



Proposed Land Sale (LS-0121)

# New Mexico State Land Office Public Meeting

# Your feedback is important, here's how to provide it...

- **In Person Public Comment:** Sign up and you will go first following NMSLO Presentation
- **Virtual Public Comment:** Please raise your hand or put your name in the chat to provide comment
- **Phone Only:** Press \*9 to raise your hand

# Public Comment Accepted Through September 17

Online Public Comment

<https://www.nmstatelands.org/paseogateway>

Or Mail to Attn: Alysha Shaw, P . O . Box 1148

Santa Fe, NM 87504

# Meeting Agenda

- **Welcome, Hearing Officer, Felicia Orth**
- **Overview of the New Mexico State Land Office, Assistant Commissioner Angie Poss**
- **Presentation of Proposed Land Sale: Steve Vierck, Assistant Commissioner of Commercial Resources**
- **Public Comment and Q&A**

Hearing Officer  
**Felicia Orth**

About The New Mexico  
**State Land Office**

**Assistant Commissioner  
Commercial Resources Division  
Steve Vierck, CEcD**

# Proposed Land Sale - 0121

- The proposed land for sale (Tract 2) is zoned C-1 (Retail Commercial) and it is expected that any buyer of the land will develop the land for use consistent with C-1 zoning.
- Part of an approximately 592 acre Planning and Development lease (BL-1952) which was issued in April, 2010 for a 30 year term.
- The lessee (Paseo Gateway, LLC) has performed real estate planning and development including extending infrastructure to the boundary of the land



# Proposed Land Sale - 0121

- The parcel, designated Tract 2, consists of 18.85 acres but may include some additional contiguous acreage to be shown in a re-plat prior to a sale auction.
- Within Paseo Gateway, the State Land Office sold to Rio Rancho Public Schools in 2006 the 140 acres on which Sue Cleveland High School is located.
- Another parcel, 49 acre Tract 15, was sold in March, 2018 to Cleveland Heights LLC and has been developed for single family homes

# Proposed Land Sale - 0121

- The parcel is within C-1 zoning (Retail Commercial) and it is expected that any buyer of the land will develop the land for use consistent with C-1 zoning
- The City of Rio Rancho may require additional off-site improvements

# Assessment of Impact

- Sale of Tract 2 and development by an eventual purchaser is expected to facilitate commercial use of the land and retail amenities that until now has not existed in the near vicinity.
- Sales proceeds would benefit New Mexico public schools (K-12)
- Increased traffic and intensified development of nearby lands would be expected as the result of development

# Assessment of Impact

- Tax benefits associated with the commercial development would include property tax generation as well as gross receipts taxes from the retail activity.



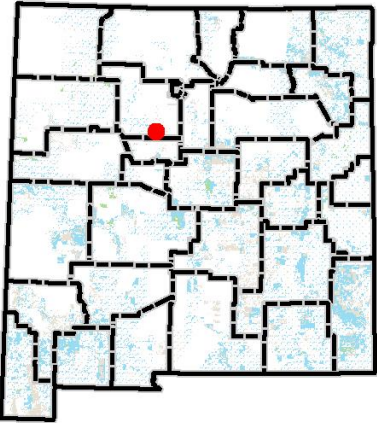
Paseo Gateway    T13N R3E Section 33    Sandoval County, NM



Stephanie Garcia Richard  
Commissioner of Public Lands  
505-827-5761  
[www.nmstatelands.org](http://www.nmstatelands.org)

Tract 2 Lot 3: 10.55 Acres  
Tract 2 Lot 4: 8.3 Acres

- Tract 2
- Paseo Vulcan ROW
- SLO Surface Estate





# Next Steps

- **Public feedback to be presented to the Commissioner of Public Lands after public comment ends on September 17**
- **If the Commissioner makes a final decision to proceed with a potential sale, a public auction would be conducted in accordance with State of New Mexico law and State Land Office Rule 19.2.14 NMAC.**
- **Notice of a public auction soliciting bids would be published for at least 10 weeks**

# Next Steps

- A minimum sale price would be established in accordance with an appraisal to ensure that any sale is for at least the true value of the land.
- Additional requirements may be established for submitting bids and completing the sale. The Commissioner would also reserve the right to reject all bids and withdraw the land from sale or to reinitiate the process of offering the land for sale on the same or different terms.

# Next Steps

- Upon determining a sale price, a notification letter will be sent to the Cabinet Secretary of the Public Education Department informing them of a potential sale.
- Conveyance of the land would be subject to all valid and existing leases, easements, restrictions, and reservations, including a reservation to the State of New Mexico of all minerals and geothermal resources in, under or upon the land.



# Public Comment

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# Public Comment

# State Land Office Contact Info

**Steve Vierck**

**svierck@slo.state.nm.us**

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**Thank you!**