

CITY COUNCIL AGENDA

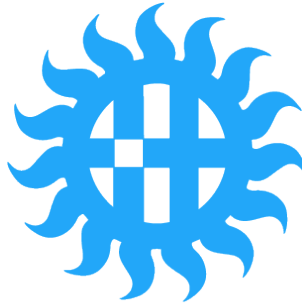
Mayor
Eric Enriquez

Monday, July 7, 2025 at 1:00 PM
Council Chambers

CITY HALL
P.O. BOX 20000
LAS CRUCES, NM 88004

Mayor Pro Tem
Johana Bencomo

Councilors
Cassie McClure
William Mattiace
Becki Graham
Becky Corran
Yvonne Flores



CITY OF LAS CRUCES

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CONSENT AGENDA

Minutes and Items on the Consent Agenda Are Considered Routine Items and Will Be Voted on with One Motion Unless a Councilor Requests That a Specific Item Be Removed. There Will Be No Discussion.

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1. OPENING CEREMONIES

- 1.1. Pledge of Allegiance - Councilor Corran.
- 1.2. Presentation of Certificates of Appreciation/Proclamations - Councilor Corran.
- 1.3. Jobs of the Week.
- 1.4. Pets of the Week.

2. CONFLICT OF INTEREST INQUIRY BY MAYOR AS REQUIRED BY LCMC SECTION 2-27 (E)(2)

3. PUBLIC PARTICIPATION

4. ACCEPTANCE OF AGENDA

5. CITY COUNCIL MINUTES

- 5.1. Regular City Council Meeting of June 2 and June 16, 2025.

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[City Council - Jun 02 2025 - Minutes - Pdf](#)

[City Council - Jun 16 2025 - Minutes - Pdf](#)

6. RESOLUTION(S) AND/OR ORDINANCE(S) FOR CONSENT AGENDA

- 6.1. RESOLUTION NO. 26-001: A RESOLUTION TO ACCEPT A GRANT AGREEMENT FROM THE NEW MEXICO DEPARTMENT OF TRANSPORTATION, MUNICIPAL ARTERIAL PROGRAM, FOR THE FISCAL YEAR 2025/2026, FOR EAST LOHMAN AVENUE/SOUTH WALNUT STREET SIGNAL IMPROVEMENTS IN THE AMOUNT OF \$225,000, REQUIRING A CITY MATCH IN THE AMOUNT OF \$75,000, FOR A TOTAL PROJECT COST OF \$300,000. 60 - 64
[Resolution No. 26-001 - Pdf](#)
- 6.2. RESOLUTION NO. 26-002: A RESOLUTION APPROVING THE CITY'S PURCHASE OF A 72 SQUARE FOOT TRACT OF LAND OWNED BY THE CAROLINE A. RYAN TRUST LOCATED AT 647 WEST MOUNTAIN AVENUE, FOR THE PURCHASE PRICE OF ONE THOUSAND THREE HUNDRED DOLLARS (\$1,300) AS PART OF THE NORTH MELENDRES STREET RECONSTRUCTION PHASE II PROJECT. 65 - 74
[Resolution No. 26-002 - Pdf](#)
- 6.3. RESOLUTION NO. 26-003: A RESOLUTION AMENDING RESOLUTION 25-149 UPDATING THE PARK DEVELOPMENT FEES, LAND USE ASSUMPTIONS, AND PARK CAPITAL IMPROVEMENTS PLAN TO RECTIFY A TECHNICAL ERROR IDENTIFIED IN EXHIBIT "A". 75 - 143
[Resolution No. 26-003 - Pdf](#)

7. RESOLUTION(S) AND/OR ORDINANCE(S) FOR DISCUSSION

- 7.1. **PUBLIC HEARING REQUIRED.** RESOLUTION NO. 26-004: A RESOLUTION APPROVING THE REQUEST FOR A RESTAURANT A – BEER AND WINE LIQUOR LICENSE WITH ON PREMISES CONSUMPTION TO JIM BOBS BBQ, LLC., D/B/A JIM BOBS BBQ LOCATED AT 8960 ZIA BOULEVARD, LAS CRUCES, NM. 88005. 144 - 162
[Resolution No. 26-004 - Pdf](#)
- 7.2. RESOLUTION NO. 26-005: A RESOLUTION APPROVING AMENDMENTS TO THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF LAS CRUCES AND THE LAS CRUCES POLICE OFFICERS' ASSOCIATION. 163 - 178
[Resolution No. 26-005 - Pdf](#)
- 7.3. RESOLUTION NO. 26-006: A RESOLUTION AUTHORIZING THE CITY OF LAS CRUCES (CITY) TO ACCEPT GRANT AWARDS FOR VARIOUS CITY DEPARTMENTS THROUGH AN AMENDMENT TO THE CITY'S ADOPTED FY2025 BUDGET. 179 - 213
[Resolution No. 26-006 - Pdf](#)
- 7.4. RESOLUTION NO. 26-007: A RESOLUTION AMENDING THE FY2026-2031 CAPITAL IMPROVEMENTS PROGRAM. 214 - 232
[Resolution No. 26-007 - Pdf](#)
- 7.5. RESOLUTION NO. 26-008: A RESOLUTION AMENDING THE BOUNDARY OF THE EL PASEO AND SOUTH SOLANO 233 - 238

METROPOLITAN REDEVELOPMENT AREA TO DESIGNATE AN ADDITIONAL AREA FOR INCLUSION WITHIN THE MRA, MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE METROPOLITAN REDEVELOPMENT CODE.

[Resolution No. 26-008 - Pdf](#)

- 7.6. RESOLUTION NO. 26-009: A RESOLUTION APPROVING THE EL PASEO AND SOUTH SOLANO METROPOLITAN REDEVELOPMENT AREA PLAN

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[Resolution No. 26-009 - Pdf](#)

8. **BOARD APPOINTMENTS**

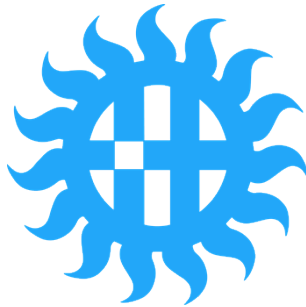
9. **NOTICE OF PROPOSED ORDINANCE(S)**

- 1) There will be no public discussion.
- 2) A Councilor may ask staff for clarification on the proposed ordinance(s).

10. **CITY COUNCIL MEMBER BOARD REPORTS AND COMMENT**

11. **CITY MANAGER REPORT**

12. **ADJOURNMENT**



MINUTES

City Council

Monday, June 2, 2025 @ 1:00 PM

City Council Chambers, City Hall

PRESENT: Mayor Eric Enriquez, Councilor Cassie McClure, Councilor William Mattiace, Councilor Becki Graham, Councilor Johana Bencomo, Councilor Becky Corran, and Councilor Yvonne Flores

ABSENT:

1. OPENING CEREMONIES

1.1 PLEDGE OF ALLEGIANCE - MAYOR ENRIQUEZ.

1.2 PRESENTATION OF CERTIFICATES OF APPRECIATION/PROCLAMATIONS - MAYOR ENRIQUEZ.

Mayor Enriquez presented Mirabella Macias with a proclamation for Migraine and Headache Awareness Month.

Mayor Enriquez presented Carmen Cano with a Certificate of Excellence.

1.3 JOBS OF THE WEEK.

Sarah Raney, Americas Job Center of New Mexico presented Jobs of the Week.

1.4 PETS OF THE WEEK.

Carol Nielson, Animal Services Center of the Mesilla Valley presented Pets of the Week.

2. CONFLICT OF INTEREST INQUIRY BY MAYOR AS REQUIRED BY LCMC SECTION 2-27 (E)(2)

2.1

Councilor Corran said I don't think I have a real conflict of interest but there is the potential of the perception of a conflict of interest for Resolution 25-146, so I will

recuse myself on that because I am employed by DACC.

3. PUBLIC PARTICIPATION

3.1

Lynn Moorer, Member of the Public asked you know who I respect and admire? I respect and admire publicly elected officials who understand that it is the responsibility of citizens in a democracy to hold their elected officials accountable. I respect and admire public elected officials who don't call their constituents names when they disagree with them. I respect and admire publicly elected officials who don't accuse citizens of fear mongering or lying when they raise legitimate well researched concerns and provide documented facts associated with those concerns. I respect and admire publicly elected officials who don't lash out belligerently when citizens challenge them to do a better job in carrying out their responsibilities. I respect and admire publicly elected officials who do their homework and get a basic grasp of relevant facts before launching into long monologues at a public meeting or talking to members of the news media or accepting invitations to participate in local radio or tv shows. I respect officials who make it a priority to comply fully with all legal requirements without subjective slant or political motive and expect all their employees and all of those under them to do so as well without exception. I respect and appreciate publicly elected officials who understand and accept that all those who voted for them expect them to treat everyone with decency and courtesy regardless of their point of view. I respect officials who recognize that the modicum of power and recognition they acquire when elected to public office does not give them license to exploit that power and recognition by baselessly injecting racial division or seeking to disparage by ridicule or scolding those citizens who ask them to do their job differently. I respect persons who recognize that when elected to public office they become servants of the people. I respect officials who recognize that most citizens are not that comfortable speaking publicly and who give all citizens the benefit of the doubt when they do. I respect officials who understand that many citizens who attend public meetings have to take off work in order to attend and are not interested in losing income by participating in meeting where they are scolded, bullied and called names by the officials they elected. I respect officials who have the humility to admit when they are wrong and to graciously apologize to those they disparaged, bullied, called names, and/or disrespected in other ways and make their best efforts to never repeat that behavior.

Liz Rodriguez-Johnson, Member of the Public said the city continues to fail to comply with EPAs new Lead and Copper Rule. Under the new rule water systems are required to offer to sample the tap for lead, for any consumer who request it who has a lead galvanized requiring replacement or unknown service line. A lot of people who drink Las Cruces water may not know that they have this right to ask that their tap water be sampled because Las Cruces Utilities left this important information out of the notification letter they sent to property owners last October. Nor has Las Cruces Utilities included this important information on its website. At the town hall meeting the city hosted in March a citizen did ask how he could get on the list to have his water sampled. Despite the rules clear requirement that the city offer to test this tap water Las Cruces Utilities personnel did not make this offer. Instead, they changed the subject and ignored the citizens inquiry. Citizens are asking you city council members

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and the city staff to comply with the new Lead and Copper Rule and to protect us from the harms of lead and provide us with clean drinking water. We don't have any special clout to allow us to call the City Manager to put things in motion to have State Police or any other state agency come to our rescue. We are ordinary citizens who are intent on right being done for everyone who drinks Las Cruces water. We have undertaken thorough research and analysis and have concluded that Las Cruces Utilities personnel are failing and are not complying with the new rule. Please use your clout for productive ends for the city as a whole. Direct the City Manager to bring in an independent engineer with management experience to assess comprehensively Las Cruces Utilities compliance with the new rule and recommend any needed changes that would lead to a comprehensive resolution of the issue. This would be a responsible course of action, and the city as a whole would benefit.

Edward Thomas, Member of the Public said Mayor I would like to talk to you about your tyrannical overreach on the lack of integrity, the lack of intellect, and the lack of proper civil decorum with which you ran the last meeting. Right before the public comment portion began you admonished us to follow the rules and be respectful. Yet when your council members spoke, they seemed to have ignored your instructions. So, your admonition to obey the rules of respect and proper civil decorum apply to the speaking public but not to the council. The childish and immature name calling, the desperate attempt to make this about race by calling us segregationists and church goers just proves my point. The bad faith smearing and slandering that we are racist and elitist that don't care about the homeless was the icing on the cake that somehow, we are anti-business because we want a small restaurant or auto repair shop next door to us. Again, slanderous and untrue statements were made. Councilor Mattiace, obviously my comments about city council don't apply to you. You seem to be the only one with any sense of civic duty and common sense. You have both my utmost respect and my sincere sympathy. I recognize your stand-alone bravery in the face of this vote along to get along peer pressure. I am not surprised and certainly not fooled by the intentional foot-dragging and obfuscation on the part of the City Clerk, her staff and the city lawyers. They consumed our time and purposely delayed our efforts to collect signatures by not giving us clear and concise answers to our questions and in fact gave us erroneous or misleading guidance. Then when we turned in our signatures your City Clerk under your direction summarily struck out signatures for the most trivial and questionable of reasons. That is a kin to putting the fox in charge of the chicken coop. The Mayor and staff have made a mockery of the petition process and a legitimate petition has been squashed by illegitimate subversion and the willingness to deny the citizens of Las Cruces a fair and transparent redress for grievances as afforded to us by the Constitution. You previously violated the Open Meetings Act and now you are violating the right to public petition. For this reason, I have filed a complaint with the New Mexico Department of Justice in hopes of shedding light on this travesty and make the Attorney General aware of the events that have taken place. I included a link to the YouTube video of the last city council meeting so that he can see and hear the ridiculous comments made by members of the council toward the citizens who signed the petition or participated in signature gathering. The name calling, ridiculing, and bizarre statements made about the citizens who signed the petition should get the AGs attention. No one was coerced, menaced, or tricked into signing the petition.

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Richard Myar, Member of the Public said I am a new resident to the city. Just short of two months. I sent an email to Councilor Graham just on Saturday and I have had a good response back from her and a couple of other parties. I am going to read the email. I am going to skip the first part which has my personal address in it and I have already said how much time I have had here. My landlord has never discussed the water/sewer subject with me. Here are the property watering and sprinkling facts for my home that I have apparently inherited from the previous tenant. I am a renter now for two months. Sprinklers run apparently for four hours every day of the week in clear violation of the mandated summer schedule of three days per week. Two relatively small areas receive water at somewhat similar rates with a back area watered during 6 a.m. and 10 p.m. and a front yard area during 7 a.m. and 11 p.m. All of these times adhere to this city's regulation. Water consumption according to Utility's Hawk Software averages just over 500 gallons per day. Again, this is strictly for outside sprinklers considered by me to be far in excess of need. Even if delivered only on the mandated three days of the week. I am new to living in desert conditions having spent my entire life until now in northern or tempered states. As such I need advice appropriate for my new situation. I really desire to be a responsible citizen fully participating in the city's guidelines for water usage. Unfortunately, I have been so far unable to learn anything useful about appropriate water usage. I participated in a lengthy telephone conversation with a courteous and patient Utilities information man where the end results being that the city provides no information to folks as much as myself. I have reluctantly come to the consideration that the city is conflicted here. One, it presents a sobering assessment of the water supply problem confronting it with commentary for its citizens to help dealing with a serious problem. Two, it provides no practical advice. Three, this is further suggested by the city's failure to enforce a long-standing non-compliance by my property with the days.

Linda Cox, Member of the Public said I would like to thank Councilman Bill Mattiace for his support for our right to vote as legal Las Cruces residents and citizens of America. I was born in Carlsbad, and I was raised in Las Cruces from the age of 13, so I do know this city. I am offended by council comments that I am a racist, a church going segregationist because I want a quiet safe neighborhood. Anyone who drives through my neighborhood will see a diverse group of residents from different backgrounds, different ages, different religious beliefs. If you do come to my neighborhood, you will see a friendly group of people who get along, we respect each other, and we enjoy the freedoms of choosing safe environment places to live. We know our neighbors and we are there to help them when they need it. We celebrate new babies and mourn with those who lose loved ones. Just because we choose a quiet safe neighborhood does not mean we are racist or segregationist. I was deeply offended by these comments, and I do hope you will apologize.

Juan Garcia, Member of the Public said the following are excerpts from the Las Cruces Bulletin, 30 May, and I start my quote, "I don't trust the Las Cruces city government to faithfully execute this citizen's referendum process. In 2014, a group of politically active residents headed by CAFE launched a petition drive to increase the minimum wage. When the petition was successful members of the city council were not pleased. Once again, this time some of the city council was not pleased with the Realize petition drive. This time the city council didn't rely on slimy lawyer's tricks to avoid the horrors by having their decisions put to a test by a vote of the people. They

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simply relied on the tried-and-true method of rejecting every petition that was not filled out perfectly. As I decide to support the new ordinance, I support democracy more and elected leaders picking and choosing which signatures are valid based on political expediency is not good for our democracy. It is unfortunate that racial division was injected into an already difficult discussion. City council member Johana Bencomo claims that those opposed to the new ordinance have "segregationist tendencies". "Ultimately, I don't think these decisions by the city council about zoning or minimum wage or supporting liberal or conservative causes. I think they are about power". Disappointed to hear Councilor Flores speak of fear mongering church going attending whatever, not clear what that means. Not what I would expect from her. Councilor Bencomo's remarks on the other hand were divisive and an attempt to silence those she despises. She accused others of stoking fear, twisting the truth, breaking rules and lying yet she lied in a despicable public act by stating that Tim Jenkins had posted every council members address online. It wasn't just false it was a calculated shameless violation of basic ethics. She loves to repeat, politics is not a spectator sport but the moment residents from her own district, a place she let rot into chaos finally demanded answers after Officer Hernandez was murdered, she played the victim. She deserved the backlash but played the poor pitiful victim and all for nothing but hollow excuses. She is quick to accuse others of "segregationist tendencies" while her closest ally who sits on the LCPS Board goes on the radio and spits out the words these people, yes, these people describing those he hates. The bigotry isn't subtle, it must be a family team sport. In addition, apparently the guidelines you have posted above here for public participation exempt some of the council.

Lonnie Montgomery, Member of the Public said I am a follower of Jesus Christ. Dear Lord, God I want to lift up the Mayor and Council and I want you to have them have more powers of discernment that they can make wiser decisions. And exactly who am I? Well according to Clinton I am a deplorable and I am a Christian and I believe in the country from the beginning I was raised on Christian principles. I am a Christian nationalist and some place in the council chamber I became rifferaff. But the real thing I am, I am a male and I ID as a twenty-year-old male with toxic masculinity but that has nothing to do, I am just following these wonderful people here, my colleagues. I go in here and I find out from Bencomo that I am a segregationist. No, I am not. I think that is slanderous and I think you did the same thing to Sarah Smith, and you owe her a big apology. Segregationist, those were Democrats in the south keeping people of color in their place and there is some place in the east they have a lynching museum and they have pictures of people having the picnics and things like that going to the lynchings and if you look at it and if you go back into history probably about 99.9% of lynching to color people in the south were done by Democrats. I am sorry to say, and you want to talk about diversity. I found diversity when I took those petitions around I went through my neighborhood, and I found all sorts of Christians. I found Catholic Christians. I found Pentecostals, I found others but most of all I found diversity. You want diversity? Come to Estados Serenos. That is a quiet neighborhood like this other lady lives in. We talk to people on the trail that come around and we talk, and we love each other, and we are all sorts. I mean have Pols, we have Danish people, we have Scotch-Irish, we have Lithuanians, and we have a lot of Latinos and speaking of Latinos and stuff and I don't know why you just don't put this on the ballot, 59.4% of our population is Hispanic and about 33% are white. So why don't you want

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the ballot? Are you afraid it will be defeated because of the people who worked so hard to get their single-family housing? Is that what you guys are afraid of?

Michael Harris, Member of the Public said I thought I would bring up today a disturbing trend I have noticed around town of automated license plate reading cameras. Both on private and on city right-of-ways. Cameras that I have personally seen appear from a company called Flock, which is very famous in the space and maybe there are others that are less conspicuous. There are at least 10 of these, Lohman, University, Missouri, and several at Lowe's and Home Depot each. These cameras take photos of every car that passes day and night. They read the plate, they upload it to a national database which is owned and operated by this private company and there are no real meaningful legal restrictions on the use of that data once it is up there. All you really need to look through it is a contract with Flock. Recent leaks I have also revealed that Flock is building a people's search tool so that these cameras that are ostensibly put in place to read license plates and monitor cars are probably actually monitoring everybody's faces as well. Maybe the data that is produced is useful to solve an occasional crime. I will add that just right before this meeting I actually heard a brief story about LCPD finding and returning some property to a friend of mine because of some private cameras that were at his place of work, so anyway it is possible. Given the coverage in this town, it seems doubtful that you can track stolen assets using these Flock cameras with any accuracy. So, it seems like mainly a way for an understaffed Police Department to appear to be doing something. Maybe wasting a little bit of money and not spending very much effort on it. Each camera cost about \$2,500 per year so it is a decent chunk of money. It is not an FTE, it is a rounding error in the overall budget, but it would buy a few ballistic windshields for cruisers which would actually help people. The real problem then is the inadvertent one which is the constant creeping surveillance of every single resident of this city and potential misuse by others other than LCPD. Recently it has been revealed that ICE despite not having their own contract with Flock regularly accesses this database by asking local police departments for the occasional favor. These don't even have to be the jurisdiction to whose the cameras are, and it was revealed just last Friday that a detective in Texas went searching through the national database to find a woman who had an abortion in another state, and they were concerned for her safety. The kicker there is that the search didn't even find her, so it is not only a shocking overreach of authority but it is also a testament of how the system doesn't really do the job that maybe it was intended to in the first place. So maybe some residents are in favor of these use cases, but I bet it is not what the people that put the cameras up signed up for. Today maybe it is used to find a stolen Kia, tomorrow maybe it is being used to see who goes to a certain Doctor's office, or maybe El Paso Police search for everybody who has been to a dispensary or maybe you find out who goes to a certain church.

Lisa Parrott, Member of the Public said I live in District 6. This weekend I had the privilege of attending a conference in Calvary Chapel Chino Hills, California and a worship service yesterday morning before I drove back, and it was worth every mile. The Pastor Patrick Jack Hibbs mentioned this book, When Culture Hates You Persevering for the Common Good as Christians in a Hostile Public Square and I would like to read some passages from it. "Loving your neighbor by publicly advocating for soup kitchen and loving your neighbor by publicly advocating for

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protection of life in the womb are both outworkings of biblical world view but there is a difference between how those two actions are perceived by culture. The former will likely draw ambivalence or approval, the latter serious condemnation. As Christians therefore we aren't resented for everything we believe in and do but because we are reviled for opposing some of the values most cherished by culture we are increasingly hated as a group. The gate keepers would love nothing more for us to just keep serving soup while being silent about issues on which we are at odds with culture and that is a tempting proposition for many Christians after all if we did that culture would like us. Who wants to be hated? But when culture hates you, when you are reviled for promoting your views in the public square such as me in the rule of real estate law it takes deep conviction and courage to none the less persevere for the common good but being hated is exactly what Jesus told us to expect if we are going to follow his command. Silence in exchange for cultural respect is a deal with the devil."

Lucas Herndon, Member of the Public said I am a resident of District 2. At the end of two weeks ago meeting Mr. Mayor took exception to my description of the police committing homicide by me calling it murder so I will try to not use that term. When the police commit homicide against the citizens and since 2005, less than 150 police have been arrested for murder charges and of those less than 5% have been convicted. New Mexico where remains the most dangerous place to live when it comes to being, having homicide committed against your body by a police officer. Nationally police have killed 12 fewer people than they did last year in the United States except in New Mexico they have killed three more people than they had at this point in time last year. I don't know how to make people as afraid of the police as they should be. They are clearly a dangerous group of people. They are armed, the state sanctions them, and they basically have a freedom to execute you. In the state of New Mexico a Federal Judge just found that a man was shot in his own home by the police but those police cannot be held accountable and when the wife of this man found her husband dead on the floor she picked up his gun and returned fire because somebody had just shot through their window and front door, murdering this man. I am sorry the police committed homicide against this man in his own home because somebody knocked on his door in the middle of the night and when his wife found his body and his gun, she picked it up and fired, the police fired at her 19 times. I don't know how you can be so upset by the word murder when we are living in a fascist state of uniform thugs with the authority to kill you and not answer for that and all these bootlickers here that come out and support them every single week who have no risk of it because of the color of their skin, I wish your priorities were in the right place.

Marilyn Finnegan, Member of the Public said I believe I am in District 6. I vote in every election. I didn't go out to get signatures on the petition to change the zoning, but I did sign it. Whether I signed it with my initial Marilyn J Finnegan or just Marilyn Finnegan, I want my vote counted. That little technicality should not have been put in there. I want to go on record that I am upset that you decided for the whole city to change our zoning no matter how many signatures were on that petition. It is more than just a few of you that decided that we could change our voting.

Jim Wilcox, Member of the Public said today I am going to give you an opportunity to help protect our native plants and to protect the city from a possible claim of violation

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of the protection against double jeopardy as defined in the Fifth Amendment. So, what happened was about a year ago I got a notice that said I had noxious weeds. I looked at my yard and said which one's noxious ones and which ones are the native plants? So, I thought I will go to the trial. So, we had a bench trial and Brad is catching it there, so we had a bench trial and I said to the Codes Officer, who is a nice guy, I said if I gave you a list of noxious and native plants could you tell me which ones are which? And he goes, I don't think so. So, if I showed you pictures of native plants and noxious? And he goes no I can't, and he looked at the judge and said your Honor I have never been trained at identifying either. So, the judge heard my point and if the crime can't be defined, I can keep getting tickets and so that is in violation of double jeopardy under the Fifth Amendment. The judge, he goes this is really hard and so then he asked for a picture and then he said I find the defendant, not guilty. So, I set precedent that you can't go out and tell people they have noxious weeds and here is the thing, they are cutting down the good stuff. It's scorched earth policy that people are going around just ripping all of the plants up and this means that the native birds and the insects and the native plants are being ripped out and so I thought well I will talk to the City Attorney. So, I sent him an email and he acknowledged he got my email, so I didn't hear anything. So, I talked to the Codes Director who is really a nice guy, and he said I am glad you brought this up we were thinking about continuing our efforts to define this kind of like they do in Albuquerque so I said I will call you back. So, I called him back in two months and he said you know government works really slowly we haven't had a chance. So, I waited three months, and I called back, and he never called me back. I called again and he never called me back. So, I went to the Coalition of Conservatives who are here, and they went what? I have a guy with a truck sitting in his yard and codes hasn't done anything about it and they are worried about weeds they can't even define? And then I went to the Progressive Voters Alliance, and they went what? What is going on, why were they after you, you're trying to protect things? So now I am telling you. You have a chance to protect yourself against a possible claim of a violation against double jeopardy by just defining which is which. Albuquerque list ten that you can't have these, here is ten you can have, and you can also protect our environment and encourage the thing you want which is a native landscape within our city to make it beautiful.

Jim Hoerst, Member of the Public said I thought that since this is June you would be passing a gay rights resolution. A resolution supporting gay rights month but apparently that is not the case so I wish the agenda would include the resolutions. In any case I will make my comments as though you had supported gay rights. From Jefferson's letter to the Danbury Baptist 1801, "I contemplate with sovern reverence that the act of the whole American people which declared that their legislature should make no law respecting an establishment of religion or prohibiting the free their exercise thereof thus building a wall of separation between church and state. Today you declared Gay Pride Month confirming the rights of the LGBTQ community." This resolution is not without controversy. Many in this county and even in this room oppose this action. Presumably they do so for religious reasons. This commission can make declarations that are against religious opinions because we have a wall of separation of church and state. In the last few decades our society has made great strides in advancing diversity, inclusion, and equity for the LGBTQ community. Long overdue but better late than never. We have done so because reason has prevailed over religious dogma and superstition. If it were up to some of our religious

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institutions, we would have never reached this point indeed much of the faith community is greatly in distress that we have reached this point. They fear the judgement of God almighty will fall on our nation and may cry out to us to repent. If it were up to them, we would reverse course and deny the right which have been so recently granted. We would cease to recognize same sex marriage, we would deny transgender or medical care, and we would censor art and entertainment that gave positive portrayals of homosexuality. If there were no wall between church and state, they might succeed. LGBTQ rights are only secure while the wall of separation of church and state stands. If that wall is breached and many rights are put in jeopardy, birth control comes to mind. So, if you wish to honor gay rights then uphold separation of church and state, maintain it and strengthen it. I want to address also the subject of Realize Las Cruces. If those who think they have a cause against this council, they should take it to court not try it here in council meetings.

Donna Stryker, Member of the Public said disrespectful, degrading, threatening, or slanderous remarks is strictly prohibited unless you are a council member, I guess. I came here on May 19th, and I asked us as citizens to remember that this is not a legal requirement to be able to have public comment. I asked if we could try to adhere to the slides above me, those ones that we see every week before we deliver our comments. The performance of some of the council on May 19th meeting showed poor judgement, prejudice accusations and inappropriate behavior for elected officials and you did not come close to following the slides above but I guess you have different rules or no rules so you can ramble on as long as you want so you can hear yourself talk. The name calling, liars, church goers, beating our head against the sky, chicken littles, and my favorite, segregationist. The interesting thing is that is exactly what you are suggesting from your comments. You segregate me as I sit in chambers, and you judge me and my family. A person who supports the policies of enforced separation of different racial groups. When you mention brown people, you are excluding other races, are you not? Church goers versus non-church goers. Are you not supporting an enforced separation of different racial groups under the guise of having a better knowingness of what is good for all of us? You assume because I am white or because I am older? You assume I am a segregationist. One of my grandsons is brown, one of my granddaughters is black, my son is gay, my youngest son, but then you wouldn't know that because you are too busy sitting and judging me and assuming you understand me or what I believe. You mock the citizens, and you sit up there and are completely unprofessional. Disrespectful, degrading, and threatening. You mock the oath of the office that you took, I, city councilor's name, subscribe upon my oath that as a city councilor for the city of Las Cruces, New Mexico for a term to end, date that would apply, I will support the Constitution of the United States and the Constitution and Laws of the State of New Mexico and the ordinances of the city of Las Cruces and I will faithfully, interesting use of a word that you apparently don't believe in, and impartially discharge the duties of the city council to the best of my ability. If some of your performances on May 19th are your commitment to impartiality, then we are certainly in trouble. Please take time to consider your oath of office to your citizens. I must thank you though, now people can watch your performance from the 19th and decide if it is time for a change. Your behavior was and is clearly a reflection of how you really feel about anyone who is not brown or somehow different from you or not in your select group. By using those terms, you belittle my family, my city, and you separate us once again. Watch your

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words, once you speak them you cannot take them back.

Tim Jenkins, Member of the Public said I pledge allegiance to the flag of the United States of America and to the Republic for which it stands. One nation under God, indivisible with liberty and justice for all. We recite this at every council meeting before we begin but yet certain council members refuse to abide by the very oath they swore to uphold. I can guarantee you one hundred percent that if I stood here in council chambers and called certain members on council a liar and told her that she broke rules and manipulated people and exploited them at their worst fears by her actions that I would be physically removed from council chambers and asked to never return. So how is it perfectly fine coming from council members that swore an oath to uphold the law that yet seem to refuse to? And how is it possible for certain council members to treat Sarah Smith with such disregard and vile hatred? And how is it possible for certain council members to attack my reputation and say that I posted all their addresses on the internet when in fact I have no clue of their addresses? And how is it possible for certain council members to say that she can spot us from a mile away and call us chicken littles and say we are a bunch of fear mongering church attending people and should go beat our heads against the sky? The rhetoric and behavior coming from certain council members is unfathomable. You are an elected official that was elected to be our voice and to fight for us but yet it seems that certain council members fight for their own agenda and could care less about making this city safer for all. And I would like to make something crystal clear for the record that we do not have segregationist tendencies as certain council members suggest, we are fighting for justice for all and not just for a certain demographic of people. As for me and my family we back the blue and we will continue to support them and thank them for their service every day.

4. READ CLOSED MEETING STATEMENT

4.1 READ JUNE 2, 2025 CLOSED MEETING STATEMENT INTO THE RECORD.

The Las Cruces City Council met in closed session and only discussed those limited items stated in the posted notice:

1.To discuss pending litigation regarding Mario Gomez v. City of Las Cruces Et al., Cause No. D-307-cv-2024-01022, which is closed pursuant to NMSA 1978, Section 10-15-1H(7).

2.To discuss pending litigation regarding Ana Obregon v. City of Las Cruces, Cause No. D-307-cv-2025-01168, which is closed pursuant to NMSA 1978, Section 10-15-1H(7).

3. To discuss pending or threatening litigation regarding Texas v. New Mexico, Colorado, Original No. 141, which is closed pursuant to NMSA 1978, Section 10-15-1H(7).

5. ACCEPTANCE OF AGENDA

Councilor Yvonne Flores moved, seconded by Councilor Becky Corran, to

accept the agenda as presented.

RESULT:	Carried
MOVER:	Councilor Yvonne Flores
SECONDER:	Councilor Becky Corran
AYES:	Mayor Eric Enriquez, Councilor Cassie McClure, Councilor William Mattiace, Councilor Becki Graham, Councilor Johana Bencomo, Councilor Becky Corran, and Councilor Yvonne Flores

6. CITY COUNCIL MINUTES

6.1 REGULAR CITY COUNCIL MEETING OF MAY 5, 2025.

6.2 WORK SESSION OF MAY 12, 2025.

7. RESOLUTION(S) AND/OR ORDINANCE(S) FOR CONSENT AGENDA

7.1 RESOLUTION NO. 25-143: A RESOLUTION TO AWARD CONTRACTS FOR THE PURCHASE OF FLEET PARTS AND SUPPLIES FOR FLEET VEHICLES AND EQUIPMENT TO CASA FORD, CRAIG ENTAGGERT SUPPLIES, INC., CT RUSH INC. DBA MIGHTY OF EL PASO, TROUBILLON ENTERPRISES, LLC, DOGGETT FREIGHTLINER OF SOUTH TEXAS, LLC, NEOPART TRANSIT, LLC, O'REILLY AUTOMOTIVE STORES, INC. DBA O'REILLY AUTO PARTS, SISBARRO BUICK GMC, QUALITY BUICK GMC BY DI LORENZO, SAFETY-KLEEN SYSTEMS, INC., AND SIDDONS MARTIN EMERGENCY GROUP, LLC IN AN AMOUNT NOT TO EXCEED \$190,000 PER VENDOR ANNUALLY, FOR A TERM OF FIVE (5) YEARS THROUGH APRIL 30, 2030, SUBJECT TO APPROVED BUDGET APPROPRIATIONS (PROCUREMENT NO. 24-25-055).

7.2 RESOLUTION NO. 25-144: A RESOLUTION AUTHORIZING AND APPROVING SUBMISSION OF A COMPLETED APPLICATION FOR FINANCIAL ASSISTANCE AND PROJECT APPROVAL TO THE NEW MEXICO FINANCE AUTHORITY.

7.3 RESOLUTION NO. 25-145: A RESOLUTION AUTHORIZING THE CITY OF LAS CRUCES (CITY) TO ACCEPT A REAUTHORIZED GRANT AWARD FROM THE NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT).

8. RESOLUTION(S) AND/OR ORDINANCE(S) FOR DISCUSSION

8.1 PUBLIC HEARING REQUIRED. RESOLUTION NO. 25-146: A RESOLUTION APPROVING THE REQUEST FOR A GOVERNMENTAL LIQUOR LICENSE WITH ON PREMISES CONSUMPTION TO NEW MEXICO STATE UNIVERSITY, D/B/A DONA ANA COMMUNITY COLLEGE LOCATED AT 2800 N. SONOMA RANCH BOULEVARD, LAS CRUCES, NM. 88011.

Public hearing began at 2:08 p.m. There was no one for or against. Public hearing ended at 2:08 p.m.

Adam Ochoa, Senior Urban Planner gave the overhead presentation.

Councilor Flores asked is this something new on college campuses nor is it just for special events?

Adam Ochoa said liquor licenses are seen throughout universities and colleges in New Mexico. NMSU has one I believe for whatever events they have. I believe UNM has them as well. This is a governmental one where basically if you are a government entity aka like a college. You could apply for this with the state. I think that is something that the city could possibly look at as well since it is governmental liquor license.

Councilor Flores asked is it for special events in the evening or is there going to be a vending machine with beer or bottles of wine? How does that work?

Adam Ochoa said this is associated with the Culinary Arts section more than anything and for any type of special events they might have where they would be serving wine or whatever it is with meals and so forth like that.

Councilor Becki Graham moved, seconded by Councilor Johana Bencomo, to Approve Resolution No. 25-146.

RESULT:	Carried
MOVER:	Councilor Becki Graham
SECONDER:	Councilor Johana Bencomo
AYES:	Mayor Eric Enriquez, Councilor Cassie McClure, Councilor William Mattiace, Councilor Becki Graham, Councilor Johana Bencomo, and Councilor Yvonne Flores

8.2 PUBLIC HEARING REQUIRED. RESOLUTION NO. 25-147: A RESOLUTION APPROVING THE REQUEST FOR A TRANSFER OF OWNERSHIP AND CHANGE OF LOCATION OF DISPENSER LIQUOR LICENSE NO. DIS-000137 WITH PACKAGE SALES ONLY TO BW GAS & CONVENIENCE RETAIL, LLC., D/B/A ALLSUP’S #102489 LOCATED AT 4202 ENGLER ROAD, LAS CRUCES, NM. 88012.

Public hearing began at 2:12 p.m. There was no one for or against. Public hearing ended at 2:13 p.m.

Adam Ochoa, Senior Urban Planner gave the overhead presentation.

Councilor Johana Bencomo moved, seconded by Councilor Yvonne Flores, to Approve Resolution No. 25-147.

RESULT:	Carried
MOVER:	Councilor Johana Bencomo
SECONDER:	Councilor Yvonne Flores
AYES:	Mayor Eric Enriquez, Councilor Cassie McClure, Councilor William Mattiace, Councilor Becki Graham, Councilor Johana Bencomo, Councilor Becky Corran, and Councilor Yvonne Flores

8.3 RESOLUTION NO. 25-148: A RESOLUTION AUTHORIZING THE CITY OF LAS CRUCES (CITY) TO ACCEPT GRANT AWARDS FOR VARIOUS CITY DEPARTMENTS THROUGH AN AMENDMENT TO THE CITY’S ADOPTED

FY2025 BUDGET.

Gaby Prats, Grants Manager gave the overhead presentation.

Councilor Mattiace asked if you could bring up page 3 and Steven you could maybe answer? I think you had an extension till 2027 to use the funding, but will you run into the same problem or are you considering getting this done in 2025?

Steve Bingham, Parks & Rec Director said no, we are ready to go back out and rebid this week. We actually put this out to bid for five times and three of those times there was no responses. The last time we had a one response that came in on time and two just after the deadline but there was issue in the language with the New Mexico State DOT, and their procurement and our procurement and it needed to get aligned and they made the decision that it was best that we rebid it and so we are ready to rebid it and they have given us some additional money and we want to move forward quickly.

Mayor Enriquez asked can you go to the next slide? So, we are getting the project?

Gaby Prats said yes.

Steve Bingham said this project is probably the most ecstatic, I am of anything I have done since I have come here with Las Cruces. I am really excited about what we are doing with the Legacy Parks and the construction that is about to start at Apodaca but one of the things that I really felt that we needed to do was to diversify our park system and this will significantly diversify our park system. The other thing is it will bring in a facility that will have an economic draw, an economic impact to our economy here in Las Cruces. People will come from hundreds of miles away to ride our local trails but also participate in this bike park and so we have got a really great project planned and the state when we presented it to them was really excited when they saw the vision of it.

Mayor Enriquez asked this is at the East Mesa Sports Complex?

Steve Bingham said yes.

Mayor Enriquez said I know I have talked to a lot of the BMX participants, the kids, the adults, everyone else. Was this something that came from them? Who initiated this?

Steve Bingham said there was a citizen that asked me about what we could do to improve biking. Probably about three months after I had got here but I actually in my career did a bike park that had a regional draw, got some national recognition and I felt like there was a lot of similarities to our outdoor recreation opportunities here that we were not capitalizing on that we could if I brought in something similar so this has plans for a pump track, NICA course, which is a national high school type course. It is something that when I did it previously it took and helped get people into the outdoors and it is really a cross between there is some entry level features that will help beginner bikers learn to deal with the type of courses that will naturally in the park system.

Councilor Graham said I will jump in as a representative of the biking community. There is huge support and demand for this kind of facility. Especially as Director Bingham said we are a mountain biking paradise down here, but it can be tough to break in on the kind of trails we have. They kind of say if you learn to ride around here you can ride anywhere besides Moab, but it can be a high barrier to get out and learn safely so I think this will be great. As mentioned, we do have an organized youth team going now and also when I have gone on some bike alongs with LCPD they have also expressed support for this. It is also a great place where our bicycle patrol officers can meet in community with cyclist especially younger folks so I just think across the board this would be a great addition.

Councilor Mattiace said I just want to thank the Director and everyone for getting this into the Las Cruces area. We hear so often that the youth don't have anything to do, that they are bored, and I think I guess a well spent \$2 million and thank you.

Councilor Becki Graham moved, seconded by Councilor Becky Corran, to Approve Resolution No. 25-148.

RESULT:	Carried
MOVER:	Councilor Becki Graham
SECONDER:	Councilor Becky Corran
AYES:	Mayor Eric Enriquez, Councilor Cassie McClure, Councilor William Mattiace, Councilor Becki Graham, Councilor Johana Bencomo, Councilor Becky Corran, and Councilor Yvonne Flores

8.4 RESOLUTION NO. 25-149: A RESOLUTION APPROVING UPDATES TO THE PARK DEVELOPMENT FEES, LAND USE ASSUMPTIONS, AND PARK CAPITAL IMPROVEMENTS PLAN AND REPEALING RESOLUTION 20-002.

Katherine Harrison-Rogers, Parks Planning and Construction Administrator gave the overhead presentation.

Julie Herlands, Vice President TischlerBise continued the overhead presentation.

Councilor Graham asked can we jump back one slide? Thank you for clarifying that we were doing the excluding neighborhood parks option, but can you clarify if we are doing the unit type or residential unit by size option?

Katherine Harrison-Rogers said as was discussed during our Work Session and seemed to be the most preferred option, the recommendation is to do by unit size. That was also the recommendation by CIAC. That is in keeping with how we assess our public safety impact fees and so there is some consistency across the board doing that.

Councilor Bencomo said I know I said this last time, but I want to say it again because we have been having this conversation for a very, very long time. The need to improve our Park Impact Fee structure, has existed for a very long time and so I just really want to appreciate you leading on this Katherine and all of you doing the math and all of it and the conversations we used to have at TSI PRC. That doesn't even

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exist anymore and so I just really wanted to express my gratitude for having this very courageous conversation and for getting us here. I don't think necessarily we need to add it, I look at our City Clerk but part of the conversation we had at the Work Session was around coming back a year in to see if there was any indication of potential change on the smaller end of the unit if the current structure was kind of yielding us the multifamily development that we were hoping to see. I don't think this is the language in here and I don't necessarily think we need to add it but I do want to just make sure that that doesn't get lost in the sauce Katherine.

Katherine Harrison-Rogers said I think that we could of course add that as a Work Session item sort of a tickler if you will. In the future I can work of course with the Clerk to make sure that we have it on our calendars so that we can revisit it and see what is happening over time. I think it is a good discussion to have and if not a Work Session item certainly we can at least produce some data for you in a report.

Councilor Becki Graham moved, seconded by Councilor Becky Corran, to Approve Resolution No. 25-149.

RESULT:	Carried
MOVER:	Councilor Becki Graham
SECONDER:	Councilor Becky Corran
AYES:	Mayor Eric Enriquez, Councilor Cassie McClure, Councilor William Mattiace, Councilor Becki Graham, Councilor Johana Bencomo, Councilor Becky Corran, and Councilor Yvonne Flores

9. BOARD APPOINTMENTS

9.1

None.

10. NOTICE OF PROPOSED ORDINANCE(S)

- 1) There will be no public discussion.
- 2) A Councilor may ask staff for clarification on the proposed ordinance(s).

10.1 COUNCIL BILL NO. 25-021; ORDINANCE NO. 3092: AN ORDINANCE APPROVING VARIOUS ZONE CHANGES TO CORRESPOND TO THE SONOMA RANCH NORTH MASTER PLAN AMENDMENT #4. THE MASTER PLANNED AREA AFFECTED BY THE PROPOSED ZONE CHANGE ENCOMPASSES APPROXIMATELY 5.75 ACRES AND IS LOCATED ON THE EAST SIDE OF SONOMA RANCH BOULEVARD AND SOUTH OF ITS INTERSECTION WITH NORTHRISE DRIVE. SUBMITTED BY SOUDER MILLER AND ASSOCIATES, ON BEHALF OF SIERRA NORTE DEVELOPMENT INC., PROPERTY OWNER (CASE 24ZO0500089).

Council agreed to bring it forward.

11. CITY COUNCIL MEMBER BOARD REPORTS AND COMMENT

11.1 COUNCILOR MCCLURE

I just wanted report back on the Dona Ana Juvenile Justice Continuum. We are kind

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of looking at overlapping services from the city, FYI, different agencies are coming literally to the table. Also we have some presence from the new media so I am hoping that maybe they will talk about it that we are working on some efforts with that specifically we also as Pat Acosta and I went to the Criminal Justice Coordinating Council which had to write down because I will say that wrong as well and Pat was able to say hey if you are working on a strategic plan please make sure to keep the youth in mind when they are facing sort of issues with the carceral system and make sure that they have the best opportunities for diversion. So, I am just excited that is coming together and I appreciate everyone who comes out for that. Our next meeting is July 30th, it is at noon, and it is here at City Council if you would like to attend.

11.2 COUNCILOR MATTIACE

I just wanted to say thank you Catrina. I just want to say thank you Scott and the organization that makes district meetings really great. We had a great turn out, great questions but I just want to share with city council, maybe it is coming forward, I don't know how quick, but it is the Climate Act, the transition to natural gas was one of the biggest concerns and questions that I had. I think it was about 90 residents. Going to natural gas was quite a concern from them and so with that said I would like to have a Work Session, ASAP to get that particular item out front before we make any decisions that effect the public. I think it would be good to have a Work Session on the transition act and what we are planning to do with natural gas and electricity. We had some comments that if you are paying a \$25 gas bill and if you go all electric it is \$100. Anywhere from three to four times greater going to all electric and that is a concern for me, so I don't want any independent thinking or what we call dictatorship thinking that we have to go to all electric city. I would like to have the public maybe vote on this in the future. If they want electric or if they want gas or if they want wind, if they want solar and not move the city to an all electric city. It is quite expensive for those that are working class. With that said if Mr. Ikani if you could maybe put a Work Session in place ASAP and then we could just bring this out to the public and really make it an educational and public awareness.

11.3 COUNCILOR GRAHAM

I am just going to follow on from a public commenter and say thank you as always to Adrienne Widmer, Director of Utilities because while the commenter thanked me for a quick response it was actually Adrienne who came in with pertinent information and made a connection to a member of her team who has already set a meeting to get the new resident the information he needs. So as always incredible response and I appreciate you and your team very much, thank you.

11.4 COUNCILOR CORRAN

Highland Park, park opening, so fun. Thank you to Parks & Rec, Public Works, LCPD, the community folks were out there, the Highland Park Elementary School kids who were out there and made it really fun. It was a really fabulous day. I feel really bad because the city, there were snow cones and I think the teachers had to go back to school with the kids after these enormous really sugary snow cones but you know the park time was amazing and the kids really enjoyed it and I think it was a great opportunity for us to partner up and I really felt lucky to be invited and to be there and

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to have that facility in District 5.

I also wanted to shout out the ASCMV did their drive through clinic yesterday at the Field of Dreams. Overall, they did a total of 2,056 vaccinations and microchips of various animals out the windows of cars in the heat and so I just want to thank the ASCMV staff. I think it was about maybe 600 total animals, some of them got two or three treatments but I just want to thank the staff for doing that and making that impact in the community and making that a really affordable way to bring community health and microchipping to everyone.

The last part I want to shout out Ashleigh Curry who is always looking for ways for the city to collaborate. Last week we did a walk through or don't get hit by a car through at Peachtree and Jornada which is a really interesting intersection with several schools nearby, housing, desert that people drive their ATVs through to pick up their kids. It is an intersection of city and county. It is a really complicated school in and out situation with traffic as I think all school comings and goings are complicated traffic situations that I know are constantly working through and trying to figure out. In this case she brought together a team of folks from the school, from our Public Works Department, from the county and we are going to have a follow up conversation this week, but I just really want to appreciate that and thinking about alternative transportation, thinking about making getting to and from school easier for kids in the area. I really appreciate Ashleigh and all that she does in those ways so thank you for that and more to come. I know that we can do something to make it safer. Literally I think us just standing there in neon vests just helped a little bit but it was still very harrowing. People on ATVs driving through the desert, grabbing their kids, driving. It was quite something. I think we can do some things to make it structurally safer for everyone involved.

11.5 COUNCILOR FLORES

None.

11.6 COUNCILOR BENCOMO

I do just want to address the energy transition plan because I think it is incredibly important to provide accurate information to our residents and to our customers. The plan to do an energy transition plan has been in the works for over five years. A consultant was finally hired, E3, which is one of the best in the game to evaluate our technologies and to reduce our environmental impacts. The reality is that the energy transition plan is focused specifically on low income and middle-income families as more and more wealthier folks are able to move towards electric uses of energy natural gas will get more and more expensive for lower income folks and those are the folks or customers that are going to get stranded with an asset that is written in the stars, we must move away from natural gas given the climate crisis that we currently find ourselves in and so I do hope that you engage in the conversation that we have been having for five years and I think that certainly a Work Session would be good. I hope that our Sustainability Officer sends you information. This couldn't be furthest from a dictatorship decision and so I think it is a very important conversation we have given who is proportionally impacted by the effects of climate change, but it is a really exciting time for the city to be having these kinds of conversations because as we are definitely leading the state in what this can look like.

11.7 MAYOR ENRIQUEZ

I do have few comments but before I do I want to ask Brad to share on one of the comments, it was asked earlier by Mr. Wilcox about the weeds and that ordinance so that Brad can give an update.

Brad Douglas, City Attorney said I appreciate Mr. Wilcox coming in. I hate that he left but maybe he will see this later, or someone call tell him about it. I received some information from Mr. Wilcox regarding a negative experience he had at our Municipal Court and as you all know our Municipal Code, it's pretty comprehensive. It is pretty long for a local code and from time-to-time sections of it need to be updated and so with regard to the problem that Mr. Wilcox ran into I am working on an update to part of our nuisance chapter, and we are hoping to bring that to you all within the next few weeks for your consideration and vote.

Mayor Enriquez said a couple of things that took place was the Mayor's Jazz Fest and thank you to Parks & Rec and Visit Las Cruces and all the work they do to get that going. It is a kickoff for summer Music in the Park and so I think this past weekend was at the Amador Live and so that facility was utilized and great experience so that will continue. That got kicked off and I know Ikani will share other dates and some other information on that.

Another thing that took place last week was with economic development, the County had reached out to the Mayor of Juarez to talk about maybe doing some things at the border and expanding on economic development with Border Alliance and Borderplex and so that took place Friday. It is a huge thing for the Mayor of the Ciudad de Juarez to come down and visit our community. So that was great and establishing those relationships for economic development and would benefit Dona Ana County and the City of Las Cruces.

Coming up we have a couple of things. This Saturday at the Young Park, Fish with a Cop, June 7th. It is from 8 to 12. That is for a lot of kids and anyone that doesn't have a fishing pole or rod that will be provided so for all the kids out there to come in and join in and fish with a cop. The other event we have is Becki Graham Invitational. It is a boxing event at the PAL Gym. It will be this Saturday afternoon on 700 North Solano. I do have to give her kudos and a shout out for, she talked about the bike family and group and she is an avid bike rider but she is also a boxer that volunteers and coaches and gives time and has put a lot of work into the PAL Gym and to help those kids to stay off the street and put them in the right direction and it is really appreciated and the PAL Gym is going to honor this invitational with a boxing event that is going to take place.

12. CITY MANAGER REPORT

12.1 IKANI TAUMOEPEAU

I just want to thank and echo the appreciation from this dais to the staff as Park Impact Fees was passed. This was something that has started years ago from staff in 2013 and tried to convince previous council to pass Park Impact Fees for parks that

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was essential and so finally it has occurred, and I appreciate the courage from council to have their approval. That is transformational, something that our community needed for years so just wanted to say thank you for that and great things happening. We will continue to see the positive impact from Realize and definitely from Park Impact Fees occurring as this plan is put into place so thank you.

Regarding Communications, shout out and kudos to our Communication Office who won seven Telly Awards. The Telly Awards are nationally recognized awards, and we earn several bronze and silver awards and one gold. Gold is only earned by the top 3% of entries. Kudos to Adrian, Nate, and Cherish, an incredible talented and skilled individuals on the team and we are very lucky to have them all on our city's team. Telly Awards is the gold standard for communications in the nation so that is very prestigious for us to be very competitive with seven awards. Last year and previous years we really haven't, and we have submitted and had no nominations, but we never took home any of the awards until this year. Under Mandy, but you are right, under the previous Director, I stand corrected.

Parks & Recreation will be holding special programming for teens in a safe supportive environment starting June 3rd, which is tomorrow. Tuesdays and Thursdays open gym at Sierra and Lynn Middle Schools from 5 to 9 p.m., free event. Wednesday, Teen Hangout Night at the A. Fielder Memorial Safe Haven on 906 North Tornillo from 5 to 9 p.m., also a free event. Friday's Summer Teen Takeover 7 to 11 p.m. Sports tournaments including sand volleyball, basketball, and glow pickleball as well as open gym. Teen registrations will be \$1. Registration required open gym is free. Saturday teen Splashes will occur from 7 to 10 p.m., all Saturdays in June as well as July 12th and 28th, \$1 per participant. There is additional information on the website. What this is, is really creativity from our staff. I want to give kudos to our Parks & Rec staff, especially our Recreation Department. Kudos to Ryan Steinmetz, Robert Nunez, Amelia and also all Parks, Steve Bingham and JC and all the staff for making this happen. This was something from the dais that actually was requested for more programs for our youth and our Parks & Rec Department stood up to the challenge and this is something they have come up with. They were able to brainstorm some ideas, and they have extended opportunities in open gyms. We appreciate the collaboration with LCPS and Superintendent there being so gracious with our staff to brainstorm and open two gyms, two middle schools so that we can have a summer and extend the hours for our youth. I just wanted to give kudos of what this is so if you didn't catch this information our social media will continue to push this out. I believe emails are going out to all the participants that we have stored on our directory and so feel free to pass along this information, so I wanted to give kudos to P&R. Additionally, kudos to our Parks & Rec team in addition to our facilities team who has activated the Amador Live facility. So just yesterday some of you may have been in attendance at and may have been aware Music in the Park started and was initiated at the Amador Live and so that was a great turnout. We have had Daniel Sanchez and Fungi Mungles played yesterday but we continue to have weekly activities happening that will be spread throughout either to Amador Live or Young Park and other facilities, but we will continue to be hosting as well the movie series that will start June 14th with Wicked. Eight movies in total will be shown from June to September all outside at the venue.

