

WORK SESSION AGENDA

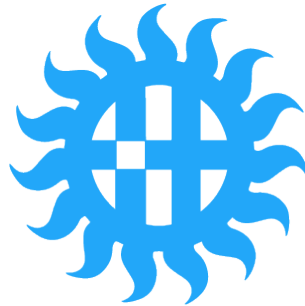
Monday, July 28, 2025 at 1:00 PM

Mayor
Eric Enriquez

Mayor Pro Tem
Johana Bencomo

Councilors
Cassie McClure
William Mattiace
Becki Graham
Becky Corran
Yvonne Flores

Council Chambers



CITY OF LAS CRUCES

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Council Work Session Summary

Meeting: Work Session - Jul 28 2025

TITLE: COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE) PROGRAM.

PURPOSE(S) OF DISCUSSION: ☐ Inform/Update ☒ Direction/Guidance ☒ Legislative Development/Policy

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The Commercial Property Assessed Clean Energy (C-PACE) Program is a financing structure enabled by state statute and local ordinance that provides eligible property owners with access to long-term fixed-rate financing for a range of energy efficiency, renewable energy, water efficiency, and resiliency improvements. The program allows local governments to secure the financing via a special improvement assessment on the improved property.

The New Mexico Economic Development Department (NMEDD) has hired a consultant - Adelante Consulting - to administer the program throughout the state. One of their representatives will be discussing the program and what is needed from the City to be able to implement in Las Cruces.

PLAN(S):

Elevate Las Cruces



Council Work Session Summary

Meeting: Work Session - Jul 28 2025

TITLE: PLAN PRIORITIZATION FOR METROPOLITAN REDEVELOPMENT AREAS.

PURPOSE(S) OF DISCUSSION: ☐ Inform/Update ☒ Direction/Guidance ☐ Legislative Development/Policy

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

A Metropolitan Redevelopment Area (MRA) is a district identified as physically or economically blighted and targeted for revitalization under the New Mexico Metropolitan Redevelopment Code. MRA designation allows the City to focus planning and resources to attract private investment, improve infrastructure, support small businesses, and promote equitable growth.

In March 2023, City Council designated the El Paseo & South Solano and West Picacho areas as MRAs. In March 2025, four additional areas were designated: Amador Proximo & South, Apodaca & Lift Up, East of Solano Neighborhood, and the Mesquite District.

The purpose of this Work Session is to determine the priority order for developing MRA plans for the four newly designated areas.

SUPPORT INFORMATION:

[Exhibit A - The Las Cruces Metropolitan Redevelopment Area Designation Report](#)

[Exhibit B R 25-109](#)

PLAN(S):

Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

None

Appendices

A. MRA INDICATOR PRELIMINARY ANALYSIS

B. ADDITIONAL FOCUS AREAS FOR FUTURE MRA DESIGNATION

Amador Proximo & South
Apodaca & Lift Up
East of Solano / Bellamah
Mesquite

A. MRA INDICATOR PRELIMINARY ANALYSIS

The following spreadsheet on pages 82-85 allows for easy comparison of presence of blight indicators between different focus areas.

Physical Conditions					
Area	High level vacant property -land w/no structure (CLC data)	Concentrations of unoccupied commercial/ industrial properties (CLC data)	High level abandoned buildings (CLC data)	Deteriorating buildings (visual assessment)	Deteriorating street conditions (visual assessment)
El Paseo/S. Solano	x	x	x	x	x
East of Solano neighborhood area			x	x	x
Mesquite	x		x	x	x
Amador Proximo + South of Amador	x	x	x	x	x
West Picacho	x	x	x	x	x
Apodaca/Lift Up	x			x	x

Physical Conditions				
Area	Deteriorating sidewalk conditions (visual assessment)	Prevalence of Sidewalk Gaps (CLC Sidewalk Gap data)	Litter/Illegal Dumping (visual assessment)	Unmaintained landscaping/weeds (visual assessment)
El Paseo/S. Solano	x	x	x	x
East of Solano neighborhood area	x	x	x	x
Mesquite		x	x	x
Amador Proximo + South of Amador		x	x	x
West Picacho	x	x	x	x
Apodaca/Lift Up	x	x	x	x

	Socioeconomic Conditions				
Area	Low Median HH Income (Compared to State \$47,151)	High levels households below poverty level (compared to City 24 %)	High Unemployment Rate (compared to county 3.7%)	Population Decline (forecasted annual growth rate)	High renter population (compared to City 45%)
El Paseo/S. Solano	X	X	X	X	X
East of Solano neighborhood area	X	X	X	X	X
Mesquite	X	X			X
Amador Proximo + South of Amador	X		X		X
West Picacho	X	X	X		X
Apodaca/Lift Up	X	X	X		

Socioeconomic Conditions					
Area	Aging Housing Stock - Predominantly Built before 1980	High level Households with a disability (compared to city - 27%)	High level of Households without a vehicle (compared to County - 6.2%)	Low median home value (compared to City \$176,737)	High Crime Rate (ESRI Business Analyst - Total Crime Index more than 100 - national comparison)
El Paseo/S. Solano	x	x	x	x	x
East of Solano neighborhood area	x	x	x	x	x
Mesquite	x	x	x	x	x
Amador Proximo + South of Amador	x	x	x	x	x
West Picacho		x	x	x	x
Apodaca/Lift Up		x	x	x	x

B. ADDITIONAL FOCUS AREAS FOR FUTURE MRA DESIGNATION

Appendix B provides basic justification for the Metropolitan Redevelopment Area (MRA) designation of four areas within the Infill Development Overlay district. Based on existing conditions assessment, market research and demographic analysis, each of these areas meet the NM state redevelopment code criteria for MRA designation.

- Amador Proximo and South
- Apodaca & Lift Up
- East of Solano neighborhood area
- Mesquite

AMADOR PROXIMO & SOUTH

The Amador Proximo & South area, bound generally by W. Hadley Ave. to the north, BNSF Rail to the east, Brown Rd. to the south, and N. Valley Dr. to the west is the result of combining the Amador Proximo Planning Area with an area of approximately the same size just to the south which exhibits similar physical and socio-economic conditions. The 0.36 square mile area has a history of agricultural and industrial use with very little residential devleopment and a popultaion of around 185 people. The area has been the focus of significant community planning efforts (Amador Proximo Blueprint), which identifies a vision for redevelopment and provides a foundation for future MRA planning processes.

Existing conditions assessment, market research, and demographic analysis demonstrate that the area meets the statutory criteria for Metropolitan Redevelopment Area designation. The area had most of the physical and socioeconomic indicators of “blight” analyzed during the MRA assessment (see Appendix A). The area has low levels of commercial activity, high levels of vacant and abandoned properties, deteriorating buildings, lacking infrastructure, high levels of unemployment, low income levels, as well as unsafe and unhealthy conditions. The following is a summary of key data points and physical conditions that provide provide justification for MRA designation.

Low levels of commercial activity

The area has approximately 55 businesses which employ 759 people. The “Amador Proximo Blueprint” identifies opportunity in the area to expand business activity. The plan identifies restaurants, retail, entertainment, and healthcare as the top four commercial needs in the area. The least preferable business type is industrial, indicating a desire to transition away from historic land use.

High levels of vacant property

The area has more than 15 vacant parcels including large industrial and commercial properties which provide opportunities to encourage infill, mixed-use development.

Deteriorating buildings

The majority of the housing stock in Amador Proximo was built in the 1950s and 73% of the housing was built prior to 1980. This area is in need of housing upgrades and revitalization.

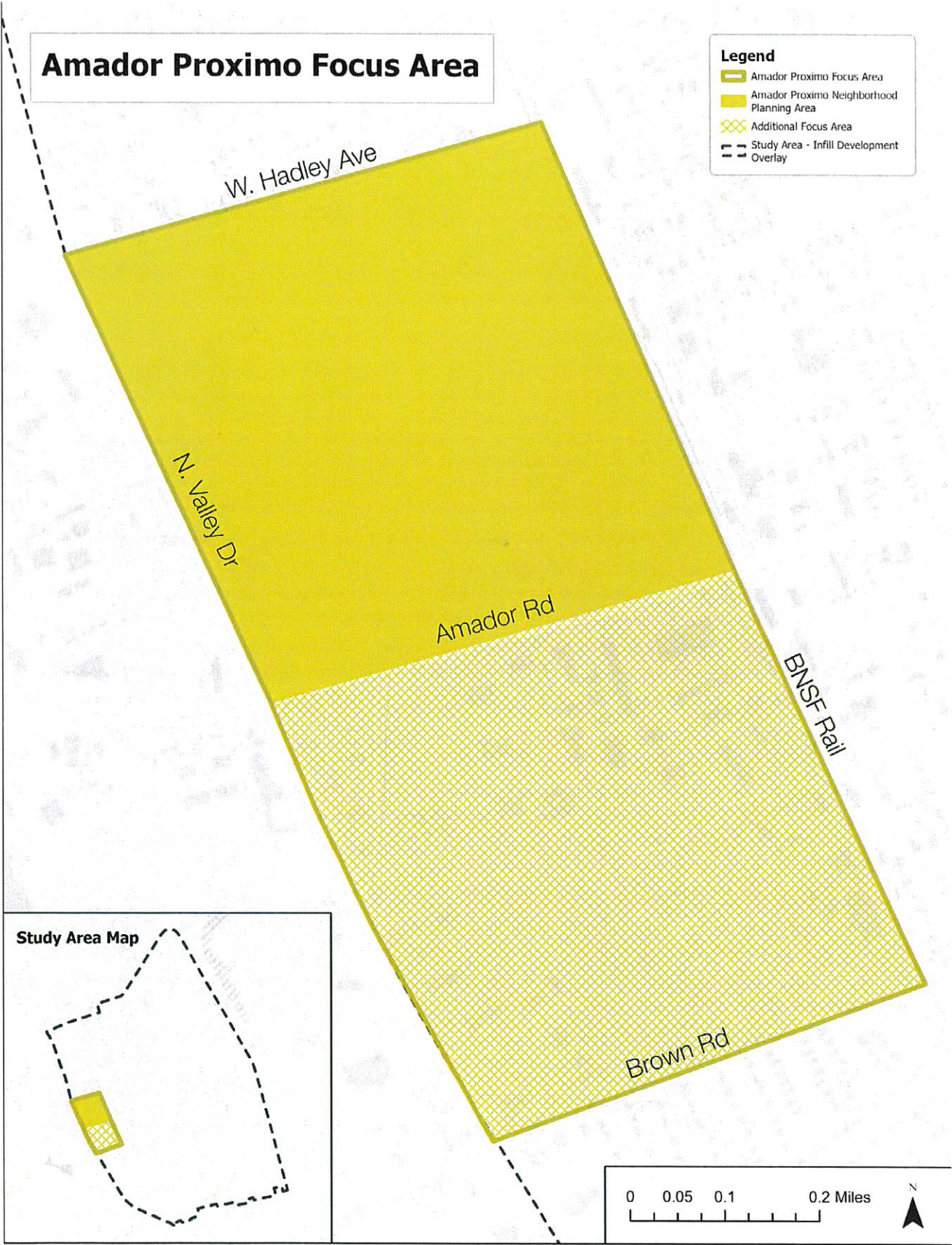
Deteriorating infrastructure

City data indicates that the area has significant sidewalk gaps which significantly limit universal access and limit opportunities for mixed-use development. A visual survey demonstrated the presence of moderate to extensive pavement deterioration on roads throughout the area.

Continued on pg. 87

Key “Blight” Indicators in Amador Proximo and South Area for MRA Designation								
High Levels Vacant Property	High Levels Abandoned Buildings	Deteriorating Buildings	Deteriorating Infrastructure	Low Median Home Value	Low Income Levels	High Unemployment	High Crime Rates	Low Levels Commercial Activity
X		X	X	X	X	X	X	X

Appendix Figure 1. Key “blight” indicators in Amador Proximo and South Area



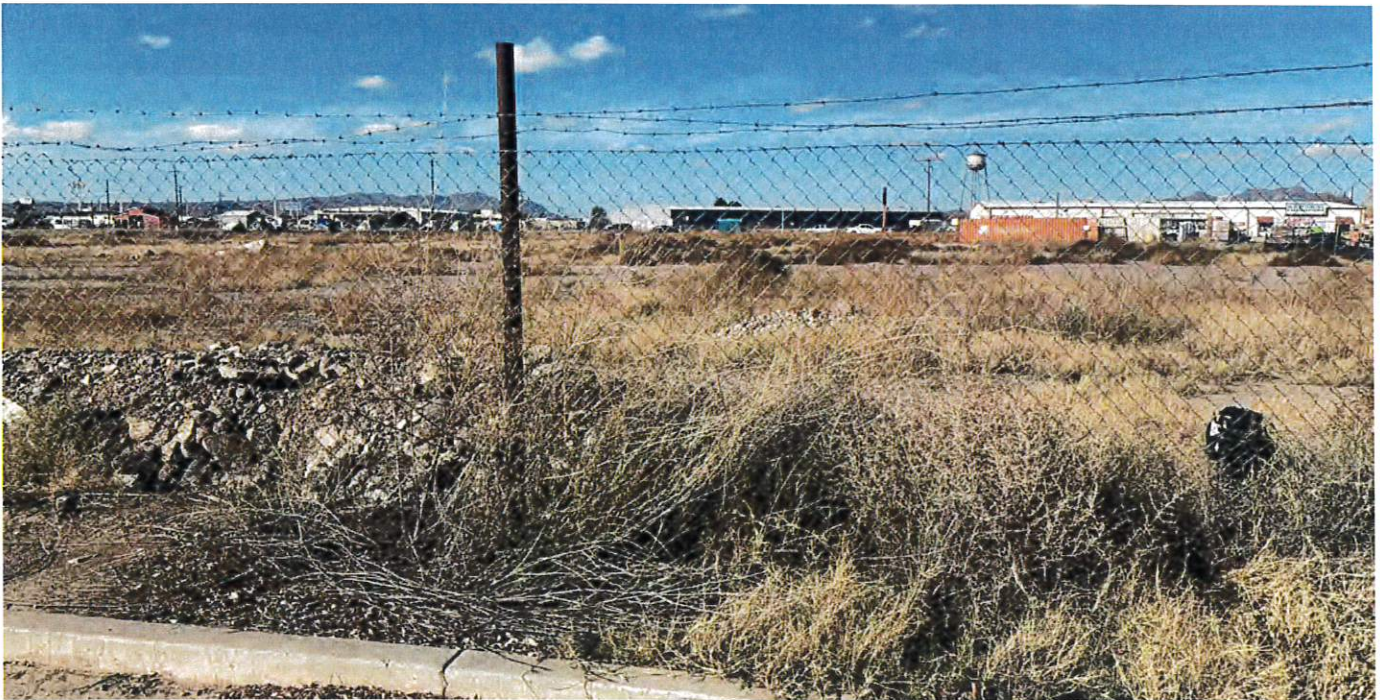
Appendix Figure 2. Amador Proximo and South Area

Unsafe and unhealthy conditions

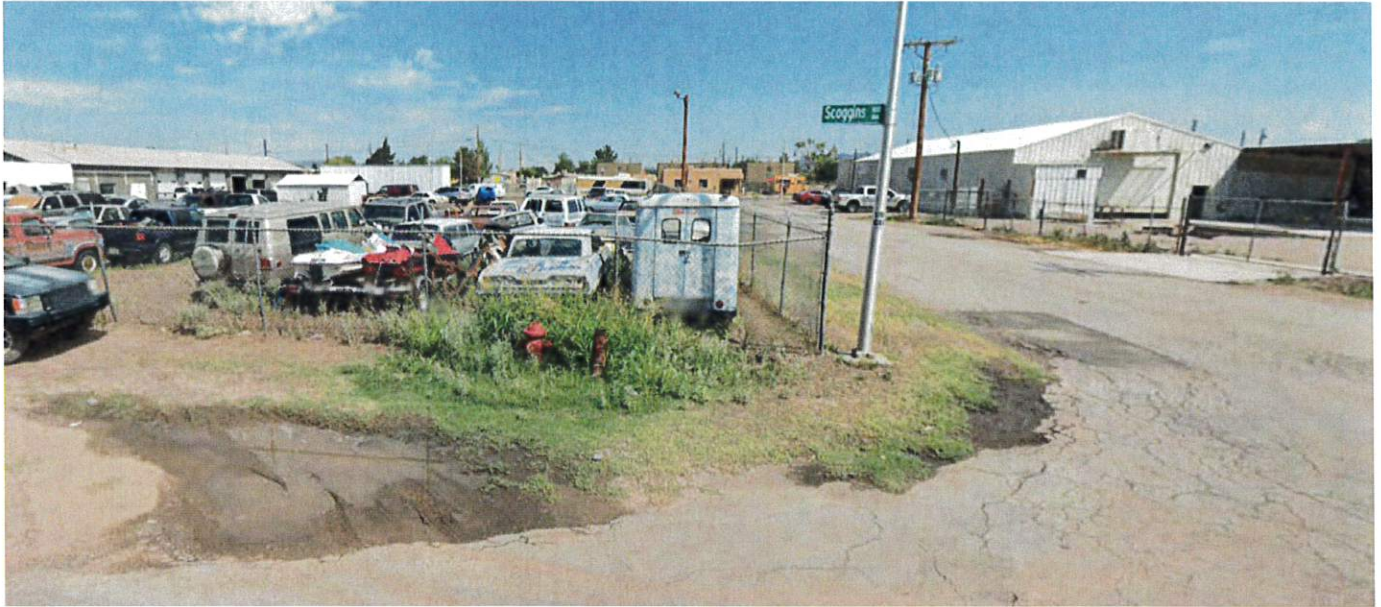
The Total Crime Index value for the Amador Proximo area is 244. The Crime Index is an indication of the relative risk of a crime occurring and is measured against the overall risk at a national level. Values above 100 indicate the area has an above average risk of occurring compared to the US. Additionally, due to the area's agricultural and industrial land use history there are possible brownfield sites which could require assessment and remediation. The presence or perceived presence of crime and brownfields can deter private investment in an area and delay redevelopment activity.

