

**Special Meeting of the Legal Committee
Held in Roswell City Hall Conference Room
Thursday, June 30, 2022**

Notice of this meeting was given to the public in compliance with Section 10-15-1 through 10-15-4 NMSA and Resolution 22-14.

ROLL CALL

The meeting convened at 4:30 p.m. with Chair Heldenbrand presiding, Councilor Arnold, Councilor Corn and Councilor Oropesa present.

Staff present: Christopher Josh Nairn-Mahan, Amalia Martinez, Stephen Christopher, Jenna Lanfor, Scott Stark, Joe Neeb, Gabe Han, and Parker Patterson via GoToMeeting

Guests present: Mayor Jennings, Councilor Best, Councilor Halvorson, Councilor Foster, Bill Wolf, Joe Andreas, Juno Ogle.

Public present via GoToMeeting: Councilor Perry, Judy Stubbs, Rita Kane-Doerhoefer

APPROVAL OF AGENDA

Councilor Corn moved to approve the June 30, 2022, Special Legal Committee meeting agenda. Councilor Oropesa as a second. A voice vote was 4-0, and the motion passed.

REGULAR ITEMS

1. Lease agreement for International Law Enforcement Academy – Stephen Christopher discussed the lease. The US State Department requests a lease for Building 500, parking lot and grounds (24,500 feet, more or less) for the purpose of operating the International Law Enforcement Academy (ILEA). ILEA has been a tenant since 2005. Term commencing July 1, 2022 through June 30, 2027, (5) years with seven additional five-year extensions. Rent amount is \$453,350.00), annually, the first year prepaid. Councilor Corn moved to send to the full city council the recommendation to approve the lease with the following amendments: Article Five, Section D shall read:

“The parties agree that the LANDLORD’s rate is \$18.50 per rentable square foot. Beginning with the second year of the Lease and each year thereafter during the initial term and any renewals, the LANDLORD’s rate shall be deemed to have increased by three percent (3%) over the prior year, and the TENANT shall pay said increased amount as additional rent with the base rent, quarterly in advance.”

Councilor Arnold as the second. A voice vote was 4-0, and the motion passed.

2. Lease agreement for Sidney Gutierrez School – Stephen Christopher discussed the lease. Sidney Gutierrez Middle school requests Building 524 (69 Gail Harris) consisting of 18,803 square feet more or less for the purpose of operating a charter middle school. Sidney Gutierrez Middle School has utilized one of the two five-year renewals. The second addendum will change the term dates to commencing July 1, 2022, ending June 30, 2027. Rent amount will be \$41,819.69, payable in 12 monthly installments of \$3,484.97 (\$2.22 per square foot) the first year of the new term. Councilor Corn moved

to send to the full city council the recommendation to approve the lease. Councilor Arnold as the second. A voice vote was 4-0, and the motion passed.

CHAIR COMMENTS, REPORTS, ANNOUNCEMENTS

PUBLIC PARTICIPATION

ADJOURN

The meeting adjourned at 5:02 p.m.