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Last, I will end with a few bullet points from Quality of Life. We appreciate Senator Ben Ray Lujan’s round table discussion at Munson Center. I along with various staff from the CMO and Quality of Life were able to attend along with panel from the community. We appreciate Sonia from the Quality of Life who led the panel discussion. Great information was shared and that occurred on May 27th which covered many important topics regarding he impact on seniors and the potential cuts in federal government programs. Program received excellent coverage on social media, via Facebook and Yahoo News. It was also covered online via New Mexico Source, in print via Albuquerque Journal and the West Virginia News. We are grateful for the attention to this important topic. Additionally, the Abuse in Later Life Awareness Health Fair is scheduled for June 6th from 10 a.m. to 2 p.m. at the Munson Center. Representatives from local agencies including Adult Protective Services, New Mexico Department of Health, and area law enforcement will be in attendance. Also, Quality of Life public art successfully implemented community mural event that took place last Saturday, May 31st at 814 North Tornillo. This design was developed by muralist Jesus Cimi Alvarado from El Paso. More than 50 people turned out to help paint the mural on parking lot wall and it looks great.

Last but not least Moonlight at the Museums was also a success. Last Saturday evening with 267 adults visiting the museum which featured an opportunity to visit the exhibits and enjoy adult beverages and food trucks offering for purchase.

13. ADJOURNMENT

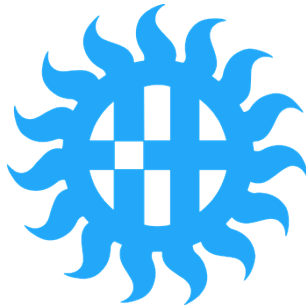
13.1

Councilor Johana Bencomo moved, seconded by Councilor Becky Corran, to adjourn at 3:03 p.m.

RESULT:	Carried
MOVER:	Councilor Johana Bencomo
SECONDER:	Councilor Becky Corran
AYES:	Mayor Eric Enriquez, Councilor Cassie McClure, Councilor William Mattiace, Councilor Becki Graham, Councilor Johana Bencomo, Councilor Becky Corran, and Councilor Yvonne Flores

Mayor

City Clerk



MINUTES

City Council

Monday, June 16, 2025 @ 1:00 PM

City Council Chambers, City Hall

PRESENT: Mayor Eric Enriquez, Councilor William Mattiace, Councilor Becki Graham, Councilor Johana Bencomo, Councilor Becky Corran, and Councilor Yvonne Flores

ABSENT: Councilor Cassie McClure

1. OPENING CEREMONIES

1.1 PLEDGE OF ALLEGIANCE - COUNCILOR GRAHAM.

1.2 PRESENTATION OF CERTIFICATES OF APPRECIATION/PROCLAMATIONS - COUNCILOR GRAHAM.

Councilor Corran presented the Solid Waste Section with a proclamation for National Waste & Recycling Workers Week.

Councilor Corran presented Dr. Bobbie Green with a proclamation for Juneteenth.

Mayor Enriquez presented the Centennial High School Softball Team with a Certificate of Excellence.

1.3 JOBS OF THE WEEK.

Sarah Raney, Americas Job Centers of New Mexico presented Jobs of the Week.

1.4 PETS OF THE WEEK.

Carol Nielson, Animal Services Center of the Mesilla Valley presented Pets of the Week.

2. CONFLICT OF INTEREST INQUIRY BY MAYOR AS REQUIRED BY LCMC SECTION 2-27 (E)(2)

2.1

None.

3. PUBLIC PARTICIPATION

3.1

Jesse Yoder, Member of the Public said I wanted to talk to you about having longer bus services. After 4 pm. on Saturdays the buses do not run, and I think that we need to extend that and then on Sunday there is no bus service. I have talked to, oh gosh probably 150 people about having bus services run longer hours on Saturday and on Sunday. Things don't stop after 4 p.m. Like on Saturday people need to ride the buses to go to church, out to dinner you know. I think that it would be a good thing if there could be more hours, more bus services on weekends and like I said people need to get out on Sundays. People need to just have stuff to do. I believe that the city was supposed to vote on having longer bus services before Covid and they never did. I just hope that you all can do something.

Lynn Moorner, Member of the Public said it is dangerous when public officials make false statements regarding public health. I will correct the record today with documented facts related to the Lead and Copper Rule. During a radio show on November 27th, last year Councilor Corran falsely asserted that someone with a house built after the 70's need not worry about lead pipes. In fact, lead pipes were not banned until 1986 so hundreds of houses in Las Cruces built between 1980 and 1986 likely have lead pipes. Handout 1 is a summary of the 1986 law. On February 5th of this year Mayor Pro Tem Bencomo falsely asserted in an email that the federal government sprang the rule on us with little guidance and zero financial support. Apparently these three false statements were made as justification for why the city shouldn't have to comply with the rule. The email is Handout 2. In fact, the rule was in the works for many years. A rule promulgated in 2021 laid the groundwork for the 2024 rule. Handout 3, lays this out. EPA provided much guidance during 2024 and before Handout 4 is the first page of guidance document published in 2022. Handout 5, an EPA press release dated October 8, 2024, notes that \$2.6 billion is available for drinking water infrastructure funding through the Federal Bipartisan Infrastructure Law. On June 4th of this year Councilor Corran again provided false insertions to a radio station that aired them. She falsely claimed that the city has eight years to comply with the rule, 159 inspections have been conducted, and the city is in full compliance with the rule. As Handout 5 makes clear lead pipes are to be replaced within ten years not eight. The validity of the city's inspections is doubtful because local license plumbers regard the city's technique as inadequate. Nor do numerous other large cities in the southwest rely upon the technique the city uses and one cannot reasonably claim that the city is in full compliance with the rule in light of the copious false or misleading notations in the city's inventory and when half the city's properties are missing. Facts from the city's inventory were provided to you in handouts 1 and 2 at the May 19th meeting. Another non-compliance, the city has not offered to sample the tap for lead for any consumer who requests it. Handout 3 spells out the requirements the city is violating. At the townhall Las Cruces Utilities Director Adrienne Widmer did not offer to sample the tap of a meeting attendee who requested it. Also, Las Cruces Utilities has refused to help property owners who have asked about financial assistance for replacement of lead pipes. Deputy Director of Regulatory Compliance Steve Perez falsely told the caller that financing is not available despite the city's letter stating that financial assistance is available. This

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letter is Handout 6. Handout 7 is an EPA advisory stating that failure to comply with the rule may result in federal enforcement. I urge the city to bring in an independent engineer with management experience to compile the facts about the city's compliance before EPA takes enforcement action against the city.

Liz Rodriguez-Johnson, Member of the Public said it has been four weeks since the Mayor, the council and the City Manager were given copies of detailed lists of significant problems in the online Lead and Copper Rule inventory. This is an inventory EPA requires to be posted online. These problems appear to render the inventory significantly out of compliance with the rule. Today I am going to give everyone an update regarding the extent in which Las Cruces Utility has corrected these problems. Handout 1 was provided to you at the May 19th meeting and documents 453 properties out of 702 sampled. They have no indication of any service line at all. That is 65% of the properties that don't show up on the map. Out of the 453 properties missing from the inventory, a grand total of one is now listed on the inventory, nor has Las Cruces Utilities provided any explanation as to why more than half of the city's properties have been left out of the inventory. Handout 2 also provided to you May 19th listed deficiencies related to 81 properties that do appear on the inventory that feature false or misleading characterizations about the piping, or they characterize piping as non-lead without any foundation whatsoever. Recent reviews of these 81 properties on the city's online inventory now reveals the following, 60% have no changes whatsoever. Very few of the most egregious mistakes have been fixed. These are the clear falsehoods related to the installation date in relation to the lead ban in 1986. Some listings just removed the dates so now the date is blank. Some merely change the labeling for the entire service line without fixing obvious inaccuracies regarding to a portion of the line. Just putting a new name on it doesn't fix the underlying problems. There is no evidence that Las Cruces Utility has changed this inadequate inspection technique. Notation of visual inspection at the meter pit seems to indicate that the same flawed technique continues to be used. Some of these visual inspections at the meter pit are now appearing in the record as having been conducted months before they appeared on the inventory map. For example, the record of a property on Hillsdale Street on March 22nd showed no fuel verification. It now says visual inspection occurred last December. There is no evidence that any line has been visually inspected in at least two locations as required. The bottom line is that a few records were treated but none was fully rectified. Every single listing sampled still contains false and/or misleading information. This means that property owners who consult the inventory are still likely to encounter false, misleading, or missing information.

Kathe Stark, Member of the Public said on April 7th you passed a new animal ordinance and before the passage the city council asked questions as to how the public was going to be educated about the new ordinance. Outside of one article in the Sun News I haven't seen any efforts to do so. The new ordinance hasn't been codified so when we get questions or concerns we can't point them to the ordinance. We are pointing them to a very cumbersome and difficult to navigate council action form. I can't direct them to the Animal Control webpage because it is not current either. In August it will be four years when I started coming to the council to point out the deficits in the Animal Control webpage. You continue to say that pets need to be licensed in Las Cruces and that went away in 2021. You can do better. The ordinance

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states that a separate resolution will come forward with fees and penalties and we have recommended that the city follow the county schedule. We have not heard of any forward movement. Shades of the 2021 community cat ordinance which required a separate resolution, the deadline for that resolution was extended and that was never completed. The previous animal ordinance had an intact animal permit requirement that was never implemented. We have discussed options of how that could be done looking at what other municipalities have implemented. We haven't heard anything. I know of three packs of dogs intact, very aggressive, terrorizing people and animals in our community. They're a public safety threat, and it is just a matter of time before somebody gets hurt. I understand that one additional animal control position has been allocated in the next budget cycle and that is appreciated. I believe if memory serves me right that is the first staffing increase since 2009, despite the growth in population in this community. A couple of days ago, two women came to my house in a panic asking what they could do about an injured dog that they had taken into their laundry room, and I said okay, let's call animal control, get the animal checked for chip, maybe it has a home, and we can get it back. They said they had already done that, and that animal control was three hours out. Your animal control officers are working their tail off, but they are severely stretched. I am not going to be able to stay for the rest of the meeting, but I will go home and after my appointments and live stream to see what your comments are. My bottom line is what is your plan?

Armando Sarabia, Member of the Public said I am here today not just as a lifelong resident of Las Cruces but as someone who remembers the sound of professional baseball filling the summer air at Apodaca Park. Back in 2010, our city had a team called the Las Cruces Vaqueros. They played in powder blue and gave this community a season full of joy, local pride and something to rally around. People came out, stands were filled on weekends, families made memories. It was something real and then it disappeared. I have to ask since the Vaqueros folded, has any minor league professional organization or league approached the city about baseball returning and if not why haven't we? Why do we let professional baseball vanish from Las Cruces without trying again or anything? Recently I had a conversation again with Holly McWaters, the former General Manager of the Vaqueros, she told me that despite the league's instability and early doubts the team turned out to be more successful than anyone expected. That there is something about the city and what could be possible if we were willing to explore new ideas. I am not here to ask for money or promises I am just simply going to ask this, if possible, could I be placed on a future agenda to speak about a new concept for professional baseball that could begin right here in Las Cruces. It is a concept rooted in community, opportunity, and long-term vision.

Albert, Member of the Public said we are witnessing right now the consequence of a long-standing campaign to launch an attack. For years we have been witness in this campaign that aims to dehumanize and demonize immigrants. What is dangerous about this is that when you strip people from their culture and their past and their history and their dignity then they become this blank canvas and on that blank canvas you can project all of your fears and everything that affects you in life, the ways your government and their safety nets are not protecting you. Everyone here has struggled. Life has gotten harder throughout the months. Groceries are more expensive. It is hard to have access to healthcare, to education, to affordable housing.

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Yet we are here as citizens pointing fingers at who is that is taking these things from us and at the same time there is a group of people who are only getting richer and richer and richer and spending money on bombing people overseas and jailing people here, \$120 million has been spent on riots in California. Obviously, we are not okay with this as people from here. There is a lot of immigrants in our community, and it is important for us to stand up and show that we are going to be there to claim this space as a safe space for people no matter where you are from. To understand also who originally belongs from here, whose land this was and who really we are taken out of here. We are targeting democratic cities, it is so blatantly obvious that it is a political agenda that is trying to criminalize people and when we have peaceful gatherings to express our support for these communities that are being targeted and we are met with three snipers on rooftops I think it should be pretty obvious how incredibly scary that is at this time. When the police deputies in Florida saying that they are ready to kill people, kill them graveyard dead for protestors, there is a statement out saying that these snipers were sent out to protect us because there were police that were aware of intent to be violent, direct threats and I just wonder, I don't understand if that was true, if you saw this peaceful event and there was an intent of violence why not communicate that with us? Wouldn't that be a better way to make us safe? To make us aware of this threat? Because where I was standing the only threat was three snipers and the only intent to violence was aiming down the scope at us.

Dylan Davis, Member of the Public said I am speaking today as a concerned resident and participant in the peaceful protest that took place in our community on Friday evening. I am here to express deep alarm and outrage at the extreme and inappropriate police response that occurred at this demonstration. During our protest, Chief Story I am talking to you so I would appreciate it that you would get off your phone and listen, thank you. During our protest at which we passed out slices of watermelon and painted a mural of a butterfly law enforcement did deploy snipers and pointed rifles and tactical crossbows at us for the entire duration of the event. This happened in broad daylight, in a public space and in front of community members exercising their First Amendment Rights. Let me be clear, there were children at this event. There were children with guns pointed at them for three hours. Families, parents, and elders, at no point was there a threat posed that would warrant this kind of militarized intimidation. When one of us respectfully approached and asked one of the officers what they were doing and why there were multiple snipers he responded with "Fuck off, go away". The officer who is sworn to protect and serve the community told us to go away while they were pointing snipers at children. What happened Friday was nothing more than a show of force meant to send a message. There was no intent to protect us and let's be honest, we all know that this would never happen at a white led protest or parade which would proven to be true at Saturday's protest led by white organizers which was met with zero shows of force or police threats. This was a targeted repression of community organizers, activists, and anyone who dares to challenge the atrocities the state is committing everyday while they are kidnapping human beings off of our streets. Pointing rifles and tactical crossbows at peaceful residents, some of them children is not public safety. So, I am not here to ask for an apology I am here to demand answers. Who authorized this deployment? Why were there snipers pointed at children and what steps will be taken to make sure that this disgusting abuse of power never happens again? And if law enforcement cannot

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differentiate between an armed threat and a peaceful protest then we are not safe in their hands, and I want to make it clear that the people will not be intimidated, and we will not forget.

Katherine Key Tello, Member of the Public said for the sake of transparency I want to share that I work at Branigan Library. I am not here as a representative of Branigan but as a citizen of Las Cruces speaking to my own experiences, this statement is my own. On June 13, 2025, Branigan received a phone call from a 915 number stating that the Las Cruces Police Department would be using the building as a site after hours to respond to impending violence. Minutes later an officer showed up and expected roof access. This officer set up a rifle with a scope on an upper floor of the library. I witnessed myself this officer watching citizens of Las Cruces through the scope of this rifle. In the end no violence occurred, thankfully. This haste and extreme reaction is common but unacceptable. City Councilor Bencomo or Mayor Pro Tem Bencomo has rightfully acknowledged the poor optics of this choice in her statement that this decision to “point sniper rifles at peaceful protestors, families, children and concerned citizens sent a message that peaceful decent is seen as a threat.” Police Chief Story did say that their sharp shooters were present to protect to protestors but standing there in the grass watching a three-year-old girl play with a puppy witnessing those men watching us through their scopes I felt only the violence of their presence. I urge anyone who can do something about this to take action. It should be unacceptable that the reaction to a comment as an officer pointing a deadly weapon at Las Cruces and children and if the police are truly there to protect us as Chief Story says they should be with us not stationed at a distance on what is supposed to be a safe building waiting for a moment to strike. This incident contributed deeply to misinformation and has convinced community members that the library called the police leading them to believe the library condones violence. This incident directly interferes with protests convincing citizens that peaceful protesting may get them shot. It affects community perception. Already I have witnessed individuals who have reported fear of coming to the library because they don't know what will be waiting. Our country is in a deep state of division and with officers excited to render their civilian's graveyard dead do not contribute more deeply than you already have to the depths of that divide. Please do something, please look internally and address this.

Quinten Key Tello, Member of the Public said I want to echo Katherine's sentiments. I was there on Friday as well. I felt a very palpable sense of ease among the crowd of genuine fear among some. Some left that crowd because of that fear and it seems that the opposite of encouraging the right to protest that I imagine most people here uphold. On Saturday the police presence was noticeably different. On Friday there were officers in plain clothes hidden in shadows holding guns. Saturday they were in the open on bikes and even helped someone in the crowd who had succumbed to some kind of heat related injury. This is what I expect from the department, support, outreach, community, solidarity, not hostility, not fear and even the positive aspects of their presence on Saturday was marred somewhat by the memory of the men in the shadows with the guns. I just want to urge prudence and consideration when making these kinds of decisions because it is integral to the sense of community that I believe this council has been and is trying to cultivate for this city.

Patty Hartman, Member of the Public said overall I have noticed this for so long, what

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we don't have any kind of standards or values or anything whatsoever. I am really kind of tired of hearing people praise themselves, authorities, all this stuff. The only evidence that I see is the statistics that say we failed at everything, and I am just fed up with that. Public Works, maybe they should hire people with experience and not just put road close signs in the middle of road without any kind of warning. They detour you, you make a turn and then where are you? You are lost in some neighborhood. I called Public Works twice. The one I complained about the first time, it wasn't fixed even the second time. It's just ridiculous. Shouldn't people know how to do their jobs here? And I am not just talking about labor jobs. I am talking about all of you guys too. I don't know what you think your roll is. Mayor, I wrote to you as soon as you got into office, a long email, you are just one of many that doesn't bother responding. I am just really fed up with this city of like you just do whatever you want. There is no accountability from anybody in power whatsoever. How about the cooling stations? Well, I called this morning, what kind of cooling stations do we have? Gee, I don't think we have any. And as I sat here in the meeting today at 12:15 now there is something on the news, oh now we have cooling stations all of a sudden. I am just fed up with this Mickey Mouse way that everything is done here. You make up your own words. Public participation, this is not public participation. This is a comment. Participation is an interaction, and we don't have that, and I am just really disappointed in our city and I am fed up.

Michael Harris, Member of the Public said a few meetings ago we passed a proclamation that said that Las Cruces is in support of Dark Skies and that we love to help out our nature and our people have nice access to that. But as I was walking in today, I noticed that the lights in front of City Hall which are pointed straight up, not only are they pointed straight up they are the decorative ones, red, white, and blue ones, but also they are on right now in the afternoon so. Someone might want to look into that.

Trent Scribner, Member of the Public said I want to start by saying that militarization of the police does not make us safe. I want to start by saying that this is a national problem. This is not just here that we have seen the police becoming increasingly more militarized and this is contributed to the feelings that the general public has about them and this is why people said earlier contributed to that divide. As we speak right now the federal government is partnering with private companies like Palentir to build data bases on American citizens to spy on American citizens and the new Patriot Act. The relevance of this is if we are going to have police presence at protests pointing guns at peaceful protestors well in advance before anything is happened and these same police are going to have access to every American's data I can't trust the police force. I can't trust that. It is government overreach. Right now, ICE is invading our communities, and they are with unprecedented force, with unprecedented impunity they are breaking into houses, man and they are kicking down doors at the churches and maybe I am exaggerating a little bit but barely and we all know someone in there who has been taken and basically disappeared. Fifty New Mexicans have been disappeared by ICE. The relevance of this to local law enforcement is that who is going to enforce the unjust laws that are coming, and I want to know that I can trust my Police Department not to take up the gun against me when they are asked. If I have a second longer, I want to say thank you to the brave working men and women of the city for keeping the roads clean and all that and please change the meeting

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time because this is very early for me.

Spencer Taylor, Member of the Public said I am former 15-year professor at New Mexico State University and currently a second year Master Social Work student in town and I have a little bit of a show and tell here today. I have in front of me a book called Yes, She Can. This is a collection of essays from women who worked in the Obama Administration. On page 29, it starts a chapter titled, Policy Assistant for Immigration and Rural Affairs Office Domestic Policy Council, page 25, June 27, 2013. This is authored by Andrea Flores who I was fortunate enough when I was working with the Sun News to go cover when she came down to talk about this chapter and what she was writing about. Andrea Flores, about 25 years ago when she was at Sierra Middle School, go Falcons, was pulled over and questioned for no other crime other than for driving while Latina and they asked her about her citizenship status. She is a birth citizen and so this was 25 years ago, and due process was a little bit more intact than it is today, so she was able to kind of figure this out, get through it, maintain citizenship, maintain her status here. She went on to campaign for Harvard Student Body President. She worked in the Obama Administration and the Biden Administration on Immigration Policy, and she is a friend that I recall from middle school and high school days and I think this is a great example of how if we protect our citizens and if we protect people around us we have no idea what comes out of Las Cruces. What type of productivity comes out of Las Cruces, right? I really admire all the work that Andrea has been doing. She is on CNN, she is on Democracy Now, she is talking about Las Cruces in very positive ways but also this way of distinction she encountered was a big problem, right? So, what does this have to do with right now? Well, here we are 25 years later we have this unhinged, lawless federal government that is coming after people, right? The only line of defense against this is smaller government, state government, city government, etc. right? We need policy. Functional, practical policy from you all that can help defend people from this ICE terrorizing that is going on in our communities and Andrea is a great example of all the things she did but you're privileged with protections by virtue of all the things you are going to go on to do, right? You are privileged with protection by virtue that you are a human being. We need to see human beings in our community and protect these human beings. ICE is not welcome here, immigrants are welcome here, immigrants are wanted. Please give us some policy that reflects that.

Lindley Hornsby, Member of the Public said I am a resident of District 4. I walked here today and I couldn't help but find myself looking at the roof for the Fire Department Station, the balcony of the Library because the last time that I walked through the park that I walked through to get here I saw snipers on those roofs and I have been at that park dozens of times in my time living here and never seen such a thing at a community event where we are spending time with elders, children, college students with a shared belief that and a demand to have ICE outside of our communities. To keep our community members safe and to suddenly be hanging out with a six-year-old doing like finger paints and see a sniper. That was very scary. That didn't make us feel safe. So, I just want to iterate to the council that when you send police presence not everyone feels safe by that. In fact, a lot of folks feel very scared by that which I think that we all should know given the current context of what we are seeing with the militarized police force in this country, but I just want to remind you all it is scary, police hurt people. I say that, as someone, my grandfather was a police officer, and I

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know this to be true. So when you are making these decisions about putting snipers on roofs I want to remind you how unfair that is that you are taking away or attempting to take away the joy that folks are having in community at a demonstration by scaring the shit out of us and look nothing bad happened because nothing bad was going to happen and as someone else said earlier the police are here to protect us then stand with us. Don't point guns at us.

Jovanni Hernandez, Member of the Public said I am a resident of Las Cruces and I would like to share a few things. I live here in Las Cruces and I have lived here for quite some time and I have had many firsts here. I finished school here. I think I fell in love for the first time here, also had my first real heartbreak as many of us have had. I have hung out by the river when it is dry and when it is flowing. I have enjoyed many of our city facilities. Meerscheidt, the skate park, the Aquatic Center and also the libraries and that is really cool. I have had some of the best times I have ever had here in the city enjoying those facilities. In fact one of my favorite places that I kind of thought was kind of a sanctuary, a quiet place was the second story of the Branigan Memorial Library in what they call the Creators Room. There is like model ship in there, there is painting supplies, there is old maps and stuff like that, a whole bunch of really cool things and to be honest I didn't really think that a whole bunch of people really knew about it. There I spent time doing work and homework with my partner, the love of my life where I got to see her in the beautiful light in in the afternoon that comes in window there that overlooks the park. On Friday last week I was there at that park protesting against racist, xenophobic, ICE, immigration and custom enforcement from the federal government, kidnapping people in our communities and I look over and I see a sniper. A man from Las Cruces Police Department with a riffle pointing at us. We seen them over there on the Fire Department roof also and that is not okay. Extremism by law enforcement against people of color, against organizers in this community is not something that I was really expecting. Some of these folks that came before me said it best the same kind of threat of violence and that is what this is was not replicated on Saturday at an organized protest with mostly white organizers, white leadership, white participants, a whole lot of snowbirds we know them all. Instead, it was directed at one where there was finger painting, there was a pinata and there was peaceful protest. Standards if we have them and if they are subject to change mean nothing. I want to know what the city council is going to be doing about that? What the city council has to say about that? What the city council has to say about things like automatic license plate readers, that ICE is getting access to all over the country and whether or not the police department will cave to the federal Trump Administration by signing a 287G Agreement like so many counties in New Mexico have done already?

Axl Hail, Member of the Public said I too was a peaceful protestor on Friday's demonstration where sniper riffles were aimed at us. I would like to remind the council that Las Cruces Police Department has paid over \$22 million in wrongful death lawsuits since 2022. In a statement Chief Story made to the Albuquerque Journal about said snipers, he said that the officers weren't intended to be visible. That we weren't supposed to see them. So that we did see them was that a sign of these officers' incompetence? That we do not have properly trained police officers on our force that is even more of a threat to our safety. Let's say hypothetically that like Chief Story claims that those officers were there for our protection which mind you I don't

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believe. That was not communicated to any of the demonstrators in any meaningful way by any law enforcement or official so that reads to us as a thinly veiled threat of state violence, is how that reads. We do not trust the Las Cruces Police Department with their track record and then to see Chief Story and our police representatives here looking down their nose at us with disrespect as we speak is atrocious and Mayor Enriquez for you to interrupt Giovanni Hernandez after his three minutes were up as you let others speak once their time was up is uncalled for. When they were speaking about the copper and lead pipe ordinances you let her finish. He just had a couple more words to get out in that sentence and you interrupted him, uncalled for Mayor Enriquez. I call for a better city council, for our police force to take accountability for their actions. The militarization of this is uncalled for. I have lived my entire life in Las Cruces community and very few times have I seen it come together in such a beautiful way as I did at Friday's demonstration. For these people to gather in what they believe in and the strength that we see in our community and the love we hold for each other and then to feel that fear is uncalled for and it frankly gives me such disdain for our city council for our representatives that we are supposed to trust with our lives, with our public safety, no. Do better city council.

Rose, Member of the Public said I live in District 2 and I am also here to talk about the protest that occurred this past weekend on Friday and Saturday and the stark difference between how those two were handled by law enforcement. The protest on Friday was in response to the ongoing ICE raids and the disappearance of families and the course of action that was found by the law enforcement is really disturbing. Seeing three snipers that were pointed at kids and elders and you may argue that this was to protect those people but it really was just to intimidate and scare people for exercising their right for free speech against a fascist regime and in contrast the No Kings Protest which was in response to Donald Trump's birthday, that was organized by 50501 Indivisible which they partner with law enforcement and with their actions how law enforcement treated was just, just having bikes patrolling the place and well you might think that is how it is supposed to be done. The right to protest is part of how this country was built based off of movements that didn't require permission and the true way to keep us safe is not by militarization and enforcement it is by creating policies that protect those vulnerable such as 22-059, a resolution in support of a pathway to citizenship for immigrant families and a Resolution 18-075, city of Las Cruces being a diverse welcoming community and friendly city to all immigrants. I just want accountability to be made. We have got to do better.

Bea, Member of the Public said I am from District 2 and I am here to speak on the happenings that happened during the protests that occurred this weekend. To start I have been a part of all sorts of protest throughout the span of a decade in New Mexico, especially Las Cruces for women's rights, gun reform, and LGBTQ rights to mention a few and even when there was a cop presence I have not until 2024 experienced it quite to this degree but what happened on Friday during a peaceful protest in solidarity with California with their fight to keep families together against ICE brutality our country is no stranger to police brutality especially during POC centric protests but to see not one but two visible snipers during a peaceful protest was shocking, especially in a city like Las Cruces. The individuals that organized aren't overwhelming in numbers just in comparison to the other protests we are seeing nationwide. These were excessive measures that were utilized by individuals used by

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the Las Cruces Police Department to instill fear in peaceful protest for organizing for immigrant POC liberation, especially after speaking on Juneteenth on the atrocities of the shooting that occurred here so soon. What we need is gun reform. What we need is police reform. It is interesting to see the difference between the police presence on Saturday versus Friday. The immigrant population is a large percentage of what makes New Mexico so enchanting. New Mexico and NMSU alone specifically is a melting pot of culture but what I urge from you council members is to strengthen our existing policies with Resolution 22-059, a support of pathway to citizenship for New Mexico families as well as Resolution 18-075, supporting a diverse and welcoming community and friendly city to all immigrants. Lastly as someone who is hosting a drag show in solidarity in what my brothers and sisters facilitating at that protest and at a market right after it is sad to see how those individuals were wielding guns that would coat that which was said to be otherwise a beautiful event and make it an experience of fear for those who weren't able to attend. Fearmongering will not stop individuals' right to protest and speak freely for those who are most disenfranchised.

Sarai Guerrero, Member of the Public said I will be reading statement from someone who was unable to be here today. "Dear Las Cruces, city Mayor Enriquez, and City Council members. My name is Rene Beltran, I am unable to appear before you today for public comment because of a scheduling conflict. However, I feel strongly about this issue and want to go on record in protest of the actions of LCPD on 6/13/2025. To be clear I do not currently reside in Las Cruces city limits, but I have been a proud Las Cruces resident since 1994. Living many years within city limits and still own a home within District 4 in Las Cruces and have adult children living there. I shop, work, and recreate and exercise my constitutional right to protest within the city of Las Cruces. As such I want to register my disgust and frankly fear of seeing the Las Cruces Police Department snipers posted proximal to Albert Johnson Park on Friday evening at 6/13/2025. During the peaceful protest denouncing the actions of ICE in Los Angeles and similar actions elsewhere in the world such as in Gaza. Seeing snipers with rifles trained on peaceful gathering of folks including many families and children is dismaying. If there was in fact a credible threat, why did the LCPD inform this gathering and protect them through information. I do not trust or believe the Las Cruces police when they say that they were supposedly responding to a credible threat. Instead, I perceive this as an act of escalation and intimidation. I raised three children in Las Cruces throughout my parenting I exercised my constitutional rights to protest and express my viewpoint and have often had my children with me at all ages and stages in their growth. I am proud to have taught them a way to engage in our democratic system. I applaud the parents and caretakers as well as the principal individuals that set up publicly at events such as Friday just to stand for their viewpoints. I see such family and individual interactions in the photos of Friday evenings peaceful event with young people, children and families and I see how LCPD chose to respond. As a parent and community member I am appalled. I ask that you hold LCPD accountable for this decision. That you hold yourselves accountable for your role in supporting this Police Chief and his politization of public safety and that you be answerable to the families that were threatened and made to feel unsafe. Respectfully, Rene Beltran".

Liz Bennett, Member of the Public said I want to share a few thoughts but starting with gratitude for efforts that have been made in the areas that will continue to make our

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community stronger and promote the wellness that we long for and all want and deserve so I am grateful for all of the people who take care of our parks. I visit Apodaca Park regularly and walk my dogs there and deeply appreciate the big, beautiful shade trees and the cool grass and I think of the people who show up there everyday and make sure that it is a nice beautiful place for us to have in the community. I am thankful for the affordable housing that I see going up on Three Crosses and on El Paseo. It looks beautiful and I love how quickly it is coming to fruition and knowing that our community can find comfort and safety there soon. A few meetings ago you presented your budget, and I was very grateful that you included six youth specialists in your budget, and I am very grateful that you are making an effort to include young people in meaningful professional opportunities to be part of a conversation. I can see where we are investing in what works and I just want to share a few recommendations around those things as well. One that we continue to protect our trees and that is going to be really important in the future. When you are hiring young people in these positions that you consider hiring actually young people who have lived experience in the areas that you are looking to impact and lastly I am grateful for our right to peacefully assemble to raise our voices against the abuses of human rights and injustice that we see taking place in our community and across the country and whenever I have been involved in and supported these peaceful gatherings we always prioritize safety. We have conversations about safety. We provide sunscreen and water and snacks, and we even designate someone as a police liaison. Someone who is willing, ready and able to interact with law enforcement if the need arises and I would consider a credible threat against a protest a legitimate and pressing need to communicate with law enforcement. However, there was no attempt to communicate with anyone on site on Friday and so that is another one of my recommendations is that we invest in liaisons in the practice of communication, the practice of partnership and relationship if we really want to keep each other safe.

Lucas Herndon, Member of the Public said I am a resident of District 2. On Friday evening I attended a peaceful protest at Albert Johnson Park along with hundreds of fellow community members. We gathered to show solidarity with our fellow citizens in Los Angeles as well as other communities across the country including our own which have been under increased brutalization by federal agents, the police and now active-duty military. This event was independent from other organized demonstrations that were scheduled for the following day, Saturday during which millions of Americans turned out to oppose the oppressive regime currently in place in our country. I mentioned this because the Chief told the Albuquerque Journal that “there were multiple comments that made them aware of directly threatened or inferred violence on the planned protest”. To my knowledge the event on Friday was not overly planned and what threats I have seen in my official capacity as a New Mexico political insider and expert were directed at the Saturday events, please bear this in mind. At our event on Friday members of Las Cruces Police Department were seen occupying elevated positions overlooking the demonstrators at the park armed with high powered rifles with scopes. These officers were documented by multiple attendees including myself with their weapon’s barrels pointed at our peaceful gathering. When I say “their weapon’s barrels were pointed at” I am being specific with that terminology because at the event people used words like aiming at and as a certified firearms training instructor myself, certified by the United States Concealed Carry Association

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and registered with the State of New Mexico, I do appreciate the difference between, “aiming weapon” and having my weapon’s barrel pointed at something. However, to untrained folks these subtle differences make little difference and the feeling of having guns pointed at them made the entire crowd feel very uneasy. No uneasy is not the right word. It scared people. People were scared. There were kids and elders at the event. I shouldn’t have to rationalize what kind of citizens were there but for the sake of emphasis hundreds of innocent people felt scared because of what they perceived as snipers were aiming their weapons at them for simply gathering specifically to call out the brutal way militarized federal troops and police have been treating us across the country for years. Chief Story said, “the officers should have not been visible with their rifles, but they were there to keep those exercising their First Amendment Right safe.” The officers weren’t just visible they were endangering people down range of their weapons. The key principle of firearm safety, always treat firearms as if they were loaded, control your muzzle at all times, always keep your finger outside the trigger guard until you are ready to fire, be aware of your target and what is beyond if that is hard to remember you can remember the acronym, ACAB. I find it highly suspect that the police responded to our gathering with sharp shooters on overwatch using potential threats as a justification but on Saturday I saw no such activity. I saw officers calmly riding their bikes around the park. If the threats were made around Saturdays protest, why didn’t they come out and overwatch that then? Why didn’t LCPD attempt to make contact with organizers on Friday to make us aware of these so-called threats? They can’t be overstated that the reason is that LCPD viewed us as threats for organizing in solidarity with others who oppose state sanctioned violence from any uniformed representative of the state but in the end they just proved our point.

Karen Quevedo, Member of the Public said I live in District 2. My grandmother Alicia Montono was born in El Paso in 1934. My great-grandparents had traveled from Coahuila, Mexico to cross this border. There was no ICE. There was no militarized police force to attack them, to kill them. My family’s long exhausting journey was rewarded by finding a home in Texas over 90 years ago. And I know there is some in this room and throughout this country who would have preferred a different result but this is the story of how I got to be here and I am proud of it. This is the story of tens of thousands of people and families all unique and bound together at the same time. My family made their way from segregated Texas to Las Cruces, New Mexico back to Texas and eventually to Los Angeles where my dad was born and met my mom in college. I was born ten miles north of Downtown LA but once I found my way back to the borderlands 15 years ago, I knew I was home. The Department of Homeland Security was established in 2002 and has nothing to do with home. ICE was established a year later and both are violent and unnecessary arms of the state. DHS and ICE are not inevitable, they are not required for life, or wellbeing, they destroy life and wellbeing. Just as one horrifying example I will remind everyone that in December of 2018, two toddlers were killed by ICE, just within weeks of each other. A seven-year-old and a nine year old were killed and I do say killed in ICE custody. At least 52 people have been killed in ICE custody since then. Twelve people were killed just last year alone in ICE custody. So, whether you want to say these killings were due to neglect or cruelty or indifference it is still state sanctioned killing of human beings. So when the people of Las Cruces rose up to defend themselves against the increasing terror and violence of ICE and were met with even more violence I was called to

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gather with my community in Las Cruces on Friday to say ICE out of LA, ICE out of Las Cruces, ICE out of the United States and the cops responded by putting sniper rifles at us, at families, and children gathered at the park with music and art. The supposed threats online that the cops used and continue to use as their excuse were in response to threats against Saturday's protest. We know this. The threats were on a blog post about Saturday. It was about Saturday's No Kings rally yet the snipers showed up Friday. So, thanks but no thanks with that lie. I will just end to reassure everyone that no amount of grotesque state sanctioned hate and violence will ever keep us from gathering, keep us from building a world without ICE and without cops. We know it is possible, and it is worth fighting for it and when I say abolish ICE, I mean abolish borders and I mean abolish cops.

Allison Wallace, Member of the Public said I am a resident of District 4 and I also attended the demonstration on Friday in solidarity with a lot of these individuals but I have something else that I wanted to mention. Because quite a few years ago I remember one of the first political actions I was involved in that involved quite a few young people like we see here today was about a skate park. I know that a lot of people are very excited about the city investing in more opportunities for people to come together, more community spaces that are easily accessible to people of all ages and families and so I wanted to say thank you to the city for making sure that the money from the state went into finally redoing that skate park. I believe it was 2017 was the original petition that I remember being a part of. It was quite a while ago and so to see that pretty much completed now is awesome. Please continue to invest in our city. I do love this city and I have been living here for 15 years and I want to see it continue to grow and I want to see it continue to see it retain people and retain families and make it a little more enticing for people to live. We have a lot of good things going for us. Especially the beautiful Organ Mountains and if we can keep it up we can make our city even better.

Gwen Stacy, Member of the Public said I would like to speak about the events that happened on the protest on Friday. Especially in the sense that after learning and seeing the actual posted rifles as well as hearing about a potential that there was just cops in the library I had to leave because I am person that for various reasons can't afford to get arrested. Even off hand I would say that the reasons that they give do not sound like they were meant to protect us because that means to ignore the greater context of the national situation in terms of ICE protest. I would say clearly, they were expecting us to become a riot based on unfounded speculation in comparison to what is currently happening in LA even though those are completely different circumstances in a different city, and I felt terrible leaving early that day because I went around waiting for my friends to die. That is how it felt and I also just want to point out that ICE is doing is blatantly illegal and unconstitutional because they have been documented as deporting and then handweaving it they have deported US citizens and they say we don't know where they are anymore. We should all be united and opposing them having a massive overreach of power and that they are very much akin to something like a Schutzstaffel or SS or a secret police and to Jeremy Story and all police I oppose this. If the federal government starts doing something like say making it being illegal to be transgender will they actually protect their communities? Or will they be like so many at the Norvic Trials saying that they were just following orders.

Richard Barela, Member of the Public said I tried to get this video shown because it is very disturbing. On my way back from Young Park at the Music in the Park I was prompted to look in a certain direction on my way to where I reside in my tent. As I was going in the tree there was a dead pigeon. I would like the opportunity for Police Chief Story to see this video while I describe it to the city council. Would that be okay?

Mayor Enriquez said no, not at this time. The video has to be properly vetted to the City Clerk. We can schedule a time and you can show the video at another time.

Richard Barela said let me start by quoting the preamble of the New Mexico Constitution. "We the people of New Mexico grateful to almighty God for the blessings of liberty to secure the advantages of a state government do ordain and establish constitution." That is the state constitution which recognizes which is basically legislative intent, recognizes almighty God. So, I say as an agent to almighty God you have a king already, New Mexico does and so does the United States endowed by our creator. I wanted to show a video of attack, basically a warning, a death threat. As I said I came up the tree while at a certain spot at Young Park and this is during the Music in the Park, right by the children's playground on the west side. I look over there because I was going to pick it up and throw it away. I see some paper over there and I also see it is being held down by a cinder block brick. I go over there and take the cinder block brick off, the paper started flying, there was paper plates and a paper on there and a piece of cardboard. I removed that cardboard, and underneath was a headless rooster with maggots coming out of its body. It is all right here on video but you all don't want to see that because you all practice that stuff and I am tired of these death threats against me, aided by your Police Department over here. It is not going to work what you all did to Jesus Christ. I am his agent here. I have tried to contact the United States government, the United Nations, you, this city council, whether it was Miyagishima or you. I tried to bring this embassy of peace from almighty God and you don't want peace. You want Armageddon. This isn't the only headless crow is along that path that I take at Young Park to return to my tent where I reside. It is not the first time I have seen that kind of threat and also I have been handed oranges in church.

Fred Miller, Member of the Public said I am a resident of District 4, and I just wanted to address the notion that no one should have seen those swat snipers. That is not comforting. Local police service seems to me like it should be public service. If they are trying to keep it secret, then they're not supposed to be secret service. It doesn't help to think that they might be there still or in other places, other times in town. Are they surveilling us without our awareness? Are they operating in secret that no one should have seen them? That bothers me.

Jan Thompson, Member of the Public said I am an old white woman but I attended both the Friday and Saturday demonstrations and the difference was significant. The difference in the way the police handled themselves and interacted or didn't interact with the demonstrators. It appeared very clearly to me to be a case of ageism. I believe that there is a bias that young people are undisciplined and are prone to violence because the difference was just stark and I hope that everybody involved in

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the decisions as to how the police would behave at the demonstrations will look at themselves and ask was this ageism?

Jim Hoerst, Member of the Public said there's something happening here. But what it is ain't exactly clear. There's a man with a gun over there. Telling me I got to beware. I think it's time we stop. Children, what's that sound? Everybody look, what's going down? There's battle lines being drawn. Nobody's right if everybody's wrong. Young people speaking their minds. Getting so much resistance from behind. It's time we stop. What sound? Everybody look, what's going down? What a field day for the heat. A thousand people in the streets. Singing songs and carrying signs. Mostly say, Hooray for our side. It's time we stop. What's that sound? Everybody look what's going down.

Jessica Jimenez, Member of the Public said I am honored to say that I am from Dona Ana and my family has been there for many generations. Growing up I went to Dona Ana Elementary and some of the first things I learned was the Pledge of Allegiance, Character Counts, and how to be aware of others in the room. I remember starting to learn the Pledge of Allegiance and not understanding why we were doing it but understanding that it was something of significance and I knew it was important that I learned the words and lived by them because during this pledge I placed my hand over something that was very important in my body, my heart. Something that I was using before I could remember. Something I used before I went to school to learn everything I did for my body so I knew it was important. Next thing I learned was Character Counts. Character Counts if we don't remember are the six pillars and they are like core ethic values. They are identified by the non-partisan secular group of youth development expertise in 1992. They are just core values that transcend culture, religion, and socioeconomic differences which means everybody can do it. It's trustworthiness, where they teach us, it is important to be honest and say what you say your doing and keep your promises. It's respect, be accepting of differences, be courteous of others, deal peacefully with disagreements, be considerate of other feelings. Responsibility, do what you are supposed to do, be self-disciplined, think before you act, be accountable for your words, actions, and attitudes. Fairness, play by the rules, take turns, share, be open minded, listen to others, don't take advantage of others. Caring, be kind, be compassionate, express gratitude, forgive others, and six, last one is citizenship, do your share to make your home, school, and community better, cooperate, stay informed, vote, make choices that protect the safety and rights of others and protect the environment. As a former Dona Ana Elementary School Character Counts Award recipient in the second grade I took it very seriously and I still do to this day. With learning these two very separate things it showed me how to mesh them together so that I could be aware of everybody in the room. I wanted to make sure that I showed up in the best light and I could be the best person for everyone because it helps everybody's mental health, their physical health, and their emotional wellbeing. I also learned quickly that if I gave in to let others hurt me so much and that I in turn hurt others that we would become divisible, but I know that every morning when I said one nation under God indivisible with liberty and justice for all I meant that. So, I continued to work on my character because Character Counts. I think it is important that if we are teaching kids about these different characters that count and how to be one nation that it is important that we don't just walk the walk that we talk the talk, we do it all because as humans we are the only ones that can talk to each other and help each other. What is happening right now in the world are not the

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core values that we learned as children. I don't know most of you but I look around the room and I know that you are all deserving of a beautiful life. You deserve life without having to prove that you are worthy. You are already worthy because you simply exist which is a miracle in itself. You deserve the life of peace, happiness, and fun and I want that for you and I want that for everyone and I hope that we can take the steps needed to make sure that our character really counts so that we can stay indivisible and have liberty and justice for all.

4. ACCEPTANCE OF AGENDA

Councilor Becki Graham moved, seconded by Councilor Yvonne Flores, to accept the agenda as presented.

RESULT:	Carried
MOVER:	Councilor Becki Graham
SECONDER:	Councilor Yvonne Flores
AYES:	Mayor Eric Enriquez, Councilor William Mattiace, Councilor Becki Graham, Councilor Becky Corran, and Councilor Yvonne Flores
ABSENT:	Councilor Cassie McClure and Councilor Johana Bencomo

5. CITY COUNCIL MINUTES

5.1 REGULAR CITY COUNCIL MEETING OF MAY 19, 2025.

6. RESOLUTION(S) AND/OR ORDINANCE(S) FOR CONSENT AGENDA

7. RESOLUTION(S) AND/OR ORDINANCE(S) FOR DISCUSSION

7.1 **RESOLUTION NO. 25-150: A RESOLUTION TO ENTER INTO A PURCHASE AGREEMENT IN AN ANNUAL NOT-TO-EXCEED AMOUNT OF \$200,000 FOR WORK UNIFORMS, SHOES AND RELATED ITEMS WITH BAZAAR UNIFORMS AND MEN'S STORE, LLC OF EL PASO, TEXAS FOR A TERM THROUGH OCTOBER 31, 2029, SUBJECT TO APPROVED BUDGET APPROPRIATIONS (PROCUREMENT NO. 24-25-078).**

Enedelia Vitolas, Buyer gave the overhead presentation.

Councilor Becky Corran moved, seconded by Councilor Becki Graham, to Approve Resolution No. 25-150.

RESULT:	Carried
MOVER:	Councilor Becky Corran
SECONDER:	Councilor Becki Graham
AYES:	Mayor Eric Enriquez, Councilor William Mattiace, Councilor Becki Graham, Councilor Johana Bencomo, Councilor Becky Corran, and Councilor Yvonne Flores
ABSENT:	Councilor Cassie McClure

7.2 **RESOLUTION NO. 25-151: A RESOLUTION AUTHORIZING AN AMENDMENT TO A PROFESSIONAL SERVICES AGREEMENT (PSA) 20-21-050 STATE LOBBYING SERVICES WITH LAWRENCE J. HORAN, LTD. INCREASING THE ANNUAL NOT-TO-EXCEED TOTAL TO \$120,000 THROUGH NOVEMBER 4, 2026, PLUS APPLICABLE TAX, SUBJECT TO APPROVED BUDGET APPROPRIATIONS (PROCUREMENT NO. 20-21-**

050).

Ginger Barela, Buyer II gave the overhead presentation.

Councilor Flores asked you gave us a little bit of the history in terms of the increments he has received to date and I would like to know why we are looking at another increase at this point and the report when required who establishes when required? Is it our in-house auditor? Is it city council? Is it the City Manager? Anybody can say I would like an update? And the other is the plus applicable tax subject to approve by appropriations?

Ginger Barela said we are requesting to increase the contract amount to \$120,000. That does not include gross receipts tax. So that \$120,000, any gross receipts tax would be on top of that. We kind of keep it generalized because gross receipts tax can change throughout the contract years and then of course with each year all city departments have to go through the appropriate budgeting process to request budget in their accounts to pay for specific services. So, the increase today is because due to the longer legislative sessions there were additional fees incurred that went over our current \$100,000 that we would be responsible for. As far as the reporting, I will need to defer to the Office of the City Manager.

Councilor Flores asked you are saying it is retro-active because more expenses were incurred in this past session? Or is it expected to be prospective and how?

Ginger Barela said with the current invoicing that we have for the remainder months we are doing projections to show that it is going to go over the \$100,000 because of the longer legislation.

Councilor Flores asked is it just for the next session that is going to be longer or are all the sessions going to be longer now?

Sonya Delgado, Assistant City Manager said we work very closely with Mr. Horan and in this last session was a longer session and he has been more involved with helping us make connections, set up meetings, and get additional information which was extremely helpful this last session. So, moving forward I am guessing we are going to be doing this same type of thing. It was very successful.

Councilor Flores said thank you so much for that update or that insight, but you know there have been times, and this is with all due respect to the powers that be here at City Hall and to Mr. Horan where in my estimation somehow there was a lack of performance on his part. You know when you have a contract you have performance, you have the language that defines performance, and I know that we had a meeting with him and we let them know or I let them know that I would like to see more of a positive outcome in his lobbying for us. There has been two prior updates in the last two years I think or what ever it was. I don't know, I am not sure of that. What is it at right now?

Ginger Barela said currently we are set to \$100,000 annually plus gross receipts tax.

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Councilor Flores asked does this mean that every time there is going to be a longer session we are going to come back and hear that we are going to give an increase to Mr. Horan?

Ginger Barela said this increase is increasing anticipating what it would be for the longer legislations.

Councilor Flores said we have had longer legislations before. So, my question is are we going to have them in the future and you are saying there are short term sessions and there are long term sessions? I guess I am just worried about this going up every time there is a longer session because we have short sessions every other session.

Ginger Barela said this projected amount is what has been set to cover long legislation. So, for any further ones we wouldn't come back for an increase unless we increase the amount of services that we were requesting from him outside of what we are currently requesting.

Councilor Flores asked the services that will be performed by him or are supposed to be performed by him are the same though just a longer session?

Ginger Barela said it's the quantity.

Councilor Graham said so I work here and I also work at NMSU which has me in the center of the two biggest bureaucracies in Las Cruces and one of the great things about the city is if I am taking advantage of a city service I don't have to go through what I do at NMSU but where I have to submit an index number before I can even call a person or email a person so I can say I am personally guilty of some of the extra billing for Larry Horan at all. In the last session because I was a lot more involved in this legislative session and I really took advantage of Larry's expertise in a way that the city perhaps couldn't have predicted before. So am I correct in that since we are not held to this you have to submit an increment of fifteen minutes, that is how it goes sometimes at NMSU to take advantage of a contract? Is this part of why we may have to raise this because you can't necessarily predict how much that we on council might use the service?

Sonya Delgado said I am going to say probably so but I would have to check on that but I know that in this last year as I got more involved with the legislative session we did call on Mr. Horan numerous times for discussion and even for some direction and making those connections with Santa Fe and so they were very crucial.

Councilor Graham said I agree. I would say that I understand the justification for this request and just speaking personally because Larry was like in the old days we would just say on speed-dial but I guess we don't say that anymore, but I talk to him all the time.

Councilor Mattiace asked is Larry Horan in Las Cruces today? Is he available?

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Ginger Barela said he is not available today.

Councilor Mattiace said I was just going to suggest an amendment to where if the city has a lobbyist and it is planning a 60 day pay the \$120,000 and if it is a 30 day pay the \$100,000. Can you do that?

Ginger Barela said the \$120,000 that we are setting isn't a guarantee it is just a limit on how much we can spend with him. So, on the shorter sessions we would spend the appropriate amount which has been within that \$100,000 cap but on the longer ones or when there is greater need or more interaction with him we are just moving the capping limit on how much we can spend with him on any given year.

Councilor Mattiace asked in other words if you go to the sixty day you might exceed the \$100,000?

Ginger Barela said yes.

Councilor Corran said I just also wanted to own that I abuse Larry's services more than is acceptable. So just also with Councilor Graham in terms of calling him when I have random questions that probably aren't even his job to answer but I do want to also sort of speak to I think in the last year city staff, city council have been more, I had never attended an interim committee prior to this last year. I had never set up a separate meeting when legislators are visiting City Hall unrelated to our capital outlay request until the last year. I just also want to speak to from where I sit which is not seeing everything, but I think the city has asked for more or looked for more engagement with the legislature in the last 18 months or so than we have historically. I do think it has been productive in terms of both capital outlay and contributing to things and so I think city staff are also engaging with interim committees more so I just want to sort of put in there that not only probably personally also would have to charge or have some of that taken off of my salary but I think that we have been engaging a lot more with the legislature than I have experienced in my other years here on council. I just want to say one I really deeply appreciate that connection and I feel that it has been very meaningful and to own that I myself probably contribute to this dynamic of spending more money.

Councilor Flores asked the caption that we have here is that the annual, the increase, the annual increases not to exceed the total to \$120,000 through November 4, 2026? So, is it just for the next session?

Ginger Barela said that is when the term of the current contract ends. So, after November 4, 2026, then we would enter into a negotiation for a new contract and then bring that before council for review and approval.

Councilor Flores asked has Mr. Horan asked for an increase for his services?

Ginger Barela said I don't have any information in front of me right now regarding increases to his hourly rates, but I can get that information and provide it.

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Councilor Bencomo said I just wanted to add to some of what my colleagues are saying. I also call Larry quite a bit during the session, outside of the session. I also just from what I hear from legislators and other folks at the round house Larry is a great lobbyist for the City of Las Cruces and I am very grateful for his services. Ultimately, I think there is lots of discussions we can have about lobbying and the make up of the legislature and all of these things that are out of the control of the city council and so I want to make sure that when we are not there present every day for 60 days or every day for 30 days or during special legislative sessions I know that someone will be there speaking on our behalf and so I think that this contract is important and I think that our relationship with Larry important and the relationships that he carries for the City of Las Cruces and in the round house but Sonya I must admit that I probably add to the tally of that invoice.

Councilor Flores asked does Mr. Horan tender a billing sheet to the city for his services or is this how this increase is being justified? Does he do that?

Ginger Barela said yes. We get billed monthly by Mr. Horan. So, with the invoices that we have to date in projecting out what we need to continue for the rest of the fiscal year that is how we came up to our projection on what would be needed for the remainder of the contract.

Councilor Flores asked did you personally review those sheets?

Ginger Barela said we do not review the invoicing, that is done by the end user group so that would be done by the Office of the City Manager.

Councilor Flores asked does the City Manager's Office know whether Mr. Horan bills on an hourly basis?

Sonya Delgado said yes, he does bill. I don't know if it is monthly, however Barbara Bencomo may be able to help us with that question.

Councilor Flores said by that I mean attorneys, I know that we can be on the phone for one minute and we bill in increments of six tenths of an hour. So, I just want to know how he bills? Because this only going to be through the 26 which is next year and then every year it comes back with more and more.

Barbara Bencomo, Chief Administrative Officer said just a few points of information. The contract that was negotiated that we spoke about took the not exceed \$100,000 overlooked the fact that there would be a long session coming up this year, 60 days session versus a 30-day session of the legislature and therefore the fees associated with that long recession with 60 days took us over the \$100,000 amount. The invoices that are received on a monthly basis are not on a 15-minute increment or even an hourly increment. They are itemized lists of what was accomplished during that month for the monthly contractual amount that we pay Mr. Horan. Mr. Horan has not asked for an increase but we discovered that through the billing for the 60 day session that we were short a few, I think it was under \$3,000 that we were short that we were going to go over the \$100,000 level but we just decided for prudence to set it at

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\$120,000 depending on any other services that we might require through the 2026 time frame of the contract. So, there has not been an increase requested by Mr. Horan. It was that we set the not to exceed amount somewhat short at \$100,000 during the last contracted negotiations.