High unemployment and low income levels

The median household income for the area is \$25,000 and 26% of households live below poverty level. While a relatively small population, the demographics of the area are similar to that of the adjacent proposed West Picacho MRA. Additionally, the area is home to two non-profits which provide services to unsheltered individuals and there is a sizeable homeless population in the area which would benefit from affordable housing expansion.



Appendix Image 1. Large vacant parcels are found throughout the Amador Proximo and South area



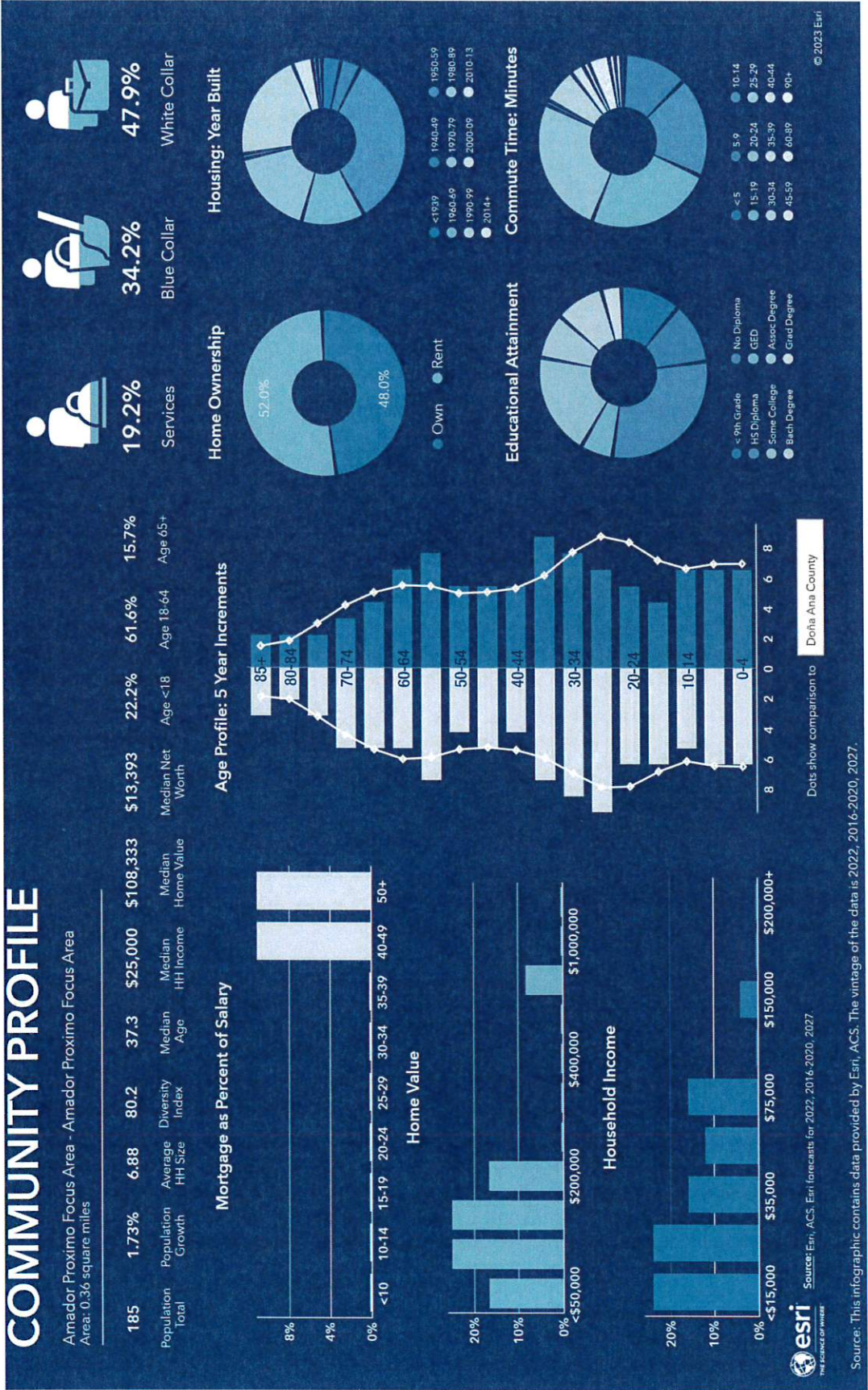
Appendix Image 2. A lack of sidewalks limits universal access and can limit opportunities for mixed-use development.



Appendix Image 3. Deteriorating street conditions in Amador Proximo and South area.



Appendix Figure 3. Vacant Parcels in Amador Proximo and South Area



Appendix Figure 4. Community Profile for Amador Proximo and South Area

APODACA & LIFT UP

The Apodaca & Lift Up area, bound generally by N. Main St. to the north, Interstate 25 to the east, Spruce Ave. to the south, and N. Solano Dr. to the west is the result of combining the Apodaca Planning Area with the bordering Lift Up Las Cruces area. The area is home to approximately 6,245 people and has been the focus of multiple community planning efforts (Apodaca Blueprint, Apodaca Neighborhood Plan, Lift Up Las Cruces), which identify area issues, lay out a vision for revitalization, and can provide a foundation for future MRA planning processes.

Existing conditions assessment, market research, and demographic analysis demonstrate that the Apodaca & Lift Up area, meets the statutory criteria for MRA designation due to low levels of commercial activity, high levels of vacant and abandoned properties, deteriorating buildings and infrastructure, high levels of unemployment, low income levels, as well as unsafe and unhealthy conditions. The following is a summary of key data points and physical conditions that provide provide justification for MRA designation.

Low levels of commercial activity

There are approximately 90 businesses in the Apodaca area which employ approximately 1,300

people. During the Apodaca Blueprint planning process, residents indicated that there is a need for business expansion and increased job opportunities for area residents. Restaurants, retail, entertainment, and healthcare were selected as the most important commercial needs in the area.

High levels of vacant property

The area contains over 40 vacant parcels including two large vacant properties, the Las Cruces Country Club (158 acres) and the Villa Mora property (77 acres) which are focus areas in the Apodaca Blueprint. MRA designation and complementary tools could support redevelopment and infrastructure improvements in areas that might otherwise remain vacant.

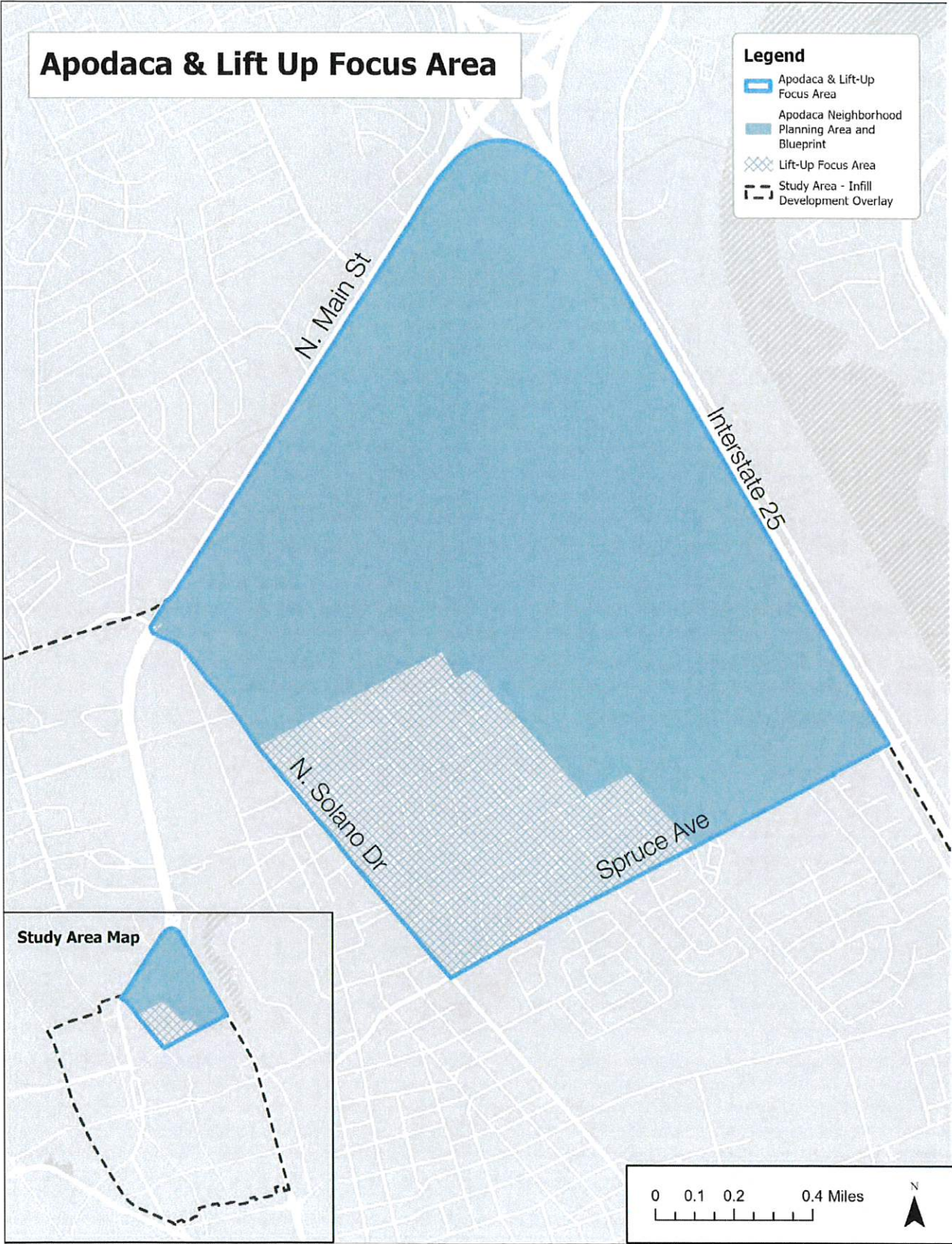
Deteriorating buildings

Housing stock throughout the area is aging. The majority of housing in this area was built in the 1950s and 60's and a full 69% of homes here were built prior to 1990. Many properties in the area exhibit advanced signs of disinvestment and deferred maintenance.

Continued on pg. 93

Key “Blight” Indicators in Apodaca & Lift Up Area for MRA Designation								
High Levels Vacant Property	High Levels Abandoned Buildings	Deteriorating Buildings	Deteriorating Infrastructure	Low Median Home Value	Low Income and/or High Poverty Levels	High Unemployment	High Crime Rates	Low Levels Commercial Activity
X		X	X	X	X	X	X	X

Appendix Figure 5. Key “blight” indicators in Apodaca & Lift Up Area



Appendix Figure 6. Apodaca and Lift Up Area

Deteriorating public infrastructure

Deteriorating streets and sidewalks, sidewalk gaps, and localized street flooding have been identified as issues within the area, all of which interrupt vehicle and pedestrian circulation. There are over 640 households with individuals with disabilities and over 300 households without vehicles. An MRA could aid in updating streetscape and public transportation infrastructure for vulnerable populations.

High unemployment and low income levels

While there is one census block group within the area that has a median household income exceeding the city-wide figure, more than 30% of residents earn incomes below \$25,000 per year and 38% of households are below the poverty level. 5 of the City's 19 affordable housing complexes are located in the area. Additionally, the unemployment rate is 9.9% which is significantly higher than the city or county.

Unsafe and unhealthy conditions

The Total Crime Index value for the Apodaca & Lift Up Area is 147. The Crime Index is an indication of the relative risk of a crime occurring and is measured against the overall risk at a national level. Values above 100 indicate the area has an above average risk of occurring compared to the US.

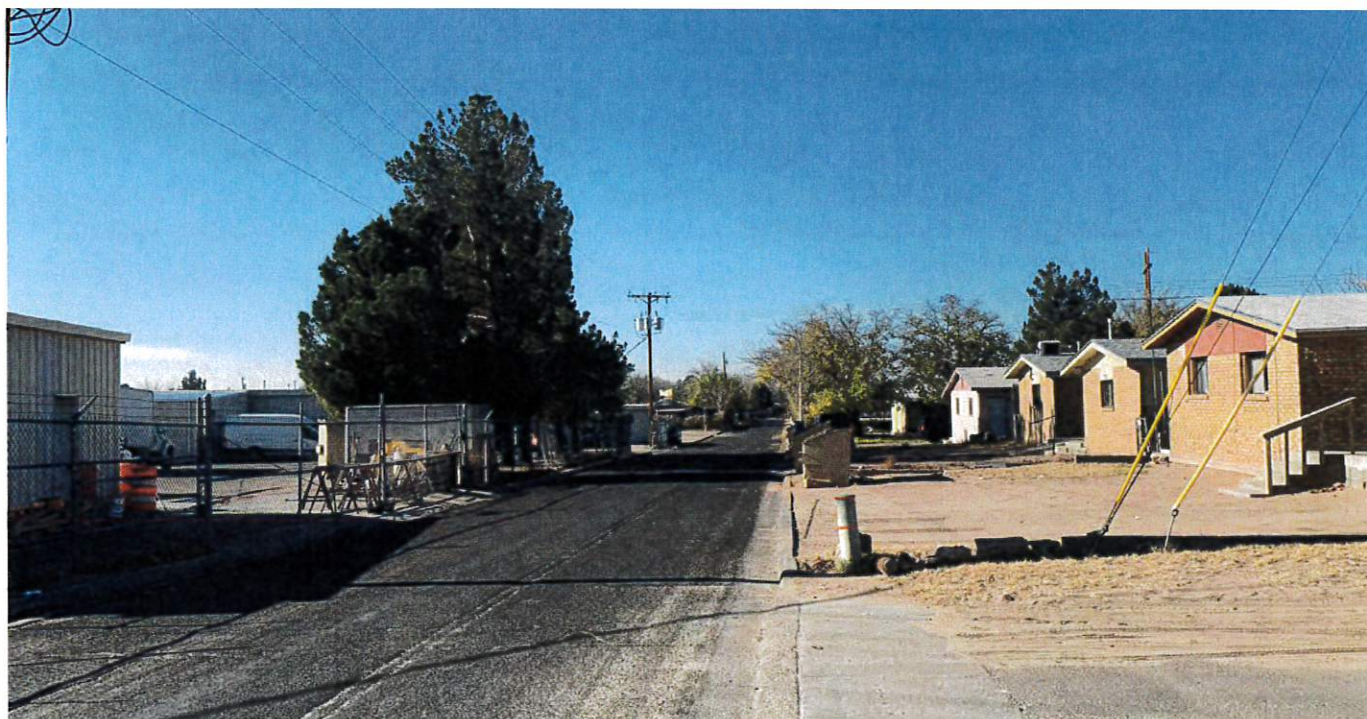
Additionally, incompatible land use and the presence of potential brownfield sites could pose a risk to public health. The presence or perceived presence of crime and brownfields can deter private investment in an area and delay redevelopment activity.



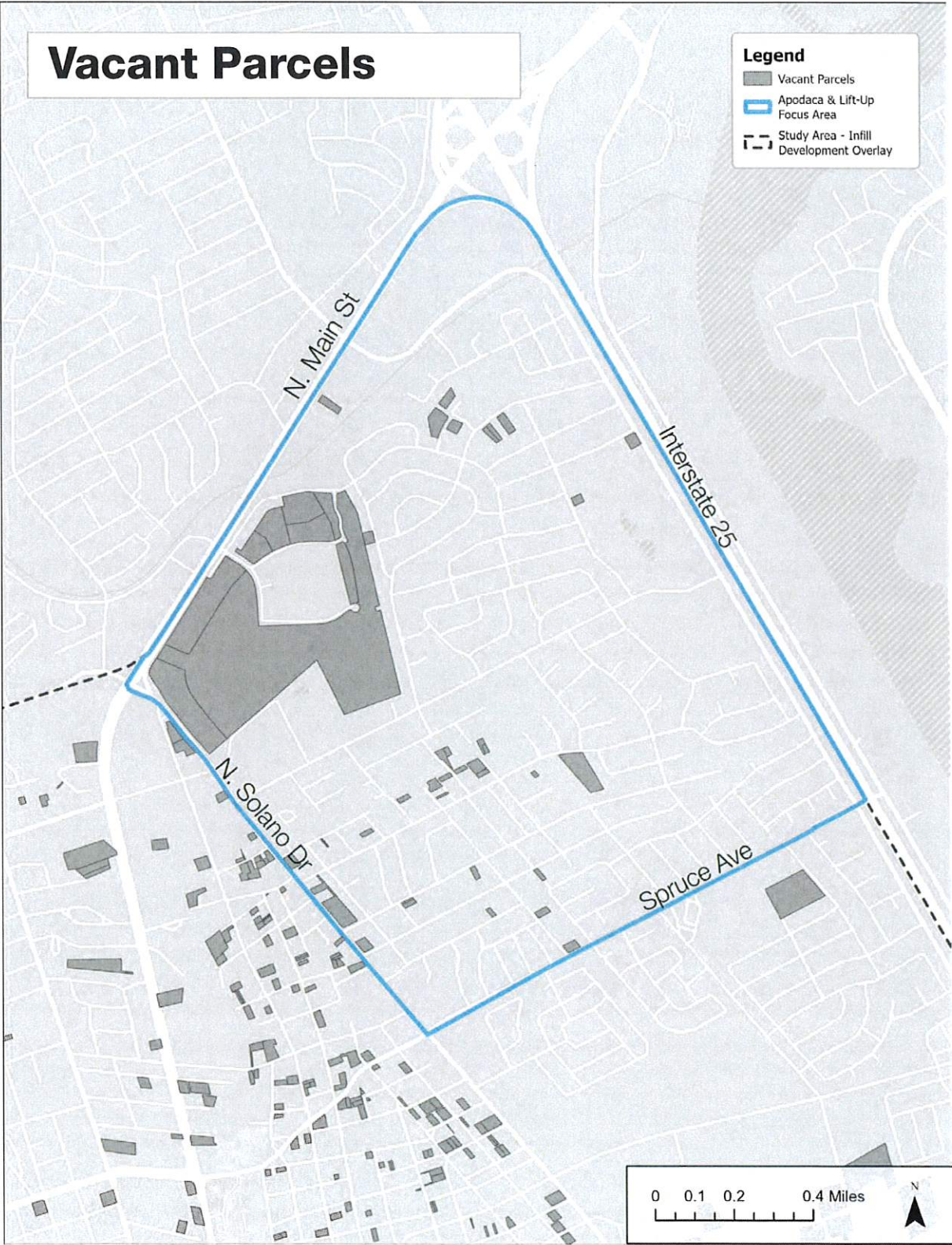
Appendix Image 4. Closed swimming pool at Apodaca Park.



