



Agenda Item Number: 2009-3-11C

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: March 17, 2009

Department: Public Works & Community Services Staff Contact: Julie Morgas Baca, DCM for Community Services
Tom Zdunek, DCM for PW
Mike Ferguson, CIP Senior Project Coord.
Raymond Orona, Right of Way Manager

TITLE: Purchase of Property for a proposed SE Heights Family Therapeutic Center

ACTION: Motion to approve the purchase of property located at 201-209 San Pablo Street SE for construction of a proposed SE Heights Family Therapeutic Center.

SUMMARY:

Staff requests approval to purchase property located at 201-209 San Pablo Street SE. This improved property contains approximately 25,571± sq. ft of land and a 7,474± sq. ft. building comprised of two portions and zoned C-2 for commercial use. This site presents excellent opportunities to facilitate and encourage development of a family service facility in Commission District 3 as may be brought to fruition by solicitation to relevant providers.

The building dated back to the 1950s received major reconstruction for a restaurant and apartment facilities which neither the existing use and or configuration suit the improvements for the property's highest and best use potential. Given the area and subject improvements, some office or institutional use is a much more suitable use of the property. The Southeast Heights Center for Family Health dominates the immediate area and some use associated with this field is more probable for reconstruction of this site.

There is an apparent need for a family services facility in the southeast Albuquerque/County area. This coupled with the succinct nature and location of the property, the County proposes to purchase, design and renovate the existing land and improvements to promote and advance its family service programs.

The County conducted an appraisal for possible acquisition and found a value of \$647,000.00. Upon review of the appraisal, CIP offered to purchase the property and negotiated a settlement in the amount of \$640,000.00. Staff recommends the settlement with the owner as follows:

Negotiated Compensation	= \$ 640,000.00
SUB-TOTAL: AMOUNT DUE PROPERTY OWNER.....	\$640,000.00
Title Commitment Fee.....	50.00
Owners Policy.....	2,921.00
Escrow/closing Fee.....	106.75
Special Assessment Fee.....	<u>150.00</u>
Total Closing Costs.....	\$ 3,227.75
SUB-TOTAL: CLOSING COST/SANDIA TITLE.....	<u>\$ 3,227.75</u>
TOTAL PURCHASE COSTS.....	\$643,227.75

Upon approval by the Board, Sandia Title Company will handle the closing and Mike Ferguson of CIP and/or Raymond Orona of the Right of Way Section will officiate over the closing. They are authorized to sign any required documents on behalf of the County for purpose of advancing and finalizing the closing of this property.

ATTACHMENTS:

1. Parcel Description
2. Zone Atlas page
3. Appraisal Information
4. Real Estate Committee Review and Recommendation
5. Sale Agreement between County and the State

FISCAL IMPACT

Capital Construction Fund \$643,227.75

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

The purchase of this property allows the County to design and renovate a facility to provide family therapeutic services in the SE Heights. The project will be funded with 2008 GO Bond Funds. I recommend Board approval. TL 03/10/09

DEPUTY COUNTY MANAGER FOR COMMUNITY SERVICES

Bernalillo County will collaborate with UNM to expand the services currently provided by the S.E. Heights Center for Family Health. Planned services for the new facility include center based high quality active learning for children and parents, home visitation and parent education in addition to comprehensive health and nutrition services. I recommend Board approval. JMB 03/10/09

DEPUTY COUNTY MANAGER FOR PUBLIC WORKS

Purchase of this property is in accordance with the procedures contained in Administrative Instruction 55. As allowed in Section 11 of the Purchase Agreement, Bernalillo County will have conducted a “hazardous materials/condition assessment” of the property prior to Commission action. Additional language in Section 11 of the Purchase Agreement requires the Seller remediate, at his cost, any problems identified through the assessment. Prior to closing, the County’s authorized closing agents will confirm this condition of sale. I recommend Board approval. RAP for TZ 03/10/09

LEGAL

Approved as to form and legal sufficiency. JSL 3/11/09

FINANCE

Budget	Funding for the Family Health Facilities is available from the 2008 General Obligation Bond and budgeted in the Capital Construction Fund 13001-210345. Teresa Byrd 3/10/09
Purchasing	No comment required as the acquisition of Real Property is not covered by the provisions of the State Procurement Code per Section 13-1-30 NMSA 1978. Lisa Sedillo-White, Purchasing Director 03/10/09

Contracts

No comment required as no contract is being routed. Lisa Sedillo-White, Purchasing Director 03/10/09

Risk Management

The building will be insured through the property insurance program. David A. Baca, Risk Management Director 3/10/09