Councilor Flores said it seems to me that the billing is somewhat not uniform. You look at it and you determine that a certain thing that he did has a certain value. So, does he bill on an hourly basis or is it a substantive outcome basis?

Barbara Bencomo said he does not bill on an hourly basis. There is a monthly contractual amount that we pay him and then he itemizes all the meetings he had, all the legislation he has drafted, all the advocacy activities that he has done on our behalf, but they are not itemized in any kind of hourly increments. It is really a list of the accomplishments during the month on our behalf as our legislative lobbyist.

Councilor Flores said I am asking all these questions because I am just wondering what/how it's quantified and how it's done. Maybe because of the way I billed it's so different and it's very foreign to me.

Lynn Moorer, Member of the Public said in my experience working with legislators and lobbyists many attributes are needed to represent the interest of the client adequately. In this case the city. The chief attribute is the competence and work ethic capable of drafting legislative bills that adequately address the city's needs in any particular area. I was surprised that the lobbyist presentation and comments early this year. There didn't seem to be any bill he had drafted on behalf of the city that he was working to have adopted. The priorities outlined were very general and the key positions on any particular issue were not identifiable. For example, a priority related to IPRA was mentioned but one couldn't glean from his comments what the city's priorities regarding IPRA were specifically. The gist of his report was that he basically just waits around to see what other parties, the Governor, the legislators or lobbyists, come up with and then react to them. I know no other municipality of Las Cruces's size or larger that is satisfied with such a hands off laid back approach in its lobbying efforts with the state's legislature. This approach almost invariably leads to nothing or nothing much being accomplished on the city's behalf during a legislative session and because New Mexico's legislative sessions are so short the limited time available must be used to its fullest potential and a proactive approach needs to drive representation of the city's interest. With very specific goals that need to be proactively drafted that is the foundation of the city's lobbyist efforts. It is hard to see how the city is receiving sufficient value for its money in the proposed \$120,000 contract it is considering for this lobbyist if there aren't very specific goals including drafted legislation. Therefore, I recommend that the list of services spelled out in the contract at Exhibit A include a provision for working with city representatives in drafting for legislative bills and then work for their adoption and before any decision is made regarding this contract serious consideration needs to be given to whether this lobbyist has the necessary skills and experience to draft legislative bills.

Councilor Bencomo said I just wanted to add that Larry Horan essentially carried the essential services legislation that was successful this last legislative session. I know

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that it had very late nights. I know that Senator Hamblen and Larry worked very close together to get that passed, to get passed with tremendous success across the legislature and get that signed in so there are, thank you for expressing your opinion but I wholeheartedly disagree that it has been unsuccessful. It has actually been quite the opposite including every single year having received more and more money in capital outlay funds. I just wanted to clarify a couple of things.

Councilor Becky Corran moved, seconded by Councilor Johana Bencomo, to Approve Resolution No. 25-151.

RESULT:	Carried
MOVER:	Councilor Becky Corran
SECONDER:	Councilor Johana Bencomo
AYES:	Mayor Eric Enriquez, Councilor Becki Graham, Councilor Johana Bencomo, and Councilor Becky Corran
NAYS:	Councilor William Mattiace and Councilor Yvonne Flores
ABSENT:	Councilor Cassie McClure

7.3 RESOLUTION NO. 25-152: A RESOLUTION AUTHORIZING THE WRITE-OFF OF UNCOLLECTABLE UTILITY, GENERAL BILLING, ACCOUNTS RECEIVABLE BAD CHECKS, AND LIBRARY ACCOUNTS RECEIVABLE FROM THE FISCAL YEAR 2019 IN THE AMOUNT OF \$281,255.63.

Laura Holguin, Assistant Director Finance gave the overhead presentation.

Councilor Corran said I think these are presented in different ways and I appreciate and understand what is happening here. I want to know who the \$94,000 person is. It is interesting that other folks' individual names and addresses are included but in this one it doesn't it uses a rather opaque reference and that is the biggest one and you said it has been around since 2011? It sounds like someone we should make a note of and consider not doing business with. I think we make people pay their utility bills when they come to get service again. I would love for us to know here if we can who that entity is. I suspect it is a corporation, most of the biggest debts are companies I would like to point out. I am just kind of curious if you would be willing to share?

Laura Holguin said I had staff do some research and what we discovered is that accounts receivables for the bad checks for the \$94,000 that you are speaking to goes back to June 30, 2011, and the city had used a vendor in the past called E-Check Inc., who was to assist with the collection of returned checks. The amount has been carried forward each fiscal year so my understanding is that whenever the city received any returned checks whether for closed accounts, no account, insufficient funds, it was going into this accounts receivables for bad checks and we had a collection company was assisting for it and that is balance that has been sitting there and been carrying forward each fiscal year.

Councilor Corran asked it is a collection company?

Laura Holguin said from my understanding what we see in Munis it is listed as E-Check because that information was sent to this collection company.

Councilor Corran asked it is possible that this is a summary of a whole bunch of other

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collections that went into that? Thank you for doing the research, it was weird to see this here among these things and I just hope that we can always make note when someone is doing bad business and I will say there are a bunch of LLCs, I noticed, nuisance abatement, unpaid bills so would again ask that as we have these in our books that we make sure that we look at what kind of contracts we set up in the future and I was just worried it was someone we were still doing business with that was holding this amount of bad checks.

Councilor Flores asked what is the advantage of writing this off? Does the city get a tax benefit out of it? All of this money is outstanding, and I guess it is costing more to try to recover that money or why would you want to get rid of that debt?

Laura Holguin said so the write off is only removing it from our financial statement. So right now we are reducing our accounts receivable that we report on our financial statement by writing off this amount but the municipal constitution does not allow us to extinguish this debt. So, if somebody who has been written off on the debt, the debt that we write off, if they were to come in for instance possibly open a new utility account the utility customer service could see that and could collect on the debt at that time.

Councilor Flores asked they are basically blacklisted? They won't be able to open a new account unless they pay, is that correct?

Estela Saucedo, Deputy Director Business Services said if somebody had a delinquent balance came back to pay they are not blacklisted. We certainly want to help them out with signing them up for services but yes, they would be made to pay the balance and in some cases we have made payment plans even for the outstanding delinquent balance.

Councilor Flores asked is there some kind of advantages to the city? It would seem like there would be some kind of a balance or some kind of method that would benefit the city other than to just shrug it off and if that entity comes back and they are able to pay it at a later date? What if they never come back?

Estela Saucedo said I believe it is to just not carry the old balances on our current financials. Again, because we are not extinguishing the debt it is collectable. We are just not showing it current on our financial statements.

Councilor Johana Bencomo moved, seconded by Councilor Becky Corran, to Approve Resolution No. 25-152.

RESULT:	Carried
MOVER:	Councilor Johana Bencomo
SECONDER:	Councilor Becky Corran
AYES:	Mayor Eric Enriquez, Councilor William Mattiace, Councilor Becki Graham, Councilor Johana Bencomo, Councilor Becky Corran, and Councilor Yvonne Flores
ABSENT:	Councilor Cassie McClure

7.4 RESOLUTION NO. 25-153: A RESOLUTION ADOPTING A RETENTION

AND DESTRUCTION POLICY FOR LAS CRUCES POLICE DEPARTMENT VIDEO, AND AUTHORIZING DESTRUCTION OF ALL VIDEO THAT HAS MET RETENTION.

Christine Rivera, City Clerk gave the overhead presentation.

Councilor Flores asked what if some evidence comes up after 3 years, whatever the date, I guess almost like an expungement? It's almost pretending it never happened, but what if evidence comes up later? There is no way of storing this? Isn't there a better way to store it and preserve it, especially with some cases?

Christine Rivera said it is taking up a lot of room. I believe there are many terabits of data and in order for us to keep maintaining it we would have to buy an additional server which cost additional money.

Jeremy Story, Police Chief said we are the only Police Department in the state that retains video indefinitely, that I am aware of. The state law requires retention of non-evidentiary video for 120 days. That is it. We keep every video we have ever recorded, going back almost 15 years with our original body cameras. So that is created one a storage issue and also creates an IPRA issue on a staff that is already overburdened and so right now if it is evidentiary it is still retained. Once it is put into a case in evidence.com, which is a system that we use it is retain those videos, technically indefinitely even if it is purged from the main system. It kind of protects it but right now we have the bulk of our videos aren't tied to a specific case either criminal or civil and it has lived there forever taking up space and taking up staff time when it gets IPRA twenty years down the road. Just for comparison, Albuquerque is 13 months for non-evidentiary, Alamogordo is 120 days. They have it tiered as 1,2,3 years after that depending on what the video is. So, we took a fairly conservative approach at three years which ensures that if anything comes up within the time span for civil process that the video is still there and for criminal.

Councilor Flores asked is it for any level of crime that was committed or at least investigated, irrespective of statutes of limitation?

Chief Jeremy Story said if something is adjudicated and let's say we get a conviction there is still the potential for an appeal so that evidence is retained until it is completely all appeals have played out or time has elapsed. If there is something where there is an acquittal, then the time would start because there is not going to be an appeal on an acquittal. So, it depends on what it is and it depends on what process or what part of the adjudication process the evidence is in.

Councilor Flores asked what if it is an open case?

Chief Jeremy Story said it will still be there.

Councilor Flores asked like ad infinitum?

Chief Jeremy Story said as long as the case is still open. If we have a cold case for

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instance, say a murder from twenty years ago, we have body camera we would keep that indefinitely.

Councilor Bencomo asked non-evidentiary video meaning any video you have from a traffic stop? Like they paid their ticket, whatever, maybe that is evidentiary? Will you explain non-evidentiary a little bit more?

Chief Jeremy Story said the reality is we record every interaction that we have with citizens. So, there is tons of interactions that don't result in any type of criminal action or civil action and so a traffic stop where they give a warning is an example. We talk to somebody at the Farmer's Market, at this point there is probably hundreds of thousands of hours of video that is just sitting there from these types of interactions, and it is creating issues for everyone including the Clerk's Office.

Councilor Bencomo asked evidentiary, the retention that you are recommending is three years? You came to that conclusion for that number just based on what other departments in state are doing?

Chief Jeremy Story said I am not aware of anyone else doing three years. People usually file a notice of tort within one year and have three years to actually file that actual tort, so we are keeping video, that entire period in case something pops up in that three years.

Councilor Bencomo said at first, I was a little bit taken back by this. I understand the rational though. I have been reading articles about the hundreds of emails that you may have in your inbox and how that is bad for our servers that are holding all of those on water and electricity. I do appreciate that there was some thoughtfulness behind that. I think I have just concerns around the automatic part and what are like the checks and balances to ensure the proper things are being, once something is deleted it is gone forever, right? So, what are the checks and balances to make sure that the things that need to be secured are still secured?

Christine Rivera said they will still need to work with my office to follow all of the records management standards and so we still have forms where we keep track of everything that is destroyed. We have those policies in place so they will still have to work with us regarding that. As far as deleting stuff before they delete it, review everything before it is deleted to make sure that it has met that retention period.

Councilor Bencomo asked is there any chance the OIR folks were consulted?

Christine Rivera said no but I believe they only do closed cases, correct?

Chief Jeremy Story said that would be outside the contract. I am not opposed to that but that would be technically outside the contract.

Councilor Corran said I think that this is an attempt to get at something that is much bigger problem. This is like a tiny step in the direction, right? My understanding is that there is also is that it is very difficult to index this information and so to review any

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request for information individual people have to watch videos and it's extraordinarily time consuming and full of information that we don't want. So everyone has to, it has to be deeply redacted, it has to be very carefully curated and there is a lot of sensitive information as well which I think every year that technology changes ahead of us and the longer we keep stuff sitting around just like our old emails that we have, a three letter password for we are putting ourselves at risk I think having additional data we sort of just that is dated that could be used for potentially bad purposes I suspect. So for me I think about data security as well as where the information can go and in worse situations and it sounds like you have really thought through what the evidentiary requirements are so to me I feel like I think about the data that exists sort as Mayor Pro Tem mentioned and I know that it is expensive both in terms of actually keeping track of the data and to the potential risk it presents to have all of that and increasingly dated versions of what exists which is I think how technology goes. So, I just wanted to sort of clarify also that there is a bigger problem here that this is indicating, right? Related to how we collect and manage bodycam video. What many public information requests that come in are often and I think I have experienced this in my own kind of creepy stalker situations. Many are not related to actual events other than just stalking people not to say that is a universal thing, but it happens. I have a keen awareness of the vulnerabilities that we have and the problems we are creating by having more data all the time and so I appreciate you trying to take a small bite out of what I think is a big ever-growing problem.

Jim Hoerst, Member of the Public said I realize how complicated this problem is. Police video is two things. It is evidence and it is historical data. Who knows who is going to be researching what. Mayor Enriquez may be President some day and people may want to research his past and police video might be helpful. Who knows, it is history, and you are throwing away history and it shouldn't be that hard to store digital data. It shouldn't be that hard to index it with AI. So, we should hang on to it because you shouldn't throw something away that might be valuable. Second, I don't trust the police with evidence. I know they keep it. Their trash can should never be emptied. We should always know what they threw away. So, consider those two things.

Fred Miller, Member of the Public said I am a resident of District 4. The flip side of this a lot of people are concerned about police departments holding on to data that they never should have had in the first place. This is just random videos of traffic stops or potentially, there was a time when we had cameras on streetlights and stuff like that. A lot of that is stuff that they should be getting rid of. They should be destroying, they shouldn't be allowed to hold on to for indefinitely. So, there is two sides to that.

Bobbie Green, Member of the Public said I am the President of the Dona Ana County NAACP as you know. I have been an IS Professor for the past 25 plus years so I am very aware of how you can digitize, and archive data and you can move it to a facility that doesn't require a lot of expense, and you can keep that video and restore that video if needed for who knows what. You should be concerned with spoliation which is the destruction of the evidence that might be needed later on and that could incur some legal issues for the City of Las Cruces. So, keep that in mind as you are making your decision because the other thing is who makes the decisions about when case, we don't know how long cases are going to be open, we don't know based on appeals

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and all kinds of issues that may occur this could expose the city to some legal issues.

Richard Barela, Member of the Public said I am opposed to this resolution. Quite recently, Saturday as a matter of fact there is a non-evidence police video that culminates in me being trespassed from the Aquatic Regional Center forever. While I have no other place to take a shower now as a homeless person except the Community of Hope and this council is well aware of the troubles or they will be aware of the troubles I have had with that organization. I was born and raised here okay. I left in 1988, and I come back in 2013 and all of a sudden, I am foreigner and unwelcome in my own hometown and I can't get services or nothing. My family goes way back, a lot farther than yours, all of yours here and I can't get anything for other reasons that will likely be sealed in court.

Councilor Bencomo said I just want to make sure that we reiterate this that we are talking that a case that is not closed that data is not going to be deleted. For a case that is closed in New Mexico how long do you have to appeal a closed case?

Brad Douglas, City Attorney said Dr. Green brings up something that we have definitely considered with this. We will reiterate something that Chief said and something that worries me for some municipalities in that their retention schedule is to retain these things for 120 days. That is frightening to me for them. So, under the New Mexico Tort Claims Act, generally have a two year statute of limitation and there is a 90 day period where you have to put the municipality on notice that you are going to sue. I get those tort claim notices and they usually whether they do or not usually they contain a notice of preservation and we immediately preserve all of that whether they file suit or not we will go ahead and preserve that. Under the New Mexico Civil Rights Act there is actually a three-year statute of limitations but there is no notice requirement so that three-year period would protect the city from like a spoliation claim for instance and then under 1983 generally there is a two year statute of limitations. So, the way I understand this is that would be a three-year period from the time that a case is closed. It is not just three years and then we are done. So, I think that does sway some of the concerns mentioned with regard to spoliation but those municipalities with not my problem, not your problem but the ones that have 120-day preservation period, I am nervous for them. I am not as concerned about this measure.

Councilor Bencomo asked you are talking about 120 days on evidentiary videos?

Brad Douglas said I believe that is what state law requires. So that is the bare minimum, but my understanding is that for this it would be three years for all videos and then with regard to other cases and criminal cases pending civil cases, three years from the date that those cases are closed meaning that all appellant remedies have been exhausted so on and so forth.

Councilor Becky Corran moved, seconded by Councilor Becki Graham, to Approve Resolution No. 25-153.

RESULT:	Carried
MOVER:	Councilor Becky Corran

SECONDER:	Councilor Becki Graham
AYES:	Mayor Eric Enriquez, Councilor William Mattiace, Councilor Becki Graham, Councilor Johana Bencomo, Councilor Becky Corran, and Councilor Yvonne Flores
ABSENT:	Councilor Cassie McClure

7.5 COUNCIL BILL NO. 25-021; ORDINANCE NO. 3092: AN ORDINANCE APPROVING VARIOUS ZONE CHANGES TO CORRESPOND TO THE SONOMA RANCH NORTH MASTER PLAN AMENDMENT #4. THE MASTER PLANNED AREA AFFECTED BY THE PROPOSED ZONE CHANGE ENCOMPASSES APPROXIMATELY 5.75 ACRES AND IS LOCATED ON THE EAST SIDE OF SONOMA RANCH BOULEVARD AND SOUTH OF ITS INTERSECTION WITH NORTHRISE DRIVE. SUBMITTED BY SOUDER MILLER AND ASSOCIATES, ON BEHALF OF SIERRA NORTE DEVELOPMENT INC., PROPERTY OWNER (CASE 24ZO0500089).

Sara Gonzales, Senior Urban Planner gave the overhead presentation.

Councilor Flores asked the modifications/changes that you went through they are in sync with our planning in our master plans in terms of what we want to see in the community?

Sara Gonzales said yes as you continue to see whenever you find arterial roadways that is where you are going to have your higher intensities that are going to be your larger big box stores. You will see that along Sonoma Ranch and then you want those buffering. So if you had high traffic coming in if this was a designated park area there are always those concerns of safety if someone were to veer off the road or into those parks and so this commercial development would actually essentially block that area so that we would protect that residents of those using the park so you want to keep compatibility in the sense that whenever you are looking at zone changes coming forward is what is the need of the community, what is the needs of the area, how has it changed and grown and to see if it is compatible with those existing land uses to the north and south.

Councilor Becki Graham moved, seconded by Councilor Becky Corran, to Approve Ordinance No. 3092.

RESULT:	Carried
MOVER:	Councilor Becki Graham
SECONDER:	Councilor Becky Corran
AYES:	Mayor Eric Enriquez, Councilor William Mattiace, Councilor Becki Graham, Councilor Johana Bencomo, Councilor Becky Corran, and Councilor Yvonne Flores
ABSENT:	Councilor Cassie McClure

8. BOARD APPOINTMENTS

8.1

None.

9. NOTICE OF PROPOSED ORDINANCE(S)

1) There will be no public discussion.

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2) A Councilor may ask staff for clarification on the proposed ordinance(s).

9.1

None.

10. CITY COUNCIL MEMBER BOARD REPORTS AND COMMENT

10.1 COUNCILOR MATTIACE

None.

10.2 COUNCILOR GRAHAM

I just wanted to thank everyone for coming out to PAL Boxing to our fight Saturday before last especially thank you to colleagues on the dais who came and got to see a whole other side of me. I wasn't fighting but I acted like I was. Christine, Mayor, Mayor Pro Tem, Councilor McClure is not here and just kind of shouting out as a follow on to the great stuff we are doing. We have four fighters in Las Vegas right now representing for Junior Olympics, so go get what is ours.

10.3 COUNCILOR CORRAN

I do want to follow up on some of the things that were mentioned during public comment. The animal ordinance, I think both the animal ordinance and related to fireworks I think are things that folks are looking for sort of ongoing conversations about definitely more communication I think on our part in terms of animals roaming free and the sort of ongoing. The fireworks thing I will just say that is the single biggest thing that people in my district write to me about. People have a lot of angst, other than roads and stuff but when it comes to fireworks season folks really hate that we allow any kind of fireworks. Again the state law dictates what kinds of fireworks we allow in the city but I do want to just sort of say we are coming up on time where people are shooting off fireworks, animals are being scared and released into spaces putting an additional burden on Animal Control, putting an additional burden on the Fire Department who sort of get called in these context to address it so I am just putting this public communication out there. Please do not use backyard fireworks period. I don't know what else to say beyond just because it is legal doesn't mean you should do it. To that question I would like to hear more about our animal control conversations and how that is going. I think ASCMV has been having less frequent meetings so I think that is part of where the conversation used to happen so I would like to hear a little bit about what our animal control sort of updates are or see what the communication plan is going forward related to our passage of that ordinance and I really appreciate the city continuing funding spay and neuter as part of those efforts but I also sort of prepared a statement related to some of the things that have been happening that I think have been weighing heavily on us, weighing heavily on people in the audience and so for me I feel like if we can't talk about this now when will we?

So, it has been a few weeks of violence, families being ripped apart by federal agents, political assassinations, and we have also seen resistance, non-violent protest. People pushing back against this cruelty and authoritarianism fearlessly protesting including thousands of people in Las Cruces this past weekend. To be in this position and be present as I strive to be means that I have born witness to normalization of harassment threats and violence in our community. We all want to feel safe and I am committed to understanding what real safety looks like in supporting that for all of Las

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Cruces residents but it isn't lost on me that so much of this violence is happening during June, our Pride Month when we commemorate the Stone Wall uprising of riotous rejection of state oppression led by queer and trans people of color. When queer and trans folks like me come out as we do many times throughout our lives we are choosing to live as ourselves in the face of hate and systemic oppression. Most fundamentally we choose to live, and I feel like that is under threat in a myriad of ways and recent context on a national level especially. No one should have to face hate, oppression and murder because of their gender identity, party affiliation, immigration status, race, or political stances. So in the spirit of June, Stone Wall and the face of cruel attacks, proximate and distal, literal and existential I offer a commitment to stand up to police and be in community and resist violence and share my gratitude to all those who stand with us in these extraordinary times as many folks have done here today, over the weekend, all the time in our community. So, I feel like it is a moment, and we have to rise to it.

10.4 COUNCILOR FLORES

This past week/weekend has been hard on all of us irrespective of our priorities or how we might live our lives. I was watching MSNBC and their coverage of what happened in Los Angeles and it was very painful. I think I have shared before the experience I had starting as a first grader in El Paso and frankly you could just cut racism with a knife. This was in 1952/1953 and as soon as I was able to move to California and it felt like heaven compared to the over racism in Texas and when I got my passport, I started carrying it with me all the time. If I take nothing else, I take my house keys, my passport and a credit card. Sometimes it was so painful I would just get up and take my little doggie for a walk but it just seemed so unreal and during the 60's when we were out there marching against the war in Vietnam and all those demonstrations somehow in comparison to what I saw, what was televised it just seemed worse to be watching all of that hate. To be watching the President of this country do what he did and of course still wrangled in the courts but anyway it was very personal, it was very painful, and I was glad I wasn't in Los Angeles. I have a house there that isn't very far from where those activities were taking place. One brother served at the Thirty-Eighth Parallel in Korea and there was action there, another brother served in Vietnam and was severely wounded and so I demonstrated a lot against war in Vietnam, but I don't think I would have gone to a demonstration in Los Angeles just out of fear. A passport wouldn't have helped. It certainly didn't help Senator Alex Padilla. I feel like we are in a state of siege for those of us who are not white. I feel somehow that we are sitting ducks and it is frightening and my heart goes out to and it almost sounds trivial but my heart goes out to all of those of us who have been marginalized in this setting, people who are of color and I also want to thank my colleague Councilor Corran for bringing to light the animosity, the hate, the lack of understanding for people who identify, that don't identify as straight. I have shared before that my younger son is gay and he has been a victim twice, not once, of hate and had to be hospitalized. This is all very personal. I think all of here in this room, I think we have a community here, a lot of people in the room right now are people who come here quite often. It is always good to see Fred, and Michael and even you Lynn. It is good to see people who care enough to be out. I am rambling somewhat because I think there aren't any words to express, I think all of us are feeling very, I don't know what the word is. I hope things get better.

10.5 COUNCILOR BENCOMO

Agenda Item #5.1.

I did want to congratulate Councilor Graham on the Becki Graham Invitational at the PAL. Honestly, not only because I don't like boxing that much, but I was almost having more fun watching her watch the boxing matches and watching kids come up to her and hug her, coaches, and parents. It was really beautiful, and it just reminded me that those are the kinds of diversion programs for youth that we should be highlighting, uplifting and most importantly investing in. So, thank you for your years of work lobbying for PAL and the literal blood, sweat, tears that have produced that. So, thank you very much Councilor Graham.

I also wanted to let you all know that the South Solid Central Waste Authority has a new Executive Director. After several great interviews we have selected one candidate, his name is Jose Gallegos. His first day will be later in mid-July. One of the things that we will ask him to do is for sure is to come and introduce himself but we at the Board of Directors, which Councilor Graham serves on with me are very excited to have him on board after obviously after we lost Patrick Peck. He retired and we needed to find a new Executive Director for a very important position, and we did and we are very happy and excited for his leadership.

Also, I am working with Catrina in our Community Engagement Office because I have heard folks loud and clear around their desire to have city council meetings start later and you know I have talked to people about this. How no one has really figured out the right time and I am not you know going to advocate that we necessarily change what has been working for us for a long time but what I will do is make myself more accessible and so for the month of July and this will be out, and we will send it out soon. I will be having after hours office hours right here in City Hall every Tuesday in July except for July 8th from 5 to 6 if folks want to come chat with me, if they want to come express concerns, if they want to ask questions, if they want to talk to me about ideas. If it works perhaps, we will think of making it a version of it that is more permanent and sustainable but for now that is how I am holding after hours office hours.

Lastly, I just want to say a couple of things. I would like to start off by saying Happy Father's Day to our colleagues up here on the dais, down there and members of our community. My dad crossed borders for me and my family. Decades ago, he crossed the desert to come to this country for as cliché as it sounds for a better life for myself and for my siblings. My mom and I and my brother would soon follow, and it has been over 25 years that we have been in this country. Often sometimes feeling like we are still guests here. I have been doing the work of organizing around immigrant rights for a very long time. I have been to many protests. I have seen many iterations of ICE raids and Border Patrol raids in our beautiful border community. Nothing quite like what we have seen in the last few months though. The last few months federal agents have been masked. They have been violently snatching people from their homes, from their work sites, from their vehicles, from the street, undocumented and citizens alike, it has been violent. Watching it has been awful and traumatizing and that is what protestors across the country, thousands, thousands of protestors across the country have been speaking up and standing up for their neighbors in many beautiful different ways and sometimes in the media you see this tiny version of what is happening. I have seen from protestors that I know. I have seen little abuelitas singing in the street. I have seen people giving water and snacks. I have seen people

Agenda Item #5.1.

dancing. I have seen incredible demonstrations of love, compassion, and solidarity and I saw that here over the weekend even though I was gone and I have been to many protest in Las Cruces and from what I hear I missed possibly one of the biggest ones and that was hard for me to be away during that time. I think what made it even harder was information was trickling in about snipers and even as I think about it today feels somewhat dystopian because people have been protesting the violent response that we have seen from a federal law enforcement agency and for us to show up that way. It was hard to tell people that I didn't know. It was hard to tell people and try to figure out information. It has been hard to hear, you should be grateful they were there in case something bad happened. Which you know two things can be true at the same time. I can be deeply grateful for a Police Department, Fire Department that are prepared to handle tragedies like the one we just saw at Young Park but I fear it is intent versus impact situation but the intent was one thing and the impact was protestors protesting a violent authoritarian government weaponizing the military and ICE agents against people and then we showed up that way and that was hard. I have expressed my disappointment, but I won't stay there. Obviously I think what I would much rather do is not then work with the City Manager's Office, with both our Chiefs around a protocol for protestors because I don't imagine with what we saw with this last weekend will be the last and I know that there are general orders for undocumented foreign nationals and I will continue working with our attorney and the city, Police Chief around improving those, strengthening those and making sure that they align with the welcoming city resolution but I would love to see general orders on protests and how we navigate respectfully honoring people's First Amendment right to assembly and that is my commitment. That is what is what I would like to do. I would like to turn something that wasn't intended to be intimidating but it ultimately turned out that way into something that we can say we can be proud of and that is my commitment so I want to say thank you to people who are standing up for each other, for their neighbors, especially those most vulnerable in this moment even though the list of vulnerable folks under this administration continue to grow. Thank you to all of you and I also stand with you.

10.6 MAYOR ENRIQUEZ

I just want to add to that on the protest. We don't deny anyone the right to assemble and to speak. No different than the protest that formed on Saturday, no different than the public participation that takes place today, but I can tell you that on Saturday a permit was pulled. The permittee did get with the Chief, did address the issues that were going to take place and relayed some of the information of threats that were even being disclosed at that time to protestors. So, I showed up because we had received some broken windows here at City Hall and that was the night before but even then I was glad there was a peaceful protest. I am glad that Police was here, Fire was here. We had an incident where an individual fell, and he was treated and so everyone was here for the safety of all residents in Las Cruces. I have a different perspective and a different view when it comes to public safety and I understand large gatherings and crowd control can be very difficult and so you have to have a vantage point and that vantage point is our aerial sites where you can see properly and see what is going on and address any issues in a rapid fashion. So, it may have come across that it looked intimidating but I know Chief and his staff were here to protect and serve and to make sure all residents were safe. That is what I know of. I came, I actually went to the Police Department, I met with Chief Story and some of his staff

Agenda Item #5.1.

and those were all the issues were making sure that our community was safe and that is what they did. I know Friday there was no permit that was pulled so when you don't have that permittee giving information of what to expect it becomes a little bit more chaotic, but I really appreciate them pulling a permit on Saturday and getting that clearness. I am not sure that anybody that attended today was the individual that pulled the permit, but it was pulled and communication was with the Chief.

Jeremy Story, Police Chief said I just want to clarify what I made comments to the Albuquerque Journal. When I said that officers should not have been visible with the rifles, I didn't mean they shouldn't of been visible. I mean they shouldn't have been visible with the rifles. Had they been standing there without the riffles we would probably be having a different conversation and so one thing that does help is as Mayor eluded to is when, a permit is not required obviously to exercise your First Amendment Right but when a permit is pulled and we have a specific organizer we make contact, we work out a lot of stuff ahead of time which for Saturday which had and I am not sure what the official estimate was, I was there for Saturday 700 to 1,000. It was a lot of people. With that organizer we already had good communication. We had contact between my lieutenant running it and her and so if there was any issues we could deal with it right away. So, it is a huge advantage for us and I believe for the protestors so that we can keep them safe and make sure everything is good. We didn't have that Friday. We didn't have specific organizer or permit so we didn't have anybody to contact. The perception was that it was ageism or racism and that is why the response on Saturday was different. I just want to say again that because we had a different relationship with the organizer that allowed us to have a slightly different response and a lot of people who spoke and not all of them are people who despise us and probably will regardless of what we do and our intention was to be there to protect them primarily and respond to any threats that should arise. The comments that were made online were directed potentially to Saturday but for us to make that assumption that Friday was free and clear I think would have been foolish and so those comments were pretty overt. Some of them were pretty overt comments of violence towards the protestors. Ironically some of the same people that made these comments are ones who said that Young Park was our fault because we should have been there to prevent it. We are kind of in the catch 22 situation. Our goal is to be there to prevent violence so that people can exercise their First Amendment Rights which is part of our foundation of our country and who we are to be able to do that. Granted I will end where I started that the officers should not have been present with their rifles in the way that they were because it obviously creates a lot of issues that weren't necessary and a lot of division is not necessary and so we will continue to protect people. Even people that dehumanize police officers and say all cops are bastards. We will be there for them when they call, and we will still respond and still protect them regardless of their views.

11. CITY MANAGER REPORT

11.1 SONYA DELGADO, ASSISTANT CITY MANAGER

For Communications, the Communications Office won seven Telly Awards. The Telly Awards are nationally recognized awards, and they earned several bronze and silver awards and one gold. Gold is only earned by the top three percent of entries. Adrian,

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Nate, and Cherish are incredibly talented and skilled individuals and we are very lucky and proud to have them on the city’s team. So, congratulations to Communications.

For Parks & Recreation, they have been having a lot of extended program hours for our teens this summer and we do have quite a list to share. Trying to give our teens opportunities to connect, learn, and have fun. Tuesdays and Thursdays from 5 p.m. to 9 p.m. at Sierra and Lynn Middle Schools, Wednesdays from 5 p.m. to 9 p.m., A Fielder Memorial Safe Haven, on Fridays from 6 p.m. to 11 p.m. Meerschiedt Recreation Center. Saturdays from 7 p.m. to 10 p.m. at the Las Cruces Natatorium. For the natatorium those are Saturday Teen Splashes, and they are all Saturdays in June as well as July 12th and 28th and it is \$1 per participant. Activities vary by location and for more information check out Las Cruces Parks & Rec social media accounts.

On Make Music Day come celebrate with us at Amador Live on Saturday, June 21 from 7 p.m. to 9 p.m., featuring live music from Austin Jimmy Murphy and Frank Zona. Movies in the Park, our free outdoor movie series continues at Amador Live on June 28th with Mufasa, The Lion King. Doors open at 7 p.m. and the movie begins at dusk. Perfect for a family night out and I have actually also missed June 14th, which is with Wicked, which is a great movie. So, hopefully you can take family out and have a great time.

For Quality of Life, Senator Ben Ray Lujan’s round table discussion at Munson Senior Center on Tuesday, May 27th covered many important topics regarding the impact on Seniors with potential cuts in federal government programs. The program received excellent coverage on social media via Facebook X and Yahoo News. It was also covered online via New Mexico Source and in print via both the Albuquerque Journal and the West Virginia News. We are so grateful for the attention to this important topic.

The Abuse in Later Life Awareness Health Fair is scheduled for June 6th from 10 a.m. to 2 p.m. at the Munson Center. Representative from local agencies included Adult Protective Services, New Mexico Department of Health, and area law enforcement. Quality of Life public art successfully implemented the community mural event that took place on Saturday, May 31st. The design was developed by Muralist Jesus Cimi Alvarado from El Paso. More than 50 people turned out to help paint the mural on the parking lot wall and Moonlight at the Museums was also a success on Saturday evening. Last Saturday evening with 267 adults visiting the museums which featured an opportunity to visit the exhibits and enjoy adult beverages and food truck offerings for the public.

12. ADJOURNMENT

12.1

Councilor Yvonne Flores moved, seconded by Councilor Johana Bencomo, to Adjourn the meeting at 4:21 p.m.

RESULT:	Carried
MOVER:	Councilor Yvonne Flores
SECONDER:	Councilor Johana Bencomo

Agenda Item #5.1.

AYES:	Mayor Eric Enriquez, Councilor Becki Graham, Councilor Johana Bencomo, Councilor Becky Corran, and Councilor Yvonne Flores
ABSENT:	Councilor Cassie McClure and Councilor William Mattiace

Mayor

City Clerk



26-001

City Council Action and Executive Summary

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

District:	☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☒ N/A		
1st Reading:	Adopted: July 7, 2025		
Drafter:	Crystal Silva	Department:	Financial Services
Program:	Grants Administration	Line of Business:	Fiscal Management
Title:	A RESOLUTION TO ACCEPT A GRANT AGREEMENT FROM THE NEW MEXICO DEPARTMENT OF TRANSPORTATION, MUNICIPAL ARTERIAL PROGRAM, FOR THE FISCAL YEAR 2025/2026, FOR EAST LOHMAN AVENUE/SOUTH WALNUT STREET SIGNAL IMPROVEMENTS IN THE AMOUNT OF \$225,000, REQUIRING A CITY MATCH IN THE AMOUNT OF \$75,000, FOR A TOTAL PROJECT COST OF \$300,000.		

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

PURPOSE(S) OF ACTION:

To accept the awarded grant agreement.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The City of Las Cruces (City) Public Works Department submitted a funding application to the New Mexico Department of Transportation (NMDOT), Municipal Arterial Program (MAP), Fiscal Year (FY) 2025/2026 for the planning, design, construction, reconstruction, pavement rehabilitation, construction management, drainage and miscellaneous improvements along East Lohman Avenue and South Walnut Street.

The intersections of East Lohman Avenue and South Walnut Street have been identified to undergo improvements including geometric modification, traffic signal replacement, sidewalk/ADA ramp modification, signage and striping, which will increase system efficiency by building and maintaining a coordinated transportation system that operates in an efficient and cost-effective manner that currently has traffic volumes of more than 20,000 vehicles per day.

These improvements are a continuation of City initiatives to increase safety, improve efficiency and travel times along the E. Lohman Avenue corridor. The Lohman corridor (previously Hwy 342) connecting Interstate 25 to Valley Drive (Hwy 185) and to the I-10 access at Motel Blvd. and carries over 20,000 vehicles daily. These improvements to the signal operations are expected to reduce multi-modal crashes and decrease wait times along this busy corridor.

The City has estimated construction for the project to be \$933,333.00 with \$533,333.34 having been funded with a previous MAP Grant in FY25.

Funding Awarded: New Mexico Department of Transportation \$225,000 (75%), and the City of Las Cruces \$75,000 (25%). The City will be responsible for paying the entire remaining cost for any other work if required as part of the project.

Agenda Item #6.1.

NMDOT requires City Council to pass a Resolution accepting the award and referencing the scope of work and funding offered by NMDOT Control Number L100650 to be submitted with the MAP agreement by the due date of July 15, 2025.

SUPPORT INFORMATION:

[ATTACHMENT "A" - PW FY26 MAP Lohman Walnut](#)

PLAN(S):

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 allow the City to accept the offered grant award from the NMDOT Municipal Arterial Program (MAP).
2. Vote "No"; this will not allow the City to accept the offered grant award from the NMDOT Municipal Arterial Program (MAP).
3. Vote to "Amend"; this will surpass the NMDOT deadline of July 15, 2025, and result in a loss of funds needed to complete city projects.
4. Vote to "Table"; this will surpass the NMDOT deadline of July 15, 2025, and result in a loss of funds needed to complete city projects.

RESOLUTION 26-001

A RESOLUTION TO ACCEPT A GRANT AGREEMENT FROM THE NEW MEXICO DEPARTMENT OF TRANSPORTATION, MUNICIPAL ARTERIAL PROGRAM, FOR THE FISCAL YEAR 2025/2026, FOR EAST LOHMAN AVENUE/SOUTH WALNUT STREET SIGNAL IMPROVEMENTS IN THE AMOUNT OF \$225,000, REQUIRING A CITY MATCH IN THE AMOUNT OF \$75,000, FOR A TOTAL PROJECT COST OF \$300,000.

The City Council is informed that:

WHEREAS, the City of Las Cruces (City), Public Works Department was offered funding from the New Mexico Department of Transportation (NMDOT) Municipal Arterial Program (MAP) for FY2025/2026 for East Lohman Avenue/South Walnut Street Signal Improvements; and

WHEREAS, the intersections of East Lohman Avenue and South Walnut Street have been identified to undergo improvements including geometric modification, traffic signal replacement, sidewalk/ADA ramp modification, signage and striping, which will increase system efficiency by building and maintaining a coordinated transportation system that operates in an efficient and cost-effective manner; and

WHEREAS, the proposed improvements to the signal operations are expected to reduce multi-modal crashes and decrease wait times along this busy corridor; and

WHEREAS, the City has estimated construction for the project to be \$933,333.00 with \$533,333.34 having been funded with a previous MAP Grant in FY25.

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

(I)

THAT the City will adopt and accept the award through the NMDOT Agreement Control Number L100650 in the amount of \$225,000, with a required City match of \$75,000, for a total project cost of \$300,000 and allow the City Manager to execute the agreement.

(II)

THAT NMDOT requires City Council to pass a Resolution accepting the award and referencing the scope of work and funding offered by NMDOT Control Number L100650 to be submitted with the MAP agreement by the due date of July 15, 2025.

(III)

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

DONE AND APPROVED this day of

Agenda Item #6.1.

APPROVED

ATTEST:

Moved by:

Seconded by:

AYES

NAYS



May 23, 2025

Eric Joseph Enriquez, Mayor
City of Las Cruces
P.O. Box 20000
Las Cruces, New Mexico 88004

**Michelle Lujan
Grisham**
Governor

Ricky Serna
Cabinet Secretary

Dear Eric Joseph Enriquez:

We are pleased to inform you that your application for Municipal Arterial Program (MAP) funds for the project scope: **‘Planning, Design, Construction, Reconstruction, Pavement Rehabilitation, Construction Management, Drainage and Misc. Improvements-East Lohman Avenue/South Walnut Street Signal Improvements along East Lohman Avenue’** was approved by the State Transportation Commission on May 15, 2025, and will be included in the New Mexico Department of Transportation’s FY26 LGRF Program.

Your project has been assigned Control No. **L100650**. Please be sure to reference this number in all communications with the New Mexico Department of Transportation regarding this project.

The total estimated cost for your project is **\$300,000.00** the Department has allocated **\$225,000.00** in MAP funds, with a local match requirement of **\$75,000.00**.

The Project Oversight Division will develop a project agreement and forward it to you for signature. If you have any questions or comments, please contact me at (505) 699-9946.

Sincerely,

Clarissa Martinez
Project Oversight Division, State Grants Manager

C: Gil Gallosa, LGRF Coordinator
Aaron Chavarria, District 1 Engineer

Commissioners

John McElroy
Commissioner
District 1

Gary Tonjes
Commissioner
District 2

Hilma E. Chynoweth
Commissioner, Vice Chairman
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6



26-002

City Council Action and Executive Summary

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

District:	☐ 1	☐ 2	☐ 3	☒ 4	☐ 5	☐ 6	☐ N/A
1st Reading:				Adopted:	July 7, 2025		
Drafter:	Dianne Bustillos			Department:	Economic Development		
Program:	Land Management			Line of Business:	Land Management		
Title:	A RESOLUTION APPROVING THE CITY'S PURCHASE OF A 72 SQUARE FOOT TRACT OF LAND OWNED BY THE CAROLINE A. RYAN TRUST LOCATED AT 647 WEST MOUNTAIN AVENUE, FOR THE PURCHASE PRICE OF ONE THOUSAND THREE HUNDRED DOLLARS (\$1,300) AS PART OF THE NORTH MELENDRES STREET RECONSTRUCTION PHASE II PROJECT.						

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

PURPOSE(S) OF ACTION:
To approve the purchase of real property by the City of Las Cruces.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:
On May 25, 2025, City Council approved Resolution 25-132, amending the FY2025-2030 Capital Improvements Program, in which, among other projects, the Melendres Avenue-Hadley to Picacho project was specifically listed.

The City of Las Cruces (City) must acquire 72 square feet of land owned by the Caroline A. Ryan Trust. Said land is described in Exhibit "A" and Exhibit "B" of the Real Estate Purchase Agreement between the City and the Ryan Trust. The negotiated price for this property is \$1,300. This price was based on an examination of residential lot sales of similar size. In accordance with Municipal Code 2-1313(1), the City is authorized to purchase real property valued under \$10,000.00 without a formal appraisal. A Memorandum regarding Waiver of Appraisal and Statement of Value, which contains a written opinion of the estimated land value from the Land Management/Real Estate Services staff, is attached as supplemental information.

In addition to the land acquisition and included as part of the negotiated agreement with the property owner, the City agrees to replace any site improvements that will be displaced or damaged by this project. This will include the reinstallation of a segment of a stuccoed wall with anti-graffiti paint and the replacement of any shrubbery.

Acquiring this right-of-way will improve sightlines and enhance safety for both pedestrians and turning vehicles along West Mountain Avenue and North Melendres Street, while also allowing for the installation of ADA-compliant sidewalks and accessibility ramps.

SUPPORT INFORMATION:
[Exhibit "A" - Purchase Agreement](#)
[Attachment "A" - Memo Statement of Value](#)

Agenda Item #6.2.

[Attachment "B" - Vicinity Map](#)

PLAN(S):

Elevate Las Cruces

DOES THIS AMEND THE BUDGET?:

☐ Yes

☒ No

BUDGET / FISCAL IMPACT:

BUDGETED AMOUNT:

AVAILABLE AMOUNT:

EXPENDITURE AMOUNT:

\$1,300

Funding Source(s):

4202-40255008-802000

Overall Budget Impact:

Funds are proposed to be taken from Public Works

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 the purchase of 72 square feet of land at the corner of 647 West Mountain Avenue for the amount of \$1,300 plus replacement of any displaced site improvements and/or damage caused by the project.
2. Vote "No"; this will not approve the Resolution, nor the purchase of the 72 square feet at the corner of West Mountain Avenue and the owner will retain ownership of the property.
3. Vote to "Amend"; this could modify the Resolution and would need further direction from Council to staff.
4. Vote to "Table"; this will postpone consideration of the Resolution and would need further direction from Council to staff.

REFERENCE INFORMATION:

Resolution No. 25-132

RESOLUTION 26-002

A RESOLUTION APPROVING THE CITY'S PURCHASE OF A 72 SQUARE FOOT TRACT OF LAND OWNED BY THE CAROLINE A. RYAN TRUST LOCATED AT 647 WEST MOUNTAIN AVENUE, FOR THE PURCHASE PRICE OF ONE THOUSAND THREE HUNDRED DOLLARS (\$1,300) AS PART OF THE NORTH MELENDRES STREET RECONSTRUCTION PHASE II PROJECT.

The City Council is informed that:

WHEREAS, on May 25, 2025, City Council approved Resolution 25-132, the City's Capital Improvement Program ("CIP") for Fiscal Year 2025 through Fiscal Year 2030 and the Melendres Avenue-Hadley to Picacho project was included as a project listed on the CIP; and

WHEREAS, the City must acquire 72 square feet of land for the project; and

WHEREAS, in accordance with Municipal Code 2-131(1), the City is authorized to purchase real property valued under \$10,000 without a formal appraisal; and

WHEREAS, a written opinion of the estimated land value from City's Real Estate Services staff has been attached and incorporated herein and the negotiated purchase price is \$1,300; and

WHEREAS, in addition to the acquisition of the tract of land, and included as part of the negotiated Purchase Agreement with the property owner, the City of Las Cruces agrees to replace any site improvements that will be displaced and/or damage caused by the project and the City agrees to reinstall a segment of the stuccoed wall with anti-graffiti paint and replacement of shrubbery; and

WHEREAS, acquiring the right-of-way will allow for improved sightlines and safety along West Mountain Avenue and North Melendres Street for pedestrians and traffic turning movement alike and provide for appropriate ADA sidewalks and accessibility ramps.

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

(I)

THAT the purchase agreement attached hereto as Exhibit "A", between the City of Las Cruces and the Carolyn A. Ryan Trust, is hereby approved and that the City Manager is authorized to execute the agreement and any other documents necessary to finalize the purchase on behalf of the City

(II)

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

DONE AND APPROVED this day of

APPROVED

ATTEST:

Moved by:

Seconded by:

AYES

NAYS

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT is entered into on this ____ day of _____, 2024, between the **City of Las Cruces**, a New Mexico municipal corporation ("City") whose address is 700 N. Main Street, Las Cruces, NM 88001 and the **Caroline A. Ryan, Trustee of the Caroline A. Ryan Trust, dated August 25, 1992**, ("Ryan Trust") whose address is 647 W. Mountain Avenue, Las Cruces, NM 88005.

The Ryan Trust, in consideration of mutual covenants herein contained, agrees to sell and convey, and the City agrees to purchase a 72 square foot tract of land being a portion of Lot 8 of the J. A. Foster Tracts, filed for record in the Doña Ana County Clerk's office on February 22, 1939, in Book 6 Page 21, and being more particularly described in Exhibits "A" and "B" attached hereto and made a part hereof ("Property"). Upon approval of the Las Cruces City Council, the Ryan Trust agrees to grant the Property to the City.

TERMS AND CONDITIONS**1) Purchase Price.**

The purchase price for the Property shall be One thousand three hundred dollars (\$1,300.00) cash or certified funds, payable upon conveyance of the Property.

2) Property Conveyance.

- A. The Ryan Trust shall execute and deliver a Warranty Deed conveying the Property to the City after City Council's approval of the resolution authorizing the purchase, pursuant to Municipal Code Section 2-1312 et. seq.
- B. The City or its contractor(s) agree to repair and/or replace any improvements damaged upon the project site by the City or its contractor(s) during the installation and improvement of North Melendres Street. City or its contractor(s) shall remove 72 square feet of the front yard and 26 feet of an approximately 3-foot-high stuccoed rock wall (Wall) and footing along the northwest corner of the Property. A new 3-foot-high Wall (approximately 12.60 feet in length) shall be built at the newly established Right-of Way (ROW). The new Wall will be stuccoed and painted, using graffiti resistant paint, to match the existing Wall. The new Wall will run southwest 37°59'37" for 12.60 feet from the most northerly corner of the newly established ROW to the end of the newly established ROW. Any existing sprinkler system will be relocated.

3) **Risk of Loss.**

All risk of loss or damage to the Property will pass from the Ryan Trust to the City at the time of the filing of the Warranty Deed.

4) **Cost and Fees.**

The City shall be responsible for the cost of recording the Warranty Deed in the records of the Doña Ana County Clerk's Office.

5) **Possession of the Property.**

Possession of the Property will be released to the City upon filing of the Warranty Deed.

6) **Governing Laws.**

This Agreement shall be subject to the laws of the State of New Mexico.

7) **Counterparts.**

This Agreement may be executed in one or more identical counterparts, and all counterparts so executed shall constitute one agreement which shall be binding on all the parties.

8) **Notice.**

All notices given pursuant to or in connection with this Agreement shall be made in writing and posted by certified mail, postage prepaid, to the City of Las Cruces, Attn: Land Management Administrator, P.O. Box 20000, Las Cruces, NM 88004; and to the Caroline A. Ryan Trust, dated August 25, 1992, Attn: Carolyn A. Ryan, Trustee, 647 W. Mountain Avenue, Las Cruces, NM 88005 or to such address as requested by either party. Notice shall be deemed to be received on the fifth day following posting.

IN WITNESS WHEREOF, the parties have signed this Agreement of the date first written above.

CITY OF LAS CRUCES

By: _____
Ikani Taumoepeau, City Manager

RYAN TRUST, dated August 25, 1992

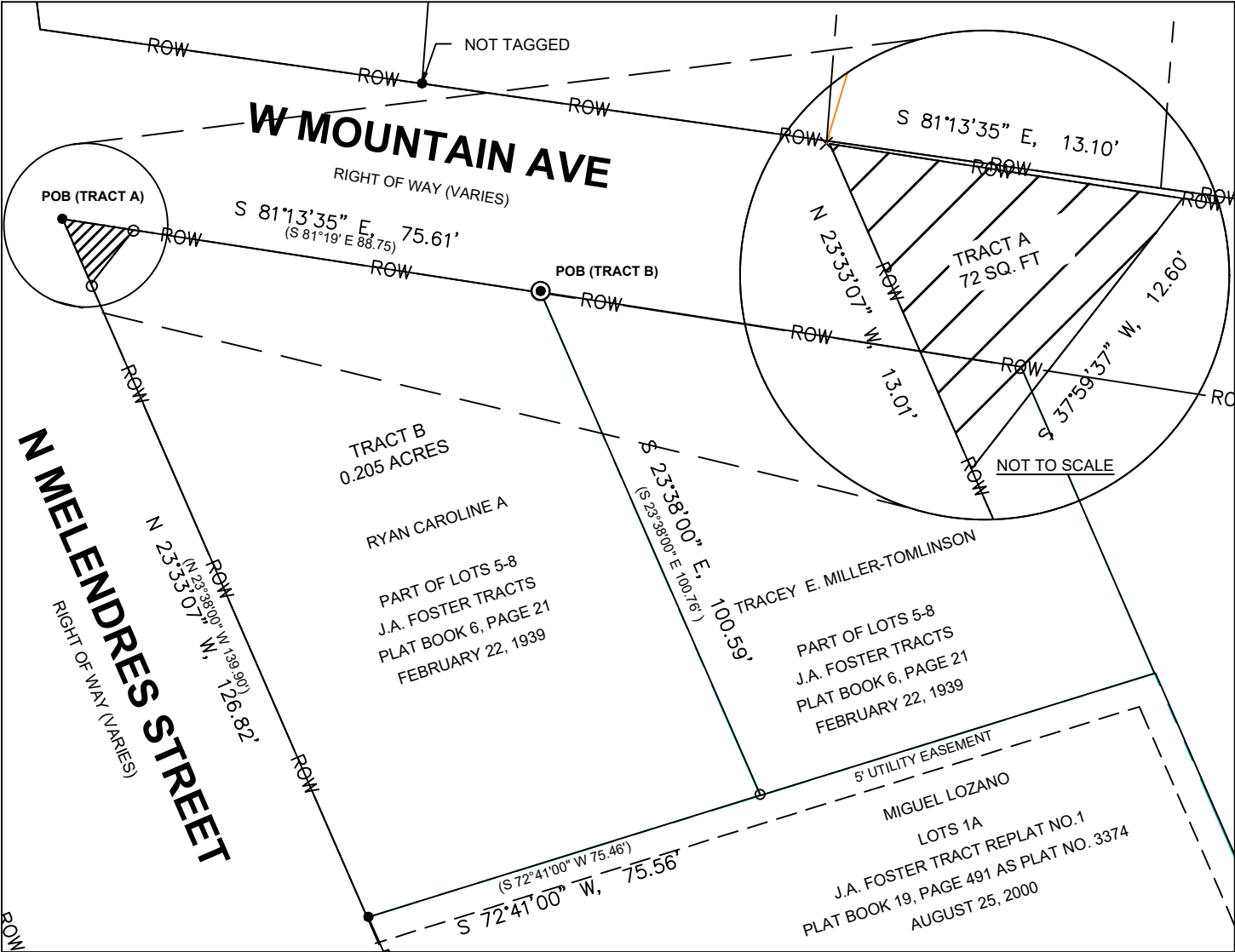
By: Carolyn A. Ryan TRUSTEE
Caroline A. Ryan, Trustee

APPROVED AS TO FORM

By: _____
Brad Douglas, City Attorney

EXHIBIT A

LOT 5,6,7,8 OF J.A. FOSTER TRACTS
FILED FEBRUARY 22, 1939 PLAT BOOK 6 PAGE 21
DOÑA ANA COUNTY CLERKS OFFICE
CITY OF LAS CRUCES
DOÑA ANA COUNTY, NEW MEXICO
AUGUST 2022



LEGEND:

- FOUND 1/2" REBAR, UNCAPPED, SET TAG (NMPS 21082)
- FOUND 1 IN PIPE, SET TAG (NMPS 21082)
- SET REBAR CAP/NAIL/WASHER "PS 21082"

SURVEY NOTES:

- BASIS OF BEARING IS CITY OF LAS CRUCES LOW DISTORTION PROJECTION. (SEE TABLE)
- TRACT A TO CITY OF LAS CRUCES FOR EXPANSION OF ROW ON N. MELENDRES ST. AND W. MOUNTAIN AVE.
- TRACT B IS REMAINDER PARCEL.
- RECORD BEARINGS AND DISTANCES ARE NOTED IN (PARENTHESIS)
- PROPERTY IS DESIGNATED AS FLOOD ZONE "X", AS SHOWN ON FLOOD INSURANCE RATE MAP 35013C1083G EFFECTIVE JULY 6, 2016

TABLE 1 CLC_5NOV19 - A LOW DISTORTION PROJECTION FOR THE CITY OF LAS CRUCES

UNITS	METRIC/IFT (INTERNATIONAL FEET)		
HORIZONTAL DATUM	NAD83 (2011) EPOCH 2010.0 (LOCAL GEOGRAPHIC SYSTEM:EPSG 6318		
	GRS80 ELLIPSOID: EPSG 7019		
	SEMI-MAJOR AXIS	6378137 METERS EXACT	
	INVERSE FLATTENING	298.257222101 UNITY (12 SIGNIFICANT DIGITS MIN.)	
VERTICAL DATUM	NAVD88		
PROJECTION	TRANSVERSE MERCATOR (GAUSS-KRUGER FORM)		
GEOID	GEOID 18: NGS LATEST HYBRID GEOID MODEL, INTENDED TO BE USED WITH NAD83 (2011) EPOCH 2010.00. GEOID 18 PROVIDES ORTHOMETRIC HEIGHTS CONSISTENT WITH NAVD 88. SEE NOAA TECHNICAL REPORT NOS NGS 72 FOR MORE DETAIL.		
PROJECTION ORIGIN	LATITUDE	N31°45'00.0"	31.75°
	LONGITUDE	W106°48'00.0"	-106.8° (253.20°)
	FALSE NORTHING	0.000	
	FALSE EASTING	52,000.0000 M	170603.675 IFT
	SCALE	1.000195 EXACT	HEIGHT: 1240 M (4068.2)

SURVEYOR'S CERTIFICATION

I, DAVID ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.