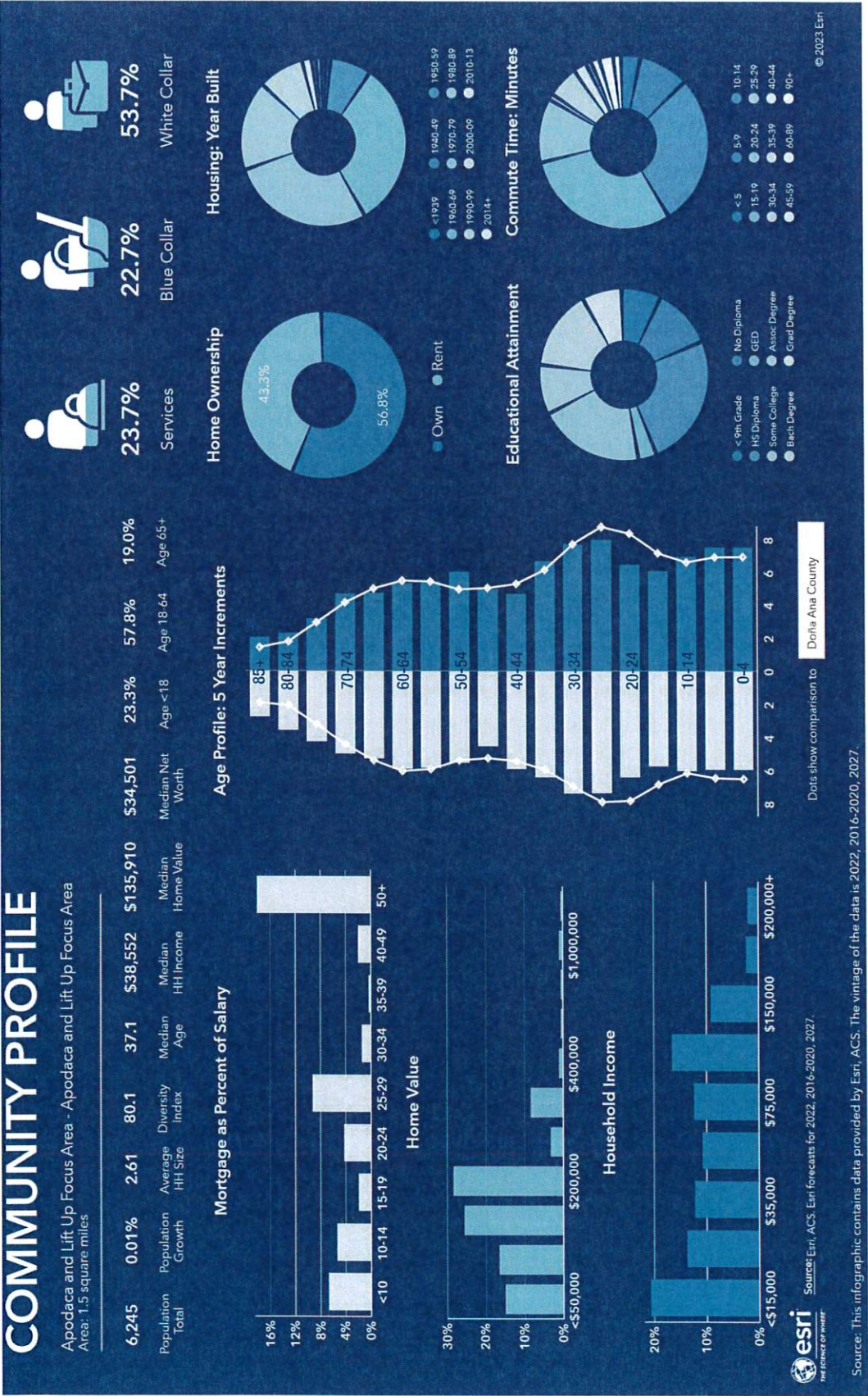
Appendix Image 5. Illegal dumping and vandalism are present along many streets in the Apodaca & Lift Up area.



Appendix Image 6. Residential and industrial uses are in close proximity throughout the Apodaca & Lift Up area.



Appendix Figure 7. Vacant Parcels in Apodaca & Lift Up Area



Appendix Figure 8. Community Profile for Apodaca & Lift Up Area

BELLAMAH (EAST OF SOUTH SOLANO)

The Bellamah (East of Solano) Area, bound generally by E. Lohman Ave. to the north, Interstate 25 to the east, the university area to the south, and Espanola St. to the west, was identified during the preliminary existing conditions' assessment as exhibiting multiple criteria for MRA designation. Portions of the area have been considered for Historic District designation. The 1.58 square mile area which is predominantly residential has a population of over 10,400 residents.

Existing conditions assessment, market research, and demographic analysis demonstrate that the Bellamah area meets the statutory criteria for Metropolitan Redevelopment Area designation due to deteriorating buildings and infrastructure, high levels of unemployment, low income levels, as well as unsafe conditions. The following is a summary of key data points and physical conditions that provide justification for MRA designation.

Deteriorating buildings

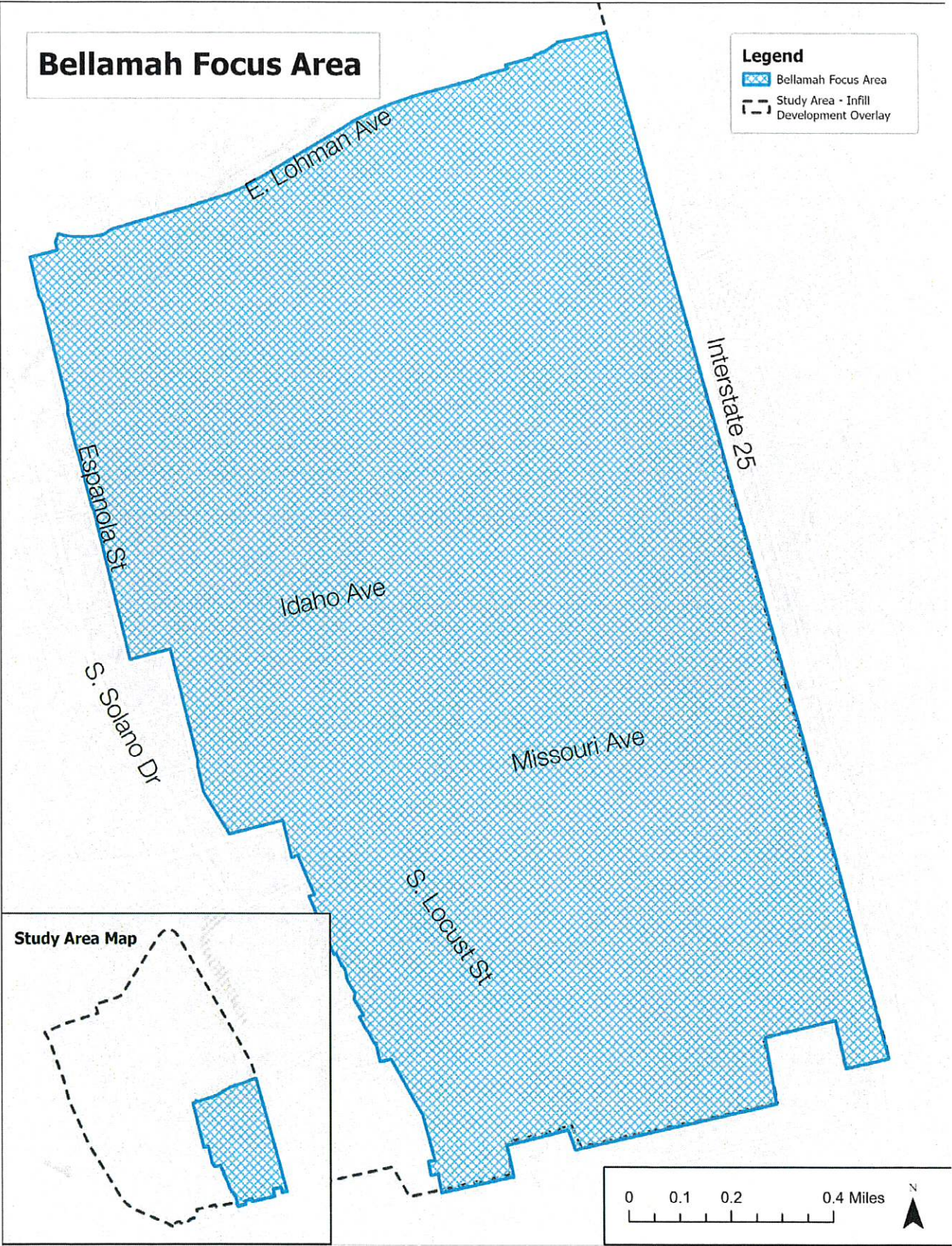
The housing stock in Bellamah is in need of revitalization and/or preservation. 88% of housing in this area was built before 1990. The area contains housing built during the 1950's and 1960's by Dale Bellamah called the Bellamah Addition. The Dona Ana Historical Society is leading discussions about potential historic designation for parts of the neighborhood.

Deteriorating public infrastructure

During the existing conditions assessment, deteriorating pavement conditions were observed throughout the area. There are sidewalk gaps and the area is lacking ADA compatible infrastructure which interrupts universal accessibility. Overgrown vegetation and weeds are present along streets and sidewalks.

Key "Blight" Indicators in Bellamah for MRA Designation								
High Levels Vacant Property	High Levels Abandoned Buildings	Deteriorating Buildings	Deteriorating Infrastructure	Low Median Home Value	Low Income Levels	High Unemployment	High Crime Rates	Low Levels Commercial Activity
X		X	X	X	X	X	X	

Appendix Figure 9. Key "blight" indicators in the Bellamah Area



Appendix Figure 10. Bellamah Area

Agenda Item #3.2.

High unemployment and low income levels

This area has a low median household income rate at \$29,915, significantly lower than that of the City of Las Cruces at \$50,453 or New Mexico at \$56,735. Additionally, the unemployment rate here is 9.9%, almost double that of New Mexico's unemployment rate of 5.3%.

Unsafe conditions

The Total Crime Index value for the Apodaca & Lift Up Area is 186. The Crime Index is an indication of the relative risk of a crime occurring and is measured against the overall risk at a national level. Values above 100 indicate the area has an above average risk of occurring compared to the US.



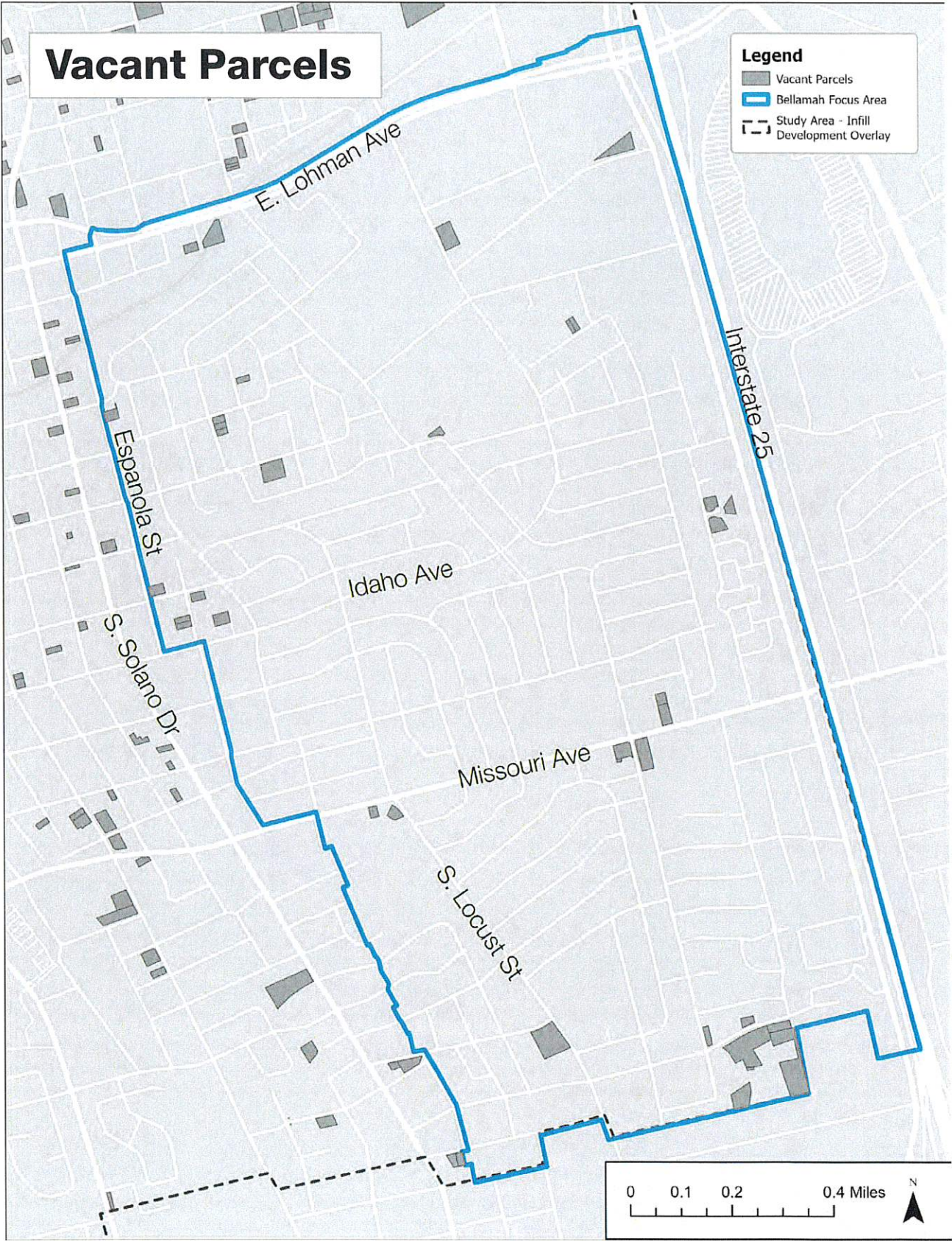
Appendix Image 7. Sidewalk gaps and deteriorating pavement conditions along Montana Ave.



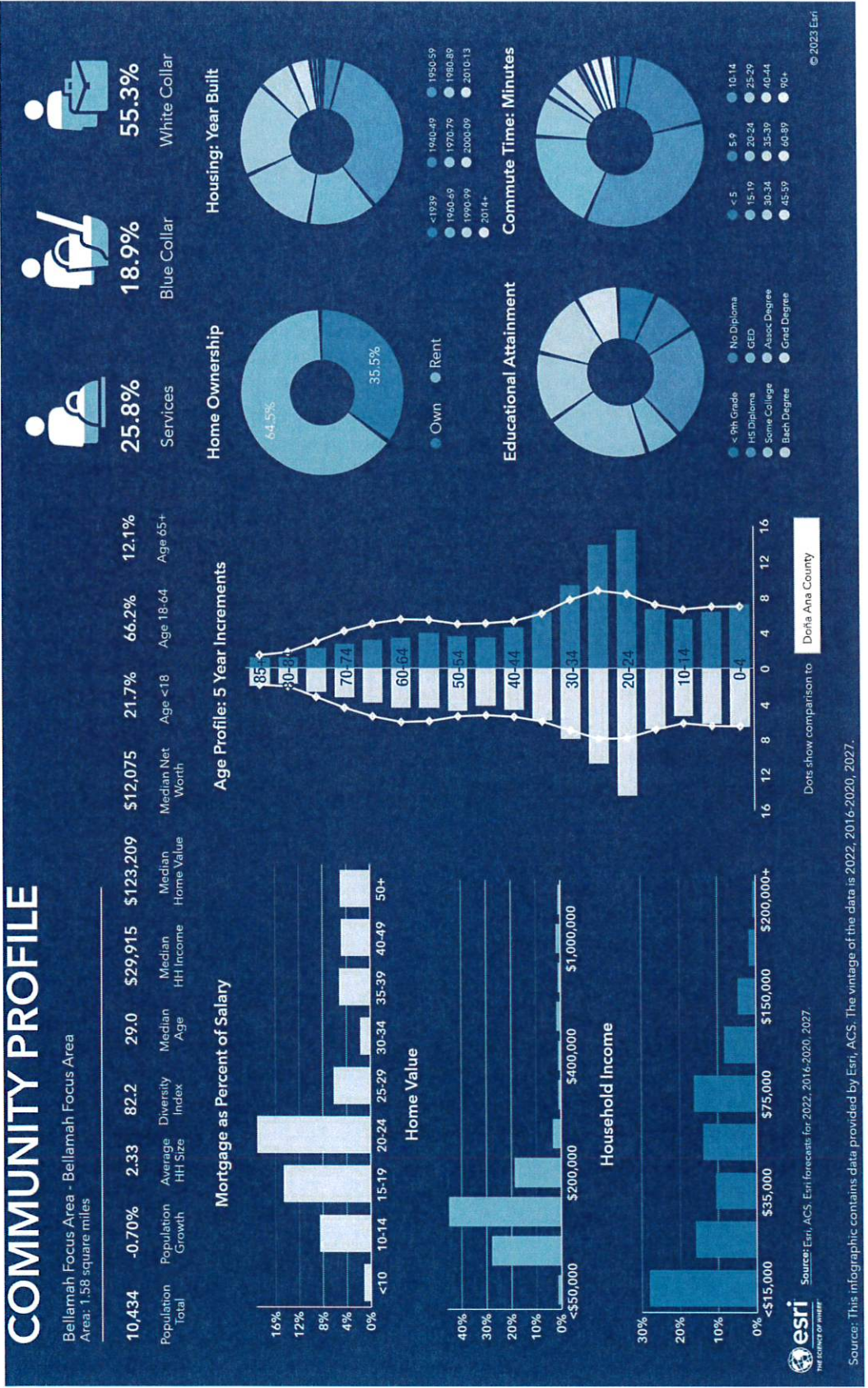
Appendix Image 8. Bellamah Addition housing from the 1950's or 1960's



Appendix Image 9. Large vacant residential parcel on Nevada Ave.



