

**INCORPORATED COUNTY OF LOS ALAMOS ORDINANCE NO. 02-275**

**AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN  
COUNTY-OWNED REAL PROPERTY WITHIN SITE  
A-19-A-2 TO SITE A-19-A-1 ACQUISITION GROUP, LLC**

**WHEREAS**, the Incorporated County of Los Alamos, New Mexico (the "County") is the holder and owner of certain real property (the "Property") within a parcel generally known as Site A-19-A-2, Los Alamos, New Mexico, and more particularly described in the attached "Purchase and Sale Agreement" (hereinafter the "Purchase Agreement") and "Development Agreement;" and

**WHEREAS**, the Property has been obtained by the County from the United States as a "land transfer parcel" and is intended to be utilized by the County for economic development of the community and to enhance the County's self-sufficiency by reducing economic dependence on Los Alamos National Laboratory related revenues; and

**WHEREAS**, the County previously advertised the availability of the Property for development and selected Site A-19-A-1 Acquisition Group, LLC to ensure that the sale would address the goals set forth in the White Rock Master Plan for the development of the Property; and

**WHEREAS**, the County finds that the sale of certain real property within Tract A-19-A-2 to Site A-19-A-1 Acquisition Group, LLC meets the County's goals as outlined in the White Rock Master Plan and A-19, comports with general principles of law and is fair and equitable; and

**WHEREAS**, the current appraised fair market value of the Property has been determined by a qualified appraiser to be FOUR HUNDRED SIXTY THOUSAND DOLLARS (\$460,000.00); and

**WHEREAS**, the County agrees to sell the Property to Site A-19-A-1 Acquisition Group, LLC for FOUR HUNDRED SIXTY THOUSAND DOLLARS (\$460,000.00); and

**WHEREAS**, under the conditions expressed herein, the Council of the Incorporated County of Los Alamos wishes to enter into a private sale of the land in accordance with NMSA 1978, Section 3-54-1B, and this Ordinance is subject to referendum as provided in such Section; and

**WHEREAS**, this Ordinance was published prior to its adoption pursuant to the provisions of Subsection J of Section 3-1-2, NMSA 1978 and Section 3-17-3, NMSA 1978.

**BE IT ORDAINED BY THE GOVERNING BODY OF THE INCORPORATED COUNTY OF LOS ALAMOS** as follows:

**Section 1.** That the County Manager is authorized to negotiate and enter into a Purchase Agreement with Site A-19-A-1 Acquisition Group, LLC, whereby the County will receive a total of FOUR HUNDRED SIXTY THOUSAND DOLLARS (\$460,000.00) for the Property as outlined in the attached Purchase Agreement and Development Agreement.

**Section 2.** The County Manager is hereby authorized to finalize and execute the Purchase Agreement, deed, Development Agreement, and such other closing documents as may be reasonably necessary to close the transaction authorized herein provided that the closing documents shall be substantially in the form attached hereto and in form acceptable to the County Attorney.

**Section 3.** The County Manager is directed to publish this Ordinance at least once within one (1) week after adoption of this Ordinance pursuant to Subsection J of Section 3-1-2, NMSA 1978, Subsection A of Section 3-17-3 NMSA 1978 and in accordance with NMSA 1978, Section 3-54-1D.

**Section 4.** This Ordinance shall be effective forty-five (45) days after publication of notice of its adoption.

**Section 5. Severability.** Should any section, paragraph, clause or provision of this ordinance, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this ordinance.

**Section 6. Repealer.** All ordinances or resolutions, or parts thereof, inconsistent herewith are hereby repealed only to the extent of such inconsistency. This repealer shall not be construed to revive any ordinance or resolution, or part thereof, heretofore repealed.

**ADOPTED** this \_\_\_\_\_th day of \_\_\_\_\_, 2017.

**COUNCIL OF THE INCORPORATED COUNTY  
OF LOS ALAMOS**

\_\_\_\_\_  
David Izraelevitz, Council Chair

**ATTEST:**

\_\_\_\_\_  
Naomi D. Maestas  
Los Alamos County Clerk