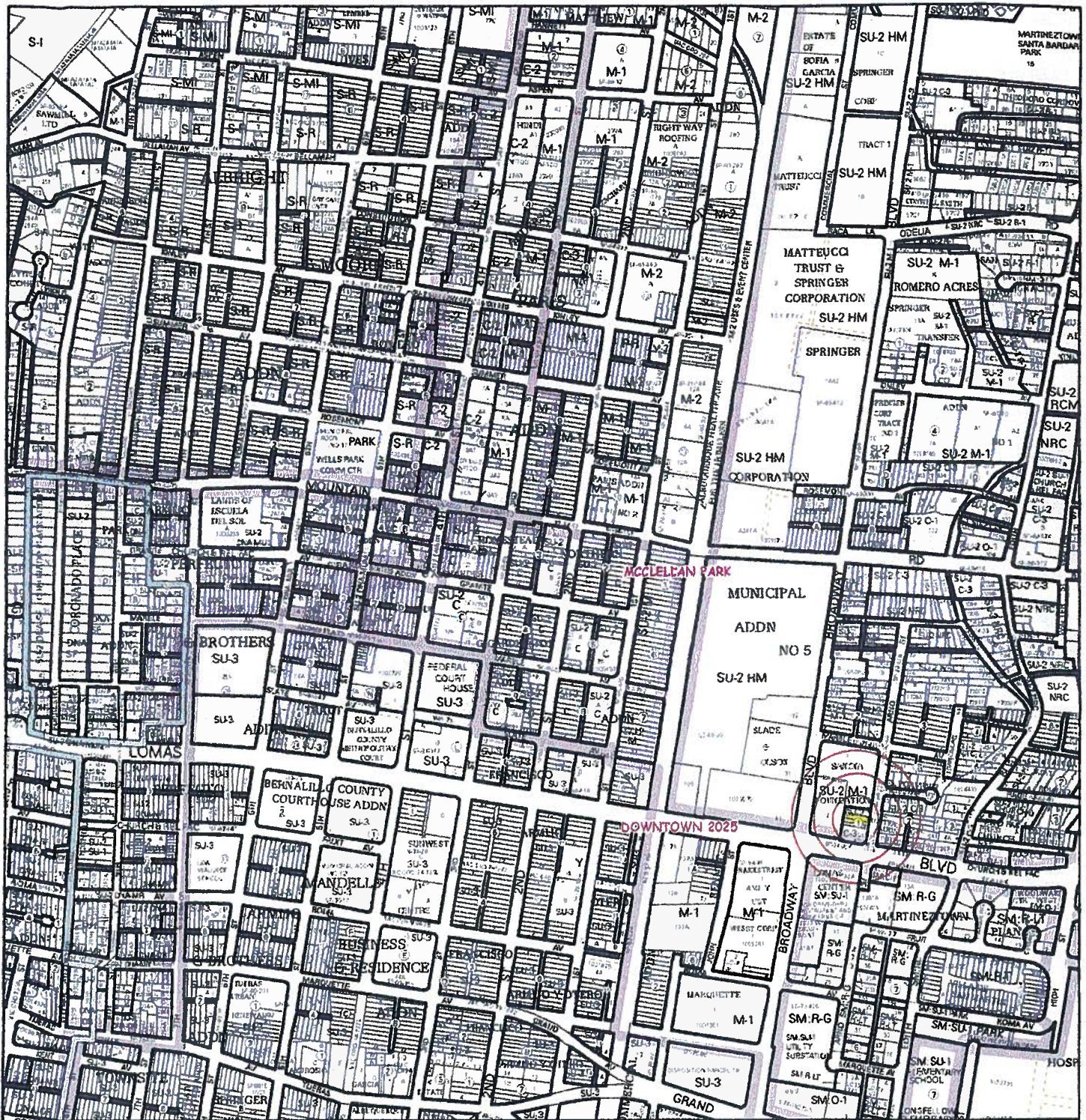
ARNO  
(60')



SCALE: 1"=60'

HUGH FLOYD, PE  
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BROADWAY & LOMAS  
EXHIBIT FOR SALE OF TRACT 1



For more current information and details visit: <http://www.cabq.gov/gis>