Appendix Figure 11. Vacant parcels in the Bellamah Area



Appendix Figure 12. Community profile for the Bellamah Area

MESQUITE

The Mesquite area in this document references the same boundary as the existing Mesquite Historic District. The area is home to approximately 2,310 people and has been the focus of significant community planning efforts (Mesquite Historic District Neighborhood Design Plan, Arts and Culture District Plan). These efforts lay out a vision for revitalization and economic development, and can provide a foundation for future MRA planning processes.

Existing conditions assessment, market research, and demographic analysis demonstrate that the Mesquite Historic District area meets the statutory criteria for Metropolitan Redevelopment Area designation due to low levels of commercial activity, high levels of vacant and abandoned properties, deteriorating buildings and infrastructure, high levels of unemployment, low income levels, and unsafe conditions. The following is a summary of key data points and physical conditions that provide provide justification for MRA designation.

Low levels of commercial activity

There are 93 total businesses in this area, employing 801 people. The vast majority, 83%, of these jobs are in the service sector, typically providing lower wage employment. Supporting businesses and organizations that create middle and upper income jobs could help to raise median income in Mesquite.

Additionally, the “Las Cruces Arts & Cultural District Plan” identifies the goal of supporting business assistance organizations and programs to foster creative sector businesses in the area. Related to this goal,

Vacant and abandoned properties

The area has over 115 vacant parcels, which is the greatest concentration of vacant property in the IDO. These are primarily residential properties.

Deteriorating buildings

The 1930s and 1960s saw the highest housing construction rates in this area. 83% of housing in Mesquite was built prior to 1990. Considering the age of housing stock in this area, support is needed to revitalize and construct updated housing.

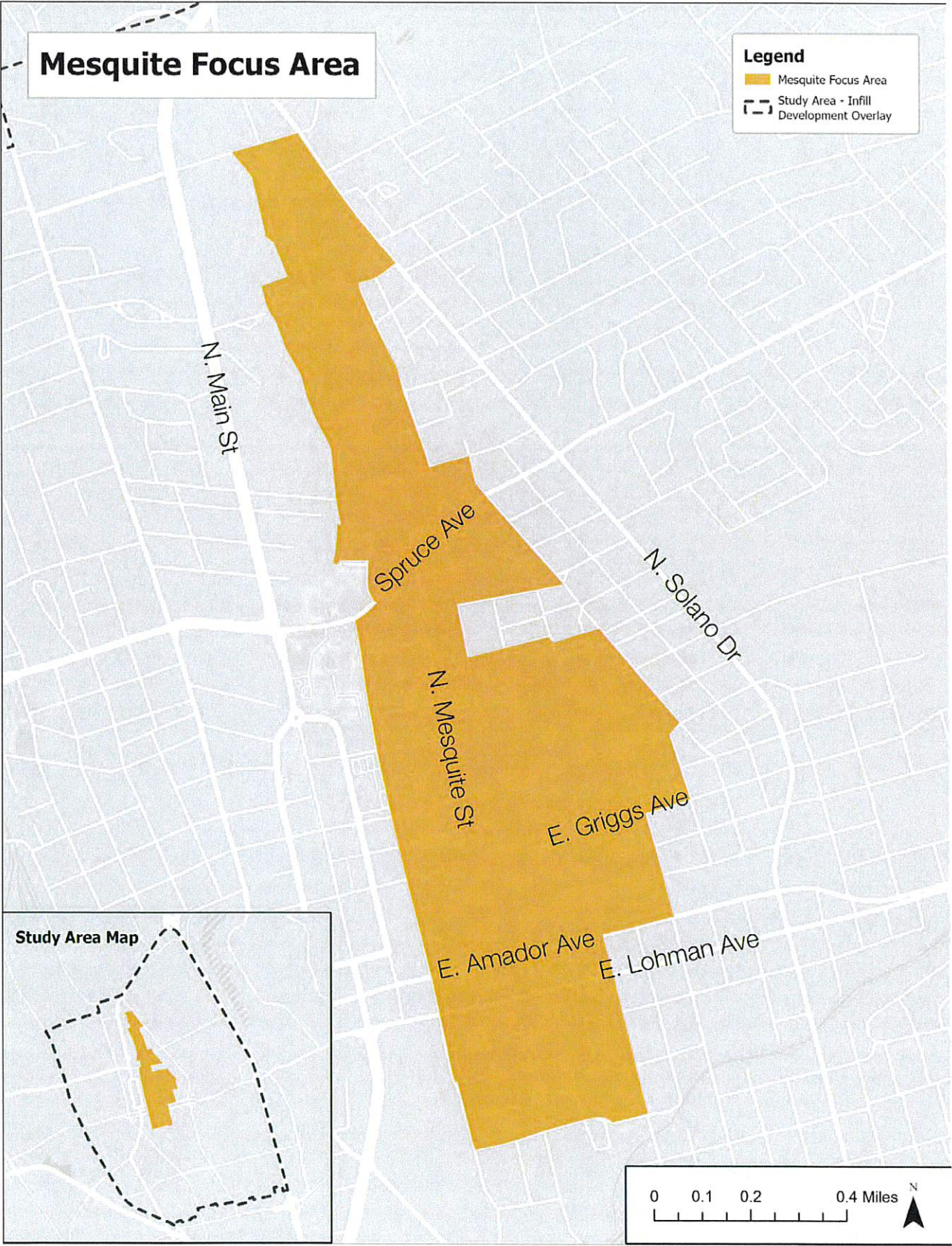
Deteriorating public infrastructure

Due to the age of this historic area, sidewalks are quite narrow. Sidewalks need to be brought up to ADA compliance. The existing conditions assessment revealed an abundance of weeds and vegetation overgrowth. Various side streets along Mesquite lack sidewalks. The “Las Cruces Arts & Cultural District Plan” identified a need to address pedestrian safety and walkability with a particular focus on establishing sidewalks where needed.

Continued on pg. 107

Key “Blight” Indicators in Mesquite Area for MRA Designation								
High Levels Vacant Property	High Levels Abandoned Buildings	Deteriorating Buildings	Deteriorating Infrastructure	Low Median Home Value	Low Income and/or High Poverty Levels	High Unemployment	High Crime Rates	Low Levels Commercial Activity
X		X	X	X	X		X	X

Appendix Figure 13. Key “blight” indicators in Mesquite Area



Appendix Figure 14. Mesquite Area

High unemployment and low income levels

The Mesquite area has a median household income of \$27,313 which is significantly lower than the median household income in Las Cruces of \$50,543. The unemployment rate is relatively low at 4.6%, compared to the state and county. However, wages remain low and there is a need for higher wage jobs in the area.

Unsafe conditions

The Total Crime Index value for the Mesquite Area is 272. The Crime Index is an indication of the relative risk of a crime occurring and is measured against

the overall risk at a national level. Values above 100 indicate the area has an above average risk of occurring compared to the US. Additionally, incompatible land use and the presence of potential brownfield sites could pose a risk to public health. The presence or perceived presence of crime and brownfields can deter private investment in an area and delay redevelopment activity.



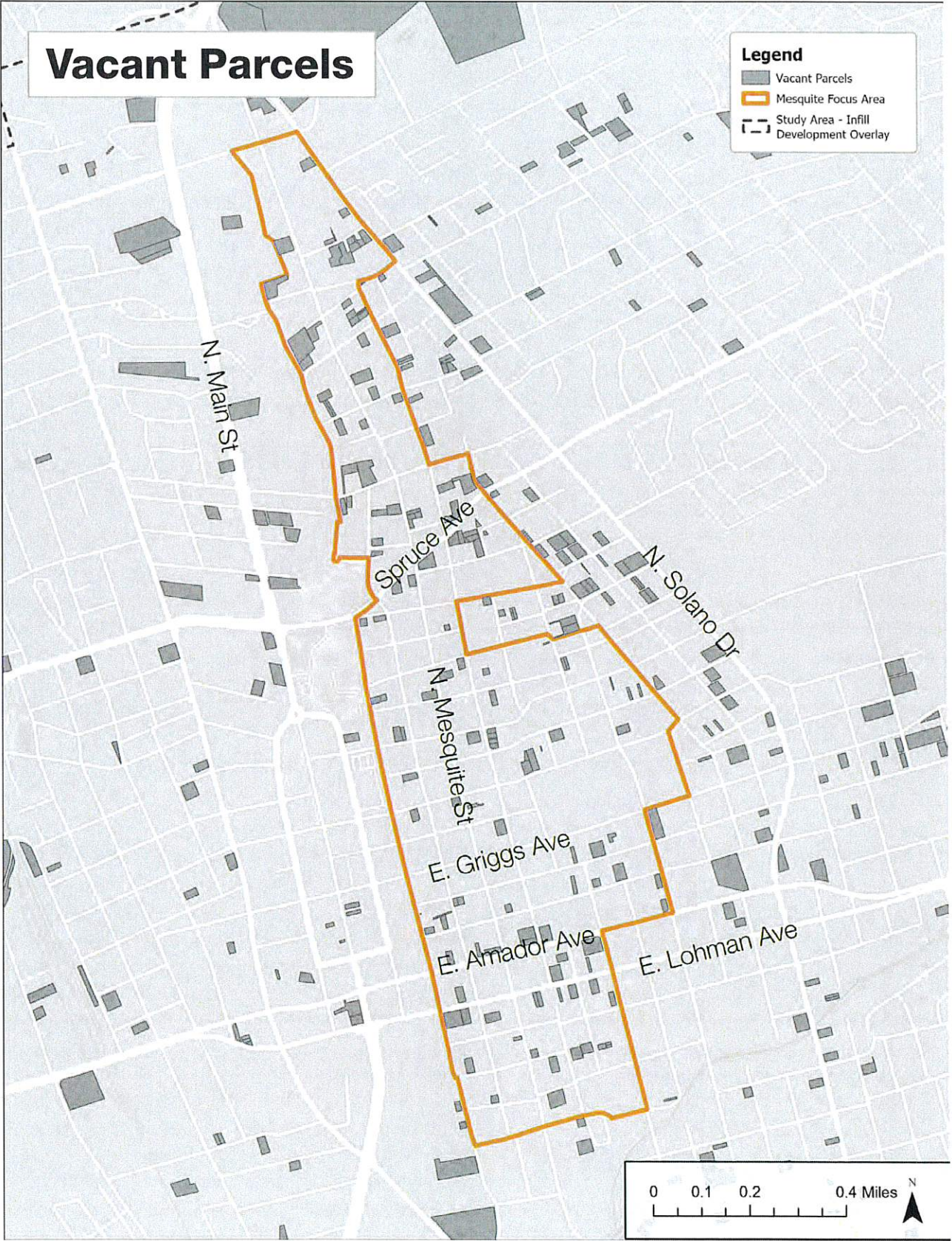
Appendix Image 11. Commercial properties throughout the MRA could benefit from facade improvement programs.



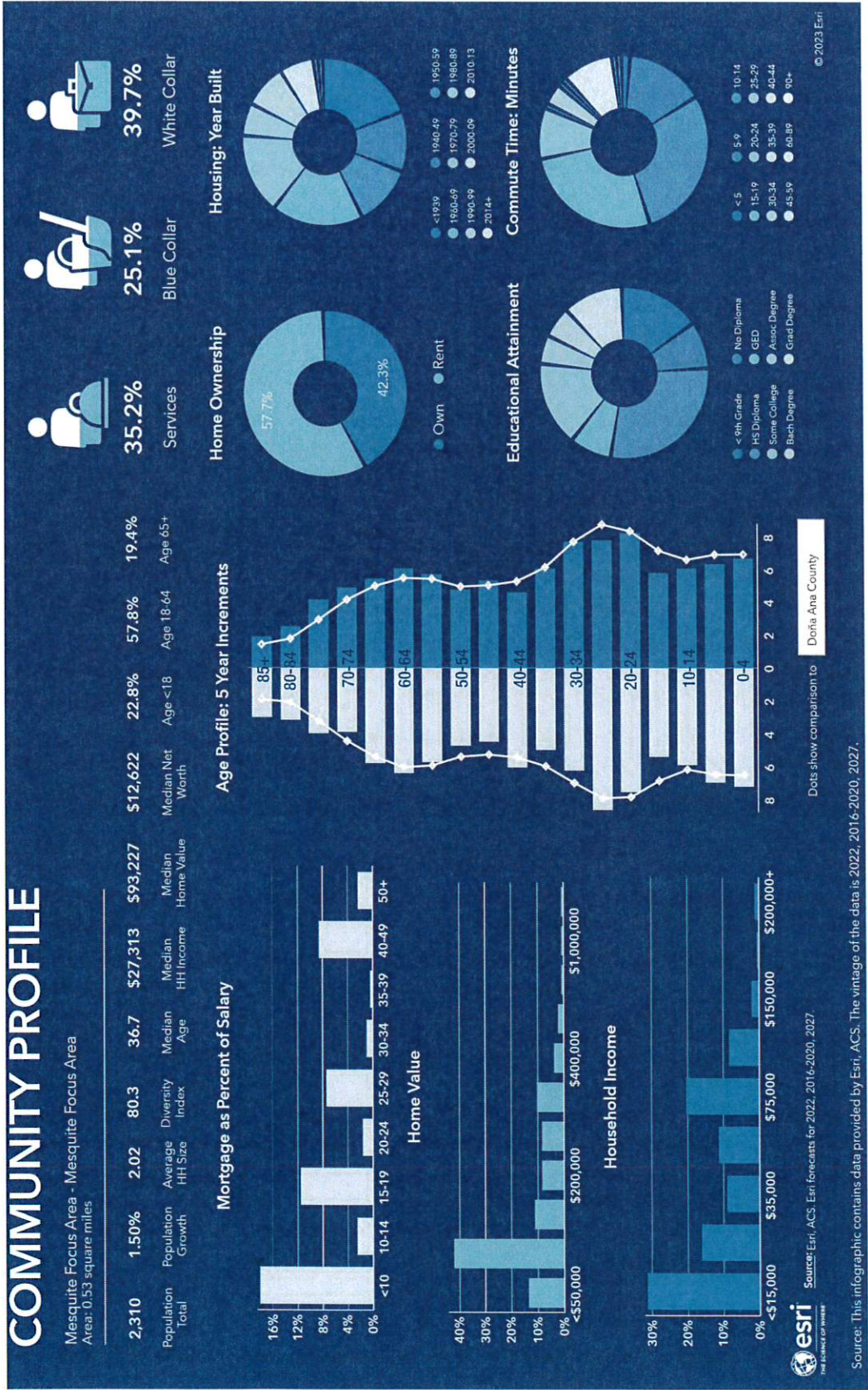
Appendix Image 12. Many of the sidewalks in the Mesquite area are not ADA accessible and create a barrier to universal access throughout the neighborhood.



Appendix Image 13. The Mesquite Area has the greatest concentration of unoccupied parcels in the IDO and a high prevalence of vacant lots.



Appendix Figure 15. Vacant parcels in Mesquite Area



Appendix Figure 16. Community profile in Mesquite Area

RESOLUTION 25-109**A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE METROPOLITAN REDEVELOPMENT CODE, AND DESIGNATING THE AMADOR PROXIMO AND SOUTH AREAS, APODACA AND LIFT UP AREAS, EAST OF SOLANO NEIGHBORHOOD AREA, AND THE MESQUITE DISTRICT AREA WITHIN THE CITY'S INFILL AREA AS METROPOLITAN REDEVELOPMENT AREAS.**

The City Council is informed that:

WHEREAS, Section 3-60A-8 NMSA 1978 of the Metropolitan Redevelopment Code (Sections 3-60A-1 through 3-60A-48 NMSA 1978) states: "A municipality shall not prepare a metropolitan redevelopment plan for an area unless the governing body by resolution determine the area to be a blighted area and designated the area as appropriate for a metropolitan redevelopment project."; and

WHEREAS, the City of Las Cruces has engaged in a study of blighted areas within the Infill Development Overlay District (IDO), and submitted their findings and recommendations concerning the areas detailed in the Designation Report, which were included in packets from the March 20, 2023 City Council meeting, a copy of which is attached hereto as Exhibit "A," The Las Cruces Metropolitan Redevelopment Area Boundary Designation Report; and

WHEREAS, pursuant to Section 30-60A-8 NMSA 1978 of the Metropolitan Redevelopment Code, City of Las Cruces caused to be published in the Las Cruces Sun News, a newspaper of general circulation, a notice containing a general description of the proposed Metropolitan Redevelopment Areas and the date, time, and place where the City of Las Cruces will hold a public hearing to consider the adoption of this resolution; and

WHEREAS, the boundaries of the Amador Proximo and South area, Apodaca and Lift Up area, East of Solano Neighborhood area, and the Mesquite District area are explicitly delineated on Exhibit "A," The Las Cruces Metropolitan Redevelopment Area Boundary Designation Report; and

WHEREAS, the City Council has considered the findings and determinations of the Designation Report and all comments made at the public hearing concerning the conditions that exist in the proposed Metropolitan Redevelopment Areas.

NOW, THEREFORE, Be it Resolved by the Governing Body of the City of Las Cruces:

(I)

THAT the City Council finds and determines that within the Amador Proximo and South area, Apodaca and Lift Up area, East of Solano Neighborhood area, and the Mesquite District area, there are many deteriorated structures, sites and other declining improvements, unsafe conditions, and low levels of commercial activity that substantially impair and arrest the sound growth and economic well-being of the area and the City.

(II)

THAT the City Council finds and determines that these blighted areas would benefit from a metropolitan redevelopment project or projects, that the designation of metropolitan redevelopment areas are appropriate in the interests of public health, safety, and welfare, and it hereby designates the Amador Proximo and South area, Apodaca and Lift Up area, East of Solano Neighborhood area, and the Mesquite District area as Metropolitan Redevelopment Areas.

