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Meeting Date: May 18, 2022

Staff Contact: Mark S Sanchez, Executive Director

**TITLE: R-22-17 – Declaring that Certain Albuquerque Bernalillo County Water Utility Authority Property Located at the Southwest Corner of 2<sup>nd</sup> Street and Rio Bravo Boulevard is Surplus and Shall be Sold at Fair Market Value**

**ACTION: Recommend Approval**

**SUMMARY:**

The Water Authority has approximately 97 acres of undeveloped land at the southwest corner of 2<sup>nd</sup> Street and Rio Bravo Boulevard adjacent to the Southside Water Reclamation Plant (SWRP). For many years, the property has been under agricultural lease and the Water Authority will not need this land for improvements or expansions to the SWRP. The character of the area has changed from agricultural, and this acreage is desirable land in a growing neighborhood. Due to its location, size and zoning the property has significant value. The Water Authority must sell for appraised value but hopes to negotiate a sale of the land to a developer who will commit to locating a portion of the land for affordable housing on the property.

Given the need for additional resources in the Water Authority's capital improvement program and no longer having a need for the site, it is recommended that the site be declared surplus and sold

**FISCAL IMPACT:**

The property will be sold for appraised value by negotiated sale. Until the property appraisal is completed it is unknown how much the sale of the property will generate for the Water Authority's capital improvement program.

# ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

BILL NO. R-22-17

1 **RESOLUTION**

2 **DECLARING THAT CERTAIN ALBUQUERQUE BERNALILLO COUNTY WATER**  
3 **UTILITY AUTHORITY PROPERTY LOCATED AT THE SOUTHWEST CORNER OF**  
4 **2<sup>nd</sup> STREET AND RIO BRAVO BOULEVARD IS SURPLUS AND SHALL BE SOLD**  
5 **AT FAIR MARKET VALUE**

6 WHEREAS, the Water Authority owns approximately 97 acres of undeveloped  
7 land at the southwest corner of 2<sup>nd</sup> Street and Rio Bravo Boulevard adjacent to the  
8 Southside Water Reclamation Plant (SWRP); and

9 WHEREAS, the current use of the parcel as leased agricultural land is no longer  
10 consistent with the more suburban neighborhood uses in the area; and

11 WHEREAS, the parcel is not a suitable or economically feasible site for the  
12 expansion of the SWRP or other Water Authority infrastructure; and

13 WHEREAS, the Water Authority property at 2<sup>nd</sup> Street and Rio Bravo Boulevard  
14 is non-essential for utility purposes, is surplus and should be disposed of by a public  
15 process which maximizes the return for the Water Authority for use in its capital  
16 improvement program.

17 BE IT RESOLVED BY THE WATER AUTHORITY:

18 Section 1. That the Water Authority property at 2<sup>nd</sup> Street and Rio Bravo  
19 Boulevard which consists of a 97 parcel is declared to be surplus as it is nonessential  
20 for utility purposes.

21 Section 2. That the Executive Director is authorized to arrange for the sale of the  
22 property at 2<sup>nd</sup> Street and Rio Bravo Boulevard at fair market value through a negotiated  
23 sale at no less than appraised value.

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