

CITY OF HOBBS, NEW MEXICO

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE SALE AND CONVEYANCE OF CERTAIN CITY-OWNED LAND LOCATED WITHIN THE HOBBS INDUSTRIAL AIRPARK TO STAG AMAZON, LLC AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY TO COMPLETE THE TRANSACTION.

WHEREAS, the City of Hobbs ("City") is the owner of certain real property, containing 6.83 acres, located within the corporate limits of the City of Hobbs, Lea County, New Mexico, currently leased to Covenant Health Hobbs under a Ground Lease authorized by Ordinance No. 957, as amended; and

WHEREAS, Covenant Health Hobbs has expressed its intent to assign its option to purchase the subject land to **Stag Amazon, LLC**, and the City has negotiated the terms of a Real Estate Purchase Agreement ("REPA") with **Stag Amazon, LLC** for the direct purchase of said property; and

WHEREAS, pursuant to NMSA 1978, Section 3-54-1, and applicable provisions of the Hobbs Municipal Code, the City is authorized to sell or lease real property through ordinance adopted by the governing body after notice and public hearing; and

WHEREAS, the governing body finds that the sale of the subject property is in the best interest of the City and its residents and that the terms of sale are fair, reasonable, and consistent with the appraised value of the land; and

WHEREAS, inclusive in this Ordinance are the following:

1. TERM OF SALE.

- a. The City proposes to sell a parcel of land comprised of 6.83 acres for purchase price of \$730,000.00.
- b. An Agreement for the Purchase of the Real Estate concerning terms of the sale for the property are part of the Proposed Ordinance, based on negotiation between the City and Stag Amazon, LLC.

2. APPRAISED VALUE OF PROPERTY. The appraised Fee Simple Market Value of the land only was determined to be \$565,000 for the 6.83 acres.

3. SCHEDULE OF PAYMENTS: The Purchase Price is to be paid with an earnest money deposit with the balance to be paid as follows:

- | | |
|------------------------------------|-----------|
| a. Earnest Money Deposit: | \$10,000 |
| b. At Closing the Balance of Cash: | \$720,000 |
| c. Total Payments: | \$730,000 |

4. PURCHASE PRICE. \$730,000

5. NAME OF PURCHASER. Stag Amazon, LLC, <Address>

6. PURPOSE OF PURCHASE. The building on the property and currently owned by Covenant Health Hobbs is utilized for an Amazon warehouse.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF HOBBS, NEW MEXICO:

Section 1. The City of Hobbs is hereby authorized to sell the City-owned property as described in Exhibit 1 (Leased Boundary Survey) to **Stag Amazon, LLC** for the purchase price of \$730,000.00, as set forth in the Real Estate Purchase Agreement.

Section 2. The Mayor is hereby authorized to execute the Real Estate Purchase Agreement, the Assignment of Option to Purchase, the Special Warranty Deed, closing documents, and any other instruments necessary to effectuate the sale of the property to **Stag Amazon, LLC**.

Section 3. The subject property is to be subdivided prior to closing, and the final legal description shall conform to the recorded plat, which shall be prepared based on the existing Leased Boundary Survey and recorded prior to closing.

Section 4. The sale shall be subject to all applicable covenants, restrictions, easements, and matters of record, including those previously established under Ordinance No. 957 and any applicable City and State regulations.

Section 5. This Ordinance shall become effective five (5) days after publication by title and general summary in accordance with NMSA 1978, Section 3-17-5, unless a valid referendum petition is filed within thirty (30) days following its adoption, in which case the Ordinance shall be suspended pending further action by the governing body or electorate.

PASSED, ADOPTED AND APPROVED this 15th day of September, 2025.

CITY OF HOBBS, NEW MEXICO

SAM D. COBB, Mayor

ATTEST:

JAN FLETCHER, City Clerk