(III)

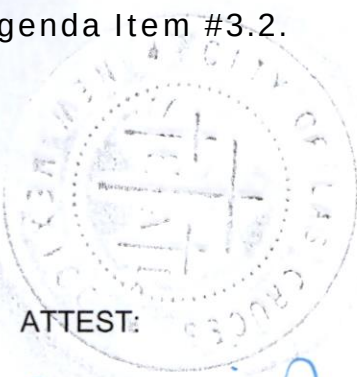
THAT the City Council designates the boundaries of the Metropolitan Redevelopment Areas as shown in Exhibit "A" attached hereto and made part of the Resolution.

(IV)

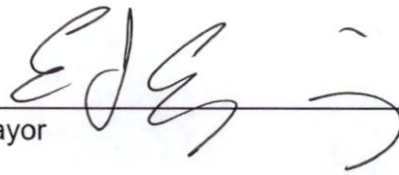
THAT City staff is hereby authorized to do all deeds as necessary in the accomplishment of the herein above.

DONE AND APPROVED this 17 day of March 2025

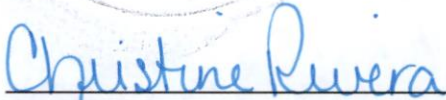
Agenda Item #3.2.



APPROVED


Mayor

ATTEST:


City Clerk

Moved by: Becki Graham

Seconded by: Becky Corran

AYES Yvonne Flores, Becki Graham, Becky Corran, Cassie McClure, William Mattiace, Eric Enriquez

NAYS



City Council Action and Executive Summary

25-109

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

District:	☒ 1	☐ 2	☒ 3	☒ 4	☐ 5	☐ 6	☐ N/A
1st Reading:				Adopted:	March 17, 2025		
Drafter:	Celina Morales			Department:	Economic Development		
Program:	Business Development			Line of Business:	Business Development		
Title:	A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE METROPOLITAN REDEVELOPMENT CODE, AND DESIGNATING THE AMADOR PROXIMO AND SOUTH AREAS, APODACA AND LIFT UP AREAS, EAST OF SOLANO NEIGHBORHOOD AREA, AND THE MESQUITE DISTRICT AREA WITHIN THE CITY'S INFILL AREA AS METROPOLITAN REDEVELOPMENT AREAS.						

TYPE OF ACTION: ☒ Administrative ☐ Legislative ☐ Quasi-Judicial

PURPOSE(S) OF ACTION:

To designate additional areas within the City's Infill as Metropolitan Redevelopment Areas.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The Economic Development Department hired Groundworks Studios in the fall of 2022 to evaluate the City's Infill Area to determine which locations would qualify for Metropolitan Redevelopment Area (MRA) designations. This assessment took place between October 2022 and January 2023. As a result of that process, the Las Cruces Metropolitan Redevelopment Area Boundary Designation Report is the culmination of an extensive and detailed assessment of multiple focus areas within the Infill Development Overlay District (IDO) of Las Cruces, New Mexico. MRA designation, followed by the development of an MRA plan, is the first step in providing the City of Las Cruces with the tools needed to facilitate the redevelopment of targeted areas of the City. The assessment process and designations align with Elevate Las Cruces and the El Paseo Corridor Community Blueprint.

A Resolution to establish the El Paseo & South Solano and West Picacho MRA designations was approved in March 2023. We are proposing to designate additional areas identified in the report, including the Amador Proximo and South areas, the Apodaca and Lift Up areas, the East of Solano Neighborhood area, and the Mesquite District area. These areas exhibit deteriorated and blighted conditions due to a variety of factors including under-investment by property owners as well as issues relating to infrastructure conditions, public services, crime, housing conditions, and factors contributing to the commercial and residential real estate market. There is a significant need for the improvement of commercial and residential buildings, streets, sidewalks, and utilities throughout the area to ensure the health, safety, and welfare of residents, businesses, and visitors in the proposed MRAs.

SUPPORT INFORMATION:

[Exhibit "A" - The Las Cruces Metropolitan Redevelopment Area Designation Report](#)

PLAN(S):

Agenda Item #3.2.

City Council Strategic Plan, Other, Department Strategic Business Plan, Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

None

DOES THIS AMEND THE BUDGET?:

☐ Yes

☒ No

Does this action amend the Capital Improvement Plan (CIP)?

☐ Yes

☒ No

Does this action align with Elevate Las Cruces?

☒ Yes

☐ No

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Resolution and establish the Amador Proximo and South area, Apodaca and Lift Up area, East of Solano Neighborhood area, and the Mesquite District area as Metropolitan Redevelopment Areas.
2. Vote "No"; this will not approve the Resolution and will not establish any Metropolitan Redevelopment Areas.
3. Vote "Amend"; this could modify the Resolution and would need further direction from Council to staff.
4. Vote "Table"; this will postpone consideration of the Resolution and would need further direction from Council to staff.

Appendices

A. MRA INDICATOR PRELIMINARY ANALYSIS

B. ADDITIONAL FOCUS AREAS FOR FUTURE MRA DESIGNATION

Amador Proximo & South
Apodaca & Lift Up
East of Solano / Bellamah
Mesquite

A. MRA INDICATOR PRELIMINARY ANALYSIS

The following spreadsheet on pages 82-85 allows for easy comparison of presence of blight indicators between different focus areas.

Physical Conditions					
Area	High level vacant property -land w/no structure (CLC data)	Concentrations of unoccupied commercial/ industrial properties (CLC data)	High level abandoned buildings (CLC data)	Deteriorating buildings (visual assessment)	Deteriorating street conditions (visual assessment)
El Paseo/S. Solano	x	x	x	x	x
East of Solano neighborhood area			x	x	x
Mesquite	x		x	x	x
Amador Proximo + South of Amador	x	x	x	x	x
West Picacho	x	x	x	x	x
Apodaca/Lift Up	x			x	x

Physical Conditions				
Area	Deteriorating sidewalk conditions (visual assessment)	Prevalence of Sidewalk Gaps (CLC Sidewalk Gap data)	Litter/Illegal Dumping (visual assessment)	Unmaintained landscaping/weeds (visual assessment)
El Paseo/S. Solano	x	x	x	x
East of Solano neighborhood area	x	x	x	x
Mesquite		x	x	x
Amador Proximo + South of Amador		x	x	x
West Picacho	x	x	x	x
Apodaca/Lift Up	x	x	x	x

	Socioeconomic Conditions				
Area	Low Median HH Income (Compared to State \$47,151)	High levels households below poverty level (compared to City 24 %)	High Unemployment Rate (compared to county 3.7%)	Population Decline (forecasted annual growth rate)	High renter population (compared to City 45%)
El Paseo/S. Solano	X	X	X	X	X
East of Solano neighborhood area	X	X	X	X	X
Mesquite	X	X			X
Amador Proximo + South of Amador	X		X		X
West Picacho	X	X	X		X
Apodaca/Lift Up	X	X	X		

Socioeconomic Conditions					
Area	Aging Housing Stock - Predominantly Built before 1980	High level Households with a disability (compared to city - 27%)	High level of Households without a vehicle (compared to County - 6.2%)	Low median home value (compared to City \$176,737)	High Crime Rate (ESRI Business Analyst - Total Crime Index more than 100 - national comparison)
El Paseo/S. Solano	x	x	x	x	x
East of Solano neighborhood area	x	x	x	x	x
Mesquite	x	x	x	x	x
Amador Proximo + South of Amador	x	x	x	x	x
West Picacho		x	x	x	x
Apodaca/Lift Up		x	x	x	x

B. ADDITIONAL FOCUS AREAS FOR FUTURE MRA DESIGNATION

Appendix B provides basic justification for the Metropolitan Redevelopment Area (MRA) designation of four areas within the Infill Development Overlay district. Based on existing conditions assessment, market research and demographic analysis, each of these areas meet the NM state redevelopment code criteria for MRA designation.

- Amador Proximo and South
- Apodaca & Lift Up
- East of Solano neighborhood area
- Mesquite

AMADOR PROXIMO & SOUTH

The Amador Proximo & South area, bound generally by W. Hadley Ave. to the north, BNSF Rail to the east, Brown Rd. to the south, and N. Valley Dr. to the west is the result of combining the Amador Proximo Planning Area with an area of approximately the same size just to the south which exhibits similar physical and socio-economic conditions. The 0.36 square mile area has a history of agricultural and industrial use with very little residential development and a population of around 185 people. The area has been the focus of significant community planning efforts (Amador Proximo Blueprint), which identifies a vision for redevelopment and provides a foundation for future MRA planning processes.

Existing conditions assessment, market research, and demographic analysis demonstrate that the area meets the statutory criteria for Metropolitan Redevelopment Area designation. The area had most of the physical and socioeconomic indicators of “blight” analyzed during the MRA assessment (see Appendix A). The area has low levels of commercial activity, high levels of vacant and abandoned properties, deteriorating buildings, lacking infrastructure, high levels of unemployment, low income levels, as well as unsafe and unhealthy conditions. The following is a summary of key data points and physical conditions that provide justification for MRA designation.

Low levels of commercial activity
The area has approximately 55 businesses which employ 759 people. The “Amador Proximo Blueprint” identifies opportunity in the area to expand business activity. The plan identifies restaurants, retail, entertainment, and healthcare as the top four commercial needs in the area. The least preferable business type is industrial, indicating a desire to transition away from historic land use.

High levels of vacant property
The area has more than 15 vacant parcels including large industrial and commercial properties which provide opportunities to encourage infill, mixed-use development.

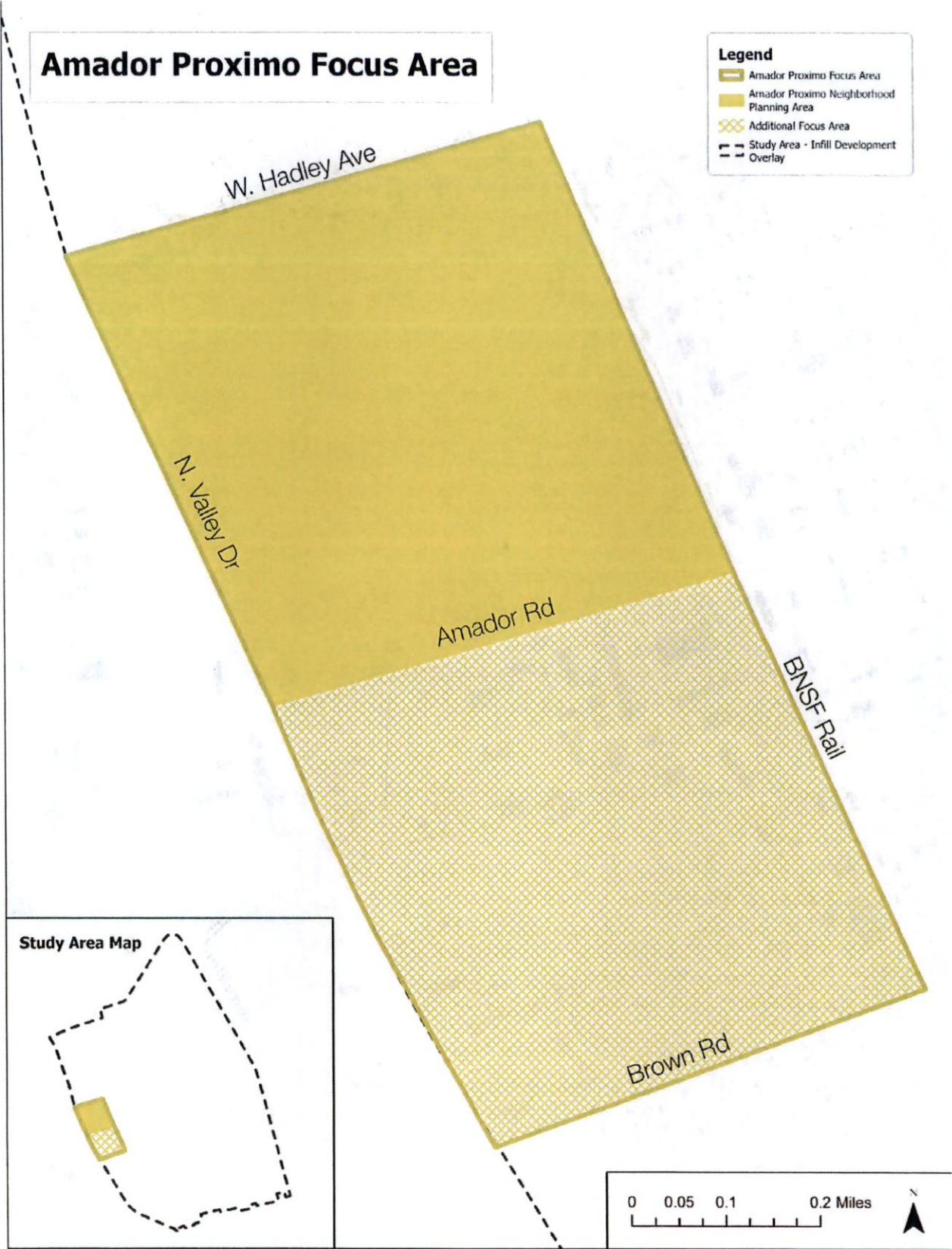
Deteriorating buildings
The majority of the housing stock in Amador Proximo was built in the 1950s and 73% of the housing was built prior to 1980. This area is in need of housing upgrades and revitalization.

Deteriorating infrastructure
City data indicates that the area has significant sidewalk gaps which significantly limit universal access and limit opportunities for mixed-use development. A visual survey demonstrated the presence of moderate to extensive pavement deterioration on roads throughout the area.

Continued on pg. 87

Key “Blight” Indicators in Amador Proximo and South Area for MRA Designation								
High Levels Vacant Property	High Levels Abandoned Buildings	Deteriorating Buildings	Deteriorating Infrastructure	Low Median Home Value	Low Income Levels	High Unemployment	High Crime Rates	Low Levels Commercial Activity
X		X	X	X	X	X	X	X

Appendix Figure 1. Key “blight” indicators in Amador Proximo and South Area



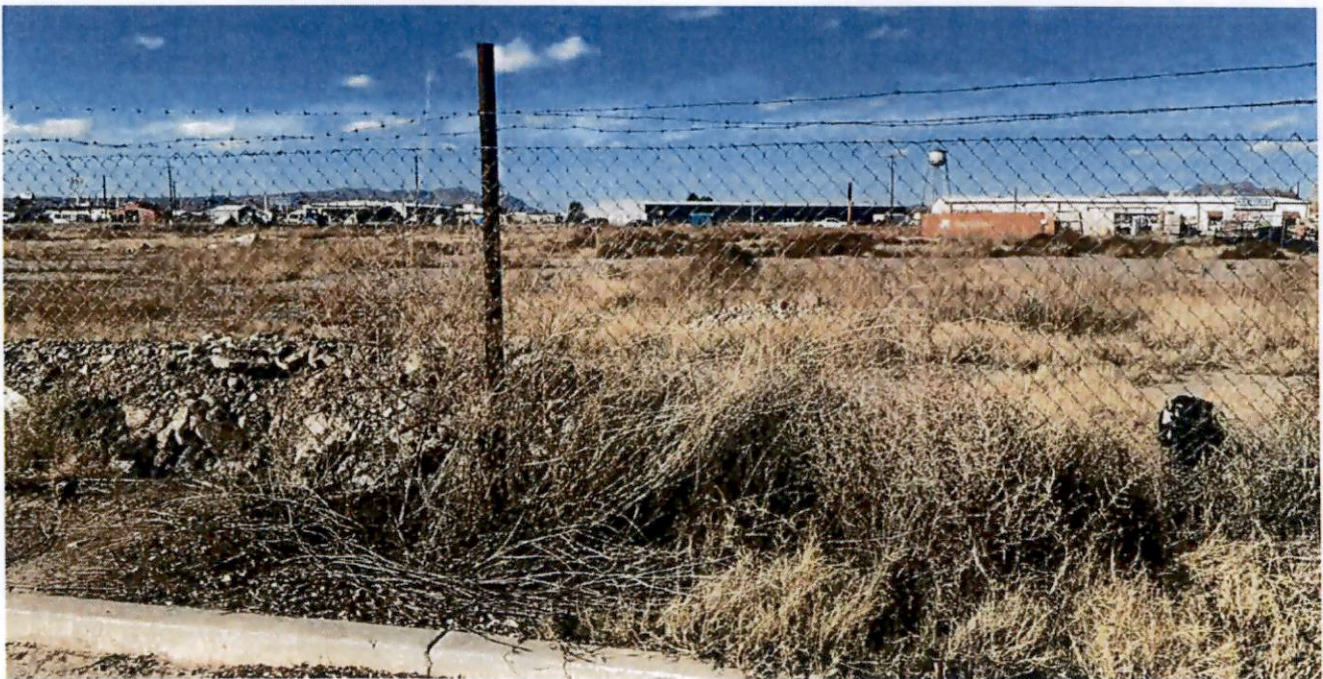
Appendix Figure 2. Amador Proximo and South Area

Unsafe and unhealthy conditions

The Total Crime Index value for the Amador Proximo area is 244. The Crime Index is an indication of the relative risk of a crime occurring and is measured against the overall risk at a national level. Values above 100 indicate the area has an above average risk of occurring compared to the US. Additionally, due to the area's agricultural and industrial land use history there are possible brownfield sites which could require assessment and remediation. The presence or perceived presence of crime and brownfields can deter private investment in an area and delay redevelopment activity.

High unemployment and low income levels

The median household income for the area is \$25,000 and 26% of households live below poverty level. While a relatively small population, the demographics of the area are similar to that of the adjacent proposed West Picacho MRA. Additionally, the area is home to two non-profits which provide services to unsheltered individuals and there is a sizeable homeless population in the area which would benefit from affordable housing expansion.



