

RESOLUTION NO. 2016-34

TO DECLARE A PARCEL OF REAL PROPERTY KNOWN AS THE “OLD HILLCREST HOSPITAL SITE” TO BE NON-ESSENTIAL TO THE TOWN, AND TO SET TERMS AND CONDITIONS FOR THE SALE, LEASE OR DONATION OF SAID PROPERTY FOR COMMERCIAL DEVELOPMENT

WHEREAS, the Town Council of the Town Silver City is the owner of a parcel of real property located in the Town, commonly known as the “Old Hillcrest Hospital Site”, more specifically described as:

Two contiguous parcels (0.376 acre, Tract #1 and 3.499 acres, Tract #2) located in part of Lot 2, Section 34, Township 17 South, Range 14 West, New Mexico Prime Meridian; and described in Grant County Book 226, Pages 7137 and 7138.

and;

WHEREAS, the Town Council has been advised that a private for-profit business entity is interested in constructing an affordable housing project within the Town and is in need of a parcel of land suitable for the project; and

WHEREAS, the Town’s Affordable Housing Ordinance, Chapter 9, Sections 9-1 et seq. provide for a process where the Town can assist an affordable housing project under specific terms and conditions; and

WHEREAS, under Chapter 48, Section 48-22, Town-owned property within the Town that is to be used for affordable housing is not presumed to be essential for municipal purposes; and

WHEREAS, after due consideration, the Town Council finds that the continued ownership of the subject property is not essential to the Town for present or future municipal purpose when balanced against the potential of a project which will increase the availability of affordable housing within the Town; and

WHEREAS, after due consideration, the Town Council finds that it is in the best interest of the Town and its inhabitants to offer for sale or donation the subject property under such terms and conditions, and in such a manner, to ensure that the Town gets full value therefore whether in economic or social benefit; and

WHEREAS, the Town Council has concluded that deed restrictions or other covenants that run with the land may be appropriate to ensure that the subject property is developed and used in a manner that benefits the Town aesthetically, financially and socially;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Silver City that:

1. The aforesaid parcel of real property (hereinafter, "Property") is hereby affirmed to be "non-essential" to the Town for a present or future municipal purpose under the circumstance that the projected use of the property will be exclusively for the construction of affordable housing.
2. The Property shall be sold or leased for private commercial development, or in the discretion of the Town Council, donated for the construction of affordable housing.
3. There shall be a public hearing to occur on or before February 1, 2017 for the purpose of soliciting public input, including suggestions for the best use of the property, suggestions for deed restrictions and other protections designed to insure appropriate design and use of the Property, and any other matters which should be considered.
4. The Town Manager in consultation with the Director of Community Development is directed to negotiate with any potential purchasers or donation recipients on deed restrictions, process of development, and all other matters pertaining to the development and operation of the proposed use of the sold or donated property.

PASSED, ADOPTED and APPROVED this 13th day of December, 2016.

(Seal)

Ken Ladner, Mayor

Attest:

Ann L. Mackie, Town Clerk