

## **Barkhurst, Kathryn Carrie**

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**From:** Barkhurst, Kathryn Carrie  
**Sent:** Friday, August 24, 2018 3:28 PM  
**To:** Salazar, Brandi C.  
**Cc:** Renz-Whitmore, Mikaela J.  
**Subject:** Kimo Park  
**Attachments:** EC-98.pdf

Hi Brandi,

We've reviewed the EC-18-98, and determined that this Executive Communication conveys City Council's and the Administration's intent for this property to be sold and redeveloped as a commercial property.

The initial paperwork and appraisal correctly identified the site as a C-2 zoned property; the IDO zone conversion to NR-PO-C occurred after this Executive Communication was approved. In light of this history, we believe that revising this site to the MX-M zone administratively will more accurately reflect the appropriate IDO zone conversion.

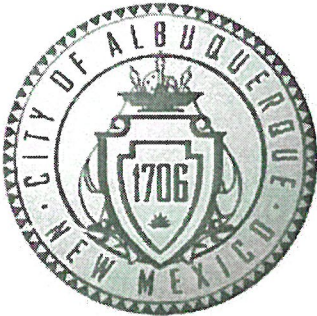
I will work with AGIS next week to get this zone updated in our data.



**K. CARRIE BARKHURST**  
long range planner  
urban design & development division  
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EC-18-98

**CITY OF ALBUQUERQUE**  
Albuquerque, New Mexico  
Office of the Mayor



Mayor Tim Keller

**INTER-OFFICE MEMORANDUM**

January 2, 2018

**TO:** Ken Sanchez, President, City Council

**FROM:** Tim Keller, Mayor 

**SUBJECT:** Declaring Not Essential for Municipal Purposes a Tract of land being a S.E. portion of the N.E. ¼ of the S.E. ¼ of Section 11, T. 10 N, R 3 E., N.M.P.M containing 0.4187 acres more or less, a/k/a Kimo Park located on the corner of San Mateo Blvd. and Cutler Ave.

The Parks and Recreation Department would like the above referenced property be declared Not Essential for Municipal Purposes. The property is not frequented by the public due to the busy location and limited access and parking. The Department wishes to ultimately sell the property due to ongoing related maintenance costs. After expenses related to the sale, the remaining proceeds will be distributed to the Parks and Recreation Department.

The Real Property Review Board met on August 9, 2017, and provided their recommendation to declare the property Not Essential for Municipal Purposes. An appraisal was completed by Michael P. Simpson, MAI, CCIM, CBRE, Inc., on October 11, 2017. The appraisal report reflects the current value to be \$90,000.00.

City Council approval is requested to declare the property Not Essential for Municipal Purposes.

Declaring Not Essential for Municipal Purposes a Tract of land being a S.E. portion of the N.E. ¼ of the S.E. ¼ of Section 11, T. 10 N, R 3 E., N.M.P.M containing 0.4187 acres more or less, a/k/a Kimo Park located on the corner of San Mateo Blvd. and Cutler Ave.

Approved:

4/5/18

Sarita Nair  
Chief Administrative Officer

Date

Approved as to Legal Form:

Samantha M Hults 1-4-18

Samantha Hults  
Acting City Attorney

Date

(46) 11/3/2017

Recommended By:

1.3.18

Barbara Taylor  
Acting Director Parks and Recreation Department

Date

## **Cover Analysis**

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

Declaring Not Essential for Municipal Purposes.

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

Declaring the Property Not Essential for Municipal Purposes will allow it to be sold, thus eliminating maintenance costs and generating revenue for the Parks and Recreation Department. In addition, generating Property Tax revenue for the County of Bernalillo.

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

The Property must be declared Not Essential for Municipal Purposes in accordance with City Ordinances before conveyance. As the property is no longer needed by the City, the user department wishes the property sold.

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

Declaring the Property Not Essential for Municipal Purposes 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?**

After expenses related to the sale of the Property, the remaining proceeds of the sale will go the Parks and Recreation Department.

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

City will retain ownership of the Property, no revenue will be generated for the Parks and Recreation Department and no Property Tax revenue will be generated for the County of Bernalillo, and the City will continue to retain full responsibility and risk of ownership of a property no longer serving the City's needs.