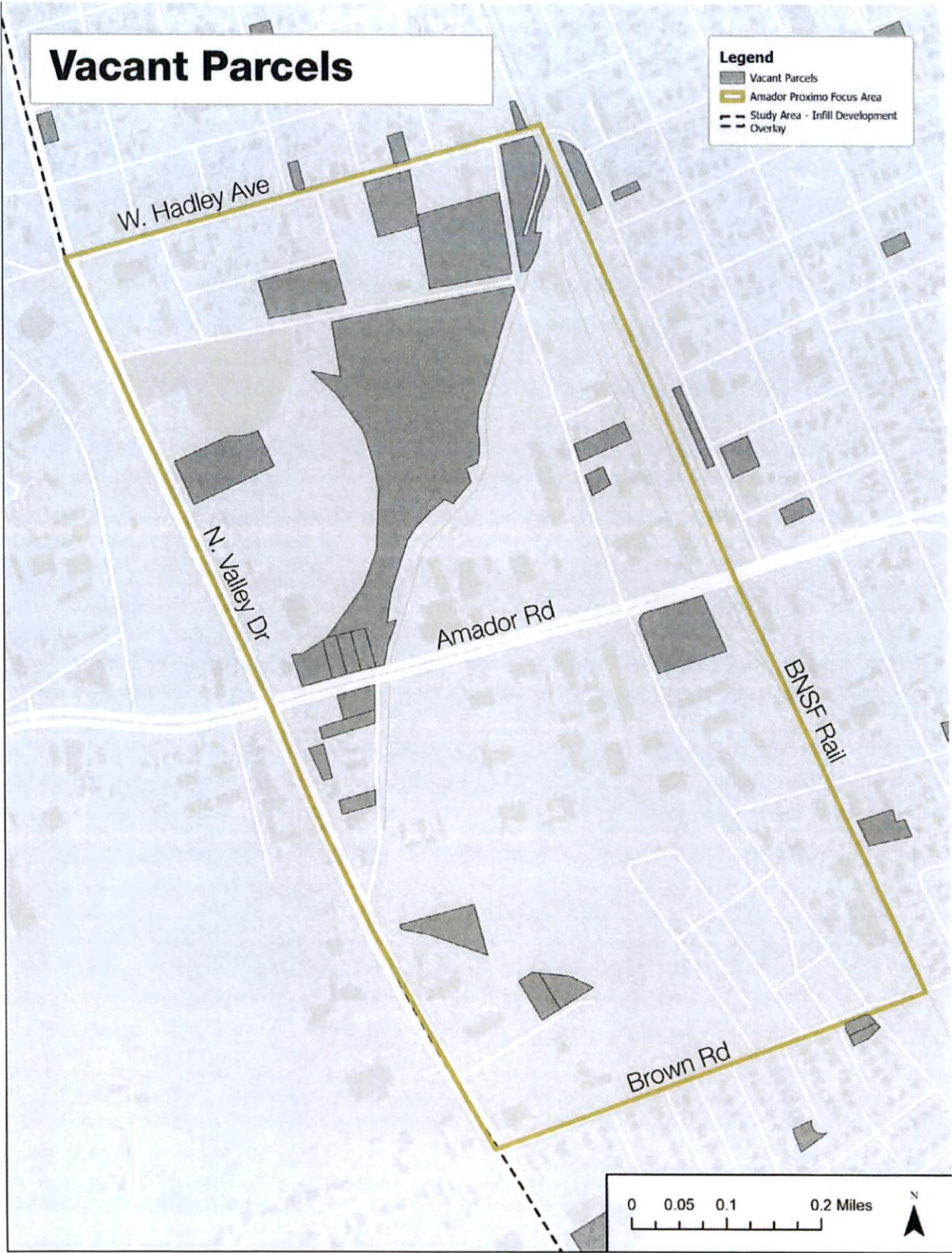
Appendix Image 1. Large vacant parcels are found throughout the Amador Proximo and South area



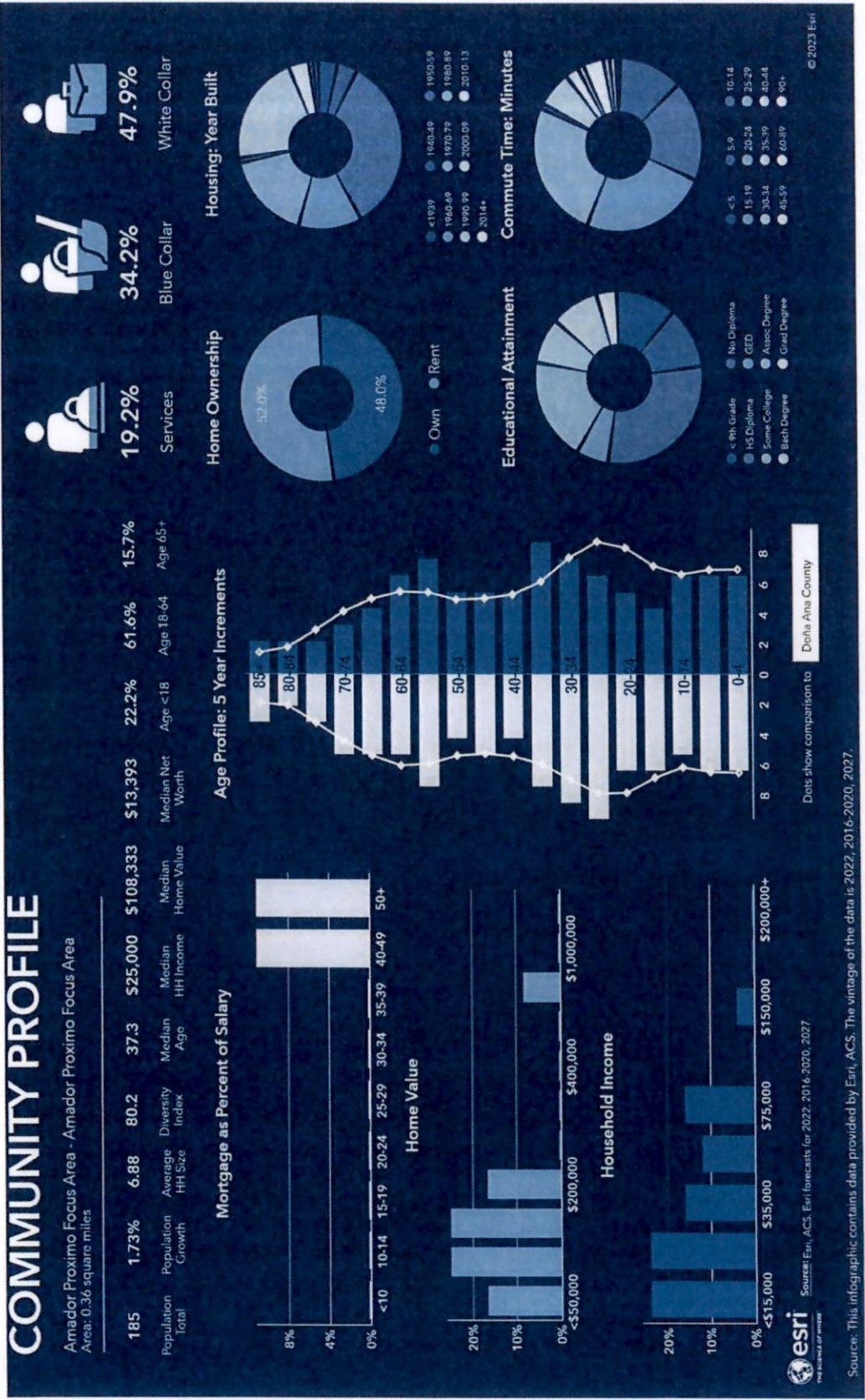
Appendix Image 2. A lack of sidewalks limits universal access and can limit opportunities for mixed-use development.



Appendix Image 3. Deteriorating street conditions in Amador Proximo and South area.



Appendix Figure 3. Vacant Parcels in Amador Proximo and South Area



Appendix Figure 4. Community Profile for Amador Proximo and South Area

APODACA & LIFT UP

The Apodaca & Lift Up area, bound generally by N. Main St. to the north, Interstate 25 to the east, Spruce Ave. to the south, and N. Solano Dr. to the west is the result of combining the Apodaca Planning Area with the bordering Lift Up Las Cruces area. The area is home to approximately 6,245 people and has been the focus of multiple community planning efforts (Apodaca Blueprint, Apodaca Neighborhood Plan, Lift Up Las Cruces), which identify area issues, lay out a vision for revitalization, and can provide a foundation for future MRA planning processes.

Existing conditions assessment, market research, and demographic analysis demonstrate that the Apodaca & Lift Up area, meets the statutory criteria for MRA designation due to low levels of commercial activity, high levels of vacant and abandoned properties, deteriorating buildings and infrastructure, high levels of unemployment, low income levels, as well as unsafe and unhealthy conditions. The following is a summary of key data points and physical conditions that provide provide justification for MRA designation.

Low levels of commercial activity

There are approximately 90 businesses in the Apodaca area which employ approximately 1,300

people. During the Apodaca Blueprint planning process, residents indicated that there is a need for business expansion and increased job opportunities for area residents. Restaurants, retail, entertainment, and healthcare were selected as the most important commercial needs in the area.

High levels of vacant property

The area contains over 40 vacant parcels including two large vacant properties, the Las Cruces Country Club (158 acres) and the Villa Mora property (77 acres) which are focus areas in the Apodaca Blueprint. MRA designation and complementary tools could support redevelopment and infrastructure improvements in areas that might otherwise remain vacant.

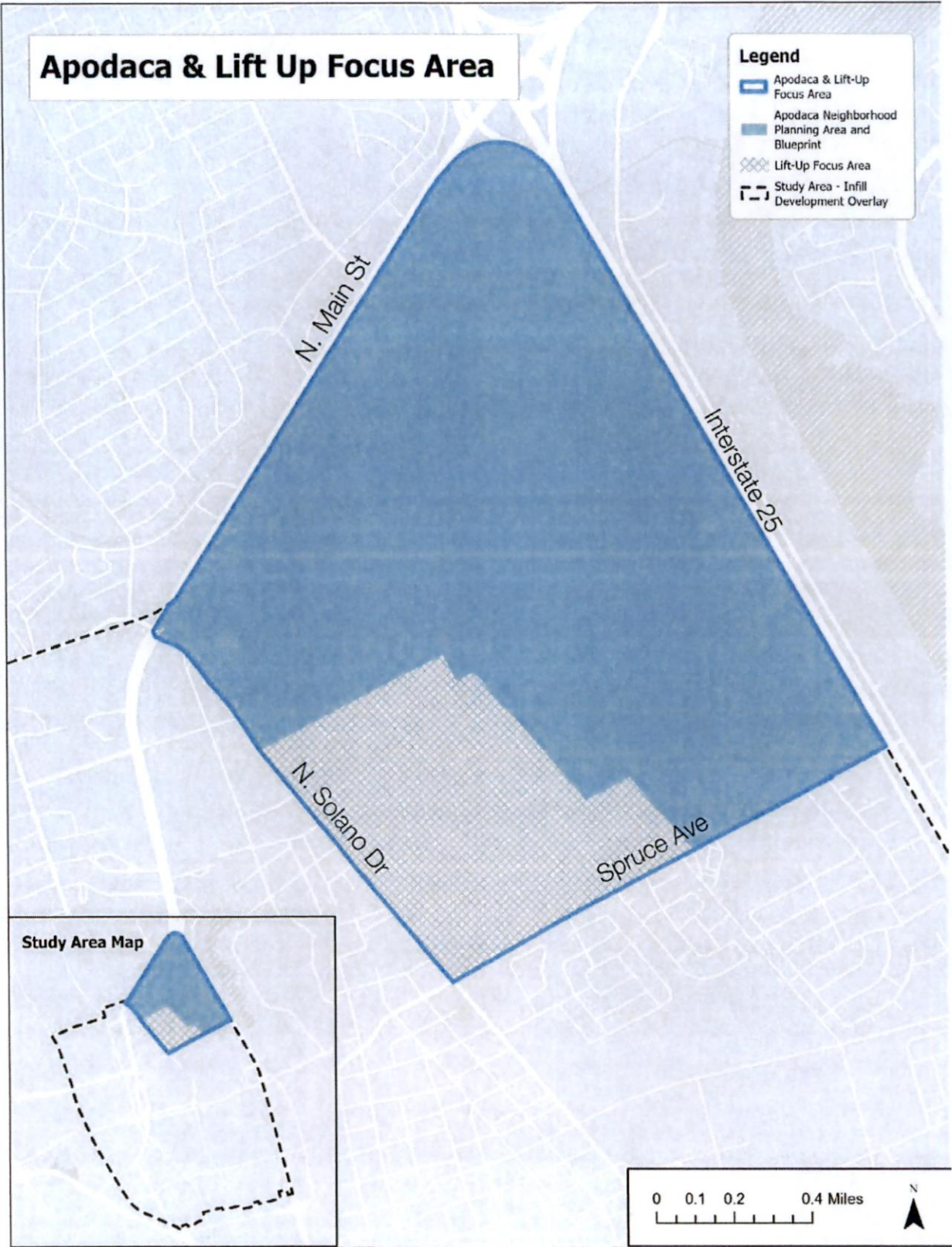
Deteriorating buildings

Housing stock throughout the area is aging. The majority of housing in this area was built in the 1950s and 60's and a full 69% of homes here were built prior to 1990. Many properties in the area exhibit advanced signs of disinvestment and deferred maintenance.

Continued on pg. 93

Key "Blight" Indicators in Apodaca & Lift Up Area for MRA Designation								
High Levels Vacant Property	High Levels Abandoned Buildings	Deteriorating Buildings	Deteriorating Infrastructure	Low Median Home Value	Low Income and/or High Poverty Levels	High Unemployment	High Crime Rates	Low Levels Commercial Activity
X		X	X	X	X	X	X	X

Appendix Figure 5. Key "blight" indicators in Apodaca & Lift Up Area



Appendix Figure 6. Apodaca and Lift Up Area

Deteriorating public infrastructure

Deteriorating streets and sidewalks, sidewalk gaps, and localized street flooding have been identified as issues within the area, all of which interrupt vehicle and pedestrian circulation. There are over 640 households with individuals with disabilities and over 300 households without vehicles. An MRA could aid in updating streetscape and public transportation infrastructure for vulnerable populations.

High unemployment and low income levels

While there is one census block group within the area that has a median household income exceeding the city-wide figure, more than 30% of residents earn incomes below \$25,000 per year and 38% of households are below the poverty level. 5 of the City's 19 affordable housing complexes are located in the area. Additionally, the unemployment rate is 9.9% which is significantly higher than the city or county.

Unsafe and unhealthy conditions

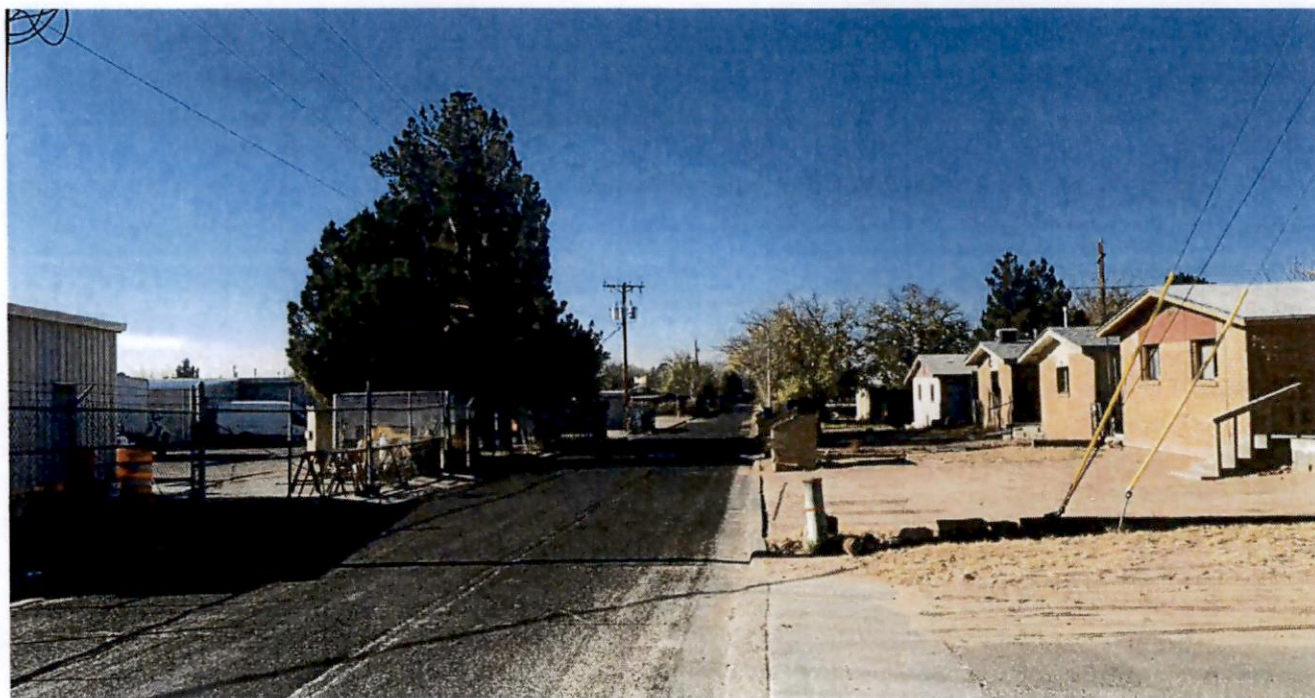
The Total Crime Index value for the Apodaca & Lift Up Area is 147. The Crime Index is an indication of the relative risk of a crime occurring and is measured against the overall risk at a national level. Values above 100 indicate the area has an above average risk of occurring compared to the US. Additionally, incompatible land use and the presence of potential brownfield sites could pose a risk to public health. The presence or perceived presence of crime and brownfields can deter private investment in an area and delay redevelopment activity.



