

Potential Land Acquisitions in the Albuquerque, Farmington & Roswell Areas

September 29, 2015

Background

- The Department is seeking Commission approval to begin the process of purchasing land for the following purposes:
 - To secure legal access to a Commissioned-owned property called the “Retherford” located along the San Juan River near Farmington.
 - To build two new Area Offices.
 - One in the Albuquerque area and the other in the Roswell area.

Access for the “Retherford” property in Farmington

- Originally purchased in 1986 to provide fishing access along the San Juan River.
- Consists of 82 acres.
- Since original purchase date, it has become evident that it lacks public access.
- The Department was recently approached by an adjacent landowner who has offered the Department an opportunity to purchase legal access through his property.
- This project would consist of obtaining public access and approximately 30 acres to use for parking, etc.

Retherford property Access Continued

- The purchase of this easement and property would allow hunters and anglers to take advantage of the fishing and hunting opportunities that have previously been unavailable.
- The purchase price would be dependent upon a Yellow-book appraisal based on similarly situated comparable properties.

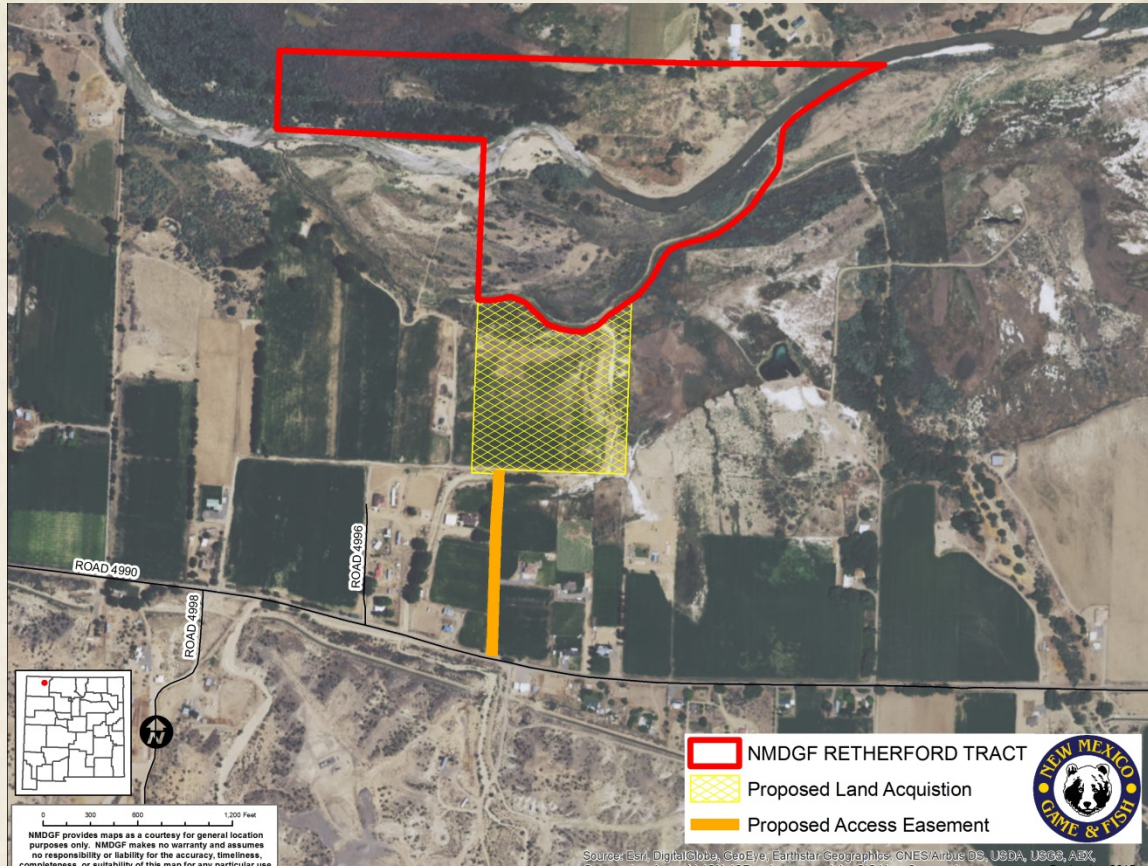


Fig 2. Proposed Farmington Area Acquisition.

Department Area Offices

- The Department would like to acquire properties in Roswell and Albuquerque that include the following characteristics:
 - Areas that are easily accessible yet contain enough land to support larger facilities to better serve staff and the public.
 - Enough space to accommodate a variety of educational programs such as hunter education, OHV training and other skills-based education.
 - Larger conference rooms capable of hosting public meetings.
 - Create a destination that can potentially attract wildlife viewing opportunities and provide habitat for small game and migratory birds and waterfowl.
 - If possible, provide access for fishing.

Southeast Area Current Office – Roswell

- Current lease expires on July 1, 2017.
 - Department is initiating a Request for Proposal (RFP) seeking a three-year base lease, with two one-year renewal options.
 - Annual rent is currently \$76,347.
 - Lacks adequate parking and space to store equipment.
 - The Department is leasing an adjacent property for additional storage.
 - Small conference room and office sizes limit ability to best serve the public.
- FY 2017 capital budget request includes money to fund acquisition of land and building construction.

Identified Property in Roswell Presents Issues

- The Department recently investigated a property located east of Roswell that includes a portion of the Lower Pecos river.
 - The property could be a nice addition as it has scenic views, would protect the floodplain and could offer hunting and fishing opportunities.
 - The property initially appeared to meet all the Department's desired criteria previously mentioned.
 - As a result, the Department initiated a land appraisal to determine cost.
- Recently obtained information indicates that constructing an area office on this location would be **cost-prohibitive** due to infrastructure and engineering costs.
 - Therefore, the Department does not recommend acquiring it for the purpose of developing an area office.

Northwest Area

Current Office – Albuquerque

- Current lease was recently extended for an additional 5 years.
 - Annual rent is approximately \$168,000.
 - Parking and space for equipment storage is limited.
 - Neighboring school has lead to traffic congestion.
 - Several programs based out of this office have grown – Field Operations and Information and Education Divisions.
 - Conference room size and associated amenities no longer meeting needs of the public.
- Legislature has authorized approximately \$6 million in Capital outlay.
- Department will be able to leverage additional funds through Federal Aid.

Proposed Albuquerque Acquisition

- Department has identified a potential property in the Albuquerque Area that appears to meet all the criteria previously discussed in Slide 7.
- As a result the Department seeks Commission approval to initiate the process to secure and acquire property for an Area Office in the Albuquerque area.

Public Comment on Properties

