

Council Meeting Staff Report

January 7, 2020

Agenda No.:	A.
Indexes (Council Goals):	* 2019 Council Goal - Addressing Long-term Building Vacancies in Key Areas of Our Community
Presenters:	Harry Burgess
Legislative File:	OR0866-19b

Title

Incorporated County of Los Alamos Ordinance No.699; an Ordinance authorizing the sale of certain County-owned real property commonly known as 1010 Central Avenue.

Recommended Action

I move that Council adopt Incorporated County Of Los Alamos Ordinance No. 699; AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN COUNTY-OWNED REAL PROPERTY COMMONLY KNOWN AS 1010 CENTRAL AVENUE TO THE LOS ALAMOS SCHOOLS CREDIT UNION and ask staff to assure it is published as provided in the County Charter.

County Manager's Recommendation

The County Manager recommends adoption of this Ordinance as presented.

Body

This Ordinance authorizes the sale of County-owned property identified as a parcel of land adjacent to the current Los Alamos County Municipal Building. Since this parcel was acquired by the County it has been intended for commercial development. The County has tried multiple times to solicit development but has previously not had success. Approximately 7 months ago Los Alamos Schools Credit Union (LASCU) approached the County inquiring about the parcel for their new main and branch office.

There will be a lot line adjustment to the parcel to enable the County to maintain ownership of the sidewalks on both the north and south sides of the parcel. The parcel is currently zoned DT-TCO and the proposed use is allowed. LASCU has agreed to try to maintain or relocate as many trees as possible that currently exist on the parcel.

The benefit to Los Alamos County is that a parcel of land that was originally created for commercial development will finally be developed in an allowable use with minimal impact to adjoining properties and traffic flow.

The Purchase, Sale and Development Agreement outlines the details of the sale and development expectations as well as a commitment from LASCU to make efforts to maintain the trees.

Council is authorized to sell county-owned real property and interests in real property through Chapter 14 of the Los Alamos County, New Mexico - Code of Ordinances. The attached appraisal dated May 29, 2019 estimated the market value of the parcel (before the lot line adjustment) of \$390,000 which is \$13.662 per Square Foot. The parcel with the lot line adjustment is 26,420 sqft therefore the purchase price will be \$360,950.

The key terms are:

Purchase price will be \$360,950.

Buyer agrees that the Property will be developed as the main and branch office for the Los Alamos Schools Credit Union and offices for the Los Alamos Public Schools Foundation.

Buyer to make commercially reasonable efforts to maintain or relocate trees that are within the building envelope.

Buyer agrees to have the project completed within 3 years of Closing on the parcel.

Fiscal and Staff Impact/Planned Item

There should be minimal staff impact as a result of the sale of this parcel.

Alternatives

Council could choose to not adopt the Ordinance and the sale and development would not proceed, or Council could direct staff to amend the proposed ordinance and related agreement.

Attachments

A - Incorporated County of Los Alamos Ordinance No. 699

B - Appraisal for 1010 Central Avenue

C - Publication Notice