DAVID ACOSTA., PS 21082

 PUBLIC WORKS DEPARTMENT CITY OF LAS CRUCES, NEW MEXICO 				
PROJECT TITLE 647 W MOUNTAIN AVE-EXHIBIT				
PROJECT NO. 21S007 MELENDRES PH III				
SCALE: 1" = 30'	DATE	REVISIONS	SHEET 1 OF 1	
SURVEYOR: DA				
DRAWN BY: TM	06/05/24			
CHECKED BY: MG	06/05/24			

BOUNDARY SURVEY
LOT 5,6,7,8 OF J.A. FOSTER TRACTS
DONA ANA COUNTY CLERKS OFFICE
LAS CRUCES
JULY 2024

LEGAL DESCRIPTION:

LOT 8 OF J.A. FOSTER TRACTS, IN THE CITY OF LAS CRUCES, COUNTY OF DONA ANA, STATE OF NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY ON FEBRUARY 22 1939, IN BOOK 6 PAGE 21 OF PLAT RECORDS.

STARTING AT A FOUND 1" PIPE MARKING THE POINT OF BEGINNING OF TRACT A ALONG THE RIGHT-OF-WAY OF W MOUNTAIN AVENUE AND W MELENDRES STREET; THENCE S81° 13' 35"E 13.10 FEET TO A SET REBAR; THENCE S37° 59' 37" 12.60 FEET TO A SET REBAR; THENCE N23° 33' 07"W 13.01 FEET BACK TO THE POINT OF BEGINNING CONTAINING 72 SQ FEET KNOWN AS TRACT A.

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA NMPLS No. 21082

07/11/2023

DATE



MEMORANDUM

From: Bill R. Hamm, Real Estate Administrator
Date: May 23, 2025
Subject: Waiver of Formal Appraisal & Statement of Value-647 Mountain Ave. – Caroline A. Ryan Trust

In accordance with Municipal Code 2-1313, the City may purchase real property under \$10,000 without a formal appraisal. A written explanation of the difference must be incorporated as part of the resolution. This memo represents that requirement written explanation.

The City needs to acquire an approximately 72 square foot parcel of land from the Caroline A. Ryan Trust as part of the North Melendres St. Reconstruction Phase II Project. Rather than absorbing the expense of a formal appraisal, which would exceed the cost of the land being acquired, staff negotiated a fair market value of the land based on an examination of recent comparable residential lot sales. Based upon the location and physical characteristics of the Ryan Trust property, \$18.00 per square foot is reasonably concluded to represent the fair market value of the land being acquired from the Ryan Trust to accomplish the project.

The negotiated fair market value of the land being acquired and as agreed upon by staff and property owner was \$18.00 per square foot, or \$1,300.00, rounded.

Thank you.

A handwritten signature in blue ink, appearing to read "Bill", written over a faint blue circular stamp.

Bill R. Hamm, Real Estate Administrator





City Council Action and Executive Summary

26-003

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

District:	☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☒ N/A				
1st Reading:			Adopted:	July 7, 2025	
Drafter:	Katherine Harrison-Rogers		Department:	Parks & Rec	
Program:	Planning & Construction		Line of Business:	Office of the Director & Special Projects	
Title:	A RESOLUTION AMENDING RESOLUTION 25-149 UPDATING THE PARK DEVELOPMENT FEES, LAND USE ASSUMPTIONS, AND PARK CAPITAL IMPROVEMENTS PLAN TO RECTIFY A TECHNICAL ERROR IDENTIFIED IN EXHIBIT "A".				

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

PURPOSE(S) OF ACTION:
To amend a resolution.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:
The Las Cruces Municipal Code (LCMC) Chapter 33 outlines the establishment of and process by which to collect and spend development impact fees. The City has established development impact fees for Parks, Public Safety, and Utilities. Section 33-24 requires the periodic update of land use assumptions (LUA) and the capital improvement plan (CIP) every five years. Section 33-32 also requires that the City update development impact fees (DIF) or determine that no update is needed at least every five years.

The City of Las Cruces Parks and Recreation hired TischlerBise to develop an analysis and corresponding report of LUA, CIP, and park DIF, titled 'City of Las Cruces Parks and Recreation Impact Fee Study: Land Use Assumptions, Capital Improvements Plan, and Development Impact Fees.' This study and the information within were reviewed during various public hearings at the Capital Improvements Advisory Committee (CIAC) and by City Council during a Work Session and Public Hearing. City Council adopted Resolution 25-149 on June 2, 2025. After adoption, it was discovered that Exhibit "A", 'City of Las Cruces Parks and Recreation Impact Fee Study: Land Use Assumptions, Capital Improvements Plan, and Development Impact Fees' was subject to a technical error during the conversion of the document from Microsoft Word to Adobe PDF. This resulted in several tables and figures being fully or partially omitted.

It is recommended that City Council amend this resolution to rectify the technical error so that all of the information is visible for reference. The updated Exhibit "A" does not present information or data that was not already presented, reviewed, and discussed during public hearings or meetings.

SUPPORT INFORMATION:
[Exhibit "A", City of Las Cruces Parks and Recreation Impact Fee Study: Land Use Assumptions, Capital Improvements Plan, and Development Impact Fees](#)

Agenda Item #6.3.

PLAN(S):

None

COMMITTEE/BOARD REVIEW:

CIAC

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 amendment to the Resolution and replace Exhibit "A" and rectify a previous technical error.
2. Vote "No"; this will reject the Resolution, and Exhibit "A" will not be replaced resulting in the omission of figures and tables.
3. Vote to "Amend"; this will modify the Resolution and will require direction to staff to make the changes accordingly.
4. Vote to "Table"; this will result in no action on the Resolution.

REFERENCE INFORMATION:

Resolution 25-149

RESOLUTION 26-003

A RESOLUTION AMENDING RESOLUTION 25-149 UPDATING THE PARK DEVELOPMENT FEES, LAND USE ASSUMPTIONS, AND PARK CAPITAL IMPROVEMENTS PLAN TO RECTIFY A TECHNICAL ERROR IDENTIFIED IN EXHIBIT "A".

The City Council is informed that:

WHEREAS, the City previously enacted park Development Impact Fees, effective July 1, 1995, in Resolution No. 95-368, in compliance with the Las Cruces Development Impact Fee Ordinance; and

WHEREAS, Las Cruces Municipal Code (LCMC) Sections 33-24 requires the City update or determine that no update is needed for the Land Use Assumptions and the Park Capital Improvement Plan at least every five years; and

WHEREAS, LCMC Sections 33-32 requires the City update the Park Impact Fees or determine that no update is needed every five years; and

WHEREAS, Resolution 13-161 established Park Impact Fees of \$2600 per residential unit; and

WHEREAS, Resolution 20-002 determined no updates to the current Land Use Assumptions, Capital Improvement Plan nor Development Impact Fees for Parks were needed; and

WHEREAS, Resolution 25-037 provided an extension of the five-year review, not to exceed a date of June 30, 2025; and

WHEREAS, a qualified professional, TischlerBise, prepared the 'City of Las Cruces Parks and Recreation Impact Fee Study: Land Use Assumptions, Capital Improvements Plan, and Development Impact Fees,' hereto attached to this Resolution as Exhibit "A"; and

WHEREAS, during a public hearing on March 27, 2025, the Capital Improvements Advisory Committee determined that updates to the current Land Use Assumptions, Capital Improvement Plan or Development Impact Fees for Parks were needed; and

WHEREAS, City Council was presented, reviewed, and discussed the results of this study at a work session on April 28, 2025; and

WHEREAS, City Council, after review and discussion, adopted Resolution 25-149 during a public hearing on June 2, 2025; and

WHEREAS, a file conversion error resulting in missing tables and figures was noted in Exhibit "A" after adoption of Resolution 25-149.

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

(I)

THAT technical errors have been rectified in Exhibit "A", 'City of Las Cruces Parks and Recreation Impact Fee Study: Land Use Assumptions, Capital Improvements Plan, and Development Impact Fees.'

(II)

Agenda Item #6.3.

THAT updates to the Land Use Assumptions and Park Capital Improvement Plan are needed as outlined in Exhibit "A", 'City of Las Cruces Parks and Recreation Impact Fee Study: Land Use Assumptions, Capital Improvements Plan, and Development Impact Fees.'

(III)

THAT the Land Use Assumptions and Capital Improvements Plan are updated as outlined in Exhibit "A" and the Development Impact Fees for Parks are updated using the Residential by Square Foot Method, in the maximum amount, less neighborhood parks, as outlined in Figure 34 of Exhibit "A".

(IV)

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

DONE AND APPROVED this day of

APPROVED

Mayor

ATTEST:

City Clerk

Moved by:

Seconded by:

AYES

NAYS

City of Las Cruces

Parks and Recreation Impact Fee Study

Land Use Assumptions, Capital Improvements Plan, and Development Impact Fees

Prepared for:
City of Las Cruces, New Mexico

DRAFT

February 21, 2025

Prepared by:



4701 Sangamore Road
Suite S240
Bethesda, Maryland 20816
800.424.4318
www.tischlerbise.com



New Mexico requires infrastructure and related development impact fees to be developed by qualified professionals using generally accepted engineering and planning practices. A qualified professional “means a professional engineer, surveyor, financial analyst or planner providing services within the scope of his license, education or experience.” TischlerBise is a fiscal, economic, and planning consulting firm specializing in the cost of growth services. Our services include development fees, fiscal impact analysis, infrastructure financing analyses, user fee/cost of service studies, capital improvement plans, and fiscal software. TischlerBise has prepared over 1,000 development fee studies over the past 40 years for local governments across the United States. The primary author of this study, Julie Herlands, Vice President of TischlerBise, is a member of the American Institute of Certified Planners (AICP).

TischlerBise
4701 Sangamore Road
Suite S240
Bethesda, Maryland 20816
800.424.4318

www.tischlerbise.com

February, 2025

Parks and Recreation Impact Fee Study

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EXECUTIVE SUMMARY

Overview

TischlerBise was retained by the City of Las Cruces, New Mexico to prepare an update to the City's Parks and Recreation impact fee. The purpose of this study is to meet the requirements of the New Mexico Development Fees Act. The Act provides local government the authority to impose fees and controls the amount, timing, method of assessment, and use of the funds. This analysis is organized to address the requirements of the Development Fees Act, and in so doing, define an equitable and proportionate assessment that will help fund the requisite facilities, without undue burden on new or existing development.

Development fees (also referred to as impact fees) are one-time payments used to construct system improvements needed to accommodate new development. An impact fee represents new growth's fair share of capital facility needs. By law, impact fees can only be used for capital improvements, not operating or maintenance costs. Impact fees are subject to legal standards, which require fulfillment of three key elements: need, benefit, and proportionality.

- First, to justify a fee for public facilities, it must be demonstrated that new development will create a need for capital improvements.
- Second, new development must derive a benefit from the payment of the fees (i.e., in the form of public facilities constructed within a reasonable period).
- Third, the fee paid by a particular type of development should not exceed its proportional share of the capital cost for system improvements.

TischlerBise documented appropriate demand indicators by type of development for the parks & recreational facilities impact fees. Specific capital costs have been identified using local data and costs. This report includes summary tables indicating the specific factors used to derive the park impact fees. These factors are referred to as level of service standards.

Summary of Capital Improvements and Impact Fees

The impact fees calculated for the City of Las Cruces represent the highest amount feasible for each type of applicable land use, or maximum allowable amounts, which represents new growth's fair share of the cost for the appropriate parks and recreation capital facilities. The City may adopt fees that are less than the amounts shown. However, a reduction in park impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Parks and Recreation impact fees are based on information provided by the City's Parks and Recreation Department and are based on actual levels of service for parks and recreation facilities. Components include both land and improvements, and the fee is only calculated for residential development. A summary of methodologies used in the analysis is provided below in Figure 1.

Figure 1. Summary of City of Las Cruces Parks and Recreation Impact Fee Methodologies

Fee Category	Service Area	Incremental Expansion	Plan-Based	Cost Recovery	Cost Allocation
Parks & Recreation	Citywide	Community Park Land Community Park-Athletic Land Neighborhood Park Land Special Facility Land Park Improvements Trails Recreation Center Outdoor Aquatic Facilities	N/A	Indoor Aquatic Facilities	Population

Exactions

Exactions come in many forms and are used to mitigate capital facility needs. Developers may be required to construct infrastructure or municipal buildings, make a cash payment (e.g., impact fees), and/or dedicate land for public use. Also, credits or agreements can be made in which fees are waived when the developer constructs facilities that would have been constructed by the municipality. Exactions are meant to offset growth-related capital costs and are not used for operating expenditures.

Credits and Geographic Area

A general requirement common to impact fee methodologies is the evaluation of *credits*. Two types of credits should be considered, **future revenue credits** and **site-specific credits**. Revenue credits may be necessary to avoid potential double payment situations arising from a one-time impact fee plus the payment of other revenues (e.g., property taxes) that may also fund growth-related capital improvements. Because new development may provide front-end funding of infrastructure, there is a potential for double payment of capital costs due to future payments on debt for public facilities. A debt service credit for existing principal payments is necessary for the City of Las Cruces’ Parks and Recreation impact fees because there is outstanding debt for the infrastructure categories in the fee program after the current fiscal year.

The second type of credit is a **site-specific credit** for system improvements that have been included in the Parks and Recreation impact fee calculations. Policies and procedures related to site-specific credits for system improvements should be addressed in the ordinance that establishes the development fees. However, the general concept is that developers may be eligible for site-specific credits only if they provide system improvements that have been included in the impact fee calculations. Project improvements normally required as part of the development approval process are not eligible for credits against impact fees.

Maximum Allowable Parks and Recreation Impact Fee

Figure 2 provides a schedule of the updated maximum allowable Parks and Recreation impact fees for the City of Las Cruces (shaded in green). The fees represent the highest amount allowable for each type or size of housing unit,¹ which represents new growth’s fair share of the cost for parks and recreation capital facilities. The City may adopt fees that are less than the amounts shown. However, **a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.** Also shown in the figure is a comparison with the current Parks and Recreation impact fee (shaded in gray) along with percentage change from the current fee to the maximum allowable amount.

Figure 2. Summary of Maximum Allowable Parks and Recreation Impact Fees [with Neighborhood Parks]

Housing Type	Persons per Housing Unit	Maximum Allowable Fee per Housing Unit	Current Fee per Housing Unit	Increase/ (Decrease)	% Change
Single Family	2.44	\$5,934	\$2,600	\$3,334	128%
Multifamily	1.58	\$3,842	\$2,600	\$1,242	48%

OR

Residential by Square Foot	Persons per Housing Unit*	Maximum Allowable Fee per Housing Unit	Current Fee per Housing Unit	Increase/ (Decrease)	% Change
1,300 or less	1.02	\$2,480	\$2,600	(\$120)	-5%
1,301 to 2,100	1.85	\$4,499	\$2,600	\$1,899	73%
2,101 or more	2.85	\$6,931	\$2,600	\$4,331	167%

* Persons per housing unit by size of unit is from City of Las Cruces Police Impact Fee Study, 2022.

Per adoption of “Realize Las Cruces,” the City’s zoning code update, Neighborhood Parks will be provided as part of the development approval process. Levels of service and cost factors for Neighborhood Parks are included in the Development Impact Fee report for documentation purposes but are not recommended to be adopted as part of the Parks Impact Fee update. A fee schedule without Neighborhood Parks (land and improvements) is provided in Figure 3.

¹ Fee schedules are presented in two ways as an option for adoption: (a) by type of housing unit or (b) by size.

Figure 3. Summary of Maximum Allowable Parks and Recreation Impact Fees [without Neighborhood Parks]

Housing Type	Persons per Housing Unit	Maximum Allowable Fee per Housing Unit	Current Fee per Housing Unit	Increase/ (Decrease)	% Change
Single Family	2.44	\$4,855	\$2,600	\$2,255	87%
Multifamily	1.58	\$3,144	\$2,600	\$544	21%

OR

Residential by Square Foot	Persons per Housing Unit*	Maximum Allowable Fee per Housing Unit	Current Fee per Housing Unit	Increase/ (Decrease)	% Change
1,300 or less	1.02	\$2,029	\$2,600	(\$571)	-22%
1,301 to 2,100	1.85	\$3,681	\$2,600	\$1,081	42%
2,101 or more	2.85	\$5,671	\$2,600	\$3,071	118%

* Persons per housing unit by size of unit is from City of Las Cruces Police Impact Fee Study, 2022.

Please note, calculations throughout this report are based on an analysis conducted using MS Excel software. Results are discussed in the memo using one- and two-digit places (in most cases). Figures are typically either truncated or rounded. In some instances, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

INTRODUCTION TO IMPACT FEES

Definition

Development fees, also known as impact fees or development impact fees, are one-time payments used to fund capital improvements necessitated by new growth. Impact fees have been utilized by local governments in various forms for at least fifty years. Impact fees do have limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive portfolio to ensure adequate provision of public facilities with the goal of maintaining current levels of service in a community. Any community considering development impact fees should note the following limitations:

- Impact fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and/or maintenance and rehabilitation costs;
- Impact fees cannot be deposited in the local government's General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected; and
- Impact fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

Legal Framework

U.S. Constitution. Like all land use regulations, development exactions—including impact fees—are subject to the Fifth Amendment prohibition on taking private property for public use without just compensation. Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of impact fees, that interest is in the protection of public health, safety, and welfare by ensuring that development is not detrimental to the quality of essential public services.

There is little federal case law specifically dealing with impact fees, although other rulings on other types of exactions (e.g., land dedication requirements) are relevant. In one of the most important exaction cases, the U. S. Supreme Court found that a government agency imposing exactions on development must demonstrate an “essential nexus” between the exaction and the interest being protected. (See *Nollan v. California Coastal Commission*, 1987.) In a more recent case (*Dolan v. City of Tigard, OR*, 1994), the Court ruled that an exaction also must be “roughly proportional” to the burden created by development. However, the *Dolan* decision appeared to set a higher standard of review for mandatory dedications of land than for monetary exactions such as development impact fees.

Required Findings

There are three reasonable relationship requirements for impact fees that are closely related to “rational nexus” or “reasonable relationship” requirements enunciated by a number of state courts. Although the term “dual rational nexus” is often used to characterize the standard by which courts evaluate the validity of development impact fees under the U.S. Constitution, we prefer a more rigorous formulation that recognizes three elements: “impact or need,” “benefit,” and “proportionality.” The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating an Impact. All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to impact fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

Demonstrating a Benefit. A sufficient benefit relationship requires that facility fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the State enabling Act requires that facilities funded with fee revenues be available *exclusively* to development paying the fees. In other words, existing development may benefit from these improvements as well.

Procedures for the earmarking and expenditure of fee revenues are typically mandated by the State enabling act, as are procedures to ensure that the fees are expended expeditiously or refunded. All of these requirements are intended to ensure that developments benefit from the fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality. The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to impact fees has been debated) and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development. For example, the need for school improvements is measured by the number of public school-age children generated by development.

Unique Requirements of the New Mexico Impact Fee Act

Impact fees in New Mexico are governed by Article 8, Chapter 5 of New Mexico Statutes Annotated (NMSA) – the *Development Fees Act*. The Act imposes certain requirements for impact fee assessment in New Mexico, including²:

- Capital facility types that are eligible for impact fee assessment;
- Categories of allowed and prohibited expenses;
- Impact fee administrative procedures and capital facilities plan update requirements, including conditions under which fees must be refunded (impact fees must, for example, be spent within seven years of collection or refunded);
- Requirements guiding the City's definition of an impact fee service area (the area within which fees will be assessed);
- Impact fee analytical requirements that call for preparation of two reports to support the assessment – impact fee Land Use Assumptions, and this Impact Fee Capital Improvement Plan (the IFCIP), which documents the calculation methodology and includes a schedule of impact fees by property type.

The IFCIP includes the following:

- The definition of the impact fee service unit – a standard unit of measure for capital facilities demand planning;
- A demand equivalency table that shows the rate of service unit generation (capital facility capacity demand), by property type;
- The number of projected service units attributable to new development (which is a way to quantify the “impacts” of new development);
- The cost per service unit (cost to meet demand from a unit of new development);
- The net cost per service unit (total cost less impact fee reductions);
- An impact fee net cost schedule that shows the net payable impact fee amount, by property type.

The *Development Fees Act* includes three other noteworthy provisions:

1. Platted (and un-built) lots are guaranteed, for a period of four years, the impact fee rate in effect at the time of platting. This protection expires at the end of four years, after which the current fee rates apply. Lots platted prior to the adoption of the impact fees in this report have no such protection (because fees in this report have not been assessed in the past). Future impact fee updates will have effect only for lots platted after enactment of the new fees (along with lots platted more than four years before the update).

² See the Appendix for the full text of the New Mexico Development Fees Act.

2. Impact fee exemption is specifically disallowed for public entities.
3. The City may waive fee assessment for “qualified affordable housing.” Qualified units are those affordable to households earning 80% or less of HUD area median income, and which have total monthly shelter costs of less than 30% of gross household income.

Methodologies and Credits

Any one of several legitimate methods may be used to calculate impact fees. The choice of a particular method depends primarily on the service characteristics and planning requirements for the facility type being addressed. Each method has advantages and disadvantages in a particular situation, and to some extent can be interchangeable, because each allocates facility costs in proportion to the needs created by development.

Reduced to its simplest terms, the process of calculating impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities. The following paragraphs discuss three basic methods for calculating development impact fees and how those methods can be applied.

Plan-Based Fee Calculation. The plan-based method allocates costs for a specified set of improvements to a specified amount of development. The improvements are identified by a facility plan and development is identified by a land use plan. In this method, the total cost of relevant facilities is divided by total demand to calculate a cost per unit of demand. Then, the cost per unit of demand is multiplied by the amount of demand per unit of development (e.g., housing units or square feet of building area) in each category to arrive at a cost per specific unit of development (e.g., single family detached unit).

Cost Recovery or Buy-In Fee Calculation. The rationale for the cost recovery approach is that new development is paying for its share of the useful life and remaining capacity of facilities already built or land already purchased from which new growth will benefit. This methodology is often used for systems that were oversized such as sewer and water facilities.

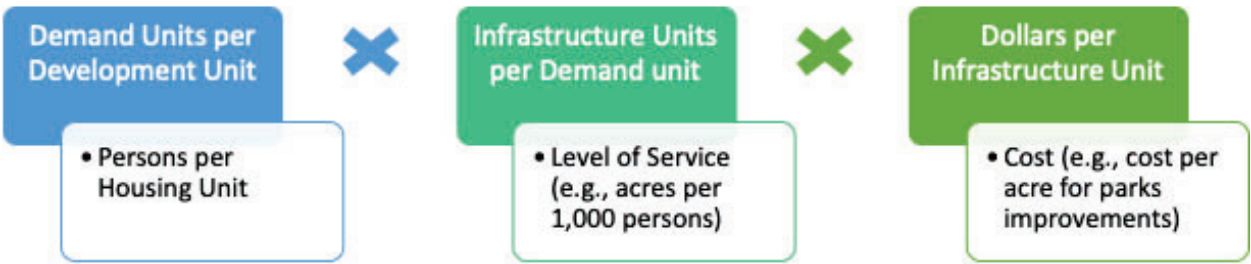
Incremental Expansion Fee Calculation. The incremental expansion method documents the current level of service (LOS) for each type of public facility in both quantitative and qualitative measures, based on an existing service standard (such as square feet per student). This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. The level of service standards are determined in a manner similar to the current replacement cost approach used by property insurance companies. However, in contrast to insurance practices, the fee revenues would not be for renewal and/or replacement of existing facilities. Rather, revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments, with LOS standards based on current conditions in the community.

Credits. Regardless of the methodology, a consideration of “credits” is integral to the development of a legally valid impact fee methodology. There are two types of “credits” each with specific, distinct characteristics, but both of which should be addressed in the development of development impact fees. The first is a credit due to possible double payment situations. This could occur when contributions are made by the property owner toward the capital costs of the public facility covered by the impact fee. This type of credit is integrated into the impact fee calculation. The second is a credit toward the payment of a fee for dedication of public sites or improvements provided by the developer and for which the facility fee is imposed. This type of credit is addressed in the administration and implementation of a facility fee program.

Generic Impact Fee Calculation

In contrast to development exactions, which are typically referred to as project-level improvements, impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire jurisdiction (often referred to as “system-level” improvements). The basic steps in a generic impact fee formula are illustrated in Figure 4. The first step is to determine an appropriate demand indicator, or service unit, for the particular type of infrastructure. The demand/service indicator measures the number of demand or service units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the generic impact fee formula is shown in the middle. Infrastructure units per demand unit are typically called Level of Service (LOS) standards. In keeping with the park example, a common LOS standard is park acreage per thousand persons. The third step in the generic impact fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish the cost per acre for park development.

Figure 4. Generic Impact Fee Formula



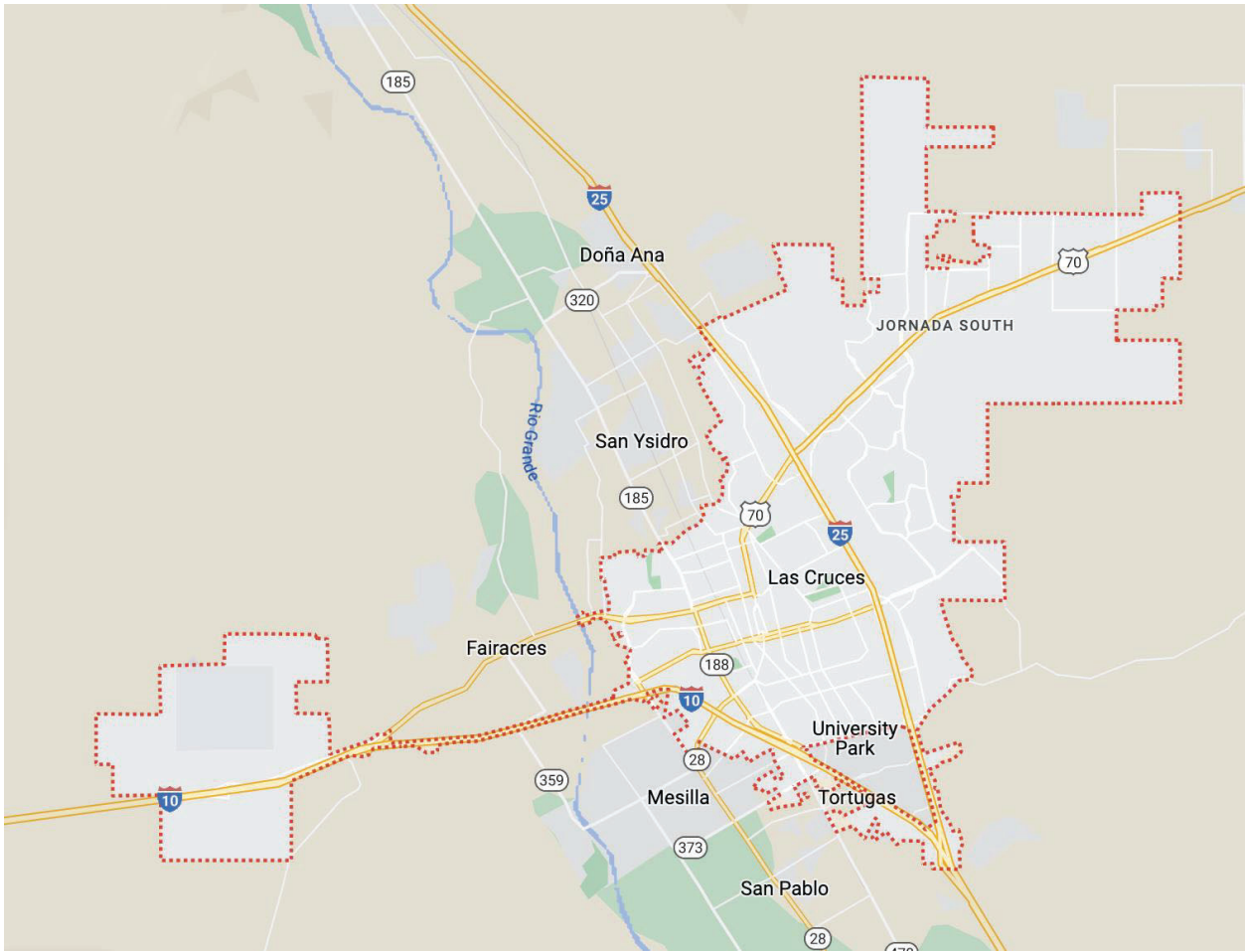
LAND USE ASSUMPTIONS

New Mexico’s *Development Fees Act* states that land use assumptions should include a description of the service area and projections of changes in land uses, densities, intensities, and population in the service area over at least a five-year period (see Section 5-8-2.J).

Study Area

The study area for the City of Las Cruces Parks Development Fee Study is the City limits. The study area is used to define levels of service, capacity needs, and any subareas, if needed. The estimates discussed are citywide.

Figure 5 .City of Las Cruces Corporate Boundary: Study Area



Source: Google Maps

Population and Housing Characteristics

Impact fees use per capita standards and persons per housing unit or persons per household to derive proportionate share fee amounts and reflect densities and intensities from development, as referenced in the New Mexico Development Fees Act. Housing types have varying household sizes and, consequently, different demand for City infrastructure and services. Thus, it is important to differentiate between housing types and persons per unit.

When persons per housing unit (PPHU) is used in the development fee calculations, infrastructure standards are derived using year-round population. In contrast, when persons per household (PPHH) is used in the development fee calculations, the fee methodology assumes all housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends that fees for residential development in Las Cruces be imposed according to year-round population, therefore use persons per housing unit.

Household size by type of unit from the U.S. Census, American Community Survey (2020) is shown in Figure 6. Persons per housing unit (PPHU) is an important demographic factor that helps account for variations in service demand by type of housing. Persons per housing unit will be held constant over the projection period since the development fee represents a “snapshot approach” of current levels of service and costs.

TischlerBise recommends using a minimum of two housing unit categories for the development fee study: (1) Single Family and (2) Multifamily. Figure 6 shows the U.S. Census American Community Survey 2020, 5-Year Estimates data for the city. Single family units have a household size of 2.44 persons and multifamily units have a household size of 1.58 persons.

Figure 6. Persons per Housing Unit

Type of Unit	Persons	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single Family	81,888	33,524	2.44	73%	9%
Multifamily	19,590	12,365	1.58	27%	12%
Subtotal	101,478	45,889	2.21	100%	10%
Group Quarters	1,472				
Total	102,950				

Source: U.S. Census, 2020: ACS 5-Year Estimates Detailed Tables
Note: Single unit includes detached, attached, and mobile homes.

However, the City of Las Cruces Public Safety Impact Fee (Willdan, 2022) was adopted by size (in square feet) of dwelling units (replicated below in Figure 7).

Figure 7. Persons per Dwelling Unit by Size of Unit

Residential by Square Foot	Persons per Dwelling Unit
1,300 or less	1.02
1,301 to 2,100	1.85
2,101 or more	2.85

Source: "Table 2.2. Occupant Density Assumptions," City of Las Cruces Police Impact Fee Study, 2022 (Willdan, 2022).

Population Growth Trends

Development fees require an analysis of current levels of service. For residential development, current levels of service are determined using estimates of population and housing units. As shown in the following figure, over the 11-year period, the city grew by 14,438 residents.³

Figure 8. City of Las Cruces Historical Population Growth (2010 to 2021)

Year	City of Las Cruces Population
2010	98,284
2011	100,212
2012	101,045
2013	101,238
2014	101,192
2015	101,113
2016	101,313
2017	101,963
2018	102,812
2019	103,432
2020	111,385
2021	112,722
Net Increase (2010-2021)	14,438
Growth Rate (2010-2021)	1.25%

Population as of July 1 except 2020 and 2021, which is as of April 15

Source: U.S. Census; Willdan Financial Services

³ It should be noted that persons and housing units shown in Figure 6Error! Reference source not found. is from the U.S. Census American Community Survey (ACS), which is a continuous monthly mailing of surveys reflecting a sample of the population in Las Cruces, as opposed to the 2020 Census (reflecting a 100 percent count of population), shown in Figure 8. The ACS data is used to establish the relationship between the number of occupants in different types of housing units in the City, to reflect impact by type of housing unit.

Projected Population Growth

Figure 9 provides the City’s current population estimate for 2023 and projected population growth through 2033. Projections are from the City of Las Cruces *Public Safety Impact Fee Update*⁴ (Willdan Financial Services, 2022) and reflect a growth rate of 1.2 percent per year, resulting in a projected increase of 14,629 over 10 years.

Figure 9. City of Las Cruces Projected Population Growth

Year	City of Las Cruces Population (as of July 1)
2023	115,443
2024	116,828
2025	118,230
2026	119,649
2027	121,085
2028	122,538
2029	124,008
2030	125,497
2031	127,004
2032	128,529
2033	130,072
Net Increase (2023-2033)	14,629
Growth Rate (2023-2033)	1.20%

Sources: Willdan Financial Services through 2030; subsequent years projected based on average annual growth rate of 1.2% (from above projections).

⁴ The City of Las Cruces currently updates its development fees on a rolling basis with Public Safety mostly updated in 2022. Additionally, TischlerBise has prepared the Las Cruces Utilities Development Fee update (latest draft as of September 29, 2023) utilizing consistent land use assumptions and sources from the Public Safety fees.

Housing Unit Estimate and Projections

The *Public Safety Impact Fee Update* established estimates of current housing units in the City and documented projected future growth, based on the assumptions in the City's comprehensive plan, *Elevate Las Cruces*. The number of housing units in the City as of 2023 was determined to be 47,460.

Projections of housing units are shown below. Residential projections are used to determine demand for parks and recreation facilities as well as to project revenues from development fees.

Figure 10. City of Las Cruces Housing Unit Estimate and Projections

Year	City of Las Cruces Population (as of July 1)	City of Las Cruces Housing Units (as of July 1)
2023	115,443	47,460
2024	116,828	48,030
2025	118,230	48,606
2026	119,649	49,190
2027	121,085	49,780
2028	122,538	50,377
2029	124,008	50,982
2030	125,497	51,593
2031	127,004	52,211
2032	128,529	52,837
2033	130,072	53,470
Net Increase (2023-2033)	14,629	6,010
Growth Rate (2023-2033)	1.20%	1.20%

Sources: Willdan Financial Services through 2030; subsequent years projected based on average annual growth rate of 1.2% (from above projections).

Housing Unit Projections by Type of Unit

It is anticipated that development fees will be assessed by type of housing unit (i.e., single family or multifamily) or by size (square feet) of a housing unit. Based on housing unit distribution from the U.S. Census 2020 ACS 5-Year Estimates, 73 percent of housing units are single family with the remaining 27 percent multifamily, which is applied to housing unit projections.

Figure 11. City of Las Cruces Housing Unit Projection by Type of Unit

Year	City of Las Cruces Housing Units	73%	27%
		Single Family Units	Multifamily Units
2022	46,898	34,261	12,637
2023	47,460	34,672	12,788
2024	48,030	35,088	12,942
2025	48,606	35,509	13,097
2026	49,190	35,936	13,254
2027	49,780	36,367	13,413
2028	50,377	36,803	13,574
2029	50,982	37,245	13,737
2030	51,593	37,691	13,902
2031	52,211	38,143	14,069
2032	52,837	38,600	14,237
2033	53,470	39,062	14,408
Net Increase (2022-2032)	6,010	4,391	1,619

Source: Willdan Financial Services; U.S. Census, 2020:
ACS 5-Year Estimates Detailed Tables

Note: Single unit includes detached, attached, and mobile homes.

Nonresidential Development⁵

Current estimates and future projections of nonresidential development are detailed in this section including jobs and nonresidential floor area.

Base Year Employment and Nonresidential Square Footage Estimates

For some development fees, data on employment (number of jobs) and nonresidential square footage in Las Cruces is needed. TischlerBise uses the term “jobs” to refer to employment by place of work. TischlerBise received job estimates and projections from the City’s *Public Safety Impact Fee Update*.

Using the job data, TischlerBise estimated nonresidential square footage in the City of Las Cruces for 2023 by using average square feet per job factors shown in Figure 12.

⁵ Nonresidential development estimates and projections are included in the land use assumptions to be consistent with the Public Safety and Utilities Development Fee reports; it is not anticipated that the Parks and Recreation Development Fee will be assessed on nonresidential development and therefore will not utilize the nonresidential land use information.

Figure 12. Employee and Building Area Ratios (ITE)

Land Use	Demand Unit	Employees Per 1,000 Sq. Ft.	Sq. Ft. Per Emp
Industrial	1,000 Sq Ft	1.57	637
Office and Other Services	1,000 Sq Ft	3.26	307
Commercial/Retail	1,000 Sq Ft	2.12	472
Mini-Warehouse	1,000 Sq Ft	0.29	3,448
Warehouse	1,000 Sq Ft	0.34	2,941
Hotel/Motel	room	0.35	2,857
Institutional	1,000 Sq Ft	2.83	353

Source: ITE Trip Generation Manual, 11th Edition in Willdan Financial Services

Current job and nonresidential square footage estimates are shown below in Figure 13 by land use type. Nonresidential square footage is estimated by multiplying number of jobs by square feet per employee (e.g., retail jobs at 13,229 x 472 sq. ft. per job = 6,244,214 square feet).

Figure 13. Employment and Distribution by Industry Type (2022 Estimate)

	2023 Jobs	Sq Ft per Job	Sq. Ft.
Retail	13,229	472	6,244,214
Office & Other	27,072	307	8,311,135
Industrial	5,356	637	3,411,538
Total	45,657		17,966,887

Source: Willdan Financial Services; TischlerBise allocation by type based on OnTheMap Application; TischlerBise calculation of square footage.

Employment and Nonresidential Floor Area Projections

Projections for employment growth and nonresidential development in Las Cruces are from the City *Public Safety Impact Fee Update* and reflect 0.70 percent growth annually. Projections are shown for 10 years below in Figure 14, with growth of almost 1.3 million square feet and 3,299 jobs.

Figure 14. Nonresidential Development Projections (2023-2033)

Year	City of Las Cruces Nonres Sq. Ft.	City of Las Cruces Jobs
2023	18,092,655	45,657
2024	18,219,303	45,977
2025	18,346,839	46,299
2026	18,475,266	46,623
2027	18,604,593	46,949
2028	18,734,825	47,278
2029	18,865,969	47,609
2030	18,998,031	47,942
2031	19,131,017	48,278
2032	19,264,934	48,616
2033	19,399,789	48,956
Net Increase (2023-2033)	1,307,134	3,299
Growth Rate (2023-2033)	0.70%	0.70%

Sources: Willdan Financial Services; City of Las Cruces.

Summary of Residential Land Use Assumptions

A summary of cumulative residential land use projections to be used in the development fee study is provided below. Base year estimates for 2023 are anticipated to be used in the development fee calculations. Growth projections are used to project future capacity needs as well as cash flows resulting from revenues and expenditures associated with those demands.

Figure 15. Summary of Land Use Assumptions

		Multi Year Increments>>>>						
		2023	2024	2025	2026	2027	2028	2033
		Base	1	2	3	4	5	10
Population								
Total Population		115,443	116,828	118,230	119,649	121,085	122,538	130,072
<i>Net Increase Per Year</i>		<i>1,369</i>	<i>1,385</i>	<i>1,402</i>	<i>1,419</i>	<i>1,436</i>	<i>1,453</i>	<i>1,543</i>
Housing Units								
Single Family Units	73%	34,672	35,088	35,509	35,936	36,367	36,803	39,062
Multi-Family Units	27%	12,788	12,942	13,097	13,254	13,413	13,574	14,408
Total Housing Units		47,460	48,030	48,606	49,190	49,780	50,377	53,470
<i>Single Family Net Increase Per Year</i>		<i>411</i>	<i>416</i>	<i>421</i>	<i>427</i>	<i>431</i>	<i>436</i>	<i>463</i>
<i>Multifamily Net Increase Per Year</i>		<i>151</i>	<i>154</i>	<i>155</i>	<i>157</i>	<i>159</i>	<i>161</i>	<i>171</i>
<i>Net Increase Per Year</i>		<i>562</i>	<i>570</i>	<i>576</i>	<i>584</i>	<i>590</i>	<i>597</i>	<i>633</i>

Source: Willdan Financial Services; U.S. Census, 2020: ACS 5-Year Estimates Detailed Tables

PARKS AND RECREATION CAPITAL IMPROVEMENTS PLAN

Methodology

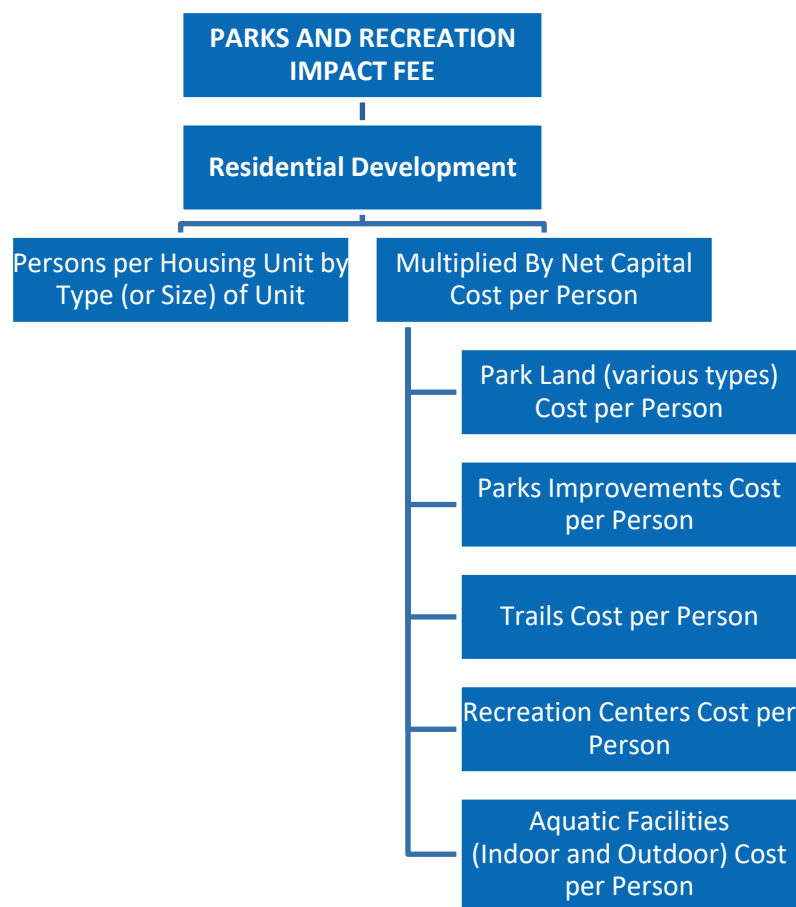
All components of the Parks and Recreation impact fee are based on an incremental expansion methodology, except for indoor aquatics which use a cost recovery methodology. Although the City has an adopted Parks and Recreation Master Plan, the impact fee methodology assumes the City may acquire additional park land and construct additional recreation improvements to serve future growth to maintain current levels of service incrementally over time. This is a conservative approach which limits the City's General Fund exposure. If a plan-based approach were utilized, reliance on long-range growth projections would be likely, which could risk General Fund dollars to implement the plan if growth does not occur as projected.

Parks and recreation capital improvements are allocated 100 percent to residential development. According to the *Development Fees Act*, a service unit for purposes of the parks and recreation impact fee is a person. Included in the fee calculation are:

- Park land acquisition
 - Community Parks
 - Community Parks – Athletic
 - Neighborhood Parks
 - Special Facilities
- Park improvements
- Trails
- Recreation centers
- Indoor Aquatics facilities
- Outdoor Aquatics facilities

Figure 16 diagrams the general methodology used to calculate the Parks and Recreation impact fee. It is intended to read like an outline, with lower levels providing a more detailed breakdown of the impact fee components. The Parks and Recreation impact fee is derived from the product of persons per housing unit (by type or size of unit) multiplied by the net capital cost per person. The boxes in the next level down indicate detail on the components included in the fee.

Figure 16. Parks and Recreation Impact Fee Methodology Chart



Service Area

The City of Las Cruces plans to provide a uniform level of service and equal access to parks and recreational facilities within the City limits therefore the development fee is calculated on a citywide basis.

Ratio of Service Units to Development Unit

Figure 17 displays the demand indicators for residential land uses. For residential development, the table displays the persons per housing unit by type and unit size.

Figure 17. Parks and Recreation Facilities Ratio of Service Unit to Development Unit

Type of Unit	Persons per Housing Unit
Single Family	2.44
Multifamily	1.58

Source: U.S. Census, 2020: ACS 5-Year Estimates Detailed Tables

Note: Single unit includes detached, attached, and mobile homes.

Residential by Square Foot	Persons per Dwelling Unit
1,300 or less	1.02
1,301 to 2,100	1.85
2,101 or more	2.85

Source: "Table 2.2. Occupant Density Assumptions," City of Las Cruces Police Impact Fee Study, 2022 (Willdan, 2022).

Note: TischlerBise does not make any warranties regarding this data.

Parks & Recreation Levels of Service and Cost Factors

Park and Recreation impact fees are based on an inventory of existing citywide parks and current values of recreation improvements in the City's park system. The use of existing standards means there are no existing infrastructure deficiencies. New development is only paying its proportionate share for growth-related infrastructure. Costs and acreages have been provided by City staff.

Community Park Land

As shown in Figure 18, the City has a total of 149.03 active acres of community park land. Acreage for recreation centers on community park land has been removed to avoid double counting. When compared to the 2023 City population estimate of 115,443, this equates to a current level of service of 1.29 acres per 1,000 persons. This level of service is used to determine future needs and costs for park land purchases and development.

To determine the cost per service unit, TischlerBise utilized information provided by the City to determine an average cost per acre of community park land at \$65,000. Based on the current level of service standard for community park land (1.29 acres per 1,000 persons) and the City's estimate of the cost per acre (\$65,000) to purchase park land, the cost per person is \$83.85 (1.29 acres per 1,000 persons x \$65,000 per acre = \$83.85 per person, rounded).

Figure 18. Community Park Level of Service and Cost Analysis

Site	Active Acres
Branigan Park	4.0
Burn Lake	7.00
Desert Trails Community Park	34.07
East Mesa Park	2.07
Frenger Park	9.9
Henry Benavidez Community Center	6.63
La Llorona Park	4.38
Las Cruces Lions Park	7.61
Mesilla Park	4.65
Metro Verde Splash Pad Park	2.93
Mike Apodaca Park	14.88
R.L. Young Park	21.80
Valley View Park	8.67
Veterans' Memorial Park	14.70
Meerscheidt Rec Center*	4.10
Unidad Park*	1.61
Total	149.03

Level of Service (LOS) Standards

Las Cruces Population in 2023	115,443
LOS: Acres Per 1,000 Persons	1.29

*Located within the Hadley Avenue Recreation Complex
Source: City of Las Cruces Parks and Recreation

Cost Analysis

LOS: Acres Per 1,000 Persons	1.29
Land Cost per Acre	\$65,000
Land Cost per Person	\$83.85

Community Park – Athletic Land

As shown in Figure 19, the City has a total of 148.73 active acres of community park land dedicated solely to athletic facilities. When compared to the 2023 City population estimate of 115,443, this equates to a current level of service of 1.29 acres per 1,000 persons. This LOS is used to determine future needs and costs for park land purchases and development.

To determine the cost per service unit, TischlerBise utilized information provided by the City to determine an average cost per acre of community park land at \$65,000. Based on the current level of service standard for community park land (1.29 acres per 1,000 persons) and the City’s estimate of the cost per acre (\$65,000) to purchase park land, the cost per person is \$83.85 (1.29 acres per 1,000 persons x \$65,000 per acre = \$83.85 per person, rounded).

Figure 19. Community Park-Athletic Level of Service and Cost Analysis

Site	Active Acres
Apodaca Ball Fields	9.13
Burn Lake - Soccer Fields	5.56
High Noon Soccer Complex: Fields 1-2	7.22
High Noon Soccer Complex: Fields 3-5	10.76
Hadley Outdoor Exercise Site*	0.10
Jim Harty Field*	10.51
Maag Park*	13.14
Provencio/Van Dame Soccer Complex*	8.51
Raymond M. Paz Sports Complex*	18.20
Ronald D. Galla T-Ball Complex*	3.88
Soldados Multipurpose Complex*	8.73
East Mesa Public Recreation Complex	53.00
Total	148.73

Level of Service (LOS) Standards

Las Cruces Population in 2023	115,443
LOS: Acres Per 1,000 Persons	1.29

*Located within the Hadley Avenue Recreation Complex
Source: City of Las Cruces Parks and Recreation

Cost Analysis

LOS: Acres Per 1,000 Persons	1.29
Land Cost per Acre	\$65,000
Land Cost per Person	\$83.85

Community Park Land Cost

Current estimated land cost per acre for similarly sized parks is derived from recent City purchases. The figure below provides further detail as well as the weighted cost per acre after removing high and low values.

Figure 20. City Land Purchases of 10-30 Acres

SIZE ACRES	SALES PRICE	PRICE/ACRE
6.29	\$625,000	\$99,364
20.49	\$650,000	\$31,723
8.67	\$686,854	\$79,222
10.275	\$800,000	\$77,859
5.23	\$325,344	\$62,207
18	\$750,000	\$41,667
8.388	\$302,000	\$36,004
21.15	\$1,815,000	\$85,816 *
Weighted Average without Highest and Lowest Price/Acre		
Total Acres	Total Sales	Price/Acre
71.713	\$4,679,198	\$65,249
	Rounded \$/Acre	\$65,000

* Motel/Bruins, City of Las Cruces purchase March 2024

Source: City of Las Cruces Real Estate Office

Neighborhood Park Land⁶

As shown in Figure 21, the City has a total of 100.56 active acres of neighborhood park land. When compared to the 2023 City population estimate of 115,443, this equates to a current level of service of 0.87 acres per 1,000 persons. The impact fee calculations utilize a conservative approach and are based on the actual (existing) level of service (LOS). This LOS is used to determine future needs and costs for park land purchases and development.

To determine the cost per service unit, TischlerBise utilized information provided by the City to determine an average cost per acre of neighborhood park land at \$70,000 (see Figure 23). Based on the LOS standard for neighborhood park land (0.87 acres per 1,000 persons) and the City’s estimate of the cost per acre (\$70,000) to purchase park land, the cost per person is \$60.90 (0.87 acres per 1,000 persons x \$70,000 per acre = \$60.90 per person, rounded).

⁶ Per adoption of “Realize Las Cruces,” the City’s zoning code update, Neighborhood Parks will be provided as part of the development approval process. Levels of service and cost factors for Neighborhood Parks are included in the Development Impact Fee report for documentation purposes but are not recommended to be adopted as part of the Parks Impact Fee update. A fee schedule without Neighborhood Parks (land and improvements) is provided herein.

Figure 21. Neighborhood Park Level of Service and Cost Analysis

Site	Acres
Albert Norris Johnson Sr. Memorial Park	1.9
Camelot Gardens Park	1.2
Camunez Park	2.3
Candlelight Knolls Park	0.4
College Manor Park	2.0
Country Club Estates Park	2.3
El Cardon Park	0.7
El Encanto Parquite	0.5
Four Hills Park	1.9
Gus Vlachakis Park	3.3
Hermosa Heights Park	1.2
Klein Park	1.9
La Buena Vida Park	8.7
Las Colinas Arroyo Park	1.3
Legends West Park ^	2.0
Metro Verde Ninja Park	2.8
Metro Verde Sculpture Park	1.7
Metro Verde Soccer Park	1.0
Metro Verde Tower Park	1.6
Metro Verde Villas Park	2.2
North Las Cruces Park	8.3
Northpointe Park	1.0
Northridge Park	1.1
Parkhill Estates Park	2.2
Paseo De Onate Park	1.0
Pioneer Woman's Park	2.5
Ponderosa Park	0.7
Rincon Hills Park	3.7
Sagecrest Park	2.1
Salopek / Stull Park	2.2
Sam Graft Park	2.6
San Jose Park	1.8
Sunrise Terrace Park	4.3
Sunset Hills Park	1.5
Tellbrook Park	5.7
Tony Gomez Park	12.1
Valle Verde Park	2.9
Villa Encantada Park	1.9
Vista De La Montana Park	2.2
Total	100.56

^ Adjusted to reflect the active portion of the park (2 acres of 11.3 acres)

Level of Service (LOS) Standards

Las Cruces Population in 2023	115,443
LOS: Acres Per 1,000 Persons	0.87

Source: City of Las Cruces Parks and Recreation

Cost Analysis

LOS: Acres Per 1,000 Persons	0.87
Land Cost per Acre	\$70,000
Land Cost per Person	\$60.90

Special Use Parks Facility Land

As shown in Figure 22, the City has a total of 38.55 active acres of special use facility land. Based on the 2023 City population estimate of 115,443, this equates to a current level of service of 0.33 acres per 1,000 persons. The impact fee calculations utilize a conservative approach and are based on the actual (existing) level of service. This level of service is used to determine future needs and costs for park land purchases and development.

To determine the cost per service unit, TischlerBise utilized information provided by the City for an average cost per acre of special use facility land at \$70,000 (see Figure 23). Based on the current level of service standard for special facility land (0.33 acres per 1,000 persons) and the City’s estimate of the cost per acre (\$70,000) to purchase special use facility land, the cost per person is \$23.10 (0.33 acres per 1,000 persons x \$70,000 per acre = \$23.10 per person, rounded).

