

ORDINANCE NO. 2021-28

AN ORDINANCE AUTHORIZING THE SALE OF A 0.18 ACRE PROPERTY LEGALLY DESCRIBED AS LOT 12C-2, BLOCK 73, LOWE REPLAT #6, LOCATED TO THE SOUTH 510 NORTH MAIN STREET.

WHEREAS, the City of Carlsbad, hereinafter "City", holds title to the +/- 0.18 acre real property located to the south of 510 North Main Street, and more particularly described as follows:

THE SURFACE ESTATE ONLY OF:

Lot 12C-2, Block 73, Lowe Replat #6, as shown on the official plat thereof on file with the County Clerk of Eddy County, New Mexico in Cabinet 8, Slide 225, containing 0.18 acres more or less

Hereinafter referred to as the Property.

WHEREAS, the City finds that the Property is no longer essential to any municipal purpose and the City's interests would be best served by the sale of the Property; and

WHEREAS, a qualified appraiser appraised the Property's value as Twenty Five Thousand Five Hundred Dollars (\$25,500.00) as of October 4, 2021; and

WHEREAS, the Property currently sits vacant and unimproved; and

WHEREAS, the appraiser found that the highest and best use of the Property was as an office development of some type; and

WHEREAS, the purchase of the Property has been negotiated between the City and a private citizen; and

WHEREAS, the purchase price is in line with the valuation found by the appraisal report; and

WHEREAS, the City desires to sell the Property to George and Nancy Brantley for Twenty Five Thousand Five Hundred Dollars (\$25, 500.00); and

WHEREAS, the City has published notice of this sale prior to the consideration of this Ordinance as required by N.M.S.A. 1978, Sec. 3-54-1(D) (1999);

NOW THEREFORE, be it ordained by the Governing Body of the City of Carlsbad, County of Eddy, State of New Mexico, as follows:

1. The sale of the Property as described

THE SURFACE ESTATE ONLY OF:

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by the City of Carlsbad to George and Nancy Brantley for Twenty Five Thousand Five Hundred Dollars (\$25,500.00) is hereby approved.

2. The total purchase price shall be due and payable to the City at closing.
3. George and Nancy Brantley shall purchase Title insurance in the amount of the total purchase price. All other costs shall be borne by George and Nancy Brantley.
4. The sale of the Property shall be subject to the conditions and stipulations listed in the real property sale agreement.
5. The Mayor and City Administrator are authorized to execute all documents necessary to implement the terms of this ordinance.
6. Notice shall be published pursuant to the terms of N.M.S.A. 1978, Sec. 3-54-1 (1999).

PASSED AND APPROVED this 14th day of December, 2021.

/s/Dale Janway

DALE JANWAY, MAYOR

ATTEST:

/s/Nadine Mireles

CITY CLERK