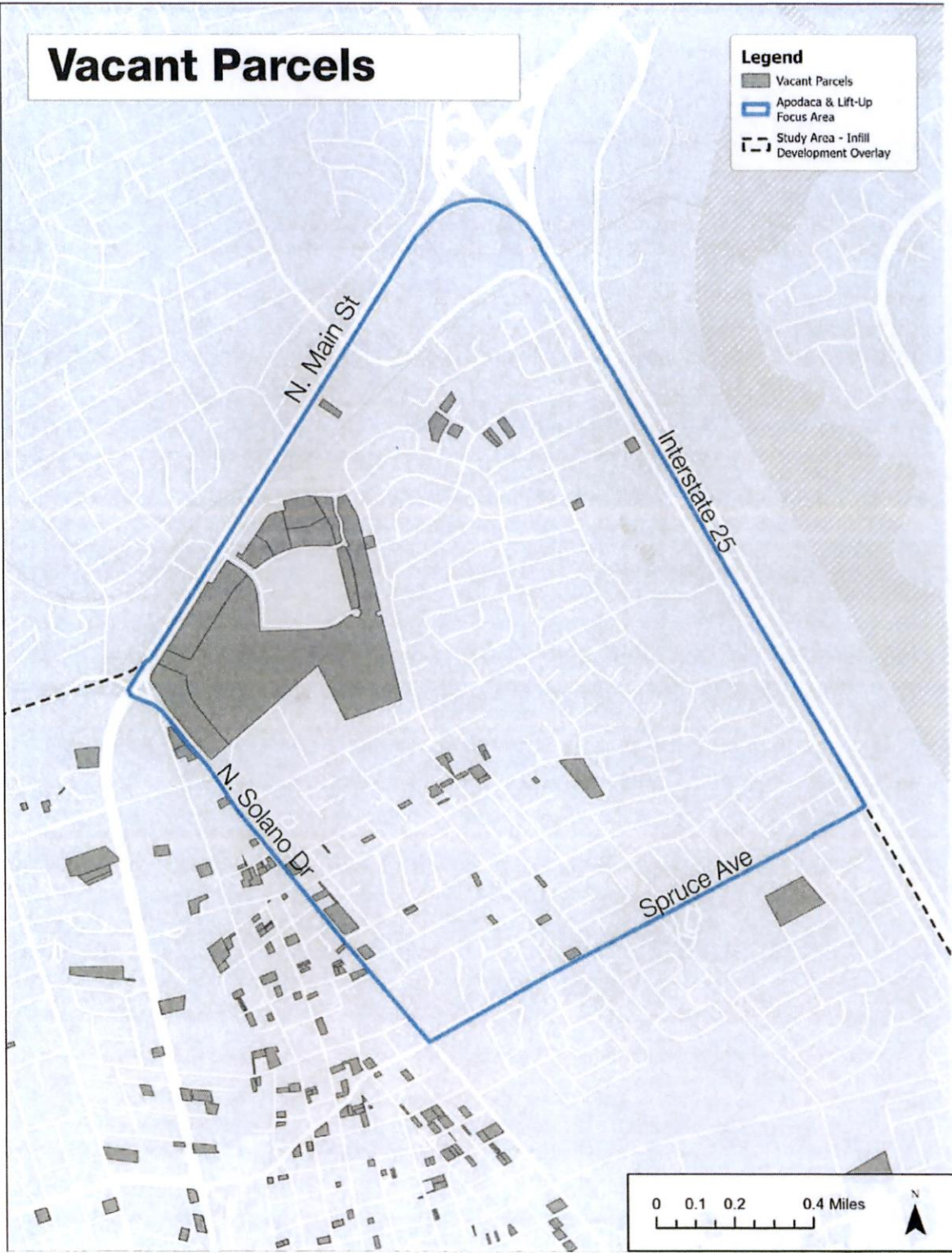
Appendix Image 4. Closed swimming pool at Apodaca Park.



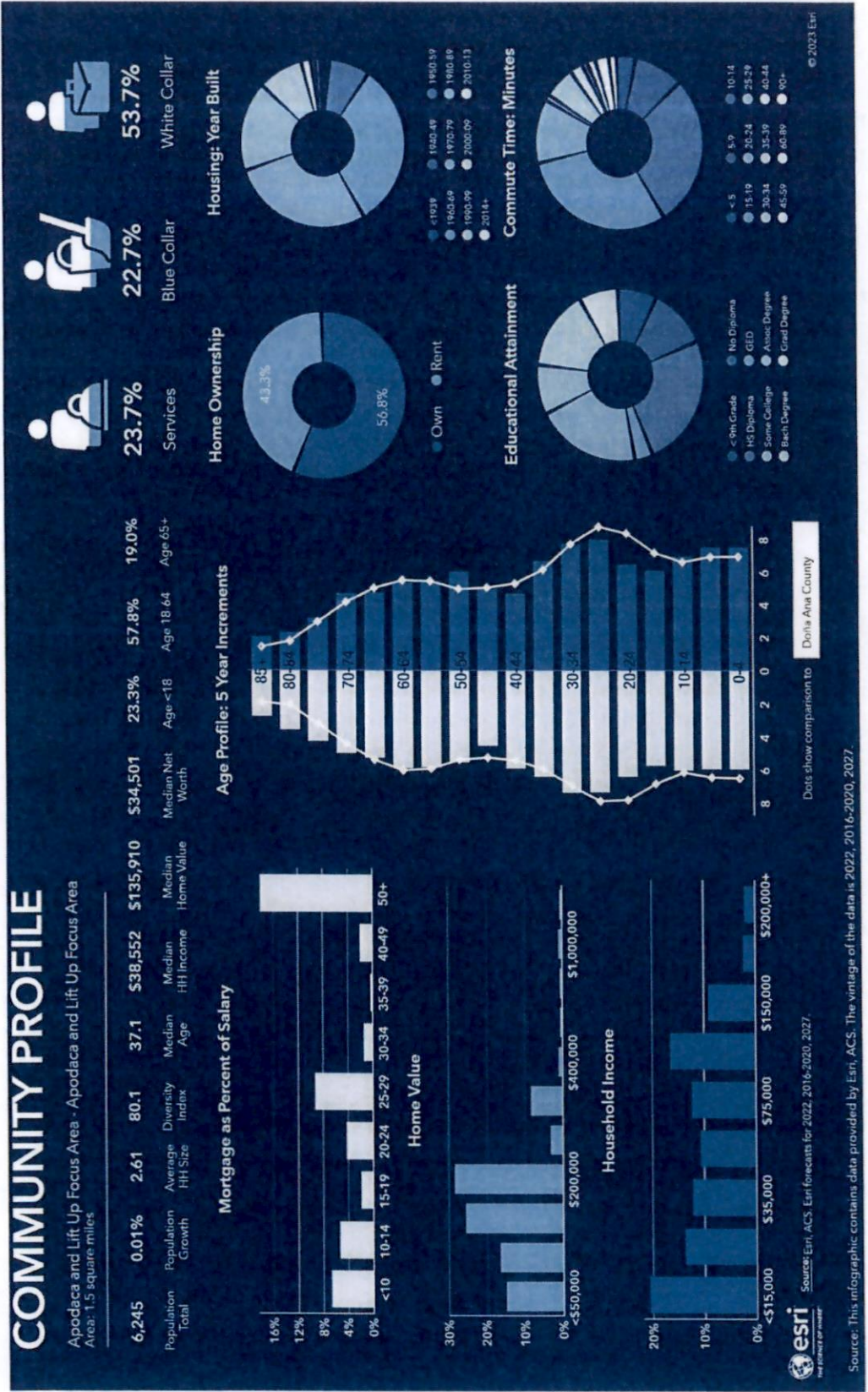
Appendix Image 5. Illegal dumping and vandalism are present along many streets in the Apodaca & Lift Up area.



Appendix Image 6. Residential and industrial uses are in close proximity throughout the Apodaca & Lift Up area.



Appendix Figure 7. Vacant Parcels in Apodaca & Lift Up Area



Appendix Figure 8. Community Profile for Apodaca & Lift Up Area

BELLAMAH (EAST OF SOUTH SOLANO)

The Bellamah (East of Solano) Area, bound generally by E. Lohman Ave. to the north, Interstate 25 to the east, the university area to the south, and Espanola St. to the west, was identified during the preliminary existing conditions' assessment as exhibiting multiple criteria for MRA designation. Portions of the area have been considered for Historic District designation. The 1.58 square mile area which is predominantly residential has a population of over 10,400 residents.

Existing conditions assessment, market research, and demographic analysis demonstrate that the Bellamah area meets the statutory criteria for Metropolitan Redevelopment Area designation due to deteriorating buildings and infrastructure, high levels of unemployment, low income levels, as well as unsafe conditions. The following is a summary of key data points and physical conditions that provide justification for MRA designation.

Deteriorating buildings

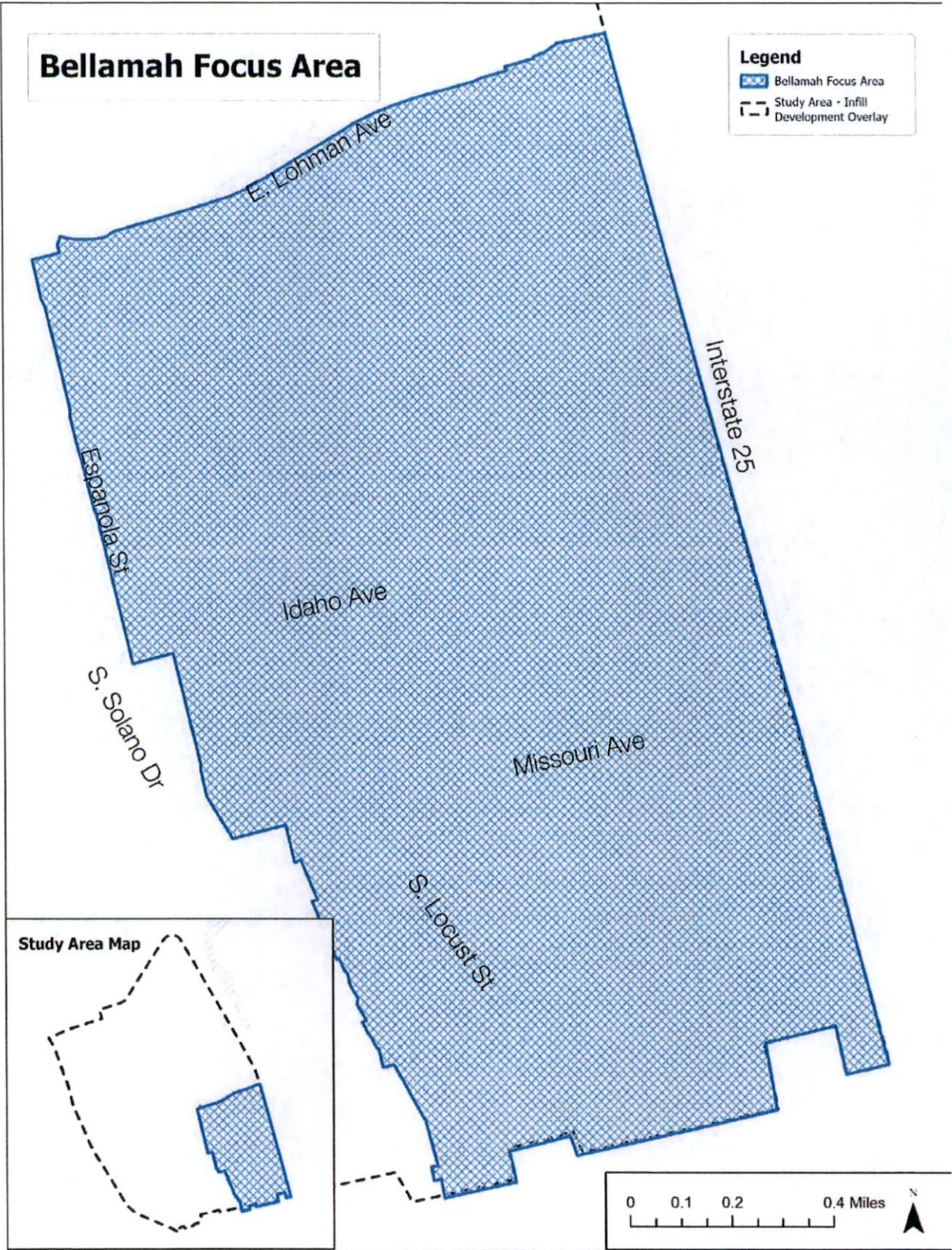
The housing stock in Bellamah is in need of revitalization and/or preservation. 88% of housing in this area was built before 1990. The area contains housing built during the 1950's and 1960's by Dale Bellamah called the Bellamah Addition. The Dona Ana Historical Society is leading discussions about potential historic designation for parts of the neighborhood.

Deteriorating public infrastructure

During the existing conditions assessment, deteriorating pavement conditions were observed throughout the area. There are sidewalk gaps and the area is lacking ADA compatible infrastructure which interrupts universal accessibility. Overgrown vegetation and weeds are present along streets and sidewalks.

Key "Blight" Indicators in Bellamah for MRA Designation								
High Levels Vacant Property	High Levels Abandoned Buildings	Deteriorating Buildings	Deteriorating Infrastructure	Low Median Home Value	Low Income Levels	High Unemployment	High Crime Rates	Low Levels Commercial Activity
X		X	X	X	X	X	X	

Appendix Figure 9. Key "blight" indicators in the Bellamah Area



Appendix Figure 10. Bellamah Area

High unemployment and low income levels

This area has a low median household income rate at \$29,915, significantly lower than that of the City of Las Cruces at \$50,453 or New Mexico at \$56,735. Additionally, the unemployment rate here is 9.9%, almost double that of New Mexico's unemployment rate of 5.3%.

Unsafe conditions

The Total Crime Index value for the Apodaca & Lift Up Area is 186. The Crime Index is an indication of the relative risk of a crime occurring and is measured against the overall risk at a national level. Values above 100 indicate the area has an above average risk of occurring compared to the US.



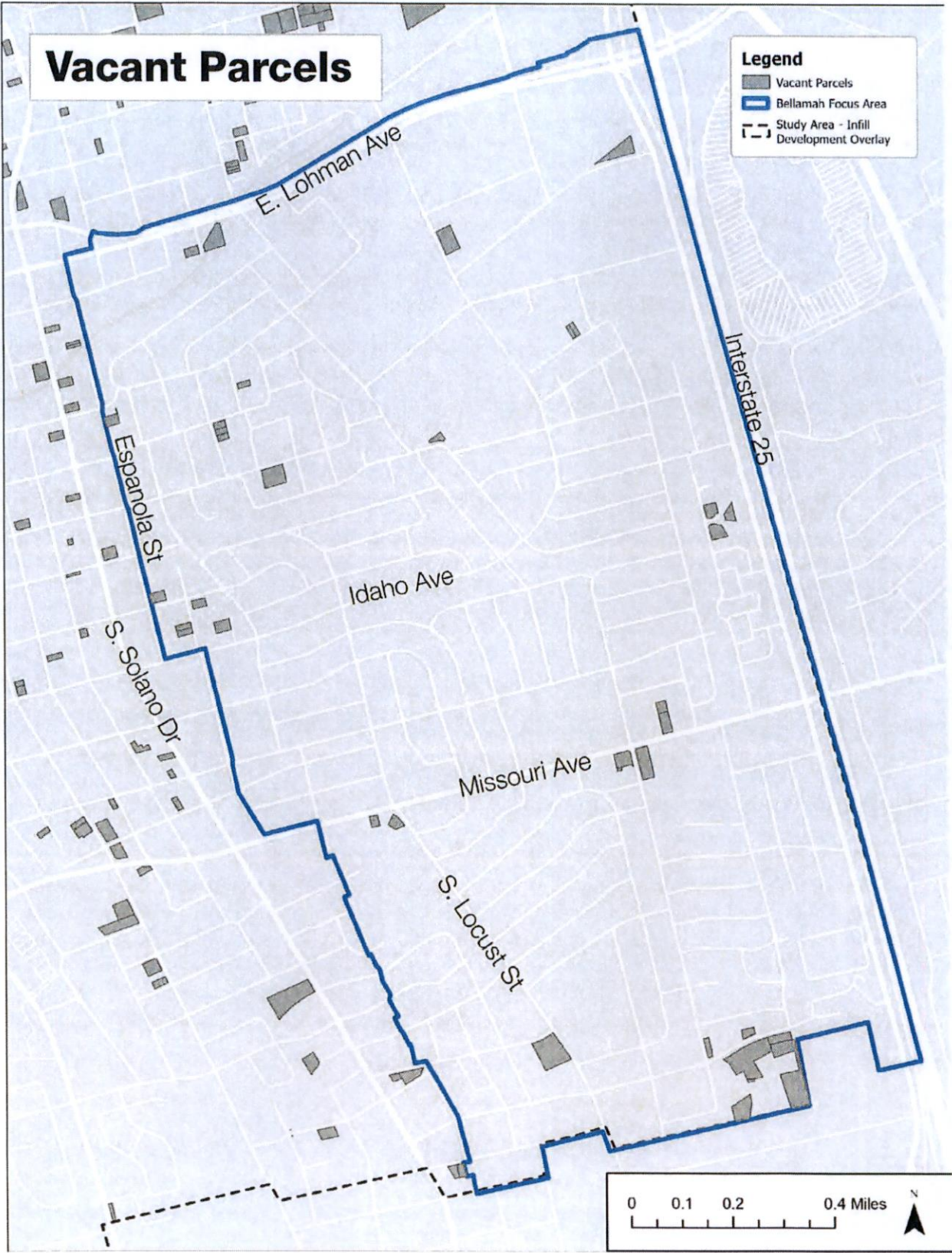
Appendix Image 7. Sidewalk gaps and deteriorating pavement conditions along Montana Ave.