Figure 22. Special Facility Level of Service Standards and Cost Factors

Site	Active Acres
ASCMV Dog Park	1.09
Burn Lake Dog Park	2.04
RC Airplane Park	30.5
Las Cruces BMX Track*	2.6
Las Cruces Dog Park*	1.4
Las Cruces Skate Park*	1.0
Total	38.55

Level of Service (LOS) Standards

Las Cruces Population in 2023	115,443
LOS: Acres Per 1,000 Persons	0.33

*Located within the Hadley Avenue Recreation Complex
Source: City of Las Cruces Parks and Recreation

Cost Analysis

LOS: Acres Per 1,000 Persons	0.33
Land Cost per Acre	\$70,000
Land Cost per Person	\$23.10

Neighborhood Park and Special Facility Land Cost

Current estimated land cost per acre for similarly sized parks is derived from recent City purchases. The figure below provides further detail as well as the weighted cost per acre after removing high and low values.

Figure 23. City Land Purchases of 1-3 Acres

SIZE ACRES	SALES PRICE	PRICE/ACRE
2.71	\$777,930	\$287,059
3.29	\$65,600	\$19,939
1.6	\$279,000	\$174,375
2.5	\$210,000	\$84,000
2.8	\$670,000	\$239,286
4.07	\$545,000	\$133,907
2.45	\$220,000	\$89,796
5	\$200,000	\$40,000
2.25	\$189,000	\$84,000
2.13	\$175,000	\$82,160
1.38	\$179,000	\$129,710
2	\$179,000	\$89,500
2	\$174,000	\$87,000
2.48	\$178,000	\$71,774
1.854	\$170,000	\$91,694
3.6	\$169,000	\$46,944
1.22	\$165,000	\$135,246
5	\$180,000	\$36,000
2.5	\$125,000	\$50,000
1.2	\$117,500	\$97,917
4.7	\$119,000	\$25,319
3	\$104,900	\$34,967
5	\$105,000	\$21,000
2.355	\$85,000	\$36,093
2.355	\$85,000	\$36,093
2.29	\$85,000	\$37,118
1.44	\$100,000	\$69,444
2	\$75,000	\$37,500
1.44	\$55,000	\$38,194

Weighted Average without Highest and Lowest Price/Acre

Total Acres	Total Sales	Price/Acre
70.614	\$4,938,400	\$69,935
Rounded \$/Acre		\$70,000

Source: City of Las Cruces Real Estate Office

Trails

As shown in Figure 24, the City has a total of 82.65 miles of trails. Based on the 2023 City population estimate of 115,443, this equates to a current level of service of 0.24 miles per 1,000 persons. This level of service is used to determine future needs and costs for park land purchases and development.

To determine the cost per service unit, TischlerBise utilized information provided by the City for average cost per mile, which was estimated at \$260,000 (based on cost estimates for Las Cruces Lateral Trail (see Figure 25)). Based on the current level of service standard for trails (0.24 per 1,000 persons) and the City's estimate of the cost to construct a mile of trail (\$260,000), the cost per person is \$62.40 (0.24 miles per 1,000 persons x \$260,000 per mile = \$62.40 per person, rounded).

Figure 24. Trail Level of Service and Cost Analysis

Site	Total Miles
Alameda Arroyo Trail	0.73
Armijo Lateral Trail	2.63
Calle Jitas Trail	1.07
Desert Trails Park - path	37.37
Gomez Trail	0.18
La Llorona Multi Use Path - Park	0.24
La Llorona Multi Use Path - South	3.15
La Llorona Multi Use Path- North	1.14
Las Cruces Lateral Trail	3.13
LC Dam Trail	12.82
Legends West Trail	1.32
Mesilla Drain Trail	2.21
Metro Verde Trail	0.22
Metro Verde/Engler - Multi Use Path	0.68
Outfall Channel Trail	4.44
Sonoma Ranch Multi Use Path	3.61
Tierra Verde Trail	0.25
Triviz Multi Use Path	4.57
Twin Parks Trail	0.93
Union Multi Use Path West	0.83
Wetland Trail	1.12
Total	82.65

Level of Service (LOS) Standards

Las Cruces Population in 2023	115,443
LOS: Miles Per 1,000 Persons	0.24

Source: City of Las Cruces Parks and Recreation

Cost Analysis

LOS: Miles Per 1,000 Persons	0.24
Cost per Mile of Trail	\$260,000
Trail Cost per Person	\$62.40

Figure 25. Trail Improvement Cost Estimate

Park Name	Cost Data Source	Cost	TYPE	Length	Total Cost	Cost per Mile	Cost per Mile (Rounded Down)
Las Cruces Lateral Trail	Initial Opinion of Probable Cost	\$419,073	LINEAR	1.6	\$419,073	\$261,920.63	\$260,000

Recreation Centers

Figure 26 lists the City’s current inventory of recreation centers. According to information provided by the City, there is 56,245 square feet of building space. When compared to the current City population estimate of 115,443, this equates to a current level of service of 0.49 square feet per person.

Based on the current level of service standard for recreation center space (0.49 square feet per person) and the estimated replacement cost per square foot (\$725) provided by the City, recreation center space cost per person is \$355.25 (.49 square feet per person x \$725 per square foot = \$355.25 per person, rounded).

Figure 26. Indoor Recreation Centers Level of Service and Cost Analysis

Site	Location	Square Feet
East Mesa Recreation Center	East Mesa Park	3,260
Frank O'Brien Papen Recreation Center	Mesilla Park	23,335
Meerscheidt Recreation Center	Hadley Recreation Complex	29,650
Total		56,245

Source: City of Las Cruces Parks and Recreation

Level of Service (LOS) Standards

Las Cruces Population in 2023	115,443
LOS: Sq. Ft. Per Person	0.49

Cost Analysis

Total Existing Recreation Center Square Feet	56,245
Las Cruces Population in 2023	115,443
LOS: Sq. Ft. Per Person	0.49
Recreation Building Cost per Square Foot	\$725
Recreation Building Cost per Person	\$355.25

Indoor Aquatic Facilities

Level of service (LOS) and cost factors for Indoor Aquatic Facilities are calculated using a cost recovery methodology as City officials expect these facilities to provide sufficient capacity for the next 20 years. Figure 27 lists the current inventory of the City’s two indoor aquatics facilities. According to information provided by the City, the cost for these facilities totals \$32,041,250, of which \$26,241,250 was paid for by the City through the issuance of bonds. To determine the cost per service unit, the net cost to the City (\$26,241,250) is divided by the projected 2043 population (146,562⁷). This results in a cost per person of \$179.05 (\$26,241,250 / 146,562 persons = \$179.05 per person, rounded).

Figure 27. Aquatic Facilities Level of Service Standards and Cost Factors

Indoor Aquatic Facilities	
Facility	Square Feet
Las Cruces Regional Aquatics Center	42,295
Las Cruces 50m Community Pool	36,536
Total	78,831

Level of Service (LOS) Standards	
Las Cruces Population in 2043	146,562
LOS: Sq. Ft. Per Person	0.54

Source: City of Las Cruces Parks and Recreation

Facility	Total Cost	City Funding*
Las Cruces Regional Aquatics Center	\$15,800,000	\$10,000,000
Las Cruces 50m Community Pool	\$16,241,250	\$16,241,250
Total	\$32,041,250	\$26,241,250

Level of Service (LOS) and Cost Analysis	
Las Cruces Population in 2043	146,562
Indoor Aquatics Cost per Person	\$179.05

* City bonds; direct funding. The portion funded by the State is excluded.
Source: City of Las Cruces Parks and Recreation

⁷ Per assumptions in the Land Use Assumptions, population is projected to continue to grow by 1.2 percent per year reaching 146,562 by the year 2043.

Outdoor Aquatic Facilities

Level of service (LOS) and cost factors for outdoor aquatic facilities are calculated using an incremental expansion methodology. Figure 28 lists the City’s current inventory of outdoor aquatics facilities. Indicated in the figure, the City has three outdoor splash pads, each of which has a construction cost of \$1,000,000. To determine the cost per service unit, the net cost to the City (\$3,000,000) is divided by the 2023 population (115,443). This results in a cost per person of \$25.99 (\$3,000,000 / 115,443 persons = \$25.99 per person, rounded).

Figure 28. Outdoor Aquatic Facilities Level of Service Standards and Cost Factors

Facility	Current Construction Cost per Facility
Metro Verde Splash Park	\$1,000,000
Plaza de Las Cruces Splash Pad	\$1,000,000
Unidad Splash Pad	\$1,000,000
Total	\$3,000,000

Level of Service (LOS) and Cost Analysis

Las Cruces Population in 2023	115,443
Outdoor Aquatics Cost per Person	\$25.99

Source: City of Las Cruces Parks and Recreation

Park Improvements

City officials provided a data sample of two acres of typical park improvements in order to approximate the average cost per acre for park improvements. Indicated in Figure 29, the total average improvement cost for two acres of parkland is \$876,217, or \$438,109 per acre. To calculate the capital cost per person for park improvements, the total LOS of all park types (3.78 acres per 1,000 persons) is applied to the rounded improvement cost per acre (\$438,000). This results in a cost per person of \$1,655.64. (Without Neighborhood Parks, the cost per person is \$1,274.58.)

Figure 29. Park Improvements Level of Service and Cost Factors

Park Amenity	Number	Unit	Unit Cost	Total
Basketball Court	1	ea	\$150,000	\$150,000
Benches	4	ea	\$1,575	\$6,300
Drinking Fountains	1	ea	\$3,500	\$3,500
Picnic Tables	2	ea	\$2,250	\$4,500
Picnic Shelter	1	ea	\$18,470	\$18,470
Playground	1	ea	\$365,000	\$365,000
Soccer Field	1	ea	\$250,000	\$250,000
Trashcan	3	ea	\$675	\$2,025
Irrigation System	1	ls	\$10,000	\$10,000
Trees	44	ea	\$450	\$19,800
Shrubs	91	ea	\$150	\$13,650
Walkways	2800	lf	\$1	\$2,800
Gravel Mulch	24600	sf	\$1	\$20,172
Signs	1	ls	\$6,750	\$6,750
Bicycle Rack	1	ea	\$2,250	\$2,250
Doggie Bag Dispenser	2	ea	\$500	\$1,000
Total				\$876,217
Park Size (Acres)				2
Cost per Acre				\$438,109
Cost per Acre (rounded)				\$438,000
Level of Service (LOS) Standards				
2023 Population				115,443
[With Neighborhood Parks]	LOS: Acres per 1,000 persons			3.78
[Without Neighborhood Parks]	LOS: Acres per 1,000 persons			2.91
Cost Analysis				
[With Neighborhood Parks]	LOS: Acres per 1,000 persons			3.78
[Without Neighborhood Parks]	LOS: Acres per 1,000 persons			2.91
Improvement Cost per Acre				\$438,000
[With Neighborhood Parks]	Improvement Cost per Person			\$1,655.64
[Without Neighborhood Parks]	Improvement Cost per Person			\$1,274.58

Based on unit cost estimates for each item. Does not include design (typically at least 8% of construction cost), NMGR, and Contingency.

Source: City of Las Cruces Parks and Recreation

Growth-Related Need for Park Facilities

Figure 30 summarizes the growth-related needs and expenditures for Park facilities through 2033. To calculate the growth-related need for each component, the level of service (LOS) is multiplied by the annual population increase. The growth related expenditure is calculated by multiplying the 10-year increase by the cost factor for each component. For example, the projected 10-year need for community park land is 18.9 acres (14,629 persons x 1.29 acres per 1,000 persons = 18.9 acres (rounded)). Based on cost of \$65,000 per acre, the cost of land acquisition for community parks is \$1,228,500 (18.9 acres x \$65,000 per acre = \$1,228,500). For all components combined, the 10-year projected expenditure is approximately \$37 million.

Figure 30. 10-Year Projected Growth-Related Need for Park Facilities [with Neighborhood Parks]

Facility	Level of Service	Cost Factors							
Community Parks Land	1.29 acres per 1,000 persons	\$65,000 per acre							
Community Parks - Athletic Land	1.29 acres per 1,000 persons	\$65,000 per acre							
Neighborhood Park Land	0.87 acres per 1,000 persons	\$70,000 per acre							
Special Facilities Park Land	0.33 acres per 1,000 persons	\$70,000 per acre							
Parks Improvements (All Park Types)	3.78 acres per 1,000 persons	\$438,000 per acre							
Trails	0.24 miles per 1,000 persons	\$260,000 per mile							
Recreation Centers	0.49 square feet per person	\$725 per sq. ft.							
Indoor Aquatic	\$179 per person								
Outdoor Aquatic	\$26 per person								
			5-Year increment >>						
City of Las Cruces	Base Year 2023	1 2024	2 2025	3 2026	4 2027	5 2028	10 2033	10-Year Increase	Cost of Future Dev.
Population	115,443	116,828	118,230	119,649	121,085	122,538	130,072		
Annual Population Increase		1,385	1,402	1,419	1,436	1,453	1,543	14,629	
Acres of Community Park Land		1.8	1.8	1.8	1.9	1.9	2.0	18.9	\$1,228,500
Acres of Community Athletic Land		1.8	1.8	1.8	1.9	1.9	2.0	18.9	\$1,226,653
Acres of Neighborhood Park Land		1.2	1.2	1.2	1.2	1.3	1.3	12.6	\$882,000
Acres of Special Facilities Park Land		0.5	0.5	0.5	0.5	0.5	0.5	4.8	\$337,933
Acres of Park Improvements		5.2	5.3	5.4	5.4	5.5	5.8	55.3	\$24,221,400
Miles of Trails		0.3	0.3	0.3	0.3	0.3	0.4	3.5	\$910,000
Square Feet Rec. Center		678.7	687.0	695.3	703.6	712.0	756.2	7,168	\$5,197,018
Indoor Aquatic Costs		\$247,984	\$251,028	\$254,072	\$257,116	\$260,160	\$276,325	\$2,619,347	\$2,619,347
Outdoor Aquatic Costs		\$35,996	\$36,438	\$36,880	\$37,322	\$37,763	\$40,110	\$380,211	\$380,211
Total Growth Expenditure									\$37,003,061

Credit Evaluation

To ensure fee-payers avoid potential double payment for annual debt service, TischlerBise included a credit in the development impact fee calculations. In this case, voter-approved general obligation bonds were issued by the City for a variety of capital improvements. Current outstanding principal on the bonds for all purposes is \$31 million of which approximately \$15 million was for parks, recreation, and trail improvements with an average interest (coupon) rate of 4.3%. The annual principal payment is divided by the annual demand unit (population) to yield a payment per person. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (interest) rate. This results in a credit of \$97.99 per person, rounded.

Figure 31. Principal Payment Credit for Outstanding GO Bonds

Year	2019 GO Bonds		2020 GO Bonds		2023 GO Bonds		TOTAL		CREDIT	
	Principal	Capacity \$ 43%	Principal	Capacity \$ 67%	Principal	Capacity \$ 39%	Principal	Capacity \$	Proj. Demand Population	Credit per Person
2024	\$985,000	\$423,550	\$1,030,000	\$690,100	\$1,775,000	\$692,250	\$3,790,000	\$1,805,900	116,828	\$15.46
2025	\$985,000	\$423,550	\$1,030,000	\$690,100	\$1,135,000	\$442,650	\$3,150,000	\$1,556,300	118,230	\$13.16
2026	\$985,000	\$423,550	\$1,030,000	\$690,100	\$1,080,000	\$421,200	\$3,095,000	\$1,534,850	119,649	\$12.83
2027	\$985,000	\$423,550	\$1,030,000	\$690,100	\$1,080,000	\$421,200	\$3,095,000	\$1,534,850	121,085	\$12.68
2028	\$985,000	\$423,550	\$1,030,000	\$690,100	\$1,080,000	\$421,200	\$3,095,000	\$1,534,850	122,538	\$12.53
2029	\$985,000	\$423,550	\$1,030,000	\$690,100	\$1,080,000	\$421,200	\$3,095,000	\$1,534,850	124,008	\$12.38
2030	\$985,000	\$423,550	\$1,030,000	\$690,100	\$1,080,000	\$421,200	\$3,095,000	\$1,534,850	125,497	\$12.23
2031	\$0	\$0	\$1,030,000	\$690,100	\$1,080,000	\$421,200	\$2,110,000	\$1,111,300	127,004	\$8.75
2032	\$0	\$0	\$1,065,000	\$713,550	\$1,080,000	\$421,200	\$2,145,000	\$1,134,750	128,529	\$8.83
2033	\$0	\$0	\$0	\$0	\$1,080,000	\$421,200	\$1,080,000	\$421,200	130,072	\$3.24
2034	\$0	\$0	\$0	\$0	\$1,080,000	\$421,200	\$1,080,000	\$421,200	131,634	\$3.20
2035	\$0	\$0	\$0	\$0	\$1,080,000	\$421,200	\$1,080,000	\$421,200	133,215	\$3.16
2036	\$0	\$0	\$0	\$0	\$1,100,000	\$429,000	\$1,100,000	\$429,000	134,814	\$3.18
2037	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	136,433	\$0.00
Total	\$6,895,000	\$2,964,850	\$9,305,000	\$6,234,350	\$14,810,000	\$5,775,900	\$31,010,000	\$14,975,100		\$121.62

Source: City of Las Cruces.

Discount Rate	4.3%
Net Present Value	\$97.99

Note: A credit is provided for principal payments only because interest costs are not included in the fee calculations.

PARKS AND RECREATION DEVELOPMENT IMPACT FEES

Infrastructure standards used to calculate Park and Recreation impact fees are shown in the top portion of Figure 32. For park impact fees, a “service unit” is a person. Figure 32 summarizes service units, conversion factors, and cost factors per service unit for parks and recreation impact fees for the City of Las Cruces as detailed above. As indicated elsewhere, the impact fees are based on the City’s actual level of service for park land and improvements. The net capital cost per person (\$2,432.04) is the sum of the individual cost factors (\$2,530.03), less credits for principal debt payments (\$97.99) (for all park components).

The Parks and Recreation impact fee is the product of persons per housing unit multiplied by the net capital cost per person. Fees are presented by type of housing unit. Each household size is multiplied by the net capital cost per person to derive the impact fee per unit. For example, the proposed fee for a single family housing unit is calculated by \$2,432.04 cost per person x 2.44 persons per housing unit = \$5,934 per unit (truncated). Also shown is a comparison with the City’s current fees. The maximum supportable fee represents an increase to the City’s current fees. The City may choose to adopt lower fees; however, doing so will result in lower revenues and a lower level of service without funding from other sources.

An alternative schedule is provided by housing unit size. This provides a progressive schedule where smaller units with fewer occupants would pay a proportionally lower fee. Both options are provided in this report for discussion purposes, however adoption and implementation will require a selection of one schedule.

In addition, a second impact fee schedule is provided that omits Neighborhood Parks (see Figure 34). As noted elsewhere, per adoption of “Realize Las Cruces,” the City’s zoning code update, Neighborhood Parks will be provided as part of the development approval process. Impact fees that include Neighborhood Parks are included in this section for documentation purposes but are not recommended to be adopted as part of the Parks Impact Fee update. A fee schedule without Neighborhood Parks (land and improvements) is provided in this section.

Figure 32. Parks and Recreation Input Variables and Maximum Allowable Development Impact Fee [with Neighborhood Parks]

Park Type	Level of Service (Acres per 1,000)
Community Park	1.29
Community Park-Athletic	1.29
Neighborhood Park	0.87
Special Facility	0.33
Total	3.78

Facility Type	Capital Costs per Person
Community Park Land	\$83.85
Community Park-Athletic Land	\$83.85
Neighborhood Park Land	\$60.90
Special Facilities Park Land	\$23.10
Parks Improvements (All Park Types)	\$1,655.64
Trails	\$62.40
Recreation Centers	\$355.25
Indoor Aquatic	\$179.05
Outdoor Aquatic	\$25.99
Gross Cost (per person)	\$2,530.03
Credit for Debt Payments	(\$97.99)
Net Cost (per person)	\$2,432.04

Housing Type	Persons per Housing Unit	Maximum Allowable Fee per Housing Unit	Current Fee per Housing Unit	Increase/ (Decrease)	% Change
Single Family	2.44	\$5,934	\$2,600	\$3,334	128%
Multifamily	1.58	\$3,842	\$2,600	\$1,242	48%

OR

Residential by Square Foot	Persons per Housing Unit*	Maximum Allowable Fee per Housing Unit	Current Fee per Housing Unit	Increase/ (Decrease)	% Change
1,300 or less	1.02	\$2,480	\$2,600	(\$120)	-5%
1,301 to 2,100	1.85	\$4,499	\$2,600	\$1,899	73%
2,101 or more	2.85	\$6,931	\$2,600	\$4,331	167%

* Persons per housing unit by size of unit is from City of Las Cruces Police Impact Fee Study, 2022.

To provide additional detail, Figure 33 breaks down the total fee for single family and multifamily units by individual component (including Neighborhood Parks). The largest component of the fees is Park Improvements, and the smallest component is Special Facilities Park Land.

Figure 33. Breakdown of the Housing Unit Impact Fees [with Neighborhood Parks]

Facility Type	Capital Costs per Person	Percent of Total	Single Family Impact Fee	Multifamily Impact Fee
Community Park Land	\$83.85	3%	\$205	\$132
Community Park-Athletic Land	\$83.85	3%	\$205	\$132
Neighborhood Park Land	\$60.90	3%	\$149	\$96
Special Facilities Park Land	\$23.10	1%	\$56	\$36
Parks Improvements (All Park Types)	\$1,655.64	68%	\$4,040	\$2,616
Trails	\$62.40	3%	\$152	\$99
Recreation Centers	\$355.25	15%	\$867	\$561
Indoor Aquatic	\$179.05	7%	\$437	\$283
Outdoor Aquatic	\$25.99	1%	\$63	\$41
Credit for Debt Payments	(\$97.99)	-4.03%	(\$239.00)	(\$155.00)
Gross Cost per Person	\$2,432.04	100%	\$5,935	\$3,841

Figure 34 provides the second impact fee schedule without Neighborhood Parks.

Figure 34. Parks and Recreation Input Variables and Maximum Allowable Development Impact Fee [without Neighborhood Parks]

Park Type	Level of Service (Acres per 1,000)
Community Park	1.29
Community Park-Athletic	1.29
Neighborhood Park	0.00
Special Facility	0.33
Total	2.91

Facility Type	Capital Costs per Person
Community Park Land	\$83.85
Community Park-Athletic Land	\$83.85
Neighborhood Park Land	\$0.00
Special Facilities Park Land	\$23.10
Parks Improvements (All Park Types)	\$1,274.58
Trails	\$62.40
Recreation Centers	\$355.25
Indoor Aquatic	\$179.05
Outdoor Aquatic	\$25.99
Gross Cost (per person)	\$2,088.07
Credit for Debt Payments	(\$97.99)
Net Cost (per person)	\$1,990.08

Housing Type	Persons per Housing Unit	Maximum Allowable Fee per Housing Unit	Current Fee per Housing Unit	Increase/ (Decrease)	% Change
Single Family	2.44	\$4,855	\$2,600	\$2,255	87%
Multifamily	1.58	\$3,144	\$2,600	\$544	21%

OR

Residential by Square Foot	Persons per Housing Unit*	Maximum Allowable Fee per Housing Unit	Current Fee per Housing Unit	Increase/ (Decrease)	% Change
1,300 or less	1.02	\$2,029	\$2,600	(\$571)	-22%
1,301 to 2,100	1.85	\$3,681	\$2,600	\$1,081	42%
2,101 or more	2.85	\$5,671	\$2,600	\$3,071	118%

PROJECTED REVENUE FROM PARKS & RECREATION IMPACT FEES

Revenue from the City's Parks and Recreation Impact Fee is estimated based on a projection of 6,010 new housing units in Las Cruces by 2033. Projected impact fee revenue is calculated by multiplying the housing growth by the maximum supportable fee by type of unit. Single family development is projected to generate approximately \$26.1 million over 10 years (4,391 units x \$5,934 per unit = \$26,054,938). Multifamily development is projected to generate approximately \$6.2 million in impact fee revenue (1,619 units x \$3,842 per unit = \$6,222,117). In total, projected revenue is \$32.3 million if growth occurs at the projected pace. (Note: Figures include the Neighborhood Parks impact fee components.) A lower pace of growth will generate less revenue as well as generate a need for fewer infrastructure improvements. Revenue from impact fees is expected to cover just over 53% of total parks and recreation expenditures due to the cost recovery for the indoor aquatics facility and credits included in the fee calculation.

Parks and Recreation capital improvements are funded through parks impact fees, taxes, grants, and bonds (retired with taxes or impact fee revenues). Impact fees have been calculated based on local costs (accounting for non-local sources of revenues such as grants) and a credit has been included in the calculation to account for potential double payment from tax revenue paid by fee payer and potentially used to retire bonded debt. Impact fees calculated herein reflect growth's proportionate share of the cost for capacity improvements in each component included in the fee. Other non-impact fee sources of revenue will therefore be used to pay for operating costs as well as capital costs reflecting existing development's share (where applicable), repairs that do not expand capacity, and other expenditures that do not qualify for impact fee funding. Appendix B includes a projection of General Fund revenue.

Figure 35. Projected Revenue from Parks & Recreation Development Impact Fee [with Neighborhood Parks]

		10-Year Projections	
		Total Cost	Growth Cost
Community Parks Land		\$1,228,500	\$1,228,500
Community Athletic Land		\$1,226,653	\$1,226,653
Neighborhood Park Land		\$882,000	\$882,000
Special Facilities Land		\$337,933	\$337,933
Parks Improvements (All Park Types)		\$24,221,400	\$24,221,400
Trails		\$910,000	\$910,000
Recreation Centers		\$5,197,018	\$5,197,018
Indoor Aquatic		\$26,241,250	\$2,619,347
Outdoor Aquatic		\$380,211	\$380,211
Total Cost		\$60,624,964	\$37,003,061

		Residential Projections	
		\$5,934 Fee per Single Family Unit	\$3,842 Fee per Multifamily Unit
Year		Housing Units	
Base	2023	34,672	12,788
Year 1	2024	35,088	12,942
Year 2	2025	35,509	13,097
Year 3	2026	35,936	13,254
Year 4	2027	36,367	13,413
Year 5	2028	36,803	13,574
Year 6	2029	37,245	13,737
Year 7	2030	37,691	13,902
Year 8	2031	38,143	14,069
Year 9	2032	38,600	14,237
Year 10	2033	39,062	14,408
		TOTALS	
10-Year Increase		4,391	1,619
Projected FeeRevenue =>		\$26,054,938	\$6,222,117
Total Costs =>			\$60,624,964
Other Funding Required* =>			(\$28,347,909)

* Shortfall due to existing development's share and credits included in the fee calculation.

Figure 36 provides the impact fee revenue projection for the second impact fee schedule without Neighborhood Parks.

Figure 36. Projected Revenue from Parks & Recreation Development Impact Fee [without Neighborhood Parks]

		10-Year Projections	
		Total Cost	Growth Cost
Community Parks Land		\$1,228,500	\$1,228,500
Community Parks - Athletic Land		\$1,226,653	\$1,226,653
Neighborhood Park Land		\$0	\$0
Special Facilities Park Land		\$337,933	\$337,933
Parks Improvements (All Park Types)		\$18,615,000	\$18,615,000
Trails		\$910,000	\$910,000
Recreation Centers		\$5,197,018	\$5,197,018
Indoor Aquatic		\$26,241,250	\$2,619,347
Outdoor Aquatic		\$380,211	\$380,211
Total Cost		\$54,136,564	\$30,514,661

		Residential Projections	
		\$4,855 Fee per Single Family Unit	\$3,144 Fee per Multifamily Unit
Year		Housing Units	
Base	2023	34,672	12,788
Year 1	2024	35,088	12,942
Year 2	2025	35,509	13,097
Year 3	2026	35,936	13,254
Year 4	2027	36,367	13,413
Year 5	2028	36,803	13,574
Year 6	2029	37,245	13,737
Year 7	2030	37,691	13,902
Year 8	2031	38,143	14,069
Year 9	2032	38,600	14,237
Year 10	2033	39,062	14,408
		TOTALS	
10-Year Increase		4,391	1,619
Projected Fee Revenue =>		\$21,317,277	\$5,091,706
Total Costs =>			\$54,136,564
Other Funding Required* =>			(\$27,727,581)

* Shortfall due to existing development's share and credits included in the fee calculation.

APPENDIX A: NEW MEXICO DEVELOPMENT FEES ACT⁸**ARTICLE 8****Land Development Fees and Rights**

5-8-1. Short title.

This act [5-8-1 to 5-8-42 NMSA 1978] may be cited as the "Development Fees Act".

History: Laws 1993, ch. 122, § 1.

ANNOTATIONS

Cross references. — For land use easements, see Chapter 47, Article 12 NMSA 1978.

Law reviews. — For article, "Water Supply and Urban Growth in New Mexico: Same Old, Same Old or a New Era," see 43 Nat. Resources J. 803 (2003).

5-8-2. Definitions.

As used in the Development Fees Act:

A. "affordable housing" means any housing development built to benefit those whose income is at or below eighty percent of the area median income; and who will pay no more than thirty percent of their gross monthly income towards such housing;

B. "approved land use assumptions" means land use assumptions adopted originally or as amended under the Development Fees Act;

C. "assessment" means a determination of the amount of an impact fee;

D. "capital improvement" means any of the following facilities that have a life expectancy of ten or more years and are owned and operated by or on behalf of a municipality or county:

(1) water supply, treatment and distribution facilities; wastewater collection and treatment facilities; and storm water, drainage and flood control facilities;

(2) roadway facilities located within the service area, including roads, bridges, bike and pedestrian trails, bus bays, rights of way, traffic signals, landscaping and any local components of state and federal highways;

(3) buildings for fire, police and rescue and essential equipment costing ten thousand dollars (\$10,000) or more and having a life expectancy of ten years or more; and

(4) parks, recreational areas, open space trails and related areas and facilities;

⁸ Source: Ch. 5, art. 8 NMSA 1978, <<https://nmonesource.com/nmos/nmsa/en/item/4376/index.do#!b/a8>>, retrieved on 08/22/2022. (Annotations from the source.)

E. "capital improvements plan" means a plan required by the Development Fees Act that identifies capital improvements or facility expansion for which impact fees may be assessed;

F. "county" means a county of any classification;

G. "facility expansion" means the expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does not include the repair, maintenance, modernization or expansion of an existing facility to better serve existing development, including schools and related facilities;

H. "hook-up fee" means a reasonable fee for connection of a service line to an existing gas, water, sewer or municipal or county utility;

I. "impact fee" means a charge or assessment imposed by a municipality or county on new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development. The term includes amortized charges, lump-sum charges, capital recovery fees, contributions in aid of construction, development fees and any other fee that functions as described by this definition. The term does not include hook-up fees, dedication of rights of way or easements or construction or dedication of on-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks or curbs if the dedication or construction is required by a previously adopted valid ordinance or regulation and is necessitated by and attributable to the new development;

J. "land use assumptions" includes a description of the service area and projections of changes in land uses, densities, intensities and population in the service area over at least a five-year period;

K. "municipality" means any incorporated city, town or village, whether incorporated under general act, special act or special charter, and H class counties, including any home rule municipality or H class county chartered under the provisions of Article 10, Section 6 of the constitution of New Mexico;

L. "new development" means the subdivision of land; reconstruction, redevelopment, conversion, structural alteration, relocation or enlargement of any structure; or any use or extension of the use of land; any of which increases the number of service units;

M. "qualified professional" means a professional engineer, surveyor, financial analyst or planner providing services within the scope of his license, education or experience;

N. "roadway facilities" means arterial or collector streets or roads that have been designated on an officially adopted roadway plan of the municipality or county, including bridges, bike and pedestrian trails, bus bays, rights of way, traffic signals, landscaping and any local components of state or federal highways;

O. "service area" means the area within the corporate boundaries or extraterritorial jurisdiction of a municipality or the boundaries of a county to be served by the capital improvements or facility expansions specified in the capital improvements plan designated on the basis of sound planning and engineering standards; and

P. "service unit" means a standardized measure of consumption, use, generation or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements or facility expansions.

History: Laws 1993, ch. 122, § 2.

ANNOTATIONS

Cross references. — For establishment of H class county, see 4-44-3 NMSA 1978.

5-8-3. Authorization of fee.

A. Unless otherwise specifically authorized by the Development Fees Act, no municipality or county may enact or impose an impact fee.

B. If it complies with the Development Fees Act, a municipality or county may enact or impose impact fees on land within its respective corporate boundaries.

C. A municipality and county may enter into a joint powers agreement to provide capital improvements within an area subject to both county and municipal platting and subdivision jurisdiction or extraterritorial jurisdiction and may charge an impact fee under the agreement, but if an impact fee is charged in that area, the municipality and county shall comply with the Development Fees Act.

D. A municipality or county may waive impact fee requirements for affordable housing projects.

History: Laws 1993, ch. 122, § 3; 2001, ch. 176, § 1.

ANNOTATIONS

The 2001 amendment, effective June 15, 2001, added Subsection D.

No vested development rights under impact fee ordinance. — Where the municipal impact fee ordinance exempted developers who possessed development rights that vested prior to the ordinance's date of enactment from paying the impact fee; prior to the date the ordinance was enacted, the municipal planning commission approved a site plan for subdivision of land owned by plaintiff; the approved plan established zoning, tract boundaries, vehicle access, bicycle and trail access, public transit access, internal circulation requirements, building heights, setbacks, and common landscape standards; none of the tracts were platted; and the regulations which were promulgated pursuant to the ordinance defined vested rights as development rights acquired and resulting from building permit approval, final plat approval, preliminary plat approval, or site plan for subdivision or site plan for building permit approval and defined site plan for subdivision as a plat that covers at least one lot and specifies access and building criteria, under the ordinance, a developer receives development rights at the time it receives approval of a reliable platting pattern, the developer's original site plan for subdivision did not confer the development rights necessary to establish vested rights under the ordinance, because it did not provide a reliable platting pattern, and the developer was not exempt from paying impact fees. *Andalucia Dev. Corp., Inc. v. City of Albuquerque*, 2010-NMCA-052, 148 N.M. 277, 234 P.3d 929.

No common law vested development rights. — Where the municipal impact fee ordinance exempted developers who possessed development rights that vested prior to the ordinance’s date of enactment from paying the impact fee; prior to the date the ordinance was enacted, the municipal planning commission approved a site plan for subdivision of land owned by plaintiff; the approved plan established zoning, tract boundaries, vehicle access, bicycle and trail access, public transit access, internal circulation requirements, building heights, setbacks, and common landscape standards; none of the tracts were platted; and development of the property was subject to subsequent municipal approvals and the continuance of the project remained entirely within the municipality’s discretion, the original site plan for subdivision did not confer a vested development right under common law and the developer was not exempt from paying impact fees. *Andalucia Dev. Corp., Inc. v. City of Albuquerque*, 2010-NMCA-052, 148 N.M. 277, 234 P.3d 929.

5-8-4. Items payable by fee.

A. An impact fee may be imposed only to pay the following specified costs of constructing capital improvements or facility expansions:

- (1) estimated capital improvements plan cost;
- (2) planning, surveying and engineering fees paid to an independent qualified professional who is not an employee of the municipality or county for services provided for and directly related to the construction of capital improvements or facility expansions;
- (3) fees actually paid or contracted to be paid to an independent qualified professional, who is not an employee of the municipality or county, for the preparation or updating of a capital improvements plan; and
- (4) up to three percent of total impact fees collected for administrative costs for municipal or county employees who are qualified professionals.

B. Projected debt service charges may be included in determining the amount of impact fees only if the impact fees are used for the payment of principal and interest on bonds, notes or other obligations issued to finance construction of capital improvements or facility expansions identified in the capital improvements plan.

History: Laws 1993, ch. 122, § 4.

5-8-5. Items not payable by fee.

Impact fees shall not be imposed or used to pay for:

- A. construction, acquisition or expansion of public facilities or assets that are not capital improvements or facility expansions identified in the capital improvements plan;
- B. repair, operation or maintenance of existing or new capital improvements or facility expansions;
- C. upgrading, updating, expanding or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards;

D. upgrading, updating, expanding or replacing existing capital improvements to provide better service to existing development;

E. administrative and operating costs of a municipality or county except as provided in Paragraph (4) of Subsection A of Section 4 [5-8-4 NMSA 1978] of the Development Fees Act;

F. principal payments or debt service charges on bonds or other indebtedness, except as allowed by Section 4 of the Development Fees Act; or

G. libraries, community centers, schools, projects for economic development and employment growth, affordable housing or apparatus and equipment of any kind, except capital improvements defined in Paragraph (3) of Subsection C [D] of Section 2 [5-8-2 NMSA 1978] of the Development Fees Act.

History: Laws 1993, ch. 122, § 5.

ANNOTATIONS

Bracketed material. — The bracketed material was inserted by the compiler and it is not part of the law.

The reference in Subsection G to Subsection C of 5-8-2 NMSA 1978, appears to actually refer to Subsection D of that section.

5-8-6. Capital improvements plan.

A. A municipality or county shall use qualified professionals to prepare the capital improvements plan and to calculate the impact fee. The capital improvements plan shall follow the infrastructure capital improvement planning guidelines established by the department of finance and administration and shall address the following:

(1) a description, as needed to reasonably support the proposed impact fee, which shall be prepared by a qualified professional, of the existing capital improvements within the service area and the costs to upgrade, update, improve, expand or replace the described capital improvements to adequately meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards;

(2) an analysis, which shall be prepared by a qualified professional, of the total capacity, the level of current usage and commitments for usage of capacity of the existing capital improvements;

(3) a description, which shall be prepared by a qualified professional, of all or the parts of the capital improvements or facility expansions and their costs necessitated by and attributable to new development in the service area based on the approved land use assumptions;

(4) a definitive table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of capital improvements or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial;

(5) the total number of projected service units necessitated by and attributable to new development within the service area based on the approved land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(6) the projected demand for capital improvements or facility expansions required by new service units accepted over a reasonable period of time, not to exceed ten years; and

(7) anticipated sources of funding independent of impact fees.

B. The analysis required by Paragraph (2) of Subsection A of this section may be prepared on a system-wide basis within the service area for each major category of capital improvement or facility expansion for the designated service area.

C. The governing body of a municipality or county is responsible for supervising the implementation of the capital improvements plan in a timely manner.

History: Laws 1993, ch. 122, § 6.

5-8-7. Maximum fee per service unit.

The fee shall not exceed the cost to pay for a proportionate share of the cost of system improvements, based upon service units, needed to serve new development.

History: Laws 1993, ch. 122, § 7.

5-8-8. Time for assessment and collection of fee.

A. Assessments of an impact fee shall be made at the earliest possible time. Collection of the impact fee shall occur at the latest possible time.

B. For land that has been planted in accordance with the subdivision or platting procedures of a municipality or county before the effective date of the Development Fees Act or for land on which new development occurs or is proposed without platting, the municipality or county may assess the impact fees at the time of development approval or issuance of a building permit, whichever date is earlier. The assessment shall be valid for a period of not less than four years from the date of development approval or issuance of a building permit, whichever date is earlier.

C. For land that is platted after the effective date of the Development Fees Act, the municipality or county shall assess the fees at the time of recording of the subdivision plat and this assessment shall be valid for a period of not less than four years from the date of recording of the plat.

D. Collection of impact fees shall occur no earlier than the date of issuance of a building permit.

E. For new development that is platted in accordance with the subdivision or platting procedures of a municipality or county before the adoption of an impact fee, an impact fee shall not be collected on any service unit for which a valid building permit has been issued.

F. After the expiration of the four-year period described in Subsections B and C of this section, a municipality or county may adjust the assessed impact fee to the level of current impact fees as provided in the Development Fees Act.

History: Laws 1993, ch. 122, § 8.

ANNOTATIONS

Compiler's notes. — The phrase "effective date of the Development Fees Act", in Subsections B and C, refers to the effective date of Laws 1993, ch. 122, which was July 1, 1993.

5-8-9. Additional fee prohibited; exception.

Except as provided in Subsection F of Section 8 [5-8-8 NMSA 1978] of the Development Fees Act, after assessment of the impact fees attributable to the new development or execution of an agreement for payment of impact fees, additional impact fees or increases in fees may not be assessed for any reason unless the number of service units to be developed increases. In the event of an increase in the number of service units, the impact fees to be imposed are limited to the amount attributable to the additional service units.

History: Laws 1993, ch. 122, § 9.

5-8-10. Agreement with owner regarding payment.

A municipality or county is authorized to enter into an agreement with the owner of a tract of land for which a plat has been recorded providing for a method of payment of the impact fees over an extended period of time otherwise in compliance with the Development Fees Act.

History: Laws 1993, ch. 122, § 10.

5-8-11. Collection of fees if services not available.

Impact fees may be assessed but shall not be collected unless the:

A. collection is made to pay for a capital improvement or facility expansion that has been identified in the capital improvements plan and the municipality or county commits to complete construction within seven years and to have the service available within a reasonable period of time after completion of construction considering the type of capital improvement or facility expansion to be constructed but in no event longer than seven years;

B. municipality or county agrees that the owner of a new development may construct to adopted municipal or county standards or finance the capital improvements or facility expansions and agrees that the costs incurred or funds advanced will be credited against the impact fees otherwise due from the new development or agrees to reimburse the owner for such costs from impact fees paid from other new developments that will use such capital improvements or facility expansions, which fees shall be collected and reimbursed to the property owner of record at the time the plat of the other new development is recorded; or

C. time period set forth in Subsection A of this section can be extended, provided the municipality or county obtains a performance bond or similar surety securing performance of the obligation to construct the capital improvements or facility expansions but in no event longer than seven years from commencement of construction of the capital improvements or facility expansion for which fees have been collected. The municipality or county shall establish written procedures to ensure that the owner of a new development shall not lose the value of the credits. Any refund for fees shall be made as provided in Section 17 [5-8-17 NMSA 1978] of the Development Fees Act.

History: Laws 1993, ch. 122, § 11.

5-8-12. Entitlement to services.

Any new development for which an impact fee has been paid is entitled to the permanent use and benefit of the services for which the fee was exacted and is entitled to receive prompt service from any existing facilities with actual capacity to serve the new service units.

History: Laws 1993, ch. 122, § 12.

5-8-13. Authority of municipality or county to spend funds or enter into agreements to reduce fees. Municipalities or counties may spend funds from any lawful source or pay for all or a part of the capital improvements or facility expansions to reduce the amount of impact fees. A developer and a municipality or county may agree to offset or reduce part or all of the impact fee assessed on that new development, provided that the public policy which supports the reduction is contained in the appropriate planning documents of the municipality or county and provided that the development's new proportionate share of the system improvement is funded with revenues other than impact fees from other new developments.

History: Laws 1993, ch. 122, § 13.

5-8-14. Requirement for governmental entities to pay fees.

Governmental entities shall pay all impact fees imposed under the Development Fees Act.

History: Laws 1993, ch. 122, § 14.

5-8-15. Credits against facilities fees.

Any construction of, contributions to or dedications of on-site or off-site facilities, improvements, or real or personal property with off-site benefits not required to serve the new development, in excess of minimum municipal and county standards established by a previously adopted and valid ordinance or regulation and required by a municipality or county as a condition of development approval shall be credited against impact fees otherwise due from the development. The credit shall include the value of:

A. dedication of land for parks, recreational areas, open space trails and related areas and facilities or payments in lieu of that dedication; and

B. dedication of rights of way or easements or construction or dedication of on-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks or curbs.

History: Laws 1993, ch. 122, § 15.

5-8-16. Accounting for fees and interest.

A. The order, ordinance or resolution imposing an impact fee shall provide that all money collected through the adoption of an impact fee shall be maintained in separate interest-bearing accounts clearly identifying the payor and the category of capital improvements or facility expansions within the service area for which the fee was adopted.

- B. Interest earned on impact fees shall become part of the account on which it is earned and shall be subject to all restrictions placed on the use of impact fees under the Development Fees Act.
- C. Money from impact fees may be spent only for the purposes for which the impact fee was imposed as shown by the capital improvements plan and as authorized by the Development Fees Act.
- D. The records of the accounts into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours of the municipality or county.
- E. As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any impact fees collected, encumbered and used during the preceding year by category of capital improvement and service area identified as provided in Subsection A of this section.

History: Laws 1993, ch. 122, § 16.

5-8-17. Refunds.

- A. Upon the request of an owner of the property on which an impact fee has been paid, the municipality or county shall refund the impact fee if existing facilities are available and service is not provided or the municipality or county has, after collecting the fee when service was not available, failed to complete construction within the time allowed under Section 11 [5-8-11 NMSA 1978] of the Development Fees Act or service is not available within a reasonable period of time after completion of construction considering the type of capital improvement or facility expansion to be constructed, but in no event later than seven years from the date of payment under Subsection A of Section 11 of the Development Fees Act.
- B. Upon completion of the capital improvements or facility expansions identified in the capital improvements plan, the municipality or county shall recalculate the impact fee using the actual costs of the capital improvements or facility expansion. If the impact fee calculated based on actual costs is less than the impact fee paid, including any sources of funding not anticipated in the capital improvements plan, the municipality or county shall refund the difference if the difference exceeds the impact fee paid by more than ten percent, based upon actual costs.
- C. The municipality or county shall refund any impact fee or part of it that is not spent as authorized by the Development Fees Act within seven years after the date of payment.
- D. A refund shall bear interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Section 56-8-3 NMSA 1978.
- E. All refunds shall be made to the record owner of the property at the time the refund is paid. However, if the impact fees were paid by a governmental entity, payment shall be made to the governmental entity.
- F. The owner of the property on which an impact fee has been paid or a governmental entity that has paid the impact fee has standing to sue for a refund under this section.

History: Laws 1993, ch. 122, § 17.

5-8-18. Compliance with procedures required.

Except as otherwise provided by the Development Fees Act, a municipality or county shall comply with that act to levy an impact fee.

History: Laws 1993, ch. 122, § 18.

5-8-19. Hearing on land use assumptions.

To impose an impact fee, a municipality or county shall schedule and publish notice of a public hearing to consider land use assumptions within the designated service area that will be used to develop the capital improvements plan.

History: Laws 1993, ch. 122, § 19.

5-8-20. Information about assumptions available to public.

On or before the date of the first publication of the notice of the hearing on land use assumptions, the municipality or county shall make available to the public its land use assumptions, the time period of the projections and a description of the general nature of the capital improvement facilities that may be proposed.

History: Laws 1993, ch. 122, § 20.

5-8-21. Notice of hearing on land use assumptions.

A. The municipality or county shall publish notice of the hearing conforming to locally adopted regulations governing change-of-zone requests, except as otherwise provided in this section.

B. The notice shall contain:

(1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON LAND
USE ASSUMPTIONS RELATING
TO POSSIBLE ADOPTION OF
IMPACT FEES";

(2) the time, date and location of the hearing;

(3) a statement that the purpose of the hearing is to consider the land use assumptions that will be used to develop a capital improvements plan under which an impact fee may be imposed;

(4) an easily understandable map of the service area to which the land use assumptions apply; and

(5) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the land use assumptions.

C. The municipality or county, within thirty days after the date of the public hearing, shall approve or disapprove the land use assumptions.

D. An ordinance, order or resolution approving land use assumptions shall not be adopted as an emergency measure and its adoption must comply with the procedural requirements of the Development Fees Act.

History: Laws 1993, ch. 122, § 21.

5-8-22. System-wide land use assumptions.

A. A municipality or county may adopt system-wide land use assumptions for water supply and treatment facilities in lieu of adopting land use assumptions for each service area for such facilities.

B. Prior to adopting system-wide land use assumptions, a municipality or county shall follow the public notice, hearing and other requirements for adopting land use assumptions.

C. After adoption of system-wide land use assumptions, a municipality or county is not required to adopt additional land use assumptions for a service area for water supply, treatment and distribution facilities or wastewater collection and treatment facilities as a prerequisite to the adoption of a capital improvements plan or impact fee, provided the capital improvements plan and impact fee are consistent with the system-wide land use assumptions.

History: Laws 1993, ch. 122, § 22.

5-8-23. Capital improvements plan required after approval of land use assumptions.

If the governing body adopts an ordinance, order or resolution approving the land use assumptions, the municipality or county shall provide for a capital improvements plan to be developed by qualified professionals using generally accepted engineering and planning practices in accordance with Section 6 [5-8-6 NMSA 1978] of the Development Fees Act.

History: Laws 1993, ch. 122, § 23.

5-8-24. Hearing on capital improvements plan and impact fee.

Upon completion of the capital improvements plan, the governing body shall schedule and publish notice of a public hearing to discuss the adoption of the capital improvements plan and imposition of the impact fee. The public hearing must be held by the governing body of the municipality or county to discuss the proposed ordinance, order or resolution adopting a capital improvements plan and imposing an impact fee.

History: Laws 1993, ch. 122, § 24.

5-8-25. Information about plan available to public.

On or before the date of the first publication of the notice of the hearing on the capital improvements plan and impact fee, the plan shall be made available to the public.

History: Laws 1993, ch. 122, § 25.

5-8-26. Notice of hearing on capital improvements plan and impact fee.

A. The municipality or county shall publish notice of the hearing conforming to locally adopted regulations governing change-of-zone requests, except as otherwise provided in this section.

B. The notice must contain the following:

(1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON CAPITAL IMPROVEMENTS PLAN AND ADOPTION OF IMPACT FEES";

(2) the time, date and location of the hearing;

(3) a statement that the purpose of the hearing is to consider the proposed capital improvements plan and the adoption of an impact fee;

(4) an easily understandable map of the service area in which the proposed fee will be imposed;

(5) the amount of the proposed impact fee per service unit; and

(6) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the plan and proposed fee.

History: Laws 1993, ch. 122, § 26.

5-8-27. Advisory committee comments on capital improvements plan and impact fees.

The advisory committee created under Section 37 [5-8-37 NMSA 1978] of the Development Fees Act shall file its written comments on the proposed capital improvements plan and impact fees before the fifth business day before the date of the public hearing on the plan and fees.

History: Laws 1993, ch. 122, § 27.

5-8-28. Approval of capital improvements plan and impact fee required.

A. The municipality or county, within thirty days after the date of the public hearing on the capital improvements plan and impact fee, shall approve, disapprove or modify the adoption of the capital improvements plan and imposition of an impact fee.

B. An ordinance, order or resolution approving the capital improvements plan and imposition of an impact fee shall not be adopted as an emergency measure and its adoption must comply with the procedural requirements of the Development Fees Act.

History: Laws 1993, ch. 122, § 28.

5-8-29. Consolidation of land use assumptions and capital improvements plan.

A. In lieu of separately adopting the land use assumptions and capital improvements plan for a service area containing not greater than three hundred units, a municipality or county may consolidate the land use assumptions and the capital improvements plan, and adopt the assumptions, the plan and the impact fee simultaneously.

B. If a municipality or county elects to consolidate the land use assumptions and capital improvements plan as authorized by Subsection A of this section, the municipality or county shall first comply with

Section 20 [5-8-20 NMSA 1978] of the Development Fees Act and follow the public notice and hearing requirements for adopting a capital improvements plan and impact fee as provided in Section 21 [5-8-21 NMSA 1978] of that act, except:

(1) the headline for the notice by publication shall read as follows:

"NOTICE OF PUBLIC HEARING ON ADOPTION OF LAND USE ASSUMPTIONS AND IMPACT FEES";

(2) the notice shall state that the municipality or county intends to adopt land use assumptions, a capital improvements plan and impact fees at the hearing and does not intend to hold separate hearings to adopt the land use assumptions, capital improvements plan and impact fees;

(3) the notice shall specify a date, not earlier than sixty days after publication of the first notice, and must state that if a person, by not later than the date specified, makes a written request for separate hearings, the governing body shall hold separate hearings to adopt the land use assumptions and capital improvements plan; and

(4) the notice shall provide the name and mailing address of the official of the municipality or county to whom a request for separate hearings shall be sent.

C. In addition to the requirements of Subsection B of this section, the municipality or county shall comply with all other requirements for adopting land use assumptions, a capital improvements plan and an impact fee.

History: Laws 1993, ch. 122, § 29.

5-8-30. Periodic update of land use assumptions and capital improvements plan required.

A. A municipality or county imposing an impact fee shall update the land use assumptions and capital improvements plan at least every five years. The initial five-year period begins on the day the capital improvements plan is adopted.

B. The municipality or county shall review and evaluate its current land use assumptions and shall cause an update of the capital improvements plan to be prepared in accordance with the Development Fees Act.

History: Laws 1993, ch. 122, § 30.

5-8-31. Hearing on updated land use assumptions and capital improvements plan.

The governing body of the municipality or county shall, within sixty days after the date it receives the update of the land use assumptions and the capital improvements plan, schedule and publish notice of a public hearing to discuss and review the update and shall determine whether to amend the plan.

History: Laws 1993, ch. 122, § 31.

5-8-32. Hearing on amendments to land use assumptions, capital improvements plan or impact fee.

A public hearing shall be held by the governing body of the municipality or county to discuss the proposed ordinance, order or resolution amending land use assumptions, the capital improvements plan

or the impact fee. On or before the date of the first publication of the notice of the hearing on the amendments, the land use assumptions and the capital improvements plan, including the amount of any proposed amended impact fee per service unit, shall be made available to the public.

History: Laws 1993, ch. 122, § 32.

5-8-33. Notice of hearing on amendments to land use assumptions, capital improvements plan or impact fee.

A. The municipality or county shall publish notice of the hearing conforming to locally adopted regulations governing change-of-zone requests, except as otherwise provided in this section.

B. The notice must contain the following:

(1) a headline to read as follows:

"NOTICE OF PUBLIC HEARING ON AMENDMENTS TO LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN OR IMPACT FEES";

(2) the time, date and location of the hearing;

(3) a statement that the purpose of the hearing is to consider amendments to land use assumptions, capital improvements plan or impact fees;

(4) an easily understandable description and map of the service area on which the update is being prepared; and

(5) a statement that any member of the public has the right to appear at the hearing and present evidence for or against the update.

History: Laws 1993, ch. 122, § 33.

5-8-34. Advisory committee comments on amendments.

The advisory committee created under Section 37 [5-8-37 NMSA 1978] of the Development Fees Act shall file its written comments with the applicable municipality or county on the proposed amendments to the land use assumptions, capital improvements plan or impact fees before the fifth business day before the date of the public hearing on the amendments.

History: Laws 1993, ch. 122, § 34.

5-8-35. Approval of amendments required.

A. The municipality or county, within thirty days after the date of the public hearing on the amendments, shall approve, disapprove, revise or modify the amendments to the land use assumptions, the capital improvements plan or impact fees.

B. An ordinance, order or resolution approving the amendments to the land use assumptions, the capital improvements plan or impact fees shall not be adopted as an emergency measure and such adoption must comply with the procedural requirements of the Development Fees Act.

History: Laws 1993, ch. 122, § 35.

5-8-36. Determination that no update of land use assumptions, capital improvements plan or impact fee is needed.

A. If at the time an update under Section 30 [5-8-30 NMSA 1978] of the Development Fees Act is required, the governing body determines that no changes to the land use assumptions, capital improvements plan or impact fees are needed, it may, as an alternative to the updating requirements of Sections 30 through 35 [5-8-30 to 5-8-35 NMSA 1978] of the Development Fees Act, publish notice of its determination conforming to locally adopted regulations governing change-of-zone requests, except as otherwise provided in this section.