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

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



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October 30, 2017

James McNeely  
CITY OF ALBUQUERQUE  
600 2nd Street  
Albuquerque, New Mexico 87102

RE: Appraisal of Kimo Park  
5101 Cutler Avenue NE  
Albuquerque, Bernalillo County, New Mexico  
CBRE, Inc. File No. 17-271PH-2776-1  
Client Reference No. POPRK-PRK0011781

Dear Mr. McNeely:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject is a 0.4188-acre (18,241 sq. ft.) tract of land (retail/commercial) located at 5101 Cutler Avenue NE in Albuquerque, New Mexico. It is currently improved as Kimo Park, a city-owned park with trees, grass, sidewalks, benches, and tables. The site does not have any direct vehicular access but a bus stop is located along San Mateo Boulevard at the front of the site. It has a highly visible location at the northeast corner of the intersection of San Mateo Boulevard NE and Cutler Avenue NE/I-40 off-ramp. The site is zoned C-2, Community Commercial Zone, and if access could be obtained, could be developed for a retail/commercial use.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

<b>MARKET VALUE CONCLUSION</b>			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Fee Simple Estate	October 11, 2017	\$90,000

Compiled by CBRE

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and

James McNeely  
October 30, 2017  
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recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It also conforms to Title XI Regulations and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) updated in 1994 and further updated by the Interagency Appraisal and Evaluation Guidelines promulgated in 2010.

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users does not extend reliance to any such party, and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

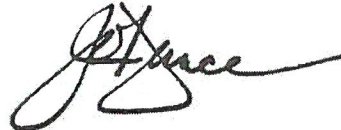
Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



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Michael P. Simpson  
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New Mexico Certified General Real  
Estate Appraiser No. 03304-G  
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**REAL PROPERTY REVIEW BOARD MINUTES**

August 9, 2017 @ 3:00 p.m.

**BOARD MEMBERS:**

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

**OTHERS ATTENDING:**

Brandi Salazar, Real Property Agent II  
Barbara Taylor, Director, Parks and Recreation Department

The Real Property Review Board met on August 9, 2017 to recommend a parcel of City owned property to be declared not essential for municipal purposes.

**Easterly Portion of Block Two (2), Vidas Subdivision**

The Parks and Recreation Department wishes to declare this property not essential for municipal purposes. This property is located on the corner of San Mateo and Cutler, and is also known as Kimo Park. It is approximately 0.483 acres +/-.

A MOTION WAS DULY MADE BY Suzanne Lubar, SECONDED BY Lou Hoffman AND PASSED BY THE REAL PROPERTY REVIEW BOARD BY A VOTE OF 4 FOR AND 0 AGAINST TO DECLARE THE PROPERTY NOT ESSENTIAL FOR MUNICIPAL PURPOSES.

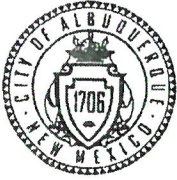
The above actions were taken at August 9, 2017 meeting of the Administrative Real Property Review Board.

Jessica M. Hernandez  
Jessica M. Hernandez, City Attorney  
Legal Department

Don Britt  
Don Britt, Property Manager

Lou Hoffman  
Lou Hoffman, Director, Department  
of Finance & Administrative Services

Suzanne Lubar  
Suzanne Lubar, Planning Director



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

Property Address: Kimo Park located at San Mateo & Cutler

UPC #: 101705950514041001

Legal Description: CITY PUMP STATION IN SE NE SE SEC11 T10N R3E

Property has been utilized for a municipal purpose.

Current Zoning Designation: C-2 Community Commercial

Current Use / Allowable Use(s): Public Utility Structure

Surrounding Zoning and Uses	Zoning	Land Use
North	C-2	Community Commercial
South	C-1	Neighborhood Commercial
East	C-2	Community Commercial
West	C-2	Community Commercial

Sector Development Plan: None

Comprehensive Plan: Established Urban

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\_\_\_\_\_  
\_\_\_\_\_

Andrew Garcia  
Andrew Garcia, Code Enforcement Manager

Date July 27, 2017

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  
Suzanne Lubar, Planning Director

Date 8/9/17







SAN MATEO BLVD

Kimo Park

CUTLER AV

140 RAMP

CUTLER AV