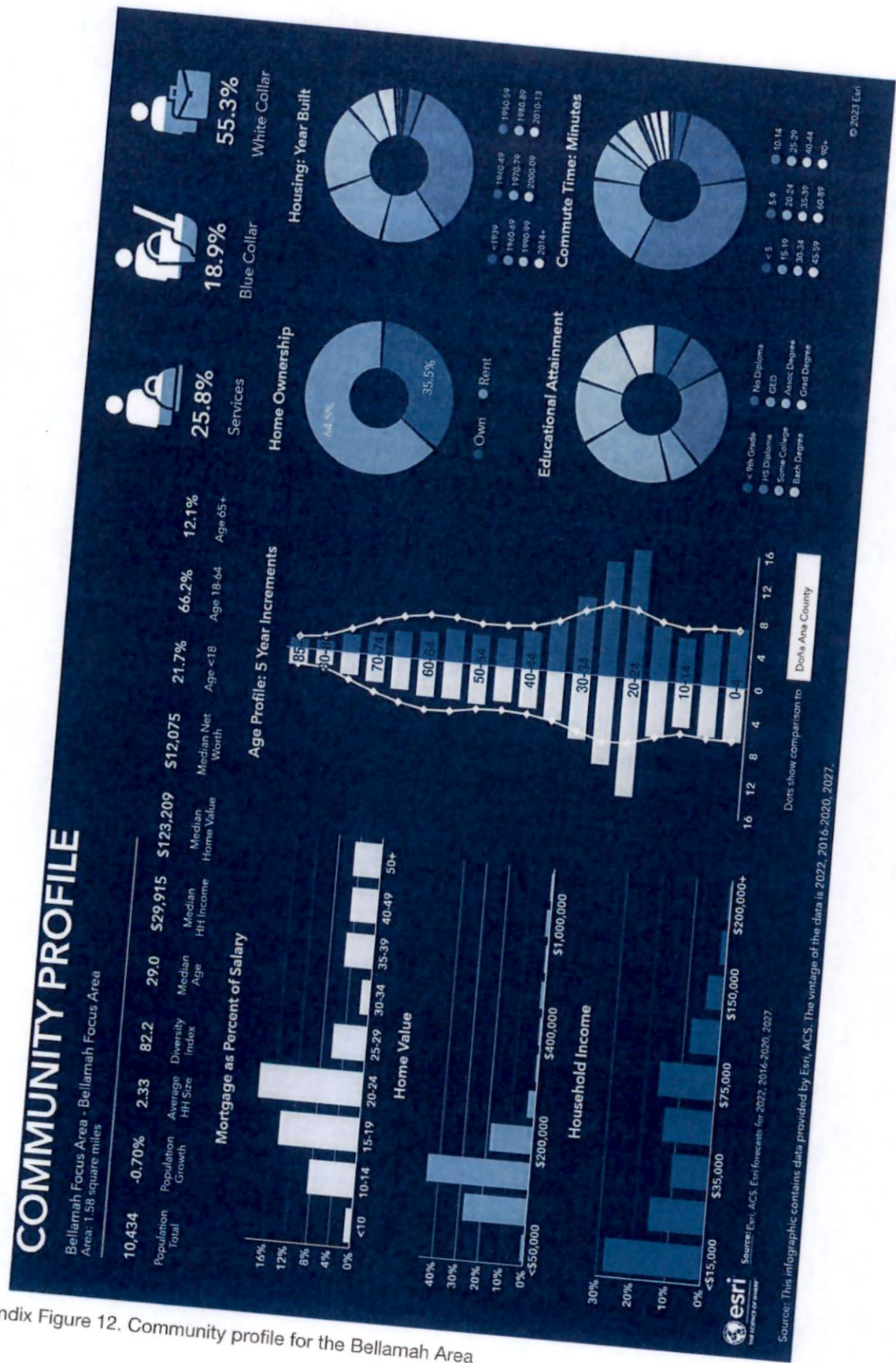
Appendix Image 8. Bellamah Addition housing from the 1950's or 1960's



Appendix Image 9. Large vacant residential parcel on Nevada Ave.



Appendix Figure 11. Vacant parcels in the Bellamah Area



Appendix Figure 12. Community profile for the Bellamah Area

MESQUITE

The Mesquite area in this document references the same boundary as the existing Mesquite Historic District. The area is home to approximately 2,310 people and has been the focus of significant community planning efforts (Mesquite Historic District Neighborhood Design Plan, Arts and Culture District Plan). These efforts lay out a vision for revitalization and economic development, and can provide a foundation for future MRA planning processes.

Existing conditions assessment, market research, and demographic analysis demonstrate that the Mesquite Historic District area meets the statutory criteria for Metropolitan Redevelopment Area designation due to low levels of commercial activity, high levels of vacant and abandoned properties, deteriorating buildings and infrastructure, high levels of unemployment, low income levels, and unsafe conditions. The following is a summary of key data points and physical conditions that provide provide justification for MRA designation.

Low levels of commercial activity

There are 93 total businesses in this area, employing 801 people. The vast majority, 83%, of these jobs are in the service sector, typically providing lower wage employment. Supporting businesses and organizations that create middle and upper income jobs could help to raise median income in Mesquite.

Additionally, the “Las Cruces Arts & Cultural District Plan” identifies the goal of supporting business assistance organizations and programs to foster creative sector businesses in the area. Related to this goal,

Vacant and abandoned properties

The area has over 115 vacant parcels, which is the greatest concentration of vacant property in the IDO. These are primarily residential properties.

Deteriorating buildings

The 1930s and 1960s saw the highest housing construction rates in this area. 83% of housing in Mesquite was built prior to 1990. Considering the age of housing stock in this area, support is needed to revitalize and construct updated housing.

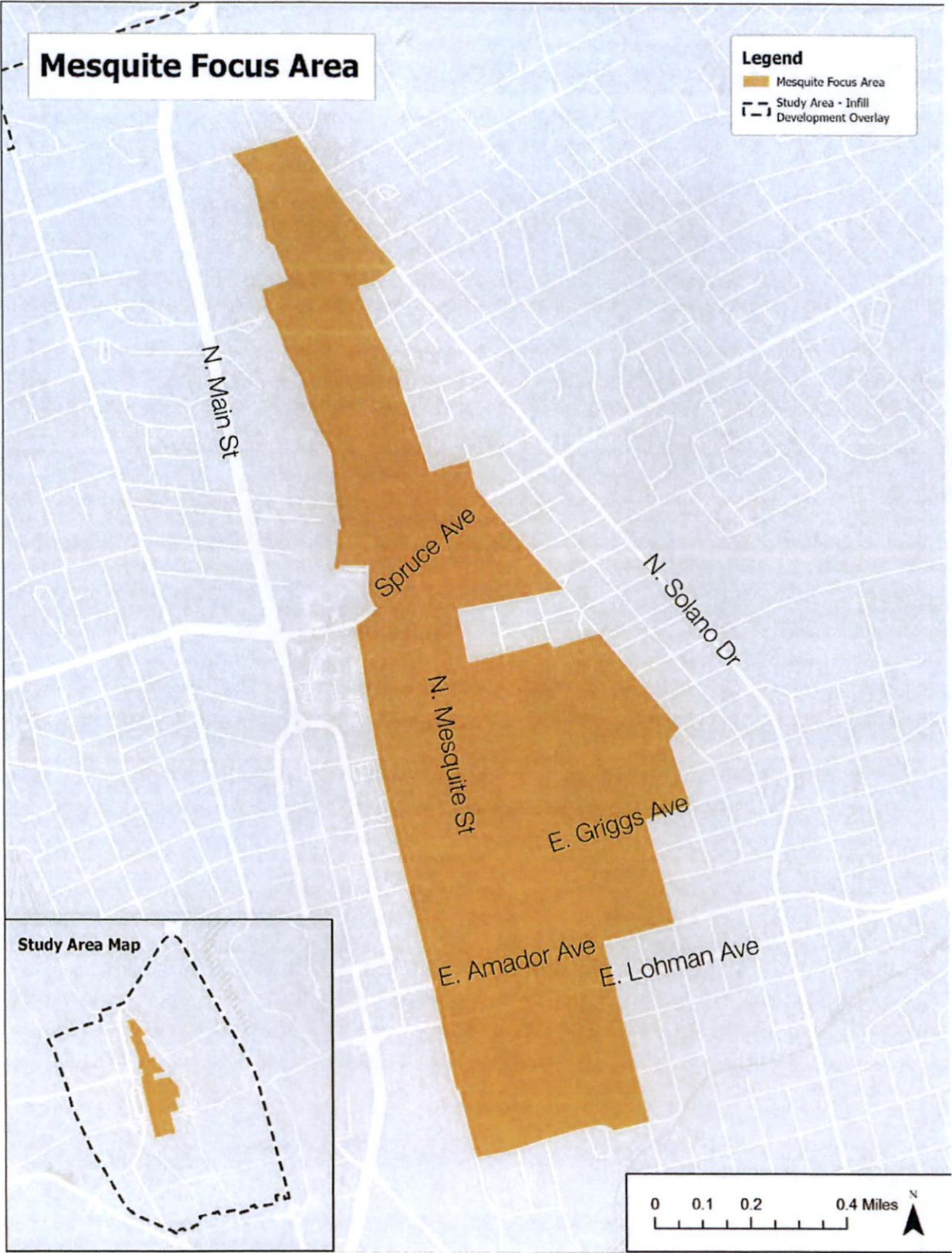
Deteriorating public infrastructure

Due to the age of this historic area, sidewalks are quite narrow. Sidewalks need to be brought up to ADA compliance. The existing conditions assessment revealed an abundance of weeds and vegetation overgrowth. Various side streets along Mesquite lack sidewalks. The “Las Cruces Arts & Cultural District Plan” identified a need to address pedestrian safety and walkability with a particular focus on establishing sidewalks where needed.

Continued on pg. 107

Key “Blight” Indicators in Mesquite Area for MRA Designation								
High Levels Vacant Property	High Levels Abandoned Buildings	Deteriorating Buildings	Deteriorating Infrastructure	Low Median Home Value	Low Income and/or High Poverty Levels	High Unemployment	High Crime Rates	Low Levels Commercial Activity
X		X	X	X	X		X	X

Appendix Figure 13. Key “blight” indicators in Mesquite Area



Appendix Figure 14. Mesquite Area

High unemployment and low income levels

The Mesquite area has a median household income of \$27,313 which is significantly lower than the median household income in Las Cruces of \$50,543. The unemployment rate is relatively low at 4.6%, compared to the state and county. However, wages remain low and there is a need for higher wage jobs in the area.

the overall risk at a national level. Values above 100 indicate the area has an above average risk of occurring compared to the US. Additionally, incompatible land use and the presence of potential brownfield sites could pose a risk to public health. The presence or perceived presence of crime and brownfields can deter private investment in an area and delay redevelopment activity.

Unsafe conditions

The Total Crime Index value for the Mesquite Area is 272. The Crime Index is an indication of the relative risk of a crime occurring and is measured against



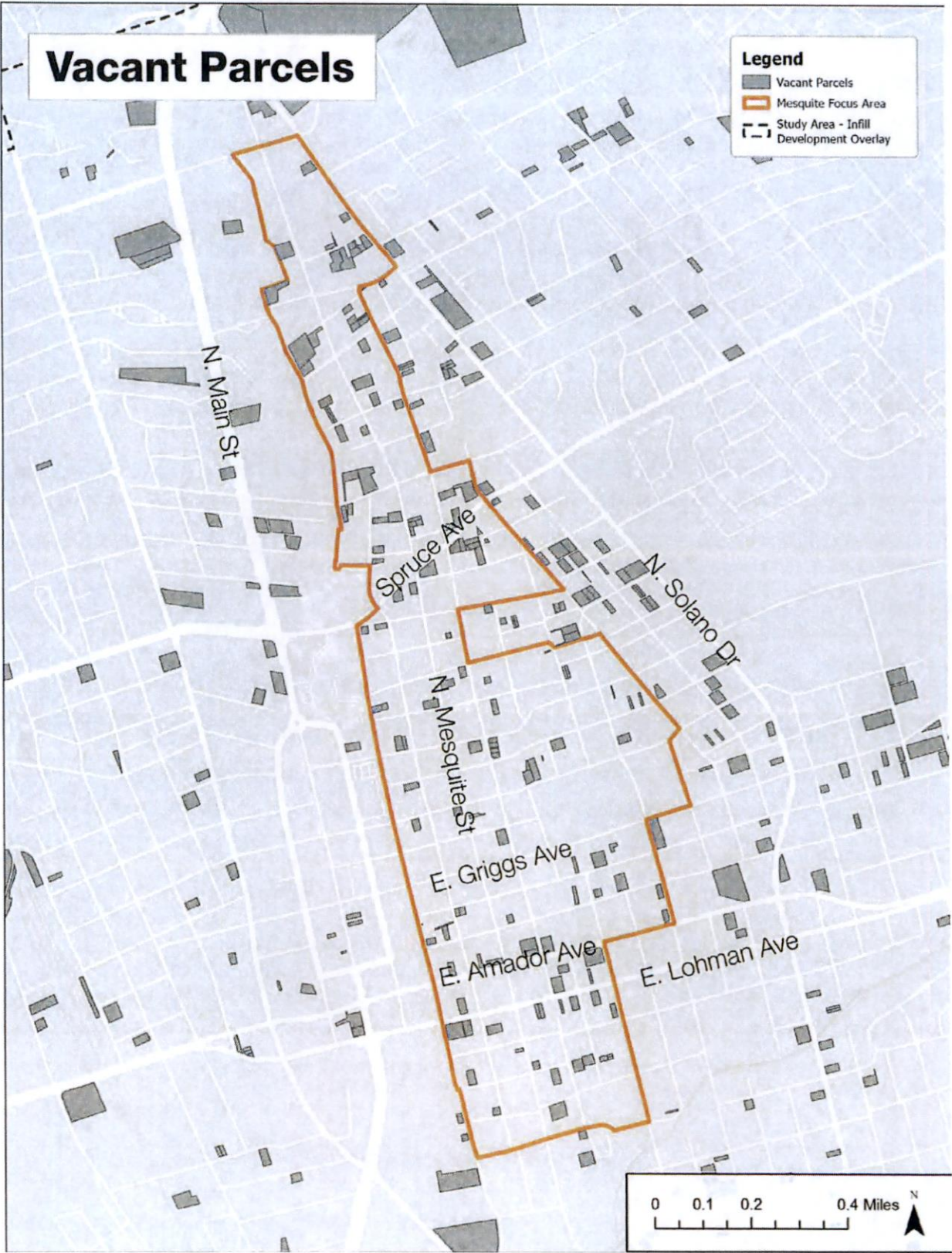
Appendix Image 11. Commercial properties throughout the MRA could benefit from facade improvement programs.



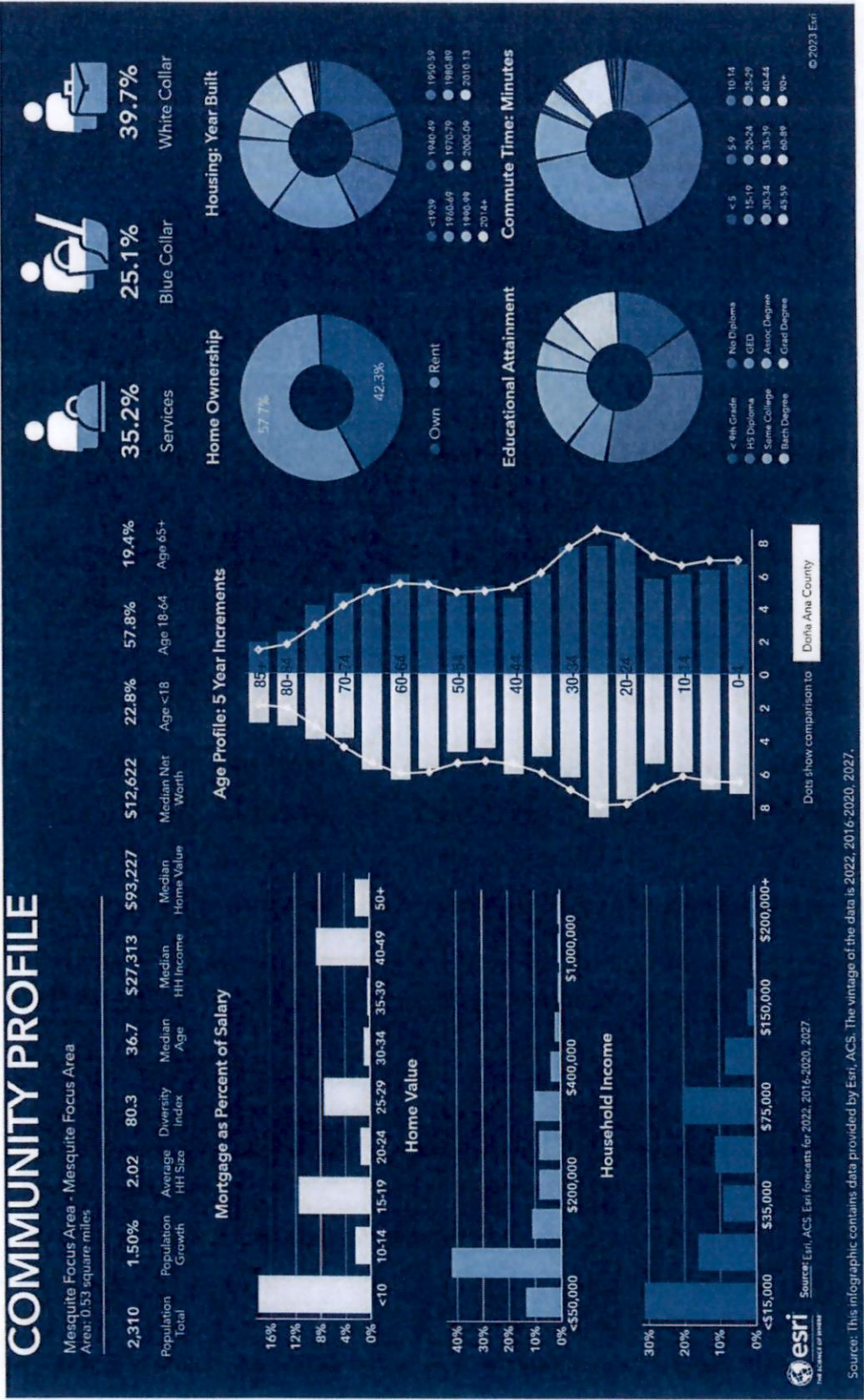
Appendix Image 12. Many of the sidewalks in the Mesquite area are not ADA accessible and create a barrier to universal access throughout the neighborhood.



Appendix Image 13. The Mesquite Area has the greatest concentration of unoccupied parcels in the IDO and a high prevalence of vacant lots.



Appendix Figure 15. Vacant parcels in Mesquite Area



Appendix Figure 16. Community profile in Mesquite Area



Council Work Session Summary

Meeting: Work Session - Jul 28 2025

TITLE: GO BOND QUARTERLY UPDATE.

PURPOSE(S) OF DISCUSSION: ☒ Inform/Update ☐ Direction/Guidance ☐ Legislative Development/Policy

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:
City staff will present a quarterly update on the status of General Obligation (GO) Bond projects. The update is intended to provide current information about the projects and related timelines.

PLAN(S):
Department Strategic Business Plan

COMMITTEE/BOARD REVIEW:
None