B. The notice shall contain the following:

(1) a headline to read as follows:

"NOTICE OF DETERMINATION NOT TO
UPDATE LAND USE ASSUMPTIONS,
CAPITAL IMPROVEMENTS PLAN OR
IMPACT FEES";

(2) a statement that the governing body of the municipality or county has determined that no change to the land use assumptions, capital improvements plan or impact fees are necessary;

(3) an easily understandable description and a map of the service area in which the updating has been determined to be unnecessary;

(4) a statement that if, within a specified date, which date shall be at least sixty days after publication of the notice, a person makes a written request to the designated official of the municipality or county requesting that the land use assumptions, capital improvements plan or impact fees be updated, the governing body may accept or reject such request by following the requirements of Sections 30 through 35 of the Development Fees Act; and

(5) a statement identifying the name and mailing address of the official of the municipality or county to whom a request for an update should be sent.

C. The advisory committee shall file its written comments on the need for updating the land use assumptions, capital improvements plan and impact fees before the fifth business day before the earliest notice of the governing body's decision that no update is necessary is mailed or published.

D. If by the date specified in Paragraph (4) of Subsection B of this section, a person requests in writing that the land use assumptions, capital improvements plan or impact fees be updated, the governing body shall cause, accept or reject an update of the land use assumptions and capital improvements plan to be prepared in accordance with Sections 30 through 35 of the Development Fees Act.

E. An ordinance, order or resolution determining the need for updating land use assumptions, capital improvements plan or impact fees shall not be adopted as an emergency measure and its adoption must comply with the procedural requirements of the Development Fees Act.

History: Laws 1993, ch. 122, § 36.

5-8-37. Advisory committee.

A. On or before the date on which the order, ordinance or resolution is adopted under Section 19 [5-8-19 NMSA 1978] of the Development Fees Act, the governing body of a municipality or county shall appoint a capital improvements advisory committee.

B. The advisory committee shall be composed of not less than five members who shall be appointed by a majority vote of the governing body. Not less than forty percent of the membership of the advisory committee must be representative of the real estate, development or building industries. No members shall be employees or officials of a municipality or county or other governmental entity.

C. The advisory committee serves in an advisory capacity and shall:

- (1) advise and assist the municipality or county in adopting land use assumptions;
- (2) review the capital improvements plan and file written comments;
- (3) monitor and evaluate implementation of the capital improvements plan;
- (4) file annual reports with respect to the progress of the capital improvements plan and report to the municipality or county any perceived inequities in implementing the plan or imposing the impact fee; and
- (5) advise the municipality or county of the need to update or revise the land use assumptions, capital improvements plan and impact fee.

D. The municipality or county shall make available to the advisory committee any professional reports with respect to developing and implementing the capital improvements plan.

E. The governing body of the municipality or county shall adopt procedural rules for the advisory committee to follow in carrying out its duties.

History: Laws 1993, ch. 122, § 37.

5-8-38. Duties to be performed within time limits.

If the governing body of the municipality or county does not perform a duty imposed under the Development Fees Act within the prescribed period, a person who has paid an impact fee or an owner of land on which an impact fee has been paid has the right to present a written request to the governing body of the municipality or county stating the nature of the unperformed duty and requesting that it be performed within sixty days after the date of the request. If the governing body of the municipality or county finds that the duty is required under the Development Fees Act and is late in being performed, it

shall cause the duty to commence within sixty days after the date of the request and continue until completion.

History: Laws 1993, ch. 122, § 38.

5-8-39. Records of hearings.

A record shall be made of any public hearing provided for by the Development Fees Act. The record shall be maintained and be made available for public inspection by the municipality or county for at least ten years after the date of the public hearing.

History: Laws 1993, ch. 122, § 39.

5-8-40. Prior impact fees replaced by fees under Development Fees Act.

An impact fee that is in place on the effective date of the Development Fees Act shall be replaced by an impact fee imposed under that act by July 1, 1995. Any municipality or county having an impact fee that has not been replaced under that act by July 1, 1995 shall be liable to any party who, after the effective date of that act, pays an impact fee that exceeds the maximum permitted under that act by more than ten percent for an amount equal to two times the difference between the maximum impact fee allowed and the actual impact fee imposed, plus reasonable attorneys' fees and court costs.

History: Laws 1993, ch. 122, § 40.

5-8-41. No effect on taxes or other charges.

The Development Fees Act does not prohibit, affect or regulate any tax, fee, charge or assessment specifically authorized by state law.

History: Laws 1993, ch. 122, § 41.

5-8-42. Moratorium on development prohibited.

A moratorium shall not be placed on new development for the sole purpose of awaiting the completion of all or any part of the process necessary to develop, adopt or update impact fees.

History: Laws 1993, ch. 122, § 42.

5-8-43. Purpose; transfer of development rights.

A. The purpose of this section is to:

- (1) clarify an application of existing authority;
- (2) provide guidelines for counties and municipalities to regulate transfers of development rights consistent with comprehensive plans;
- (3) encourage the conservation of ecological, agricultural and historical land; and
- (4) require public notification of transfers of development rights.

B. A municipality or county may, by ordinance, provide for voluntary transfer of all or partial development rights from one parcel of land to another parcel of land.

C. The ordinance shall identify on a zoning map areas from which development rights may be transferred and areas to which development rights may be transferred.

D. The ordinance shall provide for:

- (1) the voluntary transfer of a development right from one parcel of land to increase the intensity of development of another parcel of land;
- (2) joint powers agreements, if applicable, for administration of transfers of development rights across jurisdictional boundaries;
- (3) the method of transfer of development rights, including methods of determining the accounting for the rights transferred;
- (4) the reasonable rules to effect and control transfers and ensure compliance with the provisions of the ordinance; and
- (5) public notification to the areas to which development rights may be transferred.

E. Transference of a development right shall be in writing and executed by the owner of the parcel from which the development right is being transferred and acknowledged by the transferor. A development right shall not be subject to condemnation.

F. As used in this section, "development right" means the rights permitted to a lot, parcel or area of land under a zoning ordinance or local law respecting permissible use, area, density or height of improvements executed thereon, and development rights may be calculated and allocated in accordance with density or height limitations or any criteria that will effectively quantify a development right in a reasonable and uniform manner.

G. Nothing in this section shall be construed to authorize a municipality or a county to impair existing property rights.

History: Laws 2003, ch. 229, § 1.

ANNOTATIONS

Cross references. — For property law in general, see Chapter 47 NMSA 1978

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Bethesda, MD 20816
301.320.6900

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26-004

City Council Action and Executive Summary

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

District:	☐ 1	☐ 2	☐ 3	☒ 4	☐ 5	☐ 6	☐ N/A
1st Reading:				Adopted:	July 7, 2025		
Drafter:	Adam Ochoa			Department:	Community Development		
Program:	Community Planning			Line of Business:	Community Planning		
Title:	A RESOLUTION APPROVING THE REQUEST FOR A RESTAURANT A – BEER AND WINE LIQUOR LICENSE WITH ON PREMISES CONSUMPTION TO JIM BOBS BBQ, LLC., D/B/A JIM BOBS BBQ LOCATED AT 8960 ZIA BOULEVARD, LAS CRUCES, NM. 88005.						

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

PURPOSE(S) OF ACTION:

Approval of a Restaurant A – Beer and Wine Liquor License with On Premises Consumption.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

Pursuant to New Mexico Statutes, an application for approval of a Restaurant A – Beer and Wine Liquor License with On Premises Consumption, must be accompanied by a resolution of the City Council approving and consenting to the license after a public hearing.

Jim Bobs BBQ, LLC., d/b/a Jim Bobs BBQ, applied to the Alcoholic Beverage Control Division of the Regulation and Licensing Department of the State of New Mexico ("ABC"). The location for the license is at 8960 Zia Boulevard, Las Cruces, NM. 88005. ABC granted preliminary approval on May 2, 2025.

The City Council is required to hold a public hearing within 45 days after the date of receipt of the preliminary approval letter from ABC. A public hearing to review this issue is scheduled during the regular City Council meeting on Monday, July 7, 2025, beginning at 1:00 p.m., in the City Council Chambers, 700 North Main Street, City Hall. Notice of this public hearing was published in the Las Cruces Sun-News on June 1, 2025, and June 18, 2025.

The Council may approve or disapprove the request for the liquor license. However, Council's disapproval must be based on substantial evidence that the license would adversely affect the health, safety, or welfare of the City of Las Cruces citizens.

The Council may also fail to either approve or disapprove the license. If Council fails to approve or disapprove the license within 30 days after the public hearing, the Director of the Alcoholic Beverage Control Division may give final approval of the license.

SUPPORT INFORMATION:

[Exhibit "A" Alcohol and Gaming' s letter and the application.](#)
[Attachment "A" Notice of Intent to Approve published.](#)

Agenda Item #7.1.

[Attachment "B" Traffic Impact Report from the Traffic Engineering Section.](#)

[Attachment "C" Fire and Safety Compliance Report from the Las Cruces Fire Department.](#)

[Attachment "D" Liquor License Impact Zoning Report from Community Development.](#)

[Attachment "E" Criminal Activity Report from the Las Cruces Police Department.](#)

[Attachment "F" Business Registration Report from Community Development Department.](#)

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 of and consent to the approval of a Restaurant A – Beer and Wine Liquor License with On Premises Consumption and the Alcohol Beverage Control will continue with the application process.
2. Vote "No"; this will not approve and must be based on substantial evidence that the liquor license would adversely affect the health, safety or welfare of the citizens of the City of Las Cruces.
3. Vote to "Amend"; this is not permitted by the Liquor Control Act, NMSA 1978, Section 60-6B-4.
4. Vote to "Table"; this is not permitted by the Liquor Control Act, NMSA 1978, Section 60-6B-4.

RESOLUTION 26-004

A RESOLUTION APPROVING THE REQUEST FOR A RESTAURANT A – BEER AND WINE LIQUOR LICENSE WITH ON PREMISES CONSUMPTION TO JIM BOBS BBQ, LLC., D/B/A JIM BOBS BBQ LOCATED AT 8960 ZIA BOULEVARD, LAS CRUCES, NM. 88005.

The City Council is informed that:

WHEREAS, Jim Bobs BBQ, d/b/a Jim Bobs BBQ, located at 8960 Zia Boulevard, Las Cruces, NM 88005, applied to the Alcoholic Beverage Control Division of the Regulation and Licensing Department of the State of New Mexico ("ABC") for a Restaurant A – Beer and Wine Liquor License with On Premises Consumption; and

WHEREAS, ABC granted preliminary approval for a Restaurant A – Beer and Wine Liquor License with On Premises Consumption by letter dated May 2, 2025; and

WHEREAS, pursuant to law, the application for a Restaurant A – Beer and Wine Liquor License with On Premises Consumption must be accompanied by a resolution of the Las Cruces City Council approving of and consenting to the license after a public hearing upon reasonable notice of such hearing; and

WHEREAS, the City Council did on this date hold a public hearing after reasonable notice setting forth the required information concerning the public hearing. The City Council has considered the liquor license, and it has determined that the approval of same is not detrimental to the public health, safety, or welfare of the City of Las Cruces.

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

(I)

THAT a Restaurant A – Beer and Wine Liquor License with On Premises Consumption to Jim Bobs BBQ, LLC., d/b/a Jim Bobs BBQ, located at 8960 Zia Boulevard, Las Cruces, NM 88005, as evidenced by ABC's letter and the application attached hereto as Exhibit "A", is hereby approved.

(II)

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

DONE AND APPROVED this day of

Agenda Item #7.1.

APPROVED

ATTEST:

Moved by:

Seconded by:

AYES

NAYS



STATE OF NEW MEXICO
MICHELLE LUJAN GRISHAM, GOVERNOR
 Clay Bailey, Superintendent
 Phillip A. Sanchez, Director

May 2, 2025

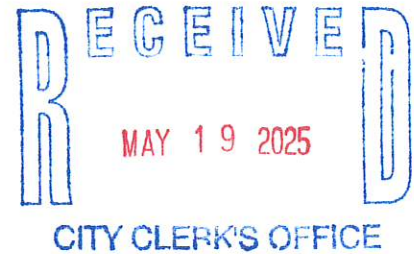
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9171 9690 0935 0079 1762 90

City of Las Cruces

Christine Rivera, Acting City Clerk
 PO Box 20000
 Las Cruces, NM 88004

Lic. No. /Appl. No.: BLA-5283
 Name of Applicant: Jim Bobs BBQ, LLC
 Doing Business As: Jim Bobs BBQ
 Proposed Location: 8960 Zia Blvd.
 Las Cruces, NM 88005



The Director of the Alcoholic Beverage Control Division (ABC) has reviewed the referenced Application and granted **Preliminary Approval**. It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

Notice of the Public Hearing required by the Liquor Control Act shall be given by the governing body by publishing a notice of the date, time, and place of the hearing **twice during the 30 days prior to the hearing** in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing.** Both publications must occur before a hearing can be conducted. The notice shall include:

- (A) Name and address of the Applicant/Licensee;
- (B) The action proposed to be taken;
- (C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

While the law states that "within forty-five (45) days after receipt of a Notice from the Alcoholic Beverage Control, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer", we recognize the potential for conflict between the requirement for publication of 30-day notice and the 45-day hearing requirement.

With that in mind, when a local governing body receives a liquor license application from ABC, that governing body has a couple of options:

- 1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing;
- 2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and

Agenda Item #7.1.

regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing;

ABC has no preference in the option you choose.

The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made** of the hearing.

THE APPLICANT IS SEEKING A RESTAURANT A (BEER & WINE) LIQUOR LICENSE WITH ON-PREMISES CONSUMPTION.

Within thirty (30) days after the Public Hearing, the governing body shall notify ABC of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves the issuance or transfer of the license, it shall notify ABC within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to ABC with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,

Tammy Sandoval

Tammy Sandoval

Admin Law Judge / Hearing Officer

NM Regulation & Licensing Department

Alcoholic Beverage Control Division

Phone: (505) 795-4165 | Email: Tammy.Sandoval@rld.nm.gov

Enclosures:

1. Original Application (*Original Application must be returned to ABC w/approval letter and notices of publication – Page 1 must be signed by appropriate City Official*)
2. Copy of the Zoning Statement



Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000005283



Business Information

Business Information

Business Name: Jim Bobs BBQ, LLC	Type of Business: Alcohol
Business Structure: Limited Liability Company	FEIN: XX-XXX7519
State Tax ID Number: XX-XXXXX	
Business Email: jimbobsbbqlc@gmail.com	Business Phone: 5756521053

Contact Person Information

Contact Person Name: James Leon	Contact Person Phone: 3302409709
Contact Person Email: jimleon8@gmail.com	

Business Mailing Address

Mailing Street: 882 Stefanie Ct	Mailing City: Las Cruces
Mailing State: NM	Mailing Zip Code: 88005
Mailing Country: US	

Local Option District Use Only: Local Governing Body of _____ City, County, Village

Public Hearing held on _____ 20_____ Please check one: ☐ Approved ☐ Disapproved

Signature of City/County Official: _____ Title: _____

Alcoholic Beverage Control Division Use Only: ☐ Approved ☐ Disapproved _____

Signed by Director: _____ Date: _____



Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000005283



Premises Information

Premises DBA

Premises Doing Business As (DBA): Jim Bobs BBQ

Proposed Premises Physical Address

Physical Street: 8960 Zia Blvd

Physical Zip Code: 88007

Physical County: Dona Ana

Physical City: Las Cruces

Physical State: New Mexico

Local Option District: Dona Ana County

"Local Option District" means a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality that falls within a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality of over five thousand population that has independently voted to approve the sale, serving or public consumption of alcoholic beverages under the terms of the Liquor Control Act or any former act.

Ownership

The land and building which is proposed to be the licensed premises is: Leased by Applicant

The following information is required to ensure the issuance of a license to this location will not result in the violation of a county or municipal ordinance.

Specify Owner(s) of the land and building: City of Las Cruces

Specify Date and Terms of Lease/Operating Agreement: August 2020, 1 year lease with 5 year options

Zoning

Is the proposed premises location zoned? Yes

You will be required to upload "Copy of Zoning Statement" issued by the local municipality or county. If not applicable, you will be required to upload "Copy of Zoning Statement" or Letter from local government to indicate that there is no zoning for the proposed location.

Specify the zone for proposed premises location (example C-1): M-3c

Distance from nearest School

Name of School: Fairacres Elementary

School City: Las Cruces

School Zip Code: 88007

School Street: 4501 W Picacho Ave

School State: New Mexico

School Country: United States

School Distance (in feet): More than 1000

Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the school.

Distance from nearest Church

Name of Church: Faith Community

Church City: Las Cruces

Church Zip Code: 88003

Church Street: 4895 Picacho Ave

Church State: New Mexico

Church Country: United States

Church Distance (in feet): More than 1000

Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the church.



Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000005283



Premises Information 2

Please specify the appropriate option for the premises that you have specified in the application?

- ☒ A license has never been issued to the location of the proposed premises.
- ☐ A license was once issued to the location of the proposed premises but is no longer being operated at the location.
- ☐ Alcohol operations are currently being performed at the proposed premises by the applicant business.
- ☐ Alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

Questions

Has the applicant business ever had a liquor license denied, suspended, revoked, surrendered, or had any other form of discipline or disciplinary action by a licensing agency in another state or jurisdiction?	No
Has the structure and/or ownership disclosure for the applicant business changed since last reported to the department?	No
Does the applicant business own any (direct/indirect) interest in a liquor license?	No

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

Fee Name	Fee Amount
Application Fee	200.00
Resident Agent Fee	50.00
Total Fee Amount:	250.00

Under penalty of perjury, I hereby depose and state that I am the person identified in this application and the information given by me is true and complete to the best of my knowledge and belief. I understand that any information contained in this application may be investigated and any false or dishonest answer to any question in this application may be grounds for denial or revocation of my license.

Date: 02/04/2025



STATEMENT OF ZONING

The property located at 8960 Zia Blvd and having a Parcel Account Number of R0222284, in Las Cruces, New Mexico, is zoned as follows:

M-3C (Industrial Heavy – Conditional) / Airport Overlay District

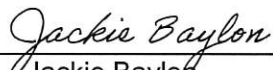
Comments: The M-3 district is intended to provide for industrial uses that consist of high-intensity industrial and manufacturing uses having physical and operational characteristics that may be offensive and or hazardous to the surrounding community.

Retail trade, business service establishment or offices, any type, are permitted uses in this zoning district with conditions. Those conditions are that retail or office uses, associated with any manufacturing or service industry, shall be limited to 5,000 square feet of 49% of the total building square footage, whichever is less. Separate businesses shall be allowed within the industrial parts to serve those businesses within the park and shall have a maximum floor to property area rate of .50.

Therefore, an eating and drinking establishment with liquor sales for onsite consumption is an allowed use provided all requirements as prescribed by the State of New Mexico are met.

The above-described property located in the City of Las Cruces, New Mexico, has been reviewed and found to be zoned as indicated above in accordance with the Las Cruces Zoning Atlas. Accordingly, I do hereby approve and issue this Statement of Zoning.

February 4, 2025
Date



Jackie Baylon
Planning Tech II

Please be advised that the information presented on this document is taken from the City of Las Cruces Zoning Atlas. Nothing shall prevent the City of Las Cruces from amending this information if review of the Zoning Ordinance shows the Atlas to be in error.



CITY OF LAS CRUCES

AD FORM

Las Cruces Sun News (LCSN)	
Classified Legal Ad	
Date to Publish: June 1, 2025, and June 18, 2025	
Account # 1361141 P.O. # 25201199	
City Contact & Phone #: Adam Ochoa, Senior Urban Planner 575-528-3204 aochoa@lascruces.gov	
Proof of Publication Required. Please initial Ad Form and email back indicating receipt.	

COPY TO PUBLISH:
NOTICE OF INTENT TO APPROVE THE FOLLOWING ITEMS:

Notice is hereby given that the Las Cruces City Council will hold a Public Hearing to discuss approval or disapproval of a Restaurant A – Beer and Wine Liquor License with On-Premises Consumption to Jim Bobs BBQ, LLC., D/B/A Jim Bobs BBQ located at 8960 Zia Boulevard, Las Cruces, New Mexico, 88005.

The Public Hearing will be held as part of the regularly scheduled meeting of the City Council on Monday, July 7, 2025, beginning at 1:00 p.m., in the City Council Chambers, 700 North Main Street, City Hall. If passed, the Director of the Alcoholic Beverage Control Division of the State of New Mexico Regulation & Licensing Department may approve the issuance of the license.

Witness my hand and seal this on the 19th of May 2025.

Christine Rivera, MS, CMC
City Clerk

LAS CRUCES SUN NEWS - Please publish in the Legal Section on **June 1, 2025, and June 18, 2025**, and furnish Proof of Publication at your earliest convenience.



MEMORANDUM

To: Adam Ochoa, Senior Urban Planner

From: Gary Skelton, P.E., Engineer **Initials:** GS

Date: May 20, 2025

Subject: Traffic Investigation Report – Restaurant A (Beer & Wine) with On-Premises Consumption Liquor License application
Location: 8960 Zia Boulevard, Las Cruces, NM 88007
Applicant: Jim Bobs BBQ, LLC DBA Jim Bobs BBQ

As requested, Traffic Engineering has completed a traffic investigation for a Restaurant A (Beer & Wine) with On-Premises Consumption Liquor License application submitted by Jim Bobs BBQ, LLC DBA Jim Bobs BBQ that will be located at 8960 Zia Boulevard in Las Cruces, New Mexico. The following information is submitted for review:

- Jim Bobs BBQ will be a leased space located at 8960 Zia Boulevard. According to the Mesilla Valley MPO Interactive Traffic Flow Map, there is no traffic volume data for Zia Boulevard. The most current traffic volume on N. Crawford Boulevard near this location is approximately 1,927 vehicles per day, respectively.
- The Mesilla Valley MPO classifies Zia Boulevard and N. Crawford Boulevard as local roads near the subject property. These streets serve primarily commercial use near the subject property.
- The subject property has on-street parking along Zia Boulevard as well as a public parking lot located west of the subject property. There are no anticipated sight distance or operational problems currently known at those locations.
- The speed limit along N. Crawford Boulevard is 40 mph near the subject property and the speed limit along Zia Boulevard is unposted near the subject property and is assumed 30 MPH per NMSA 1978 Section 66-7-301.

The approval of the Restaurant A (Beer & Wine) with On-Premises Liquor License application at this location does not appear to adversely impact traffic operations along this roadway segment. Feel free to contact me at 575-541-2561 if additional information is needed.

From: [Jeremy Eckhart](#)
To: [Adam Ochoa](#); [Soogyu Lee](#); [Gary Skelton](#); [Daniel Balderrama](#); [FD-Prevention](#); [Elena Sanchez](#); [Sean Mullen](#); [Eric Urenda](#); [Jeremy Story](#); [Jackie Baylon](#); [Elizabeth Herrera](#)
Cc: [Chris Faivre](#); [David Weir](#); [Sara Gonzales](#)
Subject: RE: Restaurant A - Beer & Wine Liquor License.
Date: Wednesday, May 21, 2025 10:48:18 AM
Attachments: [image001.png](#)

Fire approves

From: Adam Ochoa <aochoa@lascruces.gov>
Sent: Tuesday, May 20, 2025 9:11 AM
To: Soogyu Lee <sglee@lascruces.gov>; Gary Skelton <gskelton@lascruces.gov>; Daniel Balderrama <dbalderrama@lascruces.gov>; FD-Prevention <FD-Prevention@las-cruces.org>; Elena Sanchez <esanchez@lascruces.gov>; Sean Mullen <smullen@lascruces.gov>; Eric Urenda <eurenda@lascruces.gov>; Jeremy Story <jstory@lascruces.gov>; Jackie Baylon <jbaylon@lascruces.gov>; Elizabeth Herrera <eherrera@lascruces.gov>; Adam Ochoa <aochoa@lascruces.gov>
Cc: Chris Faivre <cfaivre@lascruces.gov>; David Weir <dweir@lascruces.gov>; Sara Gonzales <sgonzales@lascruces.gov>
Subject: Restaurant A - Beer & Wine Liquor License.

Good Morning,

Jim Bobs BBQ, has filed an application for a Restaurant A – Beer & Wine Liquor License with On-Premises Consumption; Application Number BLA-5283. Please see the attached application. Please provide liquor license reports to me no later than Tuesday, May 27, 2025. Thank you.

Adam Ochoa, CZO

Senior Urban Planner/Community Planning/Community Development Department

Direct: 575-528-3204 / TTY 711

Main: 575-528-3043 / TTY 711

aochoa@lascruces.gov





CITY OF LAS CRUCES

**City of Las Cruces Community Development Department
Liquor License Impact Report
Restaurant A – Beer and Wine Liquor License with On-Premises Consumption
Jim Bobs BBQ, LLC.
8960 Zia Boulevard, Las Cruces, NM. 88005**

The purpose of this report is to review, analyze and determine any possible impacts of a liquor license relating to land use and other planning related issues.

PROPERTY INFORMATION:

Location: 8960 Zia Boulevard
Applicant: Jim Bobs BBQ, LLC.
Business Name: Jim Bobs BBQ
Zoning: M-3C/AOD (Industrial Heavy-Conditional/Airport Overlay District)



DISTANCE REQUIREMENTS:

Greater than 300 feet to a school: YES
Greater than 300 feet to a church: YES
Greater than 300 feet to a military installation: YES

IMPACT ANALYSIS:

The applicant is requesting a Restaurant A – Beer and Wine Liquor License with On-Premises Consumption. The subject property is located in the Civic/Institutional Place Type, as designated by Elevate Las Cruces, which is an area designed to accommodate ancillary land uses for the airport such as a restaurant with a liquor license. The subject property is zoned M-3C, which allows the restaurant with a liquor license, provided all requirements as prescribed for liquor establishments by the State of New Mexico are met. In terms of a land use and Comprehensive Plan perspective, this seems an appropriate location and request.

From: [Sean Mullen](#)
To: [Sara Gonzales](#); [Jeremy Eckhart](#); [Adam Ochoa](#); [Soogyu Lee](#); [Gary Skelton](#); [Daniel Balderrama](#); [FD-Prevention](#); [Elena Sanchez](#); [Eric Urenda](#); [Jeremy Story](#); [Jackie Baylon](#); [Elizabeth Herrera](#)
Cc: [Chris Faivre](#); [David Weir](#)
Subject: Re: Restaurant A - Beer & Wine Liquor License.
Date: Tuesday, May 27, 2025 4:52:54 PM
Attachments: [image001.png](#)

Approved.

Thank you,

Sean Mullen

Get [Outlook for iOS](#)

From: Sara Gonzales <sgonzales@lascruces.gov>
Sent: Wednesday, May 21, 2025 11:00
To: Jeremy Eckhart <jeckhart@lascruces.gov>; Adam Ochoa <aochoa@lascruces.gov>; Soogyu Lee <sglee@lascruces.gov>; Gary Skelton <gskelton@lascruces.gov>; Daniel Balderrama <dbalderrama@lascruces.gov>; FD-Prevention <FD-Prevention@las-cruces.org>; Elena Sanchez <esanchez@lascruces.gov>; Sean Mullen <smullen@lascruces.gov>; Eric Urenda <eurenda@lascruces.gov>; Jeremy Story <jstory@lascruces.gov>; Jackie Baylon <jbaylon@lascruces.gov>; Elizabeth Herrera <eherrera@lascruces.gov>
Cc: Chris Faivre <cfaivre@lascruces.gov>; David Weir <dweir@lascruces.gov>
Subject: Re: Restaurant A - Beer & Wine Liquor License.

Thank you Jeremy.

Sara Gonzales, CZO

Senior Urban Planner / Community Planning / Community Development Department

Direct: (575) 528-3471 / TTY 711

Main: (575) 528-3043 / TTY 711

sgonzales@lascruces.gov



CITY OF LAS CRUCES

From: Jeremy Eckhart <jeckhart@lascruces.gov>
Sent: Wednesday, May 21, 2025 10:48 AM
To: Adam Ochoa <aochoa@lascruces.gov>; Soogyu Lee <sglee@lascruces.gov>; Gary Skelton <gskelton@lascruces.gov>; Daniel Balderrama <dbalderrama@lascruces.gov>; FD-Prevention <FD-Prevention@las-cruces.org>; Elena Sanchez <esanchez@lascruces.gov>; Sean Mullen <smullen@lascruces.gov>; Eric Urenda <eurenda@lascruces.gov>; Jeremy Story <jstory@lascruces.gov>; Jackie Baylon <jbaylon@lascruces.gov>; Elizabeth Herrera <eherrera@lascruces.gov>

Agenda Item #7.1.

Cc: Chris Faivre <cfaivre@lascruces.gov>; David Weir <dweir@lascruces.gov>; Sara Gonzales <sgonzales@lascruces.gov>

Subject: RE: Restaurant A - Beer & Wine Liquor License.

Fire approves

From: Adam Ochoa <aochoa@lascruces.gov>

Sent: Tuesday, May 20, 2025 9:11 AM

To: Soogyu Lee <sglee@lascruces.gov>; Gary Skelton <gskelton@lascruces.gov>; Daniel Balderrama <dbalderrama@lascruces.gov>; FD-Prevention <FD-Prevention@las-cruces.org>; Elena Sanchez <esanchez@lascruces.gov>; Sean Mullen <smullen@lascruces.gov>; Eric Urenda <eurenda@lascruces.gov>; Jeremy Story <jstory@lascruces.gov>; Jackie Baylon <jbaylon@lascruces.gov>; Elizabeth Herrera <eherrera@lascruces.gov>; Adam Ochoa <aochoa@lascruces.gov>

Cc: Chris Faivre <cfaivre@lascruces.gov>; David Weir <dweir@lascruces.gov>; Sara Gonzales <sgonzales@lascruces.gov>

Subject: Restaurant A - Beer & Wine Liquor License.

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Adam Ochoa, CZO

Senior Urban Planner/Community Planning/Community Development Department

Direct: 575-528-3204 / TTY 711

Main: 575-528-3043 / TTY 711

aochoa@lascruces.gov



CITY OF LAS CRUCES

From: [Elizabeth Herrera](#)
To: [Adam Ochoa](#)
Cc: [Jackie Baylon](#)
Subject: RE: Restaurant A - Beer & Wine Liquor License.
Date: Wednesday, May 28, 2025 2:21:36 PM
Attachments: [image002.png](#)
[image003.png](#)

Good afternoon,

Jim Bobs BBQ has an active business license and is pending the liquor license application.

*Thank you,
Elizabeth Herrera*

Permit Technician I/Community Development/Permits and Inspections

Direct: 575-528-3187/ TTY 711

Main: 575-528-3059/ TTY 711

eherrera@lascruces.gov



CITY OF LAS CRUCES

From: Adam Ochoa <aochoa@lascruces.gov>

Sent: Tuesday, May 20, 2025 9:11 AM

To: Soogyu Lee <sglee@lascruces.gov>; Gary Skelton <gskelton@lascruces.gov>; Daniel Balderrama <dbalderrama@lascruces.gov>; FD-Prevention <FD-Prevention@las-cruces.org>; Elena Sanchez <esanchez@lascruces.gov>; Sean Mullen <smullen@lascruces.gov>; Eric Urenda <eurenda@lascruces.gov>; Jeremy Story <jstory@lascruces.gov>; Jackie Baylon <jbaylon@lascruces.gov>; Elizabeth Herrera <eherrera@lascruces.gov>; Adam Ochoa <aochoa@lascruces.gov>

Cc: Chris Faivre <cfaivre@lascruces.gov>; David Weir <dweir@lascruces.gov>; Sara Gonzales <sgonzales@lascruces.gov>

Subject: Restaurant A - Beer & Wine Liquor License.

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Adam Ochoa, CZO

Senior Urban Planner/Community Planning/Community Development Department

Direct: 575-528-3204 / TTY 711

Main: 575-528-3043 / TTY 711

Agenda Item #7.1.

aochoa@lascruces.gov





26-005

City Council Action and Executive Summary

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

District:	☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☒ N/A		
1st Reading:	Adopted: July 7, 2025		
Drafter:	Christine Rivera	Department:	City Manager's Office
Program:	Compliance	Line of Business:	Office of City Clerk
Title:	A RESOLUTION APPROVING AMENDMENTS TO THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF LAS CRUCES AND THE LAS CRUCES POLICE OFFICERS' ASSOCIATION.		

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

PURPOSE(S) OF ACTION:
Approve amendments to the collective bargaining agreement.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:
The City Council approved a three (3) year Collective Bargaining Agreement (CBA) between the City of Las Cruces (City) and the Las Cruces Police Officers' Association (Union) on October 3, 2022. The term of this CBA is through October 3, 2025. The City of Las Cruces and the Las Cruces Police Officers' Association (parties) agreed to a re-opener of the contract to negotiate one (1) economic and one (1) non-economic, section of this Agreement.

In accordance with the Las Cruces Municipal Code, Sec. 15-14, Scope of Bargaining, and Section 16 Negotiation Procedures of the CBA, the Union contacted City Representatives and the parties began negotiations on October 23, 2024. The parties reached tentative agreement on all negotiated items on May 6, 2025. The City was notified of Union ratification on June 2, 2025.

The new CBA presented has changes to Section 22- Holidays and Section 36- Professional Standards. These changes support positive labor relations and retention efforts through reasonable and equitable adjustments.

Beginning the new fiscal year following ratification, represented employees will receive forty (40) hours of personal leave each year. If the employee reaches June, and the employee still carries a balance of personal leave, the employee may "cash in" the personal leave- payable with the last pay period of the fiscal year. A total of up to 40 hours may be cashed out with a sell-back of 4 for 1.

Investigations shall be conducted by LCPD Internal Affairs Investigators or a designated supervisor. Outside observers during the interrogations may include LCPOA/FOP representatives, or others allowed by the New Mexico Peace Officers Employer-Employee Relations 29-14-4, or as revised.

The general fund costs associated with the proposed changes for fiscal year twenty-six (26) is estimated at \$93,054.39. Budget and Human Resources will monitor funding with support from Police. The final version of the proposed CBA section changes is shown in Exhibit "A" and Exhibit "B" and the legislative format

Agenda Item #7.2.

(strikethrough for removed language and underline for added/changed language) to the sections is in Attachment "A" and Attachment "B".

SUPPORT INFORMATION:

[Exhibit "A" - Amendment \(Clean\)](#)

[Exhibit "B" - Amendment](#)

[Attachment "A" - Redline](#)

[Attachment "B" - Redline](#)

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 amendments to the existing CBA between the City and the Las Cruces Police Officers' Association.
2. Vote "No", this will not approve the amendments to the existing CBA between the City and the Las Cruces Police Officers' Association. This action would require the negotiating teams to continue negotiations.
3. Vote to "Amend", this would require the negotiating teams to continue negotiations and ratification of the Union's members to approve any amendments.
4. Vote to "Table", this would delay the implementation of the CBA and any negotiated changes.

REFERENCE INFORMATION:

Resolution 23-037

RESOLUTION 26-005

A RESOLUTION APPROVING AMENDMENTS TO THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF LAS CRUCES AND THE LAS CRUCES POLICE OFFICERS' ASSOCIATION.

The City Council is informed that:

WHEREAS, the City Council approved a three (3) year CBA between the City and the Union on October 3, 2022; and

WHEREAS, the parties agreed to a re-opener of one (1) non-economic and one (1) economic section of the CBA in accordance with Section 16 of the CBA; and

WHEREAS, in accordance with Las Cruces Municipal Code , Sec. 15-14, Scope of Bargaining, and Section 16 Negotiation Procedures of the CBA, the Union contacted City representatives, and the parties began negotiations on October 23, 2024; and

WHEREAS, the Parties reached tentative agreement on both negotiated Sections on May 6, 2025, and the City was notified of Union ratification on June 2, 2025; and

WHEREAS, the new CBA presented has changes to Section 22- Holidays and Section 36- Professional Standards. These changes support positive labor relations and retention efforts through reasonable and equitable adjustments; and

WHEREAS, beginning the new fiscal year following ratification, represented employees will receive forty (40) hours of personal leave each year. If the employee reaches June, and the employee still carries a balance of personal leave, the employee may "cash in" the personal leave- payable with the last pay period of the fiscal year. A total of up to 40 hours may be cashed out with a sell-back of 4 for 1; and

WHEREAS, investigations shall be conducted by LCPD Internal Affairs Investigators or a designated supervisor. Outside observers during the interrogations may include LCPOA/FOP representatives, or others allowed by the New Mexico Peace Officers Employer-Employee Relations 29-14-4, or as revised; and

WHEREAS, the general fund costs associated with the proposed changes for fiscal year twenty-six (26) is estimated at \$93,054.39; and

WHEREAS, funding was set aside as part of the City's adopted budget in anticipation of these negotiations.

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

(I)

THAT the new three (3) year term CBA with amendments between the City of Las Cruces and the Las Cruces Police Officers' Association , as shown in Exhibit "A" and "B", attached hereto and made part of this Resolution, is hereby approved.

(II)

Agenda Item #7.2.

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

DONE AND APPROVED this day of

APPROVED

Mayor

ATTEST:

City Clerk

Moved by:

Seconded by:

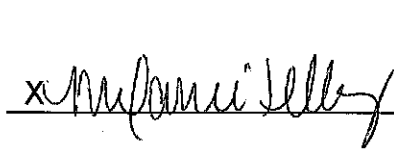
AYES

NAYS

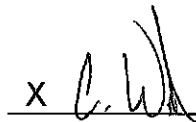
Section 22- Holidays

D. Employees shall receive eighty (80) hours of personal leave each calendar year. Personal leave may be requested throughout the calendar year, in one lump sum or a combination of both, totaling eighty (80) hours. Employees requesting leave shall submit their leave request to their chain of command and such requests will be approved or denied based on the specific staffing needs of the employees given section/unit/shift. If the employee reaches December and the employee still carries a balance of personal leave, the employee may "cash in" the personal leave – payable with the last pay period of the calendar year. A total of up to eighty (80) hours may be cashed out with a sell-back of 4 for 1. If an employee retires, completing at least fifty (50) percent of the calendar year (ie. through July 2nd) the employee may cash out their remaining personal leave, up to eighty (80) hours, at a sell-back of 4 to 1. The eighty (80) hours of personal leave shall be provided to those that have successfully completed their probationary period.

This will take effect the beginning of the first full pay period following ratification of this article.

x 

Management

x 

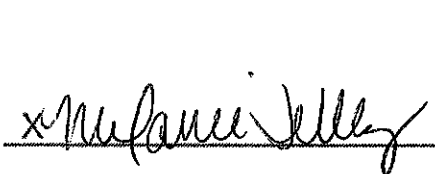
Union

Date 5/6/2025

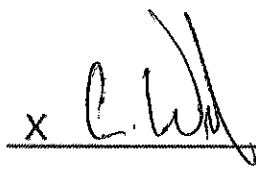
Section 22- Holidays

D. Employees shall receive eighty (840) hours of personal leave each fiscal calendar year. Personal leave may be requested throughout the fiscal calendar year, in one lump sum or a combination of both, totaling eighty (480) hours. Employees requesting leave shall submit their leave request to their chain of command and such requests will be approved or denied based on the specific staffing needs of the employees given section/unit/shift. If the employee reaches June-December and the employee still carries a balance of personal leave, the employee may "cash in" the personal leave – payable with the last pay period of the fiscal calendar year. A total of up to eighty (840) hours may be cashed out with a sell-back of 4-4 for 1. If an employee retires, completing at least fifty (50) percent of the calendar year (ie. through July 2nd) the employee may cash out their remaining personal leave, up to eighty (80) hours, at a sell-back of 4 to 1. The eighty (80) hours of personal leave shall be provided to those that have successfully completed their probationary period.

This will take effect the beginning of the new-fiscal year~~first full pay period~~ following ratification of this article.

x 

Management

x 

Union

Date 5/6/2025

3/25/2025
DateSECTION 36 – PROFESSIONAL STANDARDS SECTION:

The purpose of an administrative investigation is to determine if any Department or city rules, regulations, policies, procedures, laws, or training directives have been violated. To ensure that investigations cultivate public confidence and further good order, discipline, good management practices, and accountability, while recognizing the individual rights of Association employees, the following guidelines have been established:

- A. The interrogation of any officer shall be at reasonable hours, preferably when the officer is on duty and/or during the daylight hours unless the exigencies of the investigation dictate otherwise as determined by the City.
- B. Any interrogation shall take place at a location designated by the investigating officer, usually a police department facility, unless the urgency of the investigation requires otherwise.
- C. Prior to commencement of any interrogation session:
 1. The officer shall be informed of the name and rank of the person in charge of the interrogation and all other persons who will be present during the interrogation;
 2. The officer shall be informed of the nature of the investigation, and the names of all known complainants shall be disclosed to the officer unless the Chief or their Designee determines that disclosure of the complainant's name shall not be disclosed because it is necessary for the protection of an informant or because disclosure would jeopardize or compromise the integrity or security of the investigation; and
 3. A reasonable attempt shall be made to notify the officer's commanding officer of the pending interrogation.
- D. During an interrogation session, the following requirements shall be adhered to:
 1. Each interrogation session shall not exceed two (2) hours unless the parties mutually consent to continuation of the session;
 2. There shall not be more than two (2) interrogation sessions within a twenty-four (24) hour period, unless the parties mutually consent to additional sessions, if there shall be at least one (1) hour rest period between sessions;
 3. The combined duration of an officer's work shift and any interrogation session shall not exceed fourteen (14) hours within a twenty-four (24) hour period, unless the urgency of the investigation requires otherwise;
 4. There shall not be more than two (2) interrogators at any given time;
 5. An officer shall be allowed to attend to physical necessities as they occur during the interrogation session;

3/25/2025
Date

Union

6. Through the course of the investigation, additional issues of concern may arise that may be incorporated into the investigation.
7. An officer shall not be subjected to offensive language or illegal coercion by the interrogator during an interrogation session.
- ~~7.8. Investigations shall be conducted by LCPD Internal Affairs Investigators or a designated supervisor. Outside observers during the interrogations may include LCPOA/FOP representatives, or others allowed by the New Mexico Peace Officers Employer-Employee Relations 29-14-4, or as revised.~~
- E. When any officer is under investigation for an administrative matter, the officer shall be permitted to produce any relevant documents, witnesses, or other evidence to support their case.
- F. Any interrogation of an officer shall be recorded, either mechanically or by a stenographer, there shall be no "off-the-record" conversations except by mutual agreement. All recesses called during the investigation shall be noted in the record. The complete interrogation shall be published as a transcript and the final version approved by the investigating officer. Nothing discussed "off the record" during the administrative interrogation shall be used as part of the administrative interrogation, investigation, or official file, or shall be submitted for any official action.
- G. An employee/officer shall be provided a copy of their interview upon submission of their written request. The employee or the Association shall be allowed to review the entire investigative file, upon written request, no later than fifteen (15) working days after the investigation has been completed. No review shall be done while on duty. The employee may decline disclosure of an interview or investigative file to the Association.
- H. An officer, must as a condition of continuing employment, truthfully answer all questions relating to the matter under investigation whether the officer is a participant or a witness to the matter. ~~The determination of whether a question is relevant to the matter under investigation shall be made solely by the investigator.~~
- I. Upon request, the Department shall afford the employee an opportunity , to consult with an Association representative before being questioned, provided the interrogation is not delayed more than two (2) hours, from the time the employee is notified of the meeting, unless there is an emergency., An Association representative may be present during the interrogation; however, the representative shall not be a witness or the subject, or potential subject, of the investigation which is being conducted concerning the employee or be involved in either the employee's administrative or criminal investigation or be a

supervisor in the chain of command of the employee. The representative's role should be limited to that of an advisor to the employee, and not as a participant in the questioning or investigation. The employee's representative may not interfere with the questioning or

Date

investigation.

- J. The investigating officer may remove any party interfering with the interrogation.
- K. In the event a PSU investigator has evidence of an intentional false police report, these observations and opinions may be included as part of the investigative report. In these cases, the City may take whatever action it deems appropriate, and the officer may at their discretion pursue whatever legal remedies are available.
- L. The Chief may order a polygraph examination, and only after the following has been done:
 - 1. All reasonable investigative means have been exhausted.
 - 2. The officer has been advised of the Chief's reasons for ordering the polygraph examination.
- M. At the end of the investigation, the PSU investigator will submit a written summary to the Chief, containing:
 - 1. an outline of the alleged conduct;
 - 2. the finding relative to the alleged actions;
 - 3. specific violations, if any are shown by the evidence;
 - 4. ancillary issues developed during the investigation;
 - 5. Conclusions, with a recommended finding for each allegation as follows:
 - a. SUSTAINED - conduct alleged apparently occurred and amounts to misconduct;
 - b. NOT SUSTAINED - insufficient evidence exists to clearly prove or disprove allegation;
 - c. UNFOUNDED - act alleged apparently did not occur;
 - d. EXONERATED - personnel's conduct was lawful, justified and proper;
 - e. OFFICE INVESTIGATION - complainant failed to cooperate with the investigation and there is not enough evidence available to draw a fair conclusion;
 - f. SUSTAINED OTHER - the employee was determined to have committed a violation other than what was originally alleged.
- N. At the time that the written summary is approved by the Chief, a written notice will be provided to the officer, notifying them of the completion of the investigation. Upon the Chief's receipt of the written summary, the Chief will render a decision regarding disciplinary action within a reasonable time and make notice of their decision to the officer. PSU will submit a monthly report to the Chief, listing all outstanding PSU investigations

3/25/2025

submitted to the Chief for approval.

Date

- O. A member may sign a privacy waiver allowing a POA representative to view any allowable investigative materials as per the officers' bill of rights, and to inquire about the status of a pending investigation.
- P. Investigations must be done in a timely manner of one hundred and eighty (180) days. A one (1) time extension shall be granted based on extraordinary circumstances which may include a FMLA qualifying event, military leave, or other circumstances as determined by the Chief or designee.

Section 22- Holidays

~~D. Employees shall receive personal leave as per the City of Las Cruces Manual of Personnel, Policies, as adopted or revised.~~

~~D. Employees shall receive 240 hours of personal leave, leave each fiscal calendar year. Personal leave may be requested used throughout the fiscal year, in one lump sum or a combination of both, totaling 240 hours. Employees requesting leave shall submit their leave request to their chain of command and such requests will be approved or denied based on the specific staffing needs of the employees given section/unit/shift. If the employee reaches June December and the employee still carries a balance of personal leave, the employee may "cash in" the personal leave – payable with and/or as part of the first paycheck in December the last pay period of the fiscal year or the leave will be forfeited. A total of up to 240 hours may be cashed out with a sell-back of 42 for 1. If an employee retires at any time throughout the calendar year, that employee may sell-back the balance of their personal leave, up to 240 hours at the same rate of 2 for 1. This provision shall not be interpreted to prevent the City from cashing out personal leave at the end of the year.~~

~~This will take effect the beginning of the new fiscal year following ratification of this article.~~

3/25/2025
Date

SECTION 36 – PROFESSIONAL STANDARDS SECTION:

The purpose of an administrative investigation is to determine if any Department or city rules, regulations, policies, procedures, laws, or training directives have been violated. To ensure that investigations cultivate public confidence and further good order, discipline, good management practices, and accountability, while recognizing the individual rights of Association employees, the following guidelines have been established:

- A. The interrogation of any officer shall be at reasonable hours, preferably when the officer is on duty and/or during the daylight hours unless the exigencies of the investigation dictate otherwise as determined by the City.
- B. Any interrogation shall take place at a location designated by the investigating officer, usually a police department facility, unless the urgency of the investigation requires otherwise.
- C. Prior to commencement of any interrogation session:
 1. The officer shall be informed of the name and rank of the person in charge of the interrogation and all other persons who will be present during the interrogation;
 2. The officer shall be informed of the nature of the investigation, and the names of all known complainants shall be disclosed to the officer unless the Chief or their Designee determines that disclosure of the complainant's name shall not be disclosed because it is necessary for the protection of an informant or because disclosure would jeopardize or compromise the integrity or security of the investigation; and
 3. A reasonable attempt shall be made to notify the officer's commanding officer of the pending interrogation.
- D. During an interrogation session, the following requirements shall be adhered to:
 1. Each interrogation session shall not exceed two (2) hours unless the parties mutually consent to continuation of the session;
 2. There shall not be more than two (2) interrogation sessions within a twenty-four (24) hour period, unless the parties mutually consent to additional sessions, if there shall be at least one (1) hour rest period between sessions;
 3. The combined duration of an officer's work shift and any interrogation session shall not exceed fourteen (14) hours within a twenty-four (24) hour period, unless the urgency of the investigation requires otherwise;
 4. There shall not be more than two (2) interrogators at any given time;
 5. An officer shall be allowed to attend to physical necessities as they occur during the interrogation session;

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6. Through the course of the investigation, additional issues of concern may arise that may be incorporated into the investigation.
7. An officer shall not be subjected to offensive language or illegal coercion by the interrogator during an interrogation session.
- ~~7.8.~~ Investigations shall be conducted by LCPD Internal Affairs Investigators or a designated supervisor. Outside observers during the interrogations may include LCPOA/FOP representatives, or others allowed by the New Mexico Peace Officers Employer-Employee Relations 29-14-4, or as revised.
- E. When any officer is under investigation for an administrative matter, the officer shall be permitted to produce any relevant documents, witnesses, or other evidence to support their case.
- F. Any interrogation of an officer shall be recorded, either mechanically or by a stenographer, there shall be no "off-the-record" conversations except by mutual agreement. All recesses called during the investigation shall be noted in the record. The complete interrogation shall be published as a transcript and the final version approved by the investigating officer. Nothing discussed "off the record" during the administrative interrogation shall be used as part of the administrative interrogation, investigation, or official file, or shall be submitted for any official action.
- G. An employee/officer shall be provided a copy of their interview upon submission of their written request. The employee or the Association shall be allowed to review the entire investigative file, upon written request, no later than fifteen (15) working days after the investigation has been completed. No review shall be done while on duty. The employee may decline disclosure of an interview or investigative file to the Association.
- H. An officer, must as a condition of continuing employment, truthfully answer all questions relating to the matter under investigation whether the officer is a participant or a witness to the matter. ~~The determination of whether a question is relevant to the matter under investigation shall be made solely by the investigator.~~
- I. Upon request, the Department shall afford the employee an opportunity , to consult with an Association representative before being questioned, provided the interrogation is not delayed more than two (2) hours, from the time the employee is notified of the meeting, unless there is an emergency., An Association representative may be present during the interrogation; however, the representative shall not be a witness or the subject, or potential subject, of the investigation which is being conducted concerning the employee or be involved in either the employee's administrative or criminal investigation or be a

supervisor in the chain of command of the employee. The representative's role should be limited to that of an advisor to the employee, and not as a participant in the questioning or investigation. The employee's representative may not interfere with the questioning or

Date

investigation.

- J. The investigating officer may remove any party interfering with the interrogation.
- K. In the event a PSU investigator has evidence of an intentional false police report, these observations and opinions may be included as part of the investigative report. In these cases, the City may take whatever action it deems appropriate, and the officer may at their discretion pursue whatever legal remedies are available.
- L. The Chief may order a polygraph examination, and only after the following has been done:
 - 1. All reasonable investigative means have been exhausted.
 - 2. The officer has been advised of the Chief's reasons for ordering the polygraph examination.
- M. At the end of the investigation, the PSU investigator will submit a written summary to the Chief, containing:
 - 1. an outline of the alleged conduct;
 - 2. the finding relative to the alleged actions;
 - 3. specific violations, if any are shown by the evidence;
 - 4. ancillary issues developed during the investigation;
 - 5. Conclusions, with a recommended finding for each allegation as follows:
 - a. SUSTAINED - conduct alleged apparently occurred and amounts to misconduct;
 - b. NOT SUSTAINED - insufficient evidence exists to clearly prove or disprove allegation;
 - c. UNFOUNDED - act alleged apparently did not occur;
 - d. EXONERATED - personnel's conduct was lawful, justified and proper;
 - e. OFFICE INVESTIGATION - complainant failed to cooperate with the investigation and there is not enough evidence available to draw a fair conclusion;
 - f. SUSTAINED OTHER - the employee was determined to have committed a violation other than what was originally alleged.
- N. At the time that the written summary is approved by the Chief, a written notice will be provided to the officer, notifying them of the completion of the investigation. Upon the Chief's receipt of the written summary, the Chief will render a decision regarding disciplinary action within a reasonable time and make notice of their decision to the officer. PSU will submit a monthly report to the Chief, listing all outstanding PSU investigations

3/25/2025

submitted to the Chief for approval.

Date

- O. A member may sign a privacy waiver allowing a POA representative to view any allowable investigative materials as per the officers' bill of rights, and to inquire about the status of a pending investigation.
- P. Investigations must be done in a timely manner of one hundred and eighty (180) days. A one (1) time extension shall be granted based on extraordinary circumstances which may include a FMLA qualifying event, military leave, or other circumstances as determined by the Chief or designee.



26-006

City Council Action and Executive Summary

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

District:	☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☒ N/A		
1st Reading:	Adopted: July 7, 2025		
Drafter:	Gaby Prats	Department:	Financial Services
Program:	Grants Administration	Line of Business:	Fiscal Management
Title:	A RESOLUTION AUTHORIZING THE CITY OF LAS CRUCES (CITY) TO ACCEPT GRANT AWARDS FOR VARIOUS CITY DEPARTMENTS THROUGH AN AMENDMENT TO THE CITY'S ADOPTED FY2025 BUDGET.		

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

PURPOSE(S) OF ACTION:
To accept grant awards and amend the FY25 budget.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:
The City of Las Cruces (City) relies on grant funding for many of the critical programs provided each year for the residents of Las Cruces. Grant funding awards are received throughout the fiscal year and are not budgeted during the normal fiscal year budgeting process. Funds are not budgeted until the City has received a grant award agreement due to the unpredictable nature of funding levels and timing.

Per the City's Grants Administration Program Policy, the City Manager, or his designee, may execute grant agreements with funding agencies. Upon receipt of the fully executed agreement from the funding agency, the Council may adjust the budget.

The request for City Council is to accept the budget adjustments to be used by the departments for the scope of work as defined by each grant agreement.

SUPPORT INFORMATION:
[Exhibit "A" - Fund Summaries 07-07-2025](#)
[Attachment "A" - Grant Listing](#)
[Attachment "B" - PD - FFY24 HIDTA Award G24SN0006A Modification No 4](#)
[Attachment "C" - PD - FFY25 HIDTA G25SN0006A Grant Award Notice](#)
[Attachment "D" - PD - FY26 NMSU LCPD Summer Leadership Training Fully Executed Agreement](#)

PLAN(S):
Elevate Las Cruces

COMMITTEE/BOARD REVIEW:
None

Agenda Item #7.3.

DOES THIS AMEND THE BUDGET?:

☒ Yes

☐ No

BUDGET / FISCAL IMPACT:

BUDGETED AMOUNT: Various

AVAILABLE AMOUNT: Various

EXPENDITURE AMOUNT:
Various

Funding Source(s):

Various

Overall Budget Impact:

Please refer to Exhibit "A" Fund Summaries

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 to accept the grant awards as presented and amend the City's FY2025 Budget.
2. Vote "No"; this will not approve the Resolution to accept the grant awards as presented and amend the City's FY2025 Budget.
3. Vote to "Amend"; this could delay the Resolution and the process of spending the grant funds within the predetermined grant schedule and require direction to staff.
4. Vote to "Table"; this will delay the Resolution and will impact the implementation of the grant agreement, the City department's ability to utilize the funds and return the grant funds to the granting agency.

RESOLUTION 26-006

A RESOLUTION AUTHORIZING THE CITY OF LAS CRUCES (CITY) TO ACCEPT GRANT AWARDS FOR VARIOUS CITY DEPARTMENTS THROUGH AN AMENDMENT TO THE CITY'S ADOPTED FY2025 BUDGET.

The City Council is informed that:

WHEREAS, the City has received notice of grant awards for various City departments; and

WHEREAS, the grants will be used as designated in the scope of work and within the specified time period as shown in the grant agreements executed by the City Manager, or his designee; and

WHEREAS, the grant agreements that are the subject of this budget adjustment will be attached to the Resolution with a Summary, as Attachment "A"; and each agreement will be attached as subsequent attachments.

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

(I)

THAT the City hereby amends the FY2025 City Budget and accepts all grant awards as shown in the Fund Summary, Exhibit "A", attached hereto and made part of this Resolution, are hereby approved.

(II)

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

DONE AND APPROVED this day of

Agenda Item #7.3.

APPROVED

ATTEST:

Moved by:

Seconded by:

AYES

NAYS

CITY OF LAS CRUCES
BUDGET ADJUSTMENT REQUEST
BUDGET FISCAL YEAR 2024-25

Exhibit "A"

	2100 SPECIAL REVENUE REIMB GRANTS 2024-25			
	Original Budget	Amended Budget	Req. Adjustment	Adjusted Budget
RESOURCES				
Beginning Balance	\$ 270,735	249,231	0	249,231
Revenues				
Municipal Gross Receipts Tax	0	0	0	0
Public Safety Gross Receipts Tax	0	0	0	0
Hold Harmless Replacement GRT	0	0	0	0
State-Shared Gross Receipts Tax	0	0	0	0
Environmental Gross Receipts Tax	0	0	0	0
County Environmental Gross Receipts Tax	0	0	0	0
Internet Sales Gross Receipts Tax	0	0	0	0
Gasoline Tax	0	0	0	0
Cannabis Excise Tax	0	0	0	0
Lodgers Tax	0	0	0	0
Property Taxes	0	0	0	0
Payment In Lieu of Property Tax	0	0	0	0
Franchise Fees	0	0	0	0
Payment In Lieu of Franchise Fees	0	0	0	0
Licenses, Fees & Permits	0	0	0	0
Convention Center Fee	0	0	0	0
Auto License - State Shared	0	0	0	0
Fines & Forfeitures	0	0	0	0
Charges For Services	0	0	4,000	4,000
Natural Gas Sales - Commodity	0	0	0	0
Motor Pool Maintenances Charges	0	0	0	0
Fuel Charges	0	0	0	0
Intergovernmental	0	0	0	0
Investment Income	0	0	0	0
Miscellaneous Revenues	185,500	205,500	0	205,500
Federal Grants	15,245,266	18,312,500	0	18,312,500
State Grants	7,421,065	8,559,891	0	8,559,891
Local Grants	0	3,856	0	3,856
Debt Service	0	0	0	0
Total Revenues	22,851,831	27,081,747	4,000	27,085,747
TOTAL RESOURCES	\$ 23,122,566	27,330,978	4,000	27,334,978
Expenditures				
General Government	0	0	0	0
Legislative	0	0	0	0
Municipal Court	0	0	0	0
Chief Administrative Officer	0	0	0	0
City Manager	9,300,103	11,160,103	0	11,160,103
Legal	0	0	0	0
Las Cruces Police Department	4,248,063	4,986,663	4,000	4,990,663
Las Cruces Fire Department	1,415,683	1,251,218	0	1,251,218
Utilities	378,926	385,367	0	385,367
Economic Development	5,800,889	4,309,028	0	4,309,028
Internal Audit	0	0	0	0
Assistant City Manager-400	148,183	305,337	0	305,337
Human Resources	0	0	0	0
Financial Services	366,296	298,255	0	298,255
Information Technology	0	0	0	0
Fleet	0	0	0	0
Assistant City Manager-500	150,000	860,190	0	860,190
Parks & Recreation	0	803,635	0	803,635
Community Development	277,223	277,223	0	277,223
Quality of Life	1,479,056	2,330,513	0	2,330,513
Public Works	230,196	51,638	0	51,638
Legislative Reserve	0	0	0	0
Total Expenditures	\$ 23,794,618	27,019,170	4,000	27,023,170
Other Resources				
Operating Transfers In	0	0	0	0
Operating Transfers Out	0	0	0	0
Total Other Resources	\$ 0	0	0	0
Accrual Adjustments	0	0	0	0
ENDING BALANCE	\$ (672,052)	311,808	0	311,808

CITY OF LAS CRUCES
BUDGET ADJUSTMENT REQUEST
BUDGET FISCAL YEAR 2024-25

Exhibit "A"

	7492 HIDTA-CLC 2024-25			
	Original Budget	Amended Budget	Req. Adjustment	Adjusted Budget
RESOURCES				
Beginning Balance	\$ 30,520	0	0	0
Revenues				
Municipal Gross Receipts Tax	0	0	0	0
Public Safety Gross Receipts Tax	0	0	0	0
Hold Harmless Replacement GRT	0	0	0	0
State-Shared Gross Receipts Tax	0	0	0	0
Environmental Gross Receipts Tax	0	0	0	0
County Environmental Gross Receipts Tax	0	0	0	0
Internet Sales Gross Receipts Tax	0	0	0	0
Gasoline Tax	0	0	0	0
Cannabis Excise Tax	0	0	0	0
Lodgers Tax	0	0	0	0
Property Taxes	0	0	0	0
Payment In Lieu of Property Tax	0	0	0	0
Franchise Fees	0	0	0	0
Payment In Lieu of Franchise Fees	0	0	0	0
Licenses, Fees & Permits	0	0	0	0
Convention Center Fee	0	0	0	0
Auto License - State Shared	0	0	0	0
Fines & Forfeitures	0	0	0	0
Charges For Services	0	0	0	0
Natural Gas Sales - Commodity	0	0	0	0
Motor Pool Maintenances Charges	0	0	0	0
Fuel Charges	0	0	0	0
Intergovernmental	0	0	0	0
Investment Income	0	0	0	0
Miscellaneous Revenues	0	0	0	0
Federal Grants	1,494,556	1,032,605	707,754	1,740,359
State Grants	0	0	0	0
Local Grants	0	0	0	0
Debt Service	0	0	0	0
Total Revenues	1,494,556	1,032,605	707,754	1,740,359
TOTAL RESOURCES	\$ 1,525,076	1,032,605	707,754	1,740,359
Expenditures				
General Government	0	0	0	0
Legislative	0	0	0	0
Municipal Court	0	0	0	0
Chief Administrative Officer	0	0	0	0
City Manager	0	0	0	0
Legal	0	0	0	0
Las Cruces Police Department	0	0	0	0
Las Cruces Fire Department	0	0	0	0
Utilities	0	0	0	0
Economic Development	0	0	0	0
Internal Audit	0	0	0	0
Assistant City Manager-400	0	0	0	0
Human Resources	0	0	0	0
Financial Services	0	0	0	0
Information Technology	0	0	0	0
Fleet	0	0	0	0
Assistant City Manager-500	0	0	0	0
Parks & Recreation	0	0	0	0
Community Development	0	0	0	0
Quality of Life	0	0	0	0
Public Works	0	0	0	0
METRO	717,297	543,155	398,351	941,506
HIDTA	713,612	489,450	309,403	798,853
Total Expenditures	\$ 1,430,909	1,032,605	707,754	1,740,359
Other Resources				
Operating Transfers In	0	0	0	0
Operating Transfers Out	0	0	0	0
Total Other Resources	\$ 0	0	0	0
Accrual Adjustments	0	0	0	0
ENDING BALANCE	\$ 94,167	0	0	0



CITY OF LAS CRUCES

The following grant has been awarded to the City of Las Cruces

Today's Date: 06/17/2025

Grant Team Representative: Perla Galindo

Grant Award Amount: \$ 807,443.00

Council Budget Adjustment Date: 07/07/2025

Grant Agreement #: HID3025G0513-00

ALN/CFDA#: 95.001

Grant Effective Date: 01/01/2024

Grant Reversion Date: 12/31/2025

Funding Agency: Office of National Drug Control Policy (ONDCP)

PROJECT INFORMATION

Grant Project Title: High Intensity Drug Trafficking Areas (HIDTA) Program- FFY24

Type of Funding: Federal Operating & Capital

Type of Grant: Entitlement Recurring

Match Description: No Match Required-Provided

Match Amount: \$ 0.00

Match Percent/Ratio: 0.00

City Fiscal Year: FY2025

Funder Fiscal Year: FFY2024

Grant Scope of Work: (Specify if this grant involves Sub-Grantees or Pass Through Grants)
The grant award was increased by \$24,117 for a new total award of \$807,443. This award increase funds for staff salaries and benefits, facilities, equipment, supplies, and administrative costs balances the actual amounts expended to implement HIDTA strategies in the region.

DEPARTMENT INFORMATION

Implementation Dept: 320- Police

User Dept: SELECT

Line of Business: 0232-Public Safety

Line of Business:

Program: HIDTA

Program:

Project Manager: Sonia Arteche

Project Manager:

Phone: 575-541-7562

Phone:

Email: sartech@lascruces.gov

Email:

Check box if implementation and user departments are the same: ☒

ACCOUNT STRINGS:

Fund Number - Organization Number - Object Number - Amount for Revenue and Expense
(2100 for General Grants/4100 for Capital Grants)

See attachment for details on the budget changes requested in this Modification #4 to the FFY24 HIDTA Grant.

Reimbursable Grant: ☐

Revenue Collected in Advance: ☐

Date to Accounting:

Project Number: 24030

Project Created By:

Set-Up Date:

Accounting Comments:

	ORG	OBJECT	PROJECT	BUDGET
HIDTA RIDTF				
FEDERAL GRANTS	79300005	599100	24030	32,349.00
CLASSIFIED	79300005	601010	24030	(21,349.00)
FICA MEDICARE	79300005	601120	24030	(4,000.00)
FICA SOCIAL SECURITY	79300005	601130	24030	(1,500.00)
PERA	79300005	601140	24030	(2,500.00)
DENTAL INS	79300005	601160	24030	
HEALTH INS	79300005	601170	24030	(2,500.00)
WORKERS COMPENSATION	79300005	601180	24030	
LIFE AND DISABILITY INS	79300005	601230	24030	
RETIREMENT HEALTH CARE INS	79300005	601260	24030	(500.00)
HIDTA-M&C				
FEDERAL GRANTS	79400000	599100	24030	(56,466.00)
BUILDING RENTALS	79400000	741000	24030	56,466.00



CITY OF LAS CRUCES

The following grant has been awarded to the City of Las Cruces

Today's Date: 05/27/2025

Grant Team Representative: Perla Galindo

Grant Award Amount: \$ 683,637.00

Council Budget Adjustment Date: 07/07/2025

Grant Agreement #: HID3025G0513-00

ALN/CFDA#: 95.001

Grant Effective Date: 01/01/2025

Grant Reversion Date: 12/31/2026

Funding Agency: Office of National Drug Control Policy (ONDCP)

PROJECT INFORMATION

Grant Project Title: High Intensity Drug Trafficking Areas (HIDTA) Program

Type of Funding: Federal Operating & Capital

Type of Grant: Non-Competitive

Match Description: No Match Required-Provided

Match Amount: \$ 0.00

Match Percent/Ratio: 0.00

City Fiscal Year: FY2025

Funder Fiscal Year: FFY2025

Grant Scope of Work: (Specify if this grant involves Sub-Grantees or Pass Through Grants)

This award supports HIDTA initiatives. Funding is used for staff salaries and benefits, facilities, equipment, supplies, and administrative costs.

DEPARTMENT INFORMATION

Implementation Dept: 320- Police

User Dept: SELECT

Line of Business: 0232-Public Safety

Line of Business:

Program: HIDTA

Program:

Project Manager: Sonia Arteche

Project Manager:

Phone: 575-541-7562

Phone:

Email: sarteche@lascruces.gov

Email:

Check box if implementation and user departments are the same: ☒

ACCOUNT STRINGS:

Fund Number - Organization Number - Object Number - Amount for Revenue and Expense
(2100 for General Grants/4100 for Capital Grants)

See attachment

Reimbursable Grant: ☒

Revenue Collected in Advance: ☐

Date to Accounting:

Project Number: 2501C

Project Created By: JOSIE TREVINO

Set-Up Date: 6/4/25

Accounting Comments:

Agenda Item #7.3.

Attachment "A"

	ORG	OBJECT	PROJECT	BUDGET					
HIDTA RIDTF									
FEDERAL GRANTS	79300005	599100	2630C	(430,700.00)		79300005	599100	0	0
CLASSIFIED	79300005	601010	2630C	38,471.00		79300005	601010	0	0
SCHEDULED OVERTIME	79300005	601110	2630C	40,162.00		79300005	601110	0	0
FICA MEDICARE	79300005	601120	2630C	2,082.00		79300005	601120	0	0
FICA SOCIAL SECURITY	79300005	601130	2630C	3,000.00		79300005	601130	0	0
PERA	79300005	601140	2630C	4,500.00		79300005	601140	0	0
DENTAL INS	79300005	601160	2630C	400.00		79300005	601160	0	0
HEALTH INS	79300005	601170	2630C	6,000.00		79300005	601170	0	0
WORKERS COMPENSATION	79300005	601180	2630C	10.00		79300005	601180	0	0
LIFE AND DISABILITY INS	79300005	601230	2630C	100.00		79300005	601230	0	0
RETIREMENT HEALTH CARE INS	79300005	601260	2630C	600.00		79300005	601260	0	0
SUPPLIES GENERAL	79300005	701000	2630C	2,922.00		79300005	701000	0	0
TELEPHONE & CELL PHONES	79300005	711200	2630C	7,670.00		79300005	711200	0	0
SURVEILLANCE/INVESTIGATIONS	79300005	721110	2630C	40,200.00		79300005	721110	0	0
BUILDING RENTALS	79300005	741000	2630C	243,393.00	381,840.00	79300005	741000	0	0
TRAVEL	79300005	760000	2630C	906.00		79300005	760000	0	0
PURCHASED SERVICES	79400005	721080	2630C	390.00	28,467.00	79400005	721080	0	0
PROFESSIONAL/TECHNICAL SERVIC	79300005	721070	2630C	39,894.00	20,393.00	79300005	721070	0	0
								0	0
								0	0
HIDTA-M&C									
FEDERAL GRANTS	79400000	599100	2630C	(128,945.00)		79400000	599100	0	0
SUPPLIES GENERAL	79400000	701000	2630C	3,300.00		79400000	701000	0	0
PURCHASED SERVICES GENERAL	79400000	721080	2630C	4,821.00		79400000	721080	0	0
BUILDING RENTALS	79400000	741000	2630C	120,824.00	128,945.00	79400000	741000	0	0
								0	0
								0	0
HIDTA ISC									
FEDERAL GRANTS	79400003	599100	2630C	(16,435.00)		79400003	599100	0	0
SUPPLIES GENERAL	79400003	701000	2630C	9,475.00		79400003	701000	0	0
PURCHASED SERVICES	79400003	721080	2630C	6,960.00	16,435.00	79400003	721080	0	0
								0	0
								0	0
HIDTA IT									
FEDERAL GRANTS	79400001	599100	2630C	(10,009.00)		79400001	599100	0	0
BUILDING RENTALS	79400001	741000	2630C	10,009.00	10,009.00	79400001	741000	0	0
								0	0
								0	0
HIDTA FL									
FEDERAL GRANT	79400007	599100	2630C	(97,548.00)		79400007	599100	0	0
BUILDING RENTALS	79400007	741000	2630C	97,548.00	97,548.00	79400007	741000	0	0



CITY OF LAS CRUCES

The following grant has been awarded to the City of Las Cruces

Today's Date: 05/27/2025	Grant Team Representative: Perla Galindo
Grant Award Amount: \$ 4,000.00	Council Budget Adjustment Date: 07/07/2025
Grant Agreement #:	ALN/CFDA#:
Grant Effective Date: 05/15/2025	Grant Reversion Date: 07/15/2025
Funding Agency: New Mexico State University	

PROJECT INFORMATION

Grant Project Title: LCPD Summer Youth Leadership Academy	Type of Grant: Competitive
Type of Funding: Local	Match Amount: \$ 0.00
Match Description: No Match Required-Provided	Match Percent/Ratio: 0.00

City Fiscal Year: FY2025	Funder Fiscal Year: FY2025
---------------------------------	-----------------------------------

Grant Scope of Work: (Specify if this grant involves Sub-Grantees or Pass Through Grants)

Create and provide a safe learning environment in schools and continue a lasting relationship between the police department, NMSU, the school district and the students which will encourage communications and serve to develop a continually focused, effective collaboration to the benefit of our youth.

DEPARTMENT INFORMATION

Implementation Dept: 320- Police	User Dept: SELECT
---	--------------------------

Line of Business: 0232-Public Safety	Line of Business:
Program: 0132A- Administration	Program:
Project Manager: Sean Mullen	Project Manager:
Phone: 575-528-4101	Phone:
Email: smullen@lascruces.gov	Email:

Check box if implementation and user departments are the same: ☒

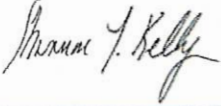
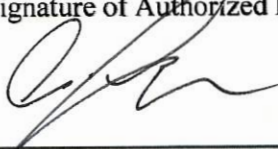
ACCOUNT STRINGS:

Fund Number - Organization Number - Object Number - Amount for Revenue and Expense
(2100 for General Grants/4100 for Capital Grants)

REV: 2100-20132001-591190 - \$4,000.00
EXP: 2100-20132001-701000 - \$4,000.00

Reimbursable Grant: ☐	Revenue Collected in Advance: ☐
---	---

Date to Accounting:	Project Number: 25952
Project Created By:	Set-Up Date:
Accounting Comments:	

Executive Office of the President Office of National Drug Control Policy		AWARD Grant	Page 1 of 1
1. Recipient Name and Address City Manager Ikani Taumoepeau City of Las Cruces 700 N. Main St. Las Cruces, NM 88007-8100		4. Award Number: G24SN0006A	
		5. Grant Period: From 01/01/2024 to 12/31/2025	
1A. Subrecipient IRS/Vendor No.	6. Date: 5/19/2025	7. Action	
Subrecipient Name and Address	8. Supplement Number 4	Initial ☒ Supplemental	
2A. Subrecipient IRS/Vendor No.:	9. Previous Award Amount:	\$783,326.00	
3. Project Title CFDA Name and Number: High Intensity Drug Trafficking Areas Program - 95.001	10. Amount of This Award:	\$24,117.00	
	11. Total Award:	\$807,443.00	
12. • The above grant is approved subject to such conditions or limitation as are set forth in the original Grant.			
13. Statutory Authority for Grant: Public Law 118-47			
AGENCY APPROVAL		RECIPIENT ACCEPTANCE	
14. Typed Name and Title of Approving Official Shannon Kelly National HIDTA Director		15. Typed Name and Title of Authorized Official Ikani Taumoepeau City Manager	
16. Signature of Approving ONDCP Official 		17. Signature of Authorized Recipient/Date  6/12/25	
AGENCY USE ONLY			
18. Accounting Classification Code UEI: J3ZLWA2K1X47 DUNS: 077609279 EIN: 1856000147A2		19. HIDTA AWARD OND1070DB2425XX OND6113 OND2000000000 OC 410001 JID: 92180	

APPROVED AS TO FORM:

CITY ATTORNEY

DATE: 6/11/25

Initiative Cash by HIDTA

FY 2024

Awarded Budget (as approved by ONDCP)

HIDTA	Agency Name	Initiative	Cash	Type	Grant
New Mexico	City of Las Cruces	Management and Coordination	235,420.00	Administration	G24SN0006A
		NM Forensic Laboratories	97,548.00	Support	G24SN0006A
		NM Investigative Support Center	14,475.00	Intelligence	G24SN0006A
		Regional Interagency Drug Task Force	460,000.00	Investigation	G24SN0006A
		Agency Total : City of Las Cruces	807,443.00		
Total			807,443.00		

Budget Detail

2024 - New Mexico

Initiative - Management and Coordination

Administration

Award Recipient - City of Las Cruces (G24SN0006A)

Resource Recipient - City of Las Cruces

Indirect Cost: 0.0%

Current Budget (net of reprogrammed funds)		\$24,117.00
Facilities	Quantity	Amount
Facilities		\$56,466.00
Total Facilities		\$56,466.00
Total Budget		\$56,466.00

Budget Detail

2024 - New Mexico

Initiative - Regional Interagency Drug Task Force

Investigation

Award Recipient - City of Las Cruces (G24SN0006A)

Resource Recipient - City of Las Cruces

Indirect Cost: 0.0%

Current Budget (net of reprogrammed funds)		\$24,117.00
Personnel	Quantity	Amount
Personnel		(\$21,349.00)
Total Personnel		(\$21,349.00)
Fringe	Quantity	Amount
Fringe		(\$11,000.00)
Total Fringe		(\$11,000.00)
Total Budget		(\$32,349.00)



Notice of Award

Award# HID3025G0513-00

FAIN# HID3025G0513

Federal Award Date: 05/23/2025

Recipient Information

1. Recipient Name

CITY OF LAS CRUCES
700 N MAIN ST # 3134
Streets
LAS CRUCES, NM 88001-1120
[No Phone Record]

2. Congressional District of Recipient

02

3. Payment System Identifier (ID)

856000147

4. Employer Identification Number (EIN)

856000147

5. Data Universal Numbering System (DUNS)

077609279

6. Recipient's Unique Entity Identifier (UEI)

J3ZLWA2K1X47

7. Project Director or Principal Investigator

Gabriela Prats
Grant Manager
GPRATS@LASCRUCES.GOV
5755412430

8. Authorized Official

Ikani Taumoepeau
itaumoepeau@lascruces.gov
575-541-2078

Federal Agency Information

Office of National Drug Control Policy (ONDCP)

9. Awarding Agency Contact Information

Shannon L. Kelly
Assistant Director
Shannon_L_Kelly@ondcp.eop.gov
202-841-5240

10. Program Official Contact Information

Shannon L. Kelly
Assistant Director
Shannon_L_Kelly@ondcp.eop.gov
202-841-5240

Federal Award Information

11. Award Number

HID3025G0513-00

12. Unique Federal Award Identification Number (FAIN)

HID3025G0513

13. Statutory Authority

P.L. 119-4

14. Federal Award Project Title

High Intensity Drug Trafficking Areas (HIDTA) Program Fiscal Year (FY) 2025 Grant Award

15. Assistance Listing Number

95.001

16. Assistance Listing Program Title

High Intensity Drug Trafficking Areas

17. Award Action Type

New

18. Is the Award R&D?

No

Summary Federal Award Financial Information

19. Budget Period Start Date 01/01/2025 - **End Date** 12/31/2026

20. Total Amount of Federal Funds Obligated by this Action \$683,637.00

20a. Direct Cost Amount \$683,637.00

20b. Indirect Cost Amount \$0.00

21. Authorized Carryover \$0.00

22. Offset \$0.00

23. Total Amount of Federal Funds Obligated this budget period \$0.00

24. Total Approved Cost Sharing or Matching, where applicable \$0.00

25. Total Federal and Non-Federal Approved this Budget Period \$683,637.00

26. Period of Performance Start Date 01/01/2025 - **End Date** 12/31/2026

27. Total Amount of the Federal Award including Approved Cost Sharing or Matching this Period of Performance \$683,637.00

28. Authorized Treatment of Program Income

29. Grants Management Officer - Signature

Lisa Newton
Grants Management Specialist

30. Remarks

New Award

The funding amount in Box 33 may not necessarily reflects the budget breakout by object class. Refer to the attached budget reports for details.



Item #7.3.
Office of National Drug Control Policy

Attachment "C"
Notice of Award

Award# HID3025G0513-00

FAIN# HID3025G0513

Federal Award Date: 05/23/2025

Recipient Information

Recipient Name

CITY OF LAS CRUCES

700 N MAIN ST # 3134

Streets

LAS CRUCES, NM 88001-1120

[No Phone Record]

Congressional District of Recipient

02

Payment Account Number and Type

856000147

Employer Identification Number (EIN) Data

856000147

Universal Numbering System (DUNS)

077609279

Recipient's Unique Entity Identifier (UEI)

J3ZLWA2K1X47

31. Assistance Type

Project Grant

32. Type of Award

Other

33. Approved Budget

(Excludes Direct Assistance)

I. Financial Assistance from the Federal Awarding Agency Only

II. Total project costs including grant funds and all other financial participation

a. Salaries and Wages

\$0.00

b. Fringe Benefits

\$0.00

c. Total Personnel Costs

\$0.00

d. Equipment

\$0.00

e. Supplies

\$0.00

f. Travel

\$0.00

g. Construction

\$0.00

h. Other

\$683,637.00

i. Contractual

\$0.00

j. TOTAL DIRECT COSTS

\$683,637.00

k. INDIRECT COSTS

\$0.00

l. TOTAL APPROVED BUDGET

\$683,637.00

m. Federal Share

\$683,637.00

n. Non-Federal Share

\$0.00

34. Accounting Classification Codes

FY-ACCOUNT NO.	DOCUMENT NO.	ADMINISTRATIVE CODE	OBJECT CLASS	CFDA NO.	AMT ACTION FINANCIAL ASSISTANCE	APPROPRIATION
FY 2025 HIDTA	HID3025G0513	HID	410001	95.001	\$683,637.00	011202520261070000



Award# HID3025G0513-00

FAIN# HID3025G0513

Federal Award Date: 05/23/2025

35. Terms And Conditions

Terms and Conditions

1. A. GENERAL TERMS AND CONDITIONS

(1) This award is subject to the Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. § 200 (the “§ 200 Uniform Requirements”), as adopted and implemented by the Office of National Drug Control Policy (ONDCP) in 2 C.F.R. § 3603. For this award, the § 200 Uniform Requirements supersede, among other things, the provisions of 28 C.F.R. §§ 66 and 70, as well as those of 2 C.F.R. §§ 215, 220, 225, and 230. For more information on the § 200 Uniform Requirements, see <https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200>. For specific, award- related questions, recipients should contact ONDCP promptly for clarification.

(2) This award is subject to the following additional regulations and requirements:

- 28 C.F.R. § 69 – “New Restrictions on Lobbying”
- 2 C.F.R. § 25 – “Universal Identifier and System of Award Management”
- Conflict of Interest and Mandatory Disclosure Requirements
- Non-profit Certifications (when applicable)

(3) Audits conducted pursuant to 2 C.F.R. § 200, Subpart F, “Audit Requirements” must be submitted no later than 9 months after the close of the recipient’s audited fiscal year to [The Federal Audit Clearinghouse \(fac.gov\)](#)

(4) Recipients are required to submit Federal Financial Reports (FFR) to the Department of Health and Human Services, Payment Management Services (HHS/PMS). The Federal Financial Report is required to be submitted quarterly and within 90 days after the grant is closed out.

(5) The recipient gives the awarding agency or the Government Accountability Office, through any authorized representative, access to, and the right to examine, all paper or electronic records related to the grant.

(6) Recipients are not agents of ONDCP. Accordingly, the recipient, its fiscal agent(s), employees, contractors, as well as state, local, and federal participants, either on a collective basis or on a personal level, shall not hold themselves out as being part of, or representing, the Executive Office of the President or ONDCP.

(7) These general terms and conditions, as well as archives of previous versions of these general terms and conditions, are available online at the ONDCP website.

(8) Failure to adhere to the General Terms and Conditions as well as the Program Specific Terms and Conditions may result in the termination of the grant or the initiation of administrative action. ONDCP may also terminate the award if it no longer effectuates program goals or agency priorities. See 2 C.F.R. § 200.340.

(9) Conflict of Interest and Mandatory Disclosures

Conflict of Interest Requirements

As a recipient entity, you must follow ONDCP’s conflict of interest policies for federal awards. Recipients must disclose in writing any potential conflict of interest to an ONDCP Program Officer;



Award# [HID3025G0513-00](#)

FAIN# [HID3025G0513](#)

Federal Award Date: [05/23/2025](#)

recipients that are pass-through entities must require disclosure from sub-recipients or contractors. This disclosure must take place immediately whether you are an applicant or have an active ONDCP award.

The ONDCP conflict of interest policies apply to sub-awards as well as contracts, and are as follows:

As a recipient entity, you must maintain written standards of conduct covering conflicts of interest and governing the performance of your employees engaged in the selection, award, and administration of subawards and contracts.

None of your employees may participate in the selection, award, or administration of a sub-award or contract supported by a federal award if he or she has a real or apparent conflict of interest. Such a conflict of interest would arise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from an organization considered for a sub-award or contract. The officers, employees, and agents of the recipient entity must neither solicit nor accept gratuities, favors, or anything of monetary value from sub-recipients or contractors or parties to sub-awards or contracts.

If you have a parent, affiliate, or subsidiary organization that is not a state, local government, or Indian tribe, you must also maintain written standards of conduct covering organizational conflicts of interest. Organizational conflicts of interest means that because of relationships with a parent company, affiliate, or subsidiary organization, you are unable or appear to be unable to be impartial in conducting a sub-award or procurement action involving a related organization.

Mandatory Disclosure Requirement

As a recipient entity, you must disclose, in a timely manner, in writing to ONDCP all violations of federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the federal award. Recipient entities that have received a federal award are required to report certain civil, criminal, or administrative proceedings, including the terms and conditions outlined in 2 C.F.R part 200, Subpart F, Appendix XII, to the System for Award Management (SAM), currently the Federal Awardee Performance and Integrity Information System. Failure to make required disclosures can result in any of the remedies described in 2 C.F.R. § 200.339. (See also 2 C.F.R. § 180, 31 U.S.C. § 3321, and 41 U.S.C. § 2313.)

None of the funds appropriated or otherwise made available by this grant or any other Act may be used to fund a contract, grant, or cooperative agreement with an entity that requires employees or contractors of such entity seeking to report fraud, waste, or abuse to sign internal confidentiality agreements or statements prohibiting or otherwise restricting such employees or contractors from lawfully reporting such waste, fraud, or abuse to a designated investigative or law enforcement representative of a federal department or agency authorized to receive such information. This limitation shall not contravene requirements applicable to Standard Form 312, Form 4414, or any other form issued by a federal department or agency governing the nondisclosure of classified information.

(10) Federal Funding Accountability and Transparency (FFATA) / Digital Accountability and Transparency Act (DATA Act). Each applicant is required to (i) be registered in SAM before submitting its application; (ii) provide a valid Unique Entity Identifier number in its application; (iii) continue to maintain an active SAM registration with current information at all times during which it has an active federal award; and (iv) provide all relevant recipient information required for ONDCP to collect for reporting related to FFATA and DATA Act requirements.



Item #7.3.
Office of National Drug Control Policy

Notice of Award Attachment "C"

Award# [HID3025G0513-00](#)

FAIN# [HID3025G0513](#)

Federal Award Date: [05/23/2025](#)

- (11) Subawards are authorized under this grant award. Subawards must be monitored by the award recipient as outlined in 2 C.F.R. § 200.331.
- (12) Recipients must comply with the Government-wide Suspension and Debarment provision set forth at 2 C.F.R. § 180, dealing with all sub-awards and contracts issued under the grant.
- (13) As specified in 2 C.F.R. § 200.303 Internal Controls, recipient must:
- Establish and maintain effective internal controls over the federal award that provides reasonable assurance that federal award funds are managed in compliance with federal statutes, regulations and award terms and conditions. These internal controls should be in compliance with the guidance in “Standards for Internal Control in the federal Government,” issued by the Comptroller General of the United States and the “Internal Control Integrated Framework,” issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO).
 - Comply with federal statutes, regulations, and the terms and conditions of the federal awards.
 - Evaluate and monitor the recipient entity’s compliance with statute, regulations, and the terms and conditions of the federal award.
 - Take prompt action when instances of noncompliance are identified, including noncompliance identified in audit findings.
 - Take reasonable measures to safeguard protected personally identified information (PII) and other information ONDCP or pass-through entity designates as sensitive or the recipient entity considers sensitive consistent with applicable federal, state, and local laws regarding privacy and obligations of confidentiality.
- (14) Recipients are prohibited from using federal grant funds to purchase certain telecommunication and video surveillance services or equipment in alignment with § 889 of the National Defense Authorization Act of 2019, Pub. L. No. 115-232. See 2 C.F.R. §200.216.
- (15) Recipients should provide a preference, to the extent permitted by law, to maximize use of goods, products, and materials produced in the United States. See 2 C.F.R. § 200.322.
- (16) When issuing statements, press releases, requests for proposals, bid solicitations and other documents describing projects or programs funded in whole or in part with federal money, all recipients receiving federal funds shall clearly state—
- the percentage of the total costs of the program or project which will be financed with federal money;
 - the dollar amount of federal funds for the project or program; and
 - percentage and dollar amount of the total costs of the project or program that will be financed by non-governmental sources.

B. RECIPIENT INTEGRITY AND PERFORMANCE MATTERS

Reporting of Matters Related to Recipient Integrity and Performance

(1) General Reporting Requirement

If the total value of your currently active grants, cooperative agreements, and procurement contracts from all federal awarding agencies exceeds \$10,000,000 for any period of time during the period of performance of this federal award, then you as the recipient during that period of time must maintain the currency of information reported to SAM that is made available in the designated integrity and



Item #7.3.
Office of National Drug Control Policy

Notice of Award Attachment "C"

Award# [HID3025G0513-00](#)

FAIN# [HID3025G0513](#)

Federal Award Date: [05/23/2025](#)

performance system (currently the Federal Awardee Performance and Integrity Information System (FAPIS)) about civil, criminal, or administrative proceedings described in paragraph 2 of this award term and condition. This is a statutory requirement under § 872 of Public Law 110-417, as amended (41 U.S.C. § 2313). As required by § 3010 of Public Law 111-212, all information posted in the designated integrity and performance system on or after April 15, 2011, except past performance reviews required for federal procurement contracts, will be publicly available. See 2 C.F.R. Part 200, Appendix XII.

(2) Proceedings About Which You Must Report

Submit the information required about each proceeding that:

1. Is in connection with the award or performance of a grant, cooperative agreement, or procurement contract from the federal Government;
2. Reached its final disposition during the most recent 5-year period; and
3. Is one of the following:
 - A criminal proceeding that resulted in a conviction, as defined in paragraph 5 of this award term and condition;
 - A civil proceeding that resulted in a finding of fault and liability and payment of a monetary fine, penalty, reimbursement, restitution, or damages of \$5,000 or more;
 - An administrative proceeding, as defined in paragraph 5 of this award term and condition, that resulted in a finding of fault and liability and your payment of either a monetary fine or penalty of \$5,000 or more or reimbursement, restitution, or damages in excess of \$100,000; or
 - Any other criminal, civil, or administrative proceeding if:

- (i) It could have led to an outcome described in paragraph 2.c.(1), (2), or (3) of this award term and condition;
- (ii) It had a different disposition arrived at by consent or compromise with an acknowledgment of fault on your part; and
- (iii) The requirement in this award term and condition to disclose information about the proceeding does not conflict with applicable laws and regulations.

(3) Reporting Procedures

Enter in the SAM Entity Management area the information that SAM requires about each proceeding described in paragraph 2 of this award term and condition. You do not need to submit the information a second time under assistance awards that you received if you already provided the information through SAM because you were required to do so under federal procurement contracts that you were awarded.

(4) Reporting Frequency

During any period of time when you are subject to the requirement in paragraph 1 of this award term and condition, you must report proceedings information through SAM for the most recent 5-year period, either to report new information about any proceeding(s) that you have not reported previously or affirm that there is no new information to report. Recipients that have federal contract, grant, and cooperative agreement awards with a cumulative total value greater than \$10,000,000 must disclose semiannually any information about the criminal, civil, and administrative proceedings.

(5) Definitions

For purposes of this award term and condition:



Award# [HID3025G0513-00](#)

FAIN# [HID3025G0513](#)

Federal Award Date: [05/23/2025](#)

(a) Administrative proceeding means a non-judicial process that is adjudicatory in nature in order to make a determination of fault or liability (e.g., Securities and Exchange Commission Administrative proceedings, Civilian Board of Contract Appeals proceedings, and Armed Services Board of Contract Appeals proceedings). This includes proceedings at the federal and state level, but only in connection with performance of a federal contract or grant. It does not include audits, site visits, corrective plans, or inspection of deliverables.

(b) Conviction, for purposes of this award term and condition, means a judgment or conviction of a criminal offense by any court of competent jurisdiction, whether entered upon a verdict or a plea, and includes a conviction entered upon a plea of nolo contendere.

(c) Total value of currently active grants, cooperative agreements, and procurement contracts includes—

(1) Only the federal share of the funding under any federal award with a recipient cost share or match; and

(2) The value of all expected funding increments under a federal award and options, even if not yet exercised.

C. PAYMENT BASIS

(1) A request for advance or reimbursement shall be made using the HHS/PMS system (<https://pms.psc.gov/>).

(2) The recipient, must utilize the object classes specified within the initial budget/grant application each time they submit a disbursement request to ONDCP. Requests for payment in the PMS system will not be approved unless the required disbursements have been entered using the corresponding object class designations. Payments will be made via Electronic Fund Transfer to the award recipient's bank account. The bank must be Federal Deposit Insurance Corporation (FDIC) insured. The account must be interest bearing.

(3) Except for interest earned on advances of funds exempt under the Intergovernmental Cooperation Act (31 U.S.C. § 6501 et seq.) and the Indian Self-Determination and Education Assistance Act (25 U.S.C. §§ 5301 — 5423) awardees and sub-awardees shall promptly, but at least annually, remit interest earned on advances to HHS/PMS using the remittance instructions provided below.

Remittance Instructions – Remittances must include pertinent information of the payee and nature of payment in the memo area (often referred to as “addenda records” by Financial Institutions) as that will assist in the timely posting of interest earned on federal funds.

Pertinent details include the Payee Account Number (PAN), reason for check (remittance of interest earned on advance payments), check number (if applicable), awardee name, award number, interest period covered, and contact name and number. The remittance must be submitted as instructed in <https://pms.psc.gov/grant-recipients/returning-funds-interest.html>.

(4) The recipient or subrecipient may keep interest amounts up to \$500 per year for administrative purposes.



Award# HID3025G0513-00

FAIN# HID3025G0513

Federal Award Date: 05/23/2025

Program Specific Requirements

1. D. PROGRAM SPECIFIC TERMS AND CONDITIONS

The grant conditions are as follows:

- This award is subject to the requirements in the SUPPORT for Patients and Communities Act, 21 U.S.C. §§ 1701 et seq. and in the ONDCP National HIDTA Program Office HIDTA Program Policy and Budget Guidance (September 9, 2021) (PPBG). The HIDTA PPBG is issued pursuant to authority granted the Director of ONDCP by the SUPPORT for Patients and Communities ACT (21U.S.C. § 1706) and the Uniform Administration Requirements (2 C.F.R. § 200) which provide the Director of ONDCP authority to coordinate funds and implement oversight and management function with respect to the HIDTA Program. The HIDTA PPBG can be accessed at the following website: https://www.nhac.org/PDF/Program_Policy_and_Budget_Guidance2021.pdf

In addition, as a condition for receiving this award, recipients must complete safe and respectful workplace trainings as outlined in the PPBG.

- Recipients are prohibited from using federal grant funds to purchase certain telecommunication and video surveillance services or equipment in alignment with § 889 of the National Defense Authorization Act of 2019, Pub. L. No. 115-232. See 2 C.F.R. §200.216. See also, HIDTA PPBG, § 7.20, Prohibited Uses of HIDTA Funds.

E. FEDERAL AWARD PERFORMANCE GOALS

HIDTA award recipients must adhere to the performance measures, goals and requirements set forth in the PPBG Performance Management chapter (§ 10.0) and the HIDTA Performance Management Process (PMP) database.

Initiative Cash by HIDTA

FY 2025

HID24000095

Awarded Budget (as approved by ONDCP)

HIDTA	Agency Name	Initiative	Cash	Type
New Mexico	CITY OF LAS CRUCES	Management and Coordination	\$128,945.00	Administration
		NM Forensic Laboratories	\$97,548.00	Support
		NM HIDTA Information Technology	\$10,009.00	Support
		NM Investigative Support Center	\$16,435.00	Intelligence
		Regional Interagency Drug Task Force	\$430,700.00	Investigation
	Agency Total: CITY OF LAS CRUCES		\$683,637.00	

Budget Detail

2025 - New Mexico

Initiative - Management and Coordination

Award Recipient - CITY OF LAS CRUCES (HID24000095)

Resource Recipient - CITY OF LAS CRUCES

Administration

Awarded Budget (as approved by ONDCP)		\$683,637.00
Facilities	Quantity	Amount
Lease	12	\$120,824.00
Total Facilities		\$120,824.00
Services	Quantity	Amount
Services	1	\$2,000.00
Insurance		\$2,821.00
Total Services		\$4,821.00
Supplies	Quantity	Amount
Vehicles - passenger	12	\$3,300.00
Total Supplies		\$3,300.00
Total Budget		\$128,945.00

Budget Detail

2025 - New Mexico

Initiative - NM Forensic Laboratories

Award Recipient - CITY OF LAS CRUCES (HID24000095)

Resource Recipient - CITY OF LAS CRUCES

Support

Awarded Budget (as approved by ONDCP)		\$683,637.00
Facilities	Quantity	Amount
Lease	12	\$97,548.00
Total Facilities		\$97,548.00
Total Budget		\$97,548.00

Budget Detail

2025 - New Mexico

Initiative - NM HIDTA Information Technology
Award Recipient - CITY OF LAS CRUCES (HID24000095)
Resource Recipient - CITY OF LAS CRUCES

Support

Awarded Budget (as approved by ONDCP)		\$683,637.00
Facilities	Quantity	Amount
Facilities	12	\$10,009.00
Total Facilities		\$10,009.00
Total Budget		\$10,009.00

Budget Detail

2025 - New Mexico

Initiative - NM Investigative Support Center

Award Recipient - CITY OF LAS CRUCES (HID24000095)

Resource Recipient - CITY OF LAS CRUCES

Intelligence

Awarded Budget (as approved by ONDCP)		\$683,637.00
Services	Quantity	Amount
Services	12	\$6,960.00
Total Services		\$6,960.00
Supplies	Quantity	Amount
Vehicles - passenger	12	\$9,475.00
Total Supplies		\$9,475.00
Total Budget		\$16,435.00

Budget Detail

2025 - New Mexico

Initiative - Regional Interagency Drug Task Force

Award Recipient - CITY OF LAS CRUCES (HID24000095)

Resource Recipient - CITY OF LAS CRUCES

Investigation

Awarded Budget (as approved by ONDCP)		\$683,637.00
Personnel	Quantity	Amount
Financial Staff	1	\$38,471.00
Total Personnel		\$38,471.00
Fringe	Quantity	Amount
Financial staff	1	\$16,692.00
Total Fringe		\$16,692.00
Overtime	Quantity	Amount
Investigative - Law Enforcement Officer	6	\$40,162.00
Total Overtime		\$40,162.00
Facilities	Quantity	Amount
Lease	12	\$243,393.00
Total Facilities		\$243,393.00
Supplies	Quantity	Amount
Office		\$1,464.00
Investigative/Operational		\$1,458.00
Total Supplies		\$2,922.00
Other	Quantity	Amount
PE/PI/PS	12	\$40,200.00
Total Other		\$40,200.00
Total Budget		\$381,840.00

Budget Detail

2025 - New Mexico

Initiative - Regional Interagency Drug Task Force

Award Recipient - CITY OF LAS CRUCES (HID24000095)

Resource Recipient - Dona Ana County

Investigation

Awarded Budget (as approved by ONDCP)		\$683,637.00
Overtime	Quantity	Amount
Investigative - Law Enforcement Officer	6	\$20,393.00
Total Overtime		\$20,393.00
Total Budget		\$20,393.00

Budget Detail

2025 - New Mexico

Initiative - Regional Interagency Drug Task Force

Award Recipient - CITY OF LAS CRUCES (HID24000095)

Resource Recipient - New Mexico State Police

Investigation

Awarded Budget (as approved by ONDCP)		\$683,637.00
Overtime	Quantity	Amount
Investigative - Law Enforcement Officer	4	\$19,501.00
Total Overtime		\$19,501.00
Travel	Quantity	Amount
Administrative	1	\$453.00
Training	1	\$453.00
Total Travel		\$906.00
Services	Quantity	Amount
Communications - office phones		\$470.00
Communications - mobile phones & pagers		\$7,200.00
Training		\$390.00
Total Services		\$8,060.00
Total Budget		\$28,467.00

YOUTH LEADERSHIP ACADEMY

Memorandum of Understanding

Between the

City of Las Cruces Police Department

And New Mexico State University Board of Regents

FORWARD

The City of Las Cruces (City) Las Cruces Police Department (LCPD) and New Mexico State University-Board of Regents (NMSU) have a history of mutual support and strong bond of supporting young people in our community. The LCPD Summer Youth Leadership Academy provides an opportunity for young people to develop their leadership skills and become productive and positive members of their community. The effective interaction of government and education is vital for the well-being of our children and the future of all our youth. School Resource Officers (SRO) work to provide a safe learning environment in the schools, provide valuable resources to school staff, foster positive relationship with the youth, and develop strategies to resolve problems affecting the school community. Parties agree the Academy will be conducted by LCPD (SROs) on the LCPS and NMSU campuses, and funded by NMSU.

INTRODUCTION

This Memorandum sets out the understanding of the City of Las Cruces on behalf of its police department and NMSU of the responsibilities, principles, working practices and financial responsibility that underlie the relationship between them.

This document shall be binding on both parties as a statement of intent designed to guide officials and support the development of detailed working arrangements.

GOALS AND OBJECTIVES

1. To create and provide a safe learning environment in the schools
 - a. Foster a positive relationship with the youth, school staff and SRO's.
 - b. Support the goals of LCPS's "Character Counts" curricula
 - c. Develop positive skills through mentoring and teamwork
2. Continue a lasting relationship between the police department, NMSU, the school district and the students, which will encourage communications and serve to develop a continually focused, effective collaboration to the benefit of our youth.
 - a. Involve students through leadership activities and workshops

- b. Build relationships with the young people in attendance at the academy, to promote positive connection throughout the youth's school career and beyond
- c. Additionally, work with and on behalf of young people promoting bullying prevention, advocacy, and education

MISSION STATEMENT

Our mission is to motivate and mentor potential young leaders, to enable them to take an active role in their school and community.

We hope to assist in building strong leaders who have hope for the future and the tools to influence a positive and safe community.

ROLES AND RESPONSIBILITIES

- The functions of each party are established by governing rules, regulations, policies, procedures, and statutes. Neither party shall be asked to compromise their internal responsibilities as a result of this partnership.
- SECTION ONE – THE CITY ON BEHALF OF ITS POLICE DEPARTMENT AGREES:
 - o LCPD will provide a budget to NMSU for the LCPD Summer Youth Leadership Academy;
 - o LCPD will not expend any funds up to \$4,000.00 until the Memorandum of Understanding between the City and NMSU has been fully executed by both parties and the funding accepted by the City Council;
 - o Agreement is contingent on sufficient appropriations by City, subject to termination upon written notice if sufficient appropriations are not made.
 - o LCPD shall act as fiscal agent for funding by setting up a city account that is dedicated to this program to promote accurate tracking of expenditures, reimbursement requests and payments;
 - o Financial reporting will be accomplished through the LCPD and the City of Las Cruces Accounting Office; and
 - o Provide to NMSU a final programmatic report
- SECTION TWO – NEW MEXICO STATE UNIVERSITY-COLLEGE OF ARTS AND SCIENCES AGREES:
 - o NMSU will provide funding not to exceed \$4,000.00 (\$2,000.00 per session) to provide materials and supplies for the LCPD Youth Leadership Academy;
 - o Funding is contingent on an NMSU approved LCPD budget and approval of the Memorandum of Understanding by New Mexico State University;
 - o To recognize that acceptance of funding is contingent on the approval of this Memorandum of Understanding and ratification of the City Manager's

signature by the City of Las Cruces City Council through a resolution authorizing the receipt and expenditure of funds associated with the LCPD Summer Youth Academy;

- Funding will be on a cost reimbursement basis, by means of an invoice to the NMSU;
- The period of performance to complete activities and expenditures for the Summer Youth Academy will be May 15, 2025 through July 15, 2025.

• **SECTION THREE-LIABILITY:**

- Neither party shall be responsible for liability incurred as a result of the other party's acts or omissions in connection with this Agreement. Any liability incurred in connection with this Agreement is subject to the immunities and limitations of the New Mexico Tort Claims Act.

PARTNER INVOLVEMENT IN COMMUNITY POLICING

The LCPD and the New Mexico State University-Board of Regents are developing and implementing a new and innovative strategy to achieve needed results for our community and youth. This program will only serve to strengthen and verify those efforts. Both parties will strive to proactively solve problems and strengthen the bonds of cooperation within our community of interest.

- A shared focus on providing an effective and efficient service
- The maintenance of key relationships in a flexible way
- An open and cooperative dialogue on strategic and key issues
- A cooperative approach to settling issues of roles and responsibilities
- A transparent relationship which works effectively at all levels to meet the needs and challenges facing our youth.

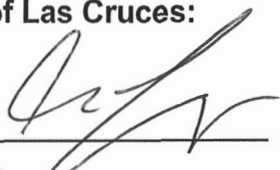
The LCPD and NMSU aim jointly to:

- **Enable each party to deliver its services in an effective manner in support of the program objective.**
- **Enable each party to participate in the development of future procedures in a cooperative atmosphere.**

This Agreement shall not be altered, changed, or amended except by an instrument, in writing, executed and approved by all parties.

The following parties have executed Agreement specified on the dates below.

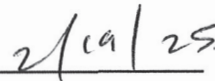
City of Las Cruces:



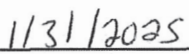
Ikani Taumoepeau
City Manager
City of Las Cruces



Jeremy Story
Chief of Police
City of Las Cruces



Date



Date

New Mexico State University:

Dr R. T. James
McAteer

Digitally signed by Dr R. T. James McAteer
Date: 2025.04.29 10:32:25 -06'00'

Printed Name _____
Administration and Finance
New Mexico State University

Date

APPROVED AS TO FORM:

 02/10/2025

City Attorney



26-007

City Council Action and Executive Summary

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

District:	☒ 1 ☒ 2 ☒ 3 ☒ 4 ☒ 5 ☒ 6 ☐ N/A		
1st Reading:		Adopted:	July 7, 2025
Drafter:	Erica Gonzalez	Department:	City Manager's Office
Program:	Capital Improvements Program	Line of Business:	
Title:	A RESOLUTION AMENDING THE FY2026-2031 CAPITAL IMPROVEMENTS PROGRAM.		

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

PURPOSE(S) OF ACTION:

To amend the Capital Improvements Program (CIP) for Fiscal Year (FY) 2026 through 2031.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The City of Las Cruces adopted the FY2026–2031 Capital Improvements Program (CIP) on May 19, 2025. During the fiscal year, project information, such as funding sources and amounts, may change as projects progress. As a result, amendments to the CIP document are necessary to reflect those changes. City Council approves amendments.

The proposed amendments adjust project budgets and reflect grants accepted by the City Council. Attachment "A" lists the proposed amendments.

SUPPORT INFORMATION:

[Exhibit "A" - FY2026-2031 CIP](#)
[Attachment "A" - CIP Amendment Description](#)

PLAN(S):

Elevate Las Cruces

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?

Agenda Item #7.4.

☒ Yes

☐ No

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will amend the City of Las Cruces FY2026 through FY2031 CIP.
2. Vote "No"; this will not amend the City of Las Cruces FY2026 through FY2031 CIP.
3. Vote to "Amend"; this could potentially amend the City of Las Cruces FY2026 through FY2031 CIP, requiring pages in the program document be added, deleted or modified.
4. Vote to "Table"; this will delay the use of funds for amended projects.

RESOLUTION 26-007

A RESOLUTION AMENDING THE FY2026-2031 CAPITAL IMPROVEMENTS PROGRAM.

The City Council is informed that:

WHEREAS, the Capital Improvements Program (CIP) is a six-year program that identifies capital projects which address capital needs to build, replace, expand, and improve infrastructure and systems; and

WHEREAS, in accordance with the provisions of Article VI. Section 6.03 of the City Charter, the financing and location of capital improvements is guided by the City's Comprehensive Plan, Elevate Las Cruces; and

WHEREAS, pursuant to Article V. Section 5.08 of the City Charter, Council may supplement, reduce or transfer appropriations.

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

(I)

THAT the Capital Improvements Program for FY2026 through FY2031, attached hereto and made part of this Resolution as Exhibit "A", is hereby approved.

(II)

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

DONE AND APPROVED this day of

APPROVED

ATTEST:

Moved by:

Seconded by:

AYES

NAYS

CITY OF LAS CRUCES
CAPITAL IMPROVEMENTS PROGRAM
FY 2026 - 2031

Exhibit "A"

AMENDED - JULY 7, 2025

Project Title	Department	Funded FY2026	Unfunded					Funding Source
			FY2027	FY2028	FY2029	FY2030	FY2031	
Active Transportation								
Active Transportation - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Active Transportation - Carryover		\$ 6,488,201.11	\$ 2,555,000.00	\$ 500,000.00	\$ 500,000.00	\$ -	\$ -	
Active Transportation Program		\$ 4,528,655.00	\$ 865,000.00	\$ -	\$ -	\$ -	\$ -	
Active Transportation Projects		\$ 350,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants
Pending 2025 Legislative Appropriation		\$ -	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	
Pending Design Approval - Ethel Ave.		\$ -	\$ 265,000.00	\$ -	\$ -	\$ -	\$ -	
Madrid Ave Extension - Evelyn St to N Triviz Dr	Public Works	\$ 2,083,802.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Melendres Ave/Pittsburg - Hadley to Picacho	Public Works	\$ 1,094,853.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
South Main St - Avenida de Mesilla to Boutz	Public Works	\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Trail Renovations	Parks & Recreation	\$ 95,000.00	\$ 1,540,000.00	\$ 500,000.00	\$ 500,000.00	\$ -	\$ -	Grants
Dona Ana Move Trail	Parks & Recreation	\$ 801,691.94	\$ -	\$ -	\$ -	\$ -	\$ -	Grants
Tortugas Trail	Parks & Recreation	\$ 75,000.00	\$ 350,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Other
University Multi-Use Trail Loop	Parks & Recreation	\$ 987,854.17	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Active Transportation - Annual		\$ 48,024.40	\$ 110,000.00	\$ 110,000.00	\$ 110,000.00	\$ 110,000.00	\$ -	
ADA Compliance		\$ 48,024.40	\$ 110,000.00	\$ 110,000.00	\$ 110,000.00	\$ 110,000.00	\$ -	
ADA Sidewalk Program	Public Works	\$ 48,024.40	\$ 110,000.00	\$ 110,000.00	\$ 110,000.00	\$ 110,000.00	\$ -	Taxes
Active Transportation - Future		\$ -	\$ 174,000.00	\$ -	\$ -	\$ -	\$ -	
Green Cool Corridors for Bicycles	Sustainability	\$ -	\$ 174,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
SUBTOTAL		\$ 6,536,225.51	\$ 2,839,000.00	\$ 610,000.00	\$ 610,000.00	\$ 110,000.00	\$ -	

Airport								
Airport - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Airport - Carryover		\$ 3,421,388.15	\$ 6,850,000.00	\$ -	\$ -	\$ -	\$ -	
LRU Runway Improvements		\$ 2,880,320.59	\$ 1,500,000.00	\$ -	\$ -	\$ -	\$ -	
LRU Runway 4-22 Rehabilitation	Las Cruces Airport	\$ 2,235,329.59	\$ 1,500,000.00	\$ -	\$ -	\$ -	\$ -	Grants
LRU Runways 8-26 and 12-30 Blast Pads	Las Cruces Airport	\$ 644,991.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
LRU Infrastructure Extensions/Improvements	Las Cruces Airport	\$ 541,067.56	\$ 5,350,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Airport - Annual		\$ 175,000.00	\$ 485,000.00	\$ 285,000.00	\$ 285,000.00	\$ 285,000.00	\$ -	
LRU Pavement Maintenance Program	Las Cruces Airport	\$ -	\$ 400,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ -	Other, Taxes
LRU Pavement Striping/Marking Maintenance Program	Las Cruces Airport	\$ 175,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ -	Grants, Taxes
Airport - Future		\$ -	\$ 18,539,000.00	\$ 7,050,000.00	\$ 5,150,000.00	\$ 38,770,000.00	\$ 17,500,000.00	
LRU Runway Improvements		\$ -	\$ -	\$ -	\$ -	\$ 27,500,000.00	\$ 17,500,000.00	
LRU Runway 12/30 Extension	Las Cruces Airport	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Other, Taxes
Runway 8/26 Extension	Las Cruces Airport	\$ -	\$ -	\$ -	\$ -	\$ 27,500,000.00	\$ -	Grants, Taxes
LRU Airline Ground Support Equipment Facility Design and Construction	Las Cruces Airport	\$ -	\$ -	\$ -	\$ 750,000.00	\$ -	\$ -	Other
LRU Airport Automated Weather Observation System (AWOS)	Las Cruces Airport	\$ -	\$ 475,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
LRU Airport Maintenance Equipment	Las Cruces Airport	\$ -	\$ -	\$ 750,000.00	\$ -	\$ -	\$ -	Grants, Taxes
LRU Airport Rotating Beacon	Las Cruces Airport	\$ -	\$ 345,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
LRU Apron West Rehabilitation	Las Cruces Airport	\$ -	\$ -	\$ -	\$ -	\$ 70,000.00	\$ -	Grants, Taxes
LRU ARFF (Airport Rescue and Fire Fighting) Index B Equipment Upgrades	Las Cruces Airport	\$ -	\$ 1,600,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
LRU Commercial Hangar Design and Construction	Las Cruces Airport	\$ -	\$ -	\$ 2,850,000.00	\$ -	\$ -	\$ -	Grants, Taxes
LRU East Road Extensions/Improvements	Las Cruces Airport	\$ -	\$ -	\$ -	\$ -	\$ 11,200,000.00	\$ -	Other
LRU Fuel Farm Relocation and Expansion	Las Cruces Airport	\$ -	\$ -	\$ -	\$ 1,900,000.00	\$ -	\$ -	Other
LRU Maintenance Facility Design and Construction	Las Cruces Airport	\$ -	\$ 550,000.00	\$ -	\$ -	\$ -	\$ -	Grants
LRU Multi-Modal Public Passenger Transit Facility	Las Cruces Airport	\$ -	\$ -	\$ -	\$ 2,500,000.00	\$ -	\$ -	Other
LRU Passenger Terminal Design and Construction	Las Cruces Airport	\$ -	\$ 9,600,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
LRU Passenger Terminal Parking Design and Construction	Las Cruces Airport	\$ -	\$ 1,600,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
LRU Taxi Lane Extensions/Improvements	Las Cruces Airport	\$ -	\$ -	\$ 3,450,000.00	\$ -	\$ -	\$ -	Other
Taxiway C Rehabilitation	Las Cruces Airport	\$ -	\$ 4,369,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Other, Taxes
SUBTOTAL		\$ 3,596,388.15	\$ 25,874,000.00	\$ 7,335,000.00	\$ 5,435,000.00	\$ 39,055,000.00	\$ 17,500,000.00	

CITY OF LAS CRUCES
CAPITAL IMPROVEMENTS PROGRAM
FY 2026 - 2031

AMENDED - JULY 7, 2025

Project Title	Department	Funded FY2026	Unfunded					Funding Source
			FY2027	FY2028	FY2029	FY2030	FY2031	
Attainable/Affordable Housing								
Attainable/Affordable Housing - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Attainable/Affordable Housing - Carryover		\$ 11,915,250.00	\$ 3,537,401.00	\$ -	\$ -	\$ -	\$ -	
MVCoH Campus Extension (Amador Crossing)	Housing and Neighborhood Svcs	\$ 11,915,250.00	\$ 2,737,401.00	\$ -	\$ -	\$ -	\$ -	Grants, Telshor
Pending 2025 Legislative Appropriation		\$ -	\$ 800,000.00	\$ -	\$ -	\$ -	\$ -	
Attainable/Affordable Housing - Annual		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Attainable/Affordable Housing - Future		\$ -	\$ 12,550,000.00	\$ 7,050,000.00	\$ 12,050,000.00	\$ 7,050,000.00	\$ 5,050,000.00	
Affordable Housing Trust Fund and Land Bank Projects	Housing and Neighborhood Svcs	\$ -	\$ 5,500,000.00	\$ 5,050,000.00	\$ 10,050,000.00	\$ 5,050,000.00	\$ 5,050,000.00	Bonds, Grants, Other
Lift Up Las Cruces - Street Improvements		\$ -	\$ 7,050,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ -	
Paseos Verdes	Housing and Neighborhood Svcs	\$ -	\$ 6,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ -	\$ -	Bonds, Grants, Taxes
Pending 2025 Legislative Appropriation	Housing and Neighborhood Svcs	\$ -	\$ 1,050,000.00	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
SUBTOTAL		\$ 11,915,250.00	\$ 16,087,401.00	\$ 7,050,000.00	\$ 12,050,000.00	\$ 7,050,000.00	\$ 5,050,000.00	
City Operational Facilities		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
City Operational Facilities - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
City Operational Facilities - Carryover		\$ 263,214.00	\$ -	\$ -	\$ -	\$ -	\$ -	
Safety, Health, Environmental & Emergency		\$ 263,214.00	\$ -	\$ -	\$ -	\$ -	\$ -	
City Hall Security Upgrades	Facilities Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes
HR Remodel	Facilities Management	\$ 110,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes
Surveillance and Access Controls (Key Cards)	Facilities Management	\$ 153,214.00	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes
General Facilities Improvements		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Energy Efficiency Program - IGA	Facilities Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes
City Operational Facilities - Annual		\$ -	\$ 1,016,500.00	\$ 255,500.00	\$ 255,500.00	\$ 255,500.00	\$ -	
Safety, Health, Environmental & Emergency		\$ -	\$ 1,016,500.00	\$ 255,500.00	\$ 255,500.00	\$ 255,500.00	\$ -	
Safety, Health, Environmental, & Emergency	Facilities Management	\$ -	\$ 1,016,500.00	\$ 255,500.00	\$ 255,500.00	\$ 255,500.00	\$ -	Taxes
City Operational Facilities - Future		\$ -	\$ 10,146,500.00	\$ 300,000.00	\$ 210,000.00	\$ 200,000.00	\$ -	
General Facilities Improvements		\$ -	\$ 7,922,500.00	\$ -	\$ -	\$ -	\$ -	
City Hall Expansion	Facilities Management	\$ -	\$ 7,500,000.00	\$ -	\$ -	\$ -	\$ -	Other
East Mesa Center Emergency Generator (Sage Café)	Quality of Life	\$ -	\$ 422,500.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
HVAC Upgrade Program		\$ -	\$ 400,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ -	
HVAC Upgrade Program	Facilities Management	\$ -	\$ 400,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ -	Taxes
Refuse & Recycling Buffer Program		\$ -	\$ 24,000.00	\$ 100,000.00	\$ 10,000.00	\$ -	\$ -	
Refuse & Recycling Buffer Program	Facilities Management	\$ -	\$ 24,000.00	\$ 100,000.00	\$ 10,000.00	\$ -	\$ -	Taxes
East Mesa Outdoor Pool - Ground Stabilization	Parks & Recreation	\$ -	\$ 1,100,000.00	\$ -	\$ -	\$ -	\$ -	ARPA, Bonds, Grants, Taxes
Office Renovation - Castaneda Service Center	Parks & Recreation	\$ -	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	ARPA, Bonds, Grants, Other, Taxes
Satellite Park Maintenance Yard and Facility	Parks & Recreation	\$ -	\$ 600,000.00	\$ -	\$ -	\$ -	\$ -	ARPA, Bonds, Grants, Other, Taxes
SUBTOTAL		\$ 263,214.00	\$ 11,163,000.00	\$ 555,500.00	\$ 465,500.00	\$ 455,500.00	\$ -	
Equipment & IT		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Equipment & IT - Newly Funded		\$ -	\$ 181,500.00	\$ -	\$ -	\$ -	\$ -	
Access Channel Capital Improvement	Communications	\$ -	\$ 181,500.00	\$ -	\$ -	\$ -	\$ -	Other
Equipment & IT - Carryover		\$ 110,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	
Safety, Health, Environmental & Emergency		\$ 110,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	
Senior Program Equipment and Rolling Stock	Quality of Life	\$ 110,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Equipment & IT - Annual		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Equipment & IT - Future		\$ -	\$ 483,000.00	\$ 92,000.00	\$ -	\$ -	\$ -	
Audio and Visual Equipment Upgrades for City Hall	Facilities Management	\$ -	\$ 383,000.00	\$ 92,000.00	\$ -	\$ -	\$ -	Taxes
Large Equipment - New and Replacement	Parks & Recreation	\$ -	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	ARPA, Bonds, Grants, Other, Taxes
SUBTOTAL		\$ 110,000.00	\$ 664,500.00	\$ 92,000.00	\$ -	\$ -	\$ -	

AMENDED - JULY 7, 2025

CITY OF LAS CRUCES
CAPITAL IMPROVEMENTS PROGRAM
FY 2026 - 2031

Project Title	Department	Funded FY2026	Unfunded					Funding Source
			FY2027	FY2028	FY2029	FY2030	FY2031	
Non-Profit								
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Profit - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Profit - Carryover		\$ 9,288,794.25	\$ 16,224,356.00	\$ -	\$ -	\$ -	\$ -	\$ -
MVCoH Health Facility		\$ 1,162,843.86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MVCH Health Facility Improvements		\$ 1,162,843.86	\$ -	\$ -	\$ -	\$ -	\$ -	Grants
Arts and Cultural District Improvements		\$ 2,680,941.83	\$ -	\$ -	\$ -	\$ -	\$ -	Grants
Jardin de los Niños Re-Roof		\$ 223,659.77	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	Grants
La Casa, Inc. Improvements (Flooring, Painting, Shade Structure)		\$ 301,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants
La Casa, Inc. Safety and Security Improvements		\$ 574,200.00	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	Grants
MV Community of Hope Expansion Remodel		\$ 1,095,250.20	\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -	Grants
MVCoH Restroom Showers & Mechanical Room		\$ 269,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Telshor
The Kitchens at MVCOH		\$ 2,981,898.59	\$ 14,574,356.00	\$ -	\$ -	\$ -	\$ -	Grants
Non-Profit - Annual		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Profit - Future		\$ -	\$ 7,320,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ -	\$ -	\$ -
MVCoH Health Facility		\$ -	\$ 330,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Health Facility Phase IV		\$ -	\$ 330,000.00	\$ -	\$ -	\$ -	\$ -	Grants
Jardin de los Niños Security Improvements		\$ -	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	Grants
MVCH Bldg 1 Solar Project		\$ -	\$ 600,000.00	\$ -	\$ -	\$ -	\$ -	Other
MVCH Patio to Office Remodel		\$ -	\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -	Grants
MVCH Solar Parking Structure		\$ -	\$ 600,000.00	\$ -	\$ -	\$ -	\$ -	Grants
MVCoH Master Plan Implementation		\$ -	\$ 4,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ -	\$ -	Grants, Taxes
Pending 2025 Legislative Appropriation		\$ -	\$ 590,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL		\$ 9,288,794.25	\$ 23,544,356.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ -	\$ -	\$ -
Other								
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other - Carryover		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other - Future		\$ -	\$ 653,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Parks and Recreation Master Plan Update		\$ -	\$ 433,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Other, Taxes
QOL Bookmobile		\$ -	\$ 220,000.00	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Other, Taxes, TIDD
SUBTOTAL		\$ -	\$ 653,000.00	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF LAS CRUCES
CAPITAL IMPROVEMENTS PROGRAM
FY 2026 - 2031

AMENDED - JULY 7, 2025

Project Title		Department	Funded FY2026	Unfunded						Funding Source
				FY2027	FY2028	FY2029	FY2030	FY2031		
Park Improvements										
Park Improvements - Newly Funded			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Park Improvements - Carryover			\$ 9,947,763.87	\$ 9,250,007.19	\$ 2,650,000.00	\$ 2,775,000.00	\$ 2,900,000.00	\$ 3,025,000.00		
Apodaca Park Aquatic Playground and Multi-Use Path	Parks & Recreation	\$ 1,352,339.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, PIF, Taxes	
Battfield/Multi-Use Field Renovations & Upgrades	Parks & Recreation	\$ 187,307.82	\$ 3,344,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	ARPA, Bonds, Grants, Taxes	
Benavidez Community Center Park Improvements	Parks & Recreation	\$ 734,599.40	\$ 619,007.19	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, PIF	
Gallagher Park Improvements - Design/Construction	Parks & Recreation	\$ 6,482.35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds	
Klein Park Improvements	Parks & Recreation	\$ 13,086.00	\$ 57,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, PIF	
Legacy Park Renovations	Parks & Recreation	\$ 2,523,524.69	\$ 5,075,000.00	\$ 2,650,000.00	\$ 2,775,000.00	\$ 2,900,000.00	\$ 3,025,000.00	ARPA, Bonds, Grants, Other, PIF, Taxes		
Pending 2025 Legislative Appropriation			\$ -	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -		
Park Drinking Fountains	Parks & Recreation	\$ 444,387.23	\$ 55,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Telshor Fund	
Pioneer Women's Park Improvements	Parks & Recreation	\$ 459,833.41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	
Skate Park Improvements	Parks & Recreation	\$ 334,203.22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, PIF	
Sports Field Lighting	Parks & Recreation	\$ 3,400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds	
Valley View Park - Heske Garden Lighting Replacement	Parks & Recreation	\$ 492,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes	
Park Improvements - Annual			\$ 2,483,172.07	\$ 5,973,000.00	\$ 2,325,000.00	\$ 1,926,000.00	\$ 2,526,000.00	\$ 500,000.00		
Neighborhood Parks			\$ 1,879,367.07	\$ 4,900,000.00	\$ 1,800,000.00	\$ 1,900,000.00	\$ 2,000,000.00	\$ -		
Playground Renovations	Parks & Recreation	\$ 1,879,367.07	\$ 4,900,000.00	\$ 1,800,000.00	\$ 1,900,000.00	\$ 2,000,000.00	\$ -	Grants, Other, Telshor Fund		
Parks Shade Structures		\$ 23,250.00	\$ 73,000.00	\$ 25,000.00	\$ 26,000.00	\$ 26,000.00	\$ -	\$ -		
Shade structure replacement	Parks & Recreation	\$ 23,250.00	\$ 73,000.00	\$ 25,000.00	\$ 26,000.00	\$ 26,000.00	\$ -	\$ -	Taxes	
Park Restroom Improvements and New Restrooms	Parks & Recreation	\$ 580,555.00	\$ 1,000,000.00	\$ 500,000.00	\$ -	\$ 500,000.00	\$ 500,000.00	PIF		
Park Improvements - Future			\$ -	\$ 5,894,000.00	\$ 13,500,000.00	\$ 30,150,000.00	\$ 29,750,000.00	\$ 150,000.00		
Parks and Recreational Facilities Structural Renovations			\$ -	\$ 1,460,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00		
Light Poles at Hadley Fields	Facilities Management	\$ -	\$ 1,010,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Taxes	
Parks and Recreational Facilities Enhancements	Parks & Recreation	\$ -	\$ 450,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	Taxes	
Burn Lake Improvements	Parks & Recreation	\$ -	\$ 300,000.00	\$ 3,000,000.00	\$ -	\$ -	\$ -	\$ -	ARPA, Bonds, Grants, Other, PIF, Taxes	
Four Field Baseball/Softball Complex	Parks & Recreation	\$ -	\$ 400,000.00	\$ 5,950,000.00	\$ -	\$ -	\$ -	\$ -	Other	
Multi-Use Recreation Center	Parks & Recreation	\$ -	\$ 1,800,000.00	\$ 4,400,000.00	\$ 30,000,000.00	\$ 29,600,000.00	\$ -	\$ -	Bonds, Grants, Other, Taxes	
Soldados Field Lighting	Parks & Recreation	\$ -	\$ 1,200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, PIF, Taxes	
Soldados Field Restroom	Parks & Recreation	\$ -	\$ 600,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, PIF, Taxes	
Veterans Memorial Park Restroom Plumbing Repairs and Upgrades	Parks & Recreation	\$ -	\$ 134,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Other	
SUBTOTAL			\$ 12,430,935.94	\$ 21,117,007.19	\$ 18,475,000.00	\$ 34,851,000.00	\$ 35,176,000.00	\$ 3,675,000.00		

Parks - New									
Parks - New - Newly Funded			\$ 2,000,000.00	\$ 4,983,700.00	\$ -	\$ 1,407,498.00	\$ -	\$ -	
Bike Park	Parks & Recreation	\$ 2,000,000.00	\$ 4,983,700.00	\$ -	\$ 1,407,498.00	\$ -	\$ -	\$ -	ARPA, Bonds, Grants, Other, PIF, Taxes
Parks - New - Carryover			\$ 3,458,431.50	\$ 3,995,000.00	\$ 920,000.00	\$ 500,000.00	\$ 920,000.00	\$ 920,000.00	
Neighborhood Parks			\$ 619,814.00	\$ 2,760,000.00	\$ 920,000.00	\$ 500,000.00	\$ 920,000.00	\$ 920,000.00	
Developer Neighborhood Park Reimbursement	Parks & Recreation	\$ 619,814.00	\$ 2,760,000.00	\$ 920,000.00	\$ 500,000.00	\$ 920,000.00	\$ 920,000.00	\$ 920,000.00	PIF
Chandler Tank Park Phase 1	Parks & Recreation	\$ 1,079,203.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, PIF, Taxes
East Mesa Public Safety Area Park	Parks & Recreation	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	PIF
Highland Park	Parks & Recreation	\$ 566,490.69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, PIF, Taxes
LCIIP Gateway Signage	Economic Development	\$ 480,000.00	\$ 85,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
New Skate Park	Parks & Recreation	\$ 377,923.76	\$ 1,150,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Other, PIF
Veteran's Memorial Park Enhancements	Parks & Recreation	\$ 235,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	ARPA, Bonds, Grants, Taxes
Parks - New - Annual			\$ 600,000.00	\$ 1,550,000.00	\$ 800,000.00	\$ 800,000.00	\$ 800,000.00	\$ 950,000.00	
Neighborhood Parks			\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	
Neighborhood Parks	Parks & Recreation	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	PIF
Land Acquisition, Planning, and Design for Parks	Parks & Recreation	\$ 100,000.00	\$ 1,050,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 450,000.00	Bonds, PIF
Parks - New - Future			\$ -	\$ 350,000.00	\$ 3,500,000.00	\$ -	\$ 2,000,000.00	\$ 240,000.00	
Event Park	Parks & Recreation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,000.00	ARPA, Bonds, Grants, Other, PIF
Waterfalls Park	Parks & Recreation	\$ -	\$ 350,000.00	\$ 3,500,000.00	\$ -	\$ -	\$ 2,000,000.00	\$ -	Bonds, Grants, PIF, Taxes
SUBTOTAL			\$ 6,058,431.50	\$ 10,878,700.00	\$ 5,220,000.00	\$ 2,707,498.00	\$ 3,720,000.00	\$ 2,110,000.00	

CITY OF LAS CRUCES
CAPITAL IMPROVEMENTS PROGRAM
FY 2026 - 2031

AMENDED - JULY 7, 2025

Project Title	Department	Funded FY2026	Unfunded					Funding Source
			FY2027	FY2028	FY2029	FY2030	FY2031	
		\$	\$	\$	\$	\$	\$	
Public Facilities								
Public Facilities - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Public Facilities - Carryover		\$ 23,697,604.10	\$ 36,966,431.64	\$ 43,479,721.32	\$ 7,672,226.32	\$ 7,672,226.32	\$ 59,000.00	
General Facilities Improvements		\$ 8,988,909.16	\$ 20,479,442.00	\$ 35,607,495.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	
Amador Hotel Renovation	Quality of Life	\$3,833,929.60	\$ 2,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	Grants, Taxes, TIDD
Benavidez Center Kitchen Floor	Quality of Life	\$125,252.44	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Branch Library	Quality of Life	\$29,754.68	\$ 1,750,000.00	\$ 17,500,000.00	\$ -	\$ -	\$ -	Bonds, Other, Taxes
Branigan Library Renovation and Expansion	Quality of Life	\$1,164,871.36	\$ 15,310,642.00	\$ 17,107,495.00	\$ -	\$ -	\$ -	Bonds, Grants, Taxes, TIDD
Pending 2025 Legislative Appropriation		\$ -	\$ 970,000.00	\$ -	\$ -	\$ -	\$ -	
Frank O'Brien Papen Community Center Rehabilitation	Facilities Management	\$10,777.79	\$ 448,800.00	\$ -	\$ -	\$ -	\$ -	Taxes
Meerscheidt Recreation Center - Remodel/Expansion	Parks & Recreation	\$2,157,678.12	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, Taxes
Munson Senior Center Renovations	Quality of Life	\$1,413,552.88	\$ -	\$ -	\$ -	\$ -	\$ -	Grants
Museum of Nature & Science Atrium Redesign	Quality of Life	\$43,092.29	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, TIDD
Museum Technology Improvements	Quality of Life	\$210,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	TIDD
Generator Buffer Program		\$ -	\$ 65,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	
Generator Buffer Program	Facilities Management	\$0.00	\$ 65,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ -	Taxes
Generator Replacement Program		\$ -	\$ 292,537.00	\$ 59,000.00	\$ 59,000.00	\$ 59,000.00	\$ 59,000.00	
Generator Replacement Program	Facilities Management	\$0.00	\$ 292,537.00	\$ 59,000.00	\$ 59,000.00	\$ 59,000.00	\$ 59,000.00	Taxes
Roof Replacement Program		\$ 1,943,419.53	\$ 118,000.00	\$ -	\$ -	\$ -	\$ -	
Fires Station 4 Re-Roof	Facilities Management	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Municipal Court Re-Roof	Facilities Management	\$230,771.30	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Museum of Art/MoNaS Re-Roof	Facilities Management	\$815,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, TIDD
Railroad Museum Re-roofing	Quality of Life	\$126,398.23	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Rio Grande Theater Re-Roof	Facilities Management	\$271,250.00	\$ 118,000.00	\$ -	\$ -	\$ -	\$ -	TIDD
Branigan Cultural Center Improvements	Quality of Life	\$1,064,039.59	\$ 2,000,000.00	\$ 1,200,000.00	\$ -	\$ -	\$ -	Grants, Taxes, TIDD
East Mesa Public Recreational Complex	Public Works	\$3,213,557.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Pending 2025 Legislative Appropriation		\$ -	\$ 700,000.00	\$ -	\$ -	\$ -	\$ -	
Electrical Vehicle Fleet Chargers	Facilities Management	\$72,673.92	\$ 75,000.00	\$ -	\$ -	\$ -	\$ -	Taxes
GO Bond - ARPA	Public Works	\$241,928.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
GO Bond 2022- E. Mesa Recreation Complex	Public Works	\$1,192,523.51	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
GO Bond 2022- Parks Improvements	Public Works	\$2,037,610.61	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
GO Bond 2022- Public Art	Quality of Life	\$240,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Municipal Court Rehabilitation	Facilities Management	\$ 155,156.00	\$ 13,236,452.64	\$ 6,598,226.32	\$ 6,598,226.32	\$ 6,598,226.32	\$ -	Bonds, Grants, Taxes, TIDD
Plaza Shade Structures	Economic Development	\$2,400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, Taxes
Public Art Rollover Funding	Quality of Life	\$88,837.25	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes
Regional Community Pool	Public Works	\$86,439.53	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Villa Mora Dam Park	Parks & Recreation	\$550,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Voluntary Assessment District Phase II	Public Works	\$1,422,510.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Public Facilities - Annual		\$ 1,246,806.98	\$ 10,040,367.00	\$ 3,553,070.00	\$ 3,533,070.00	\$ 2,863,070.00	\$ -	
ADA Compliance		\$ -	\$ 502,400.00	\$ 101,200.00	\$ 101,200.00	\$ 101,200.00	\$ -	
ADA Compliance	Facilities Management	\$ -	\$ 202,400.00	\$ 101,200.00	\$ 101,200.00	\$ 101,200.00	\$ -	Bonds, Grants, Taxes
Pending 2025 Legislative Appropriation		\$ -	\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	
Downtown Parking Lots Renovation		\$ -	\$ 561,000.00	\$ 280,500.00	\$ 280,500.00	\$ 280,500.00	\$ -	
Downtown Parking Lot Program	Facilities Management	\$0.00	\$ 561,000.00	\$ 280,500.00	\$ 280,500.00	\$ 280,500.00	\$ -	TIDD
Facility Parking Lot Program		\$ 157,678.12	\$ 2,124,600.00	\$ 482,800.00	\$ 482,800.00	\$ 257,800.00	\$ -	
Facility Parking Lot Program	Facilities Management	\$157,678.12	\$ 1,609,000.00	\$ 225,000.00	\$ 225,000.00	\$ -	\$ -	Taxes
Parks Parking Lot Rehabilitation Program	Facilities Management	\$0.00	\$ 515,600.00	\$ 257,800.00	\$ 257,800.00	\$ 257,800.00	\$ -	Bonds, Grants, Taxes
General Facilities Improvements		\$ 102,300.00	\$ 1,387,940.00	\$ 656,470.00	\$ 651,470.00	\$ 656,470.00	\$ -	
General Facilities Improvement Program	Facilities Management	\$102,300.00	\$ 1,000,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ -	Taxes, Telshor
WIA Building (Women's Improvement Association) Rehabilitation	Facilities Management	\$ -	\$ 387,940.00	\$ 156,470.00	\$ 151,470.00	\$ 156,470.00	\$ -	Taxes, Grants
Parks Parking Lots		\$ 21,850.87	\$ 900,000.00	\$ 450,000.00	\$ 450,000.00	\$ -	\$ -	
Parks Parking Lot Program	Parks & Recreation	\$ 21,850.87	\$ 900,000.00	\$ 450,000.00	\$ 450,000.00	\$ -	\$ -	Grants, Other, Taxes
Roof Replacement Program		\$ 649,977.99	\$ 1,388,927.00	\$ 336,600.00	\$ 336,600.00	\$ 336,600.00	\$ -	
Facility Roof Replacement Program	Facilities Management	\$199,623.00	\$ 1,072,146.00	\$ 336,600.00	\$ 336,600.00	\$ 336,600.00	\$ -	Bonds, Taxes, TIDD
Meerscheidt Center Re-Roof	Facilities Management	\$450,354.99	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds

CITY OF LAS CRUCES
CAPITAL IMPROVEMENTS PROGRAM
FY 2026 - 2031

AMENDED - JULY 7, 2025

Project Title	Department	Funded FY2026	Unfunded					Funding Source
			FY2027	FY2028	FY2029	FY2030	FY2031	
		\$	\$	\$	\$	\$	\$	
Public Facilities								
Public Facilities - Annual (continuation)								
Re-Roof of Castaneda Building	Facilities Management	\$ -	\$ 316,781.00	\$ -	\$ -	\$ -	\$ -	Taxes
Safety, Health, Environmental & Emergency		\$ 240,000.00	\$ 3,025,500.00	\$ 1,170,500.00	\$ 1,155,500.00	\$ 1,155,500.00	\$ -	
City Security Program	Facilities Management	\$ 175,000.00	\$ 555,500.00	\$ 270,500.00	\$ 255,500.00	\$ 255,500.00	\$ -	Taxes
City Vacant /Abandoned Lots	Facilities Management	\$ -	\$ 1,650,000.00	\$ 825,000.00	\$ 825,000.00	\$ 825,000.00	\$ -	Taxes
Park Sidewalk Repair Program	Facilities Management	\$ 65,000.00	\$ 150,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ -	Grants, Taxes
Security & Fire Alarm Program	Facilities Management	\$ -	\$ 670,000.00	\$ -	\$ -	\$ -	\$ -	Taxes, TIDD
Convention Center FF&E	Visit Las Cruces	\$ 75,000.00	\$ 150,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ -	Taxes
Public Facilities - Future								
General Facilities Improvements		\$ -	\$ 15,405,180.00	\$ 8,055,000.00	\$ 26,481,000.00	\$ 650,000.00	\$ -	
East Mesa Multi-Generational Center Expansion (Sage Café)	Quality of Life	\$ -	\$ 3,083,180.00	\$ -	\$ -	\$ -	\$ -	Taxes
Eastside Purchase and Renovation	Quality of Life	\$ -	\$ 2,575,000.00	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
Munson Center Bathrooms	Quality of Life	\$ -	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Munson Center Floor	Quality of Life	\$ -	\$ 750,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Museum of Art Improvements	Quality of Life	\$ -	\$ 615,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	Grants, Taxes
Museum of Art/MoNaS Remodel	Quality of Life	\$ -	\$ 3,000,000.00	\$ -	\$ 15,000,000.00	\$ -	\$ -	Bonds, Grants, Taxes
Railroad Museum Exterior Improvements	Quality of Life	\$ -	\$ 375,000.00	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
Sage Café Library Expansion	Quality of Life	\$ -	\$ 200,000.00	\$ 2,000,000.00	\$ 200,000.00	\$ -	\$ -	Grants, Taxes
Senior Programs Master Plan	Quality of Life	\$ -	\$ 145,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Safety, Health, Environmental & Emergency		\$ -	\$ 1,300,000.00	\$ 650,000.00	\$ 650,000.00	\$ 650,000.00	\$ -	
Rehabilitation and Demolition of Vacant Buildings	Facilities Management	\$ -	\$ 1,300,000.00	\$ 650,000.00	\$ 650,000.00	\$ 650,000.00	\$ -	Taxes
Branigan Library Rehabilitation	Facilities Management	\$ -	\$ 249,500.00	\$ 2,750,000.00	\$ 1,111,000.00	\$ -	\$ -	Bonds, Grants, Taxes
Legends West Facility Master Plan	Parks & Recreation	\$ -	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	ARPA, Bonds, Grants, Other, PIF, Taxes
MoNaS Nature Center Redesign	Quality of Life	\$ -	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes, TIDD
Pending 2025 Legislative Appropriation		\$ -	\$ 450,000.00	\$ -	\$ -	\$ -	\$ -	
Museum System Collections Storage	Quality of Life	\$ -	\$ -	\$ -	\$ 9,500,000.00	\$ -	\$ -	Bonds, Grants, Taxes
Plugged in for Good Community Resilience & Energy Hub	Sustainability	\$ -	\$ 1,932,500.00	\$ 2,000,000.00	\$ -	\$ -	\$ -	Grants
Railroad Museum Reinterpretation	Quality of Life	\$ -	\$ 60,000.00	\$ 225,000.00	\$ -	\$ -	\$ -	Grants, Taxes
Safe Haven Outdoor Classroom	Parks & Recreation	\$ -	\$ 20,000.00	\$ 230,000.00	\$ 20,000.00	\$ -	\$ -	ARPA, Bonds, Grants, PIF, Taxes
SUBTOTAL		\$ 24,944,411.08	\$ 62,411,978.64	\$ 55,087,791.32	\$ 37,686,296.32	\$ 11,185,296.32	\$ 59,000.00	

AMENDED - JULY 7, 2025

CITY OF LAS CRUCES
CAPITAL IMPROVEMENTS PROGRAM
FY 2026 - 2031

Project Title	Department	Funded FY2026	Unfunded					Funding Source
			FY2027	FY2028	FY2029	FY2030	FY2031	
Public Safety		\$	\$	\$	\$	\$	\$	
Public Safety - Newly Funded		\$236,969.41	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	
Fire Station Improvements		\$236,969.41	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	
Fire Stations 4 Remodel	Fire Department	\$236,969.41	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	Bonds
Public Safety - Carryover		\$ 14,918,356.40	\$ 13,938,068.00	\$ -	\$ -	\$ -	\$ -	
Police Department Equipment		\$ 235,704.81	1,238,068.00	-	-	-	-	
Police Shooting Range	Police Department	\$235,704.81	290,500.00	-	-	-	-	Grants, Other
Public Safety Regional Communication System Improvements	Police Department	\$0.00	500,500.00	-	-	-	-	Grants
Public Safety Vehicle SWAT Command Vehicle	Police Department	\$ -	100,000.00	-	-	-	-	Grants
Public Safety Vehicles - Bearcat	Police Department	\$ -	347,068.00	-	-	-	-	Grants
Safety, Health, Environmental & Emergency		\$ 3,123,635.98	12,300,000.00	-	-	-	-	
MIH and CIT response station	Fire Department	\$2,352,137.98	3,000,000.00	-	-	-	-	Grants
<i>Pending 2025 Legislative Appropriation</i>			5,500,000.00	-	-	-	-	Grants
Real Time Crime Center (RTCC)	Police Department	\$771,498.00	2,000,000.00	-	-	-	-	Grants, Taxes
<i>Pending 2025 Legislative Appropriation</i>			1,800,000.00	-	-	-	-	Grants
Fire Station 9 Build	Fire Department	\$11,559,015.61	-	-	-	-	-	Bonds, Grants, Telshor
Police Department Building Renovation	Police Department	\$0.00	400,000.00	-	-	-	-	Grants, Taxes
Public Safety - Annual		\$ 236,969.41	\$ 9,050,000.00	\$ 240,000.00	\$ -	\$ -	\$ -	
Fire Station Improvements		\$ 236,969.41	5,562,000.00	-	-	-	-	
Fire Stations Improvements	Fire Department	\$236,969.41	5,562,000.00	-	-	-	-	Grants
Fire Department Vehicles and Equipment	Fire Department	\$ -	3,008,000.00	-	-	-	-	Bonds
Fire Station Equipment	Fire Department	\$ -	480,000.00	240,000.00	-	-	-	Grants
Public Safety - Future		\$ -	\$ 3,766,919.00	\$ 15,675,000.00	\$ 57,000,000.00	\$ -	\$ -	
Facility Parking Lot Program		\$ -	45,000.00	-	-	-	-	
Police North Parking Lot Fencing	Police Department	\$ -	20,000.00	-	-	-	-	Taxes
Police Parking Lot Resurfacing	Police Department	\$ -	25,000.00	-	-	-	-	Taxes
Police Department Equipment		\$ -	3,020,000.00	9,000,000.00	-	-	-	
Police Department Equipment - Axon Body Cameras	Police Department	\$ -	100,000.00	-	-	-	-	Grants, Taxes
Police Department Equipment - Mobile Data Terminals	Police Department	\$ -	350,000.00	-	-	-	-	Grants
Police Emergency Vehicles	Police Department	\$ -	1,230,000.00	-	-	-	-	Grants, PSIF, Taxes
Police/Fire Training Facility - Design/Construct	Police Department	\$ -	-	6,900,000.00	-	-	-	Bonds, Grants, PSIF, Taxes
Police/Fire Training Facility - Furniture, Fixtures, and Equipment	Police Department	\$ -	-	2,100,000.00	-	-	-	Grants, PSIF, Taxes
Public Safety Smart Technology	Police Department	\$ -	200,000.00	-	-	-	-	Grants
Solar Canopy protective screen	Police Department	\$ -	20,000.00	-	-	-	-	Taxes
Statewide Critical Incident Response Vehicles	Police Department	\$ -	500,000.00	-	-	-	-	Grants, Other
<i>Pending 2025 Legislative Appropriation</i>		\$ -	620,000.00	-	-	-	-	
Downtown Public Safety Complex	Police Department	\$ -	-	-	57,000,000.00	-	-	Bonds, Taxes
Police Department Mobile Operation Command Vehicle	Police Department	\$ -	701,919.00	-	-	-	-	Grants
Southwest Station Build	Fire Department	\$ -	-	6,675,000.00	-	-	-	Taxes
SUBTOTAL		\$ 15,392,295.22	\$ 26,954,987.00	\$ 16,115,000.00	\$ 57,200,000.00	\$ 200,000.00	\$ 200,000.00	
Public Transit		\$	\$	\$	\$	\$	\$	
Public Transit - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Public Transit - Carryover		\$ 8,062,974.66	\$ 5,700,000.00	\$ -	\$ -	\$ -	\$ -	
Municipal Service Center - Transit	RoadRunner Transit	\$ 1,598,755.52	-	-	-	-	-	Grants, Taxes
Electric Buses (6)	RoadRunner Transit	\$ 6,464,219.14	5,700,000.00	-	-	-	-	Grants, Taxes
Public Transit - Annual		\$ -	\$ 275,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ -	
Transit Facilities Improvement Program	RoadRunner Transit	\$ -	275,000.00	75,000.00	75,000.00	75,000.00	-	Grants
Public Transit - Future		\$ -	\$ 12,136,800.00	\$ -	\$ -	\$ -	\$ -	
Resiliency Program		\$ -	8,146,800.00	-	-	-	-	
MVITT Inductive Charging	RoadRunner Transit	\$ -	5,346,800.00	-	-	-	-	Grants
<i>Pending 2025 Legislative Appropriation</i>		\$ -	100,000.00	-	-	-	-	
Solar Array	RoadRunner Transit	\$ -	2,700,000.00	-	-	-	-	Grants
Battery Storage	RoadRunner Transit	\$ -	3,150,000.00	-	-	-	-	Grants
Transit Vehicles 26'	RoadRunner Transit	\$ -	840,000.00	-	-	-	-	Grants
SUBTOTAL		\$ 8,062,974.66	\$ 18,111,800.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ -	

AMENDED - JULY 7, 2025

CITY OF LAS CRUCES
CAPITAL IMPROVEMENTS PROGRAM
FY 2026 - 2031

Project Title	Department	Funded FY2026	Unfunded					Funding Source
			FY2027	FY2028	FY2029	FY2030	FY2031	
Resiliency		\$	\$	\$	\$	\$	\$	
Resiliency - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Resiliency - Carryover		\$ 1,319,152.96	\$ 365,000.00	\$ -	\$ -	\$ -	\$ -	
Resiliency Program		\$ 1,105,000.00	\$ 365,000.00	\$ -	\$ -	\$ -	\$ -	
Pending Design Approval - Ethel Ave.		\$ -	\$ 365,000.00					
Melendres Ave/Pittsburg - Hadley to Picacho		\$ -						Bonds
Solar Photovoltaic/Storage Projects	Sustainability	\$ 214,152.96	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes
Resiliency - Annual		\$ 4,399,300.59	\$ 1,100,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ -	
Drainage Infrastructure Improvements		\$ 3,143,375.00	\$ 1,000,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ -	
Drainage Infrastructure Improvements	Public Works	\$ 3,143,375.00	\$ 1,000,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ -	Taxes
Resiliency Program		\$ 1,255,925.59	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	
Casa Linda Acres Reconstruction	Public Works	\$ 273,612.10	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes
East Mesa Roads and Drainage	Public Works	\$ 960,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes
Storm Water System Mapping	Public Works	\$ 22,313.49	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	Taxes
Resiliency - Future		\$ -	\$ 4,105,000.00	\$ -	\$ -	\$ -	\$ -	
DC Fast Chargers for Electric Vehicles	Sustainability	\$ -	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Fleet electric vehicle chargers (dual chargers)	Sustainability	\$ -	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Hadley Ave Complex Recreation Rehabilitation	Parks & Recreation	\$ -	\$ 3,305,000.00	\$ -	\$ -	\$ -	\$ -	Grants
Public Electric Vehicle Chargers (8 dual)	Sustainability	\$ -	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
SUBTOTAL		\$ 5,718,453.55	\$ 5,570,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ -	
Streets - New		\$	\$	\$	\$	\$	\$	
Streets - New - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Streets - New - Carryover		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Streets - New - Annual		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Streets - New - Future		\$ -	\$ 48,848,000.00	\$ -	\$ -	\$ -	\$ -	
High Mesa Road	Economic Development	\$ -	\$ 32,000,000.00	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
Transit Loop Road	Economic Development	\$ -	\$ 16,848,000.00	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
SUBTOTAL		\$ -	\$ 48,848,000.00	\$ -	\$ -	\$ -	\$ -	

CITY OF LAS CRUCES
CAPITAL IMPROVEMENTS PROGRAM
FY 2026 - 2031

AMENDED - JULY 7, 2025

Project Title	Department	Funded FY2026	Unfunded					Funding Source
			FY2027	FY2028	FY2029	FY2030	FY2031	
Streets Improvements		\$	\$	\$	\$	\$	\$	
Streets Improvements - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Streets Improvements - Carryover		\$ 25,944,808.69	\$ 18,176,667.00	\$ 1,620,000.00	\$ 1,500,000.00	\$ 620,000.00	\$ 1,120,000.00	
Complete Streets Program		\$ 3,441,490.29	\$ -	\$ -	\$ -	\$ -	\$ -	
East Mesa Roads and Drainage	Public Works	\$ 1,699,405.99	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, Taxes
Melendres Ave/Pittsburg - Hadley to Picacho	Public Works	\$ 405,646.80	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, Taxes
South Main St - Avenida de Mesilla to Boutz	Public Works	\$ 1,100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
University Area Complete Streets	Public Works	\$ 236,437.50	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Downtown Street Improvements		\$ 7,444,019.62	\$ 10,000,000.00	\$ -	\$ -	\$ -	\$ -	
Alameda Blvd - S. Main St to W Las Cruces Ave	Public Works	\$ 750,000.00	\$ 10,000,000.00	\$ -	\$ -	\$ -	\$ -	TIDD
Campo Street Design and Reconstruction	Public Works	\$ 6,694,019.62	\$ -	\$ -	\$ -	\$ -	\$ -	TIDD
Lift Up Las Cruces - Street Improvements		\$ 567,773.64	\$ 1,800,000.00	\$ -	\$ -	\$ -	\$ -	
Sacramento St - Poplar Ave to Oasis Ave	Public Works	\$ 567,773.64	\$ 1,800,000.00	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
Median Landscaping		\$ 1,078,003.00	\$ 2,240,000.00	\$ 1,120,000.00	\$ 1,000,000.00	\$ 120,000.00	\$ 1,120,000.00	
Lohman Ave & Roadrunner Parkway Medians	Parks & Recreation	\$ 311,366.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants
Medians	Parks & Recreation	\$ 766,637.00	\$ 2,240,000.00	\$ 1,120,000.00	\$ 1,000,000.00	\$ 120,000.00	\$ 1,120,000.00	Bonds, Grants, Taxes
Street Lighting & Traffic Signal Maintenance Program		\$ 896,173.29	\$ -	\$ -	\$ -	\$ -	\$ -	
Mesquite Historic District	Public Works	\$ 896,173.29	\$ -	\$ -	\$ -	\$ -	\$ -	Grants
Traffic Signal Program		\$ 400,668.99	\$ -	\$ -	\$ -	\$ -	\$ -	
Bataan Memorial at Rinconada	Public Works	\$ 400,668.99	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes, Bonds
Casa Linda Acres Reconstruction	Public Works	\$ 4,522,173.71	\$ -	\$ -	\$ -	\$ -	\$ -	ARPA, Bonds, Grants, Taxes
E Lohman Ave & S Walnut St Traffic Signal MAP	Public Works	\$ 518,333.00	\$ 286,667.00	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
East Mesa Roads and Drainage	Public Works	\$ 1,710,492.92	\$ 1,000,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ -	Bonds, Grants, Taxes
Johnson St - Rouault Ave to Topley Ave	Public Works	\$ 810,111.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, Taxes
Madrid Ave Extension - Evelyn St to N Triviz Dr	Public Works	\$ 850,320.43	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
South Main St - Avenida de Mesilla to Boutz	Public Works	\$ 2,686,182.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds
Telshor Spruce Intersection Improvements	Public Works	\$ 1,019,066.80	\$ 2,850,000.00	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
Streets Improvements - Annual		\$ 7,892,699.28	\$ 24,424,525.00	\$ 11,369,525.00	\$ 15,869,525.00	\$ 14,219,000.00	\$ 250,000.00	
Drainage Infrastructure Improvements		\$ 15,450.00	\$ 160,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ -	
CO-OP Match	Public Works	\$ 15,450.00	\$ 160,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ -	Taxes
Neighborhood Traffic Calming Program		\$ 169,000.00	\$ 120,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ -	
Neighborhood Traffic Calming Program	Public Works	\$ 169,000.00	\$ 120,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ -	Taxes
Pavement Condition Index Improvements		\$ 4,631,847.00	\$ 12,600,000.00	\$ 6,300,000.00	\$ 6,300,000.00	\$ 6,300,000.00	\$ -	
Pavement Condition Index Improvements	Public Works	\$ 4,631,847.00	\$ 12,600,000.00	\$ 6,300,000.00	\$ 6,300,000.00	\$ 6,300,000.00	\$ -	Taxes
Pavement Marking Program		\$ 169,000.00	\$ 169,000.00	\$ 169,000.00	\$ 169,000.00	\$ 169,000.00	\$ -	
Pavement Marking Program	Public Works	\$ 169,000.00	\$ 169,000.00	\$ 169,000.00	\$ 169,000.00	\$ 169,000.00	\$ -	Taxes
Roadway Maintenance Program		\$ 1,946,000.00	\$ 1,950,000.00	\$ 1,950,000.00	\$ 1,950,000.00	\$ 470,000.00	\$ 250,000.00	
Chip Seal Program	Public Works	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 220,000.00	\$ -	Taxes
Roadway Maintenance Program	Public Works	\$ 1,496,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ 1,500,000.00	\$ -	\$ -	Taxes
Unpaved Roads	Public Works	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	Taxes
Street Lighting & Traffic Signal Maintenance Program		\$ 248,609.14	\$ 6,200,000.00	\$ 1,000,000.00	\$ 5,500,000.00	\$ 5,500,000.00	\$ -	
Street Lighting and Traffic Signal Maintenance	Public Works	\$ 248,609.14	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ -	Taxes
Street Lighting Management System	Public Works	\$ -	\$ 5,500,000.00	\$ 500,000.00	\$ 5,000,000.00	\$ 5,000,000.00	\$ -	Taxes
Pending 2025 Legislative Appropriation		\$ -	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	
Traffic Signal Program		\$ 41,861.14	\$ 2,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	
Transportation System Modernization ITS	Public Works	\$ 41,861.14	\$ 2,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	Taxes
Weed Control & Maintenance Program		\$ 155,525.00	\$ 155,525.00	\$ 155,525.00	\$ 155,525.00	\$ -	\$ -	
Weed Control & Maintenance Program	Public Works	\$ 155,525.00	\$ 155,525.00	\$ 155,525.00	\$ 155,525.00	\$ -	\$ -	Taxes
Land Acquisition - Public Works	Public Works	\$ 243,740.00	\$ 500,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ -	Taxes
M.A.P. Match	Public Works	\$ 31,667.00	\$ 330,000.00	\$ 165,000.00	\$ 165,000.00	\$ 150,000.00	\$ -	Taxes
Materials Testing	Public Works	\$ 240,000.00	\$ 240,000.00	\$ 240,000.00	\$ 240,000.00	\$ 240,000.00	\$ -	Taxes

AMENDED - JULY 7, 2025

CITY OF LAS CRUCES
CAPITAL IMPROVEMENTS PROGRAM
FY 2026 - 2031

Project Title	Department	Funded FY2026	Unfunded					Funding Source
			FY2027	FY2028	FY2029	FY2030	FY2031	
		\$	\$	\$	\$	\$	\$	
Streets Improvements								
Streets Improvements - Future		\$ -	\$ 36,055,309.51	\$ 21,630,000.00	\$ 13,562,360.00	\$ 12,755,000.00	\$ 2,540,000.00	
Downtown Street Improvements		\$ -	\$ 750,000.00	\$ -	\$ -	\$ -	\$ -	
Alameda Blvd - Las Cruces Ave to Picacho Ave	Public Works	\$ -	\$ 750,000.00	\$ -	\$ -	\$ -	\$ -	TIDD
Street Lighting & Traffic Signal Maintenance Program		\$ -	\$ -	\$ -	\$ 50,000.00	\$ -	\$ -	
Targeted Road and Lighting Improvements - Design	Public Works	\$ -	\$ -	\$ -	\$ 50,000.00	\$ -	\$ -	Taxes
Traffic Signal Program		\$ -	\$ 1,500,000.00	\$ -	\$ -	\$ -	\$ -	
Lohman at Walnut and Walton Signal Improvement	Public Works	\$ -	\$ 1,500,000.00	\$ -	\$ -	\$ -	\$ -	Other
Advancement Ave Expansion	Economic Development	\$ -	\$ 516,383.56	\$ -	\$ -	\$ -	\$ -	Bonds, Grants
Armijo St - W Organ Ave to W Mountain Ave	Public Works	\$ -	\$ -	\$ 1,800,000.00	\$ -	\$ -	\$ -	Bonds, Taxes
Armijo St - W Picacho Ave to Parker Rd	Public Works	\$ -	\$ 1,450,000.00	\$ -	\$ -	\$ -	\$ -	Bonds, Taxes
Aspen Ave-Sequoia Ave to S Valley Dr	Public Works	\$ -	\$ -	\$ -	\$ 3,475,600.00	\$ -	\$ -	Bonds, Grants, Taxes
Elm St & Tamarack Dr from Aspen Ave to Sequoia Ave	Public Works	\$ -	\$ -	\$ -	\$ -	\$ 2,380,000.00	\$ -	Bonds, Grants, Other, Taxes
Evelyn St - Madrid Ave to Ash Ave	Public Works	\$ -	\$ 3,600,000.00	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
Hayner Ave.- N. Valley Dr to N. Compress Rd and Sixth St- Hayner Ave to W. Hadley Ave	Public Works	\$ -	\$ 3,293,850.00	\$ -	\$ -	\$ -	\$ -	Bonds, Taxes
Hickory Dr & Sycamore Dr from Aspen Ave to Sequoia Ave	Public Works	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,540,000.00	Bonds, Grants, Taxes
Kilmer St - Spruce Ave to Ash Ave	Public Works	\$ -	\$ 2,000,000.00	\$ -	\$ -	\$ -	\$ -	Bonds, Taxes
La Fonda Dr - Idaho Ave to E.O.P.	Public Works	\$ -	\$ 1,200,000.00	\$ -	\$ -	\$ -	\$ -	Bonds, Taxes
LCIP Infrastructure Improvements	Economic Development	\$ -	\$ 5,000,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
McClure Rd & Carlyle Dr Pond, Road & Drainage Improvements	Public Works	\$ -	\$ 2,500,000.00	\$ 3,000,000.00	\$ 2,000,000.00	\$ -	\$ -	Grants, Other, Taxes
Med Park - Idaho Ave. to Perkins St.	Public Works	\$ -	\$ 2,545,300.00	\$ -	\$ -	\$ -	\$ -	Bonds, Taxes
Miranda Ave - Picacho Ave to Court Ave	Public Works	\$ -	\$ -	\$ -	\$ 2,700,000.00	\$ -	\$ -	Bonds, Taxes
Mountain Ave - Melendres St to Armijo St	Public Works	\$ -	\$ 2,542,986.00	\$ -	\$ -	\$ -	\$ -	Bonds, Taxes
Mountain Vista Parkway Expansion	Economic Development	\$ -	\$ 1,200,473.54	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Parkview - Espina to W Park Dr	Public Works	\$ -	\$ -	\$ -	\$ 1,200,000.00	\$ -	\$ -	Taxes
Poplar Ave - Mesquite St to Santa Fe St	Public Works	\$ -	\$ 1,100,000.00	\$ -	\$ -	\$ -	\$ -	Bonds, Taxes
Rigsby Rd - Barker to Valley Dr	Public Works	\$ -	\$ -	\$ 850,000.00	\$ -	\$ -	\$ -	Bonds, Taxes
Rocket Drive Expansion	Economic Development	\$ -	\$ 5,956,316.41	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
Scoggins Ave-Sixth St to Sweet St	Public Works	\$ -	\$ -	\$ 1,180,000.00	\$ -	\$ -	\$ -	Taxes
Sequoia Ave - Valley Dr to EOP	Public Works	\$ -	\$ -	\$ 3,000,000.00	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
Solano Dr- Missouri to Lohman	Public Works	\$ -	\$ -	\$ -	\$ -	\$ 10,375,000.00	\$ -	Other
South Valley Dr Reconstruction - Avenida de Mesilla to Boutz	Public Works	\$ -	\$ -	\$ 11,800,000.00	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
Sweet St- Hayner Ave to W. Hadley Ave	Public Works	\$ -	\$ -	\$ -	\$ 1,761,760.00	\$ -	\$ -	Taxes
Venture Blvd Expansion	Economic Development	\$ -	\$ 900,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Westgate St - Amador Ave to Cul de Sac	Public Works	\$ -	\$ -	\$ -	\$ 2,375,000.00	\$ -	\$ -	Bonds, Grants, Taxes
SUBTOTAL		\$ 33,837,507.97	\$ 78,656,501.51	\$ 34,619,525.00	\$ 30,931,885.00	\$ 27,594,000.00	\$ 3,910,000.00	

CITY OF LAS CRUCES
CAPITAL IMPROVEMENTS PROGRAM
FY 2026 - 2031

AMENDED - JULY 7, 2025

Project Title	Department	Funded FY2026	Unfunded					Funding Source
			FY2027	FY2028	FY2029	FY2030	FY2031	
Utilities								
Utilities - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Utilities - Carryover		\$53,060,322.00	\$85,111,060.00	\$21,887,221.00	\$8,562,969.00	\$3,615,000.00	\$4,892,239.00	
Gas Admin Building Improvements	Utilities	\$281,733.00	\$446,666.00	\$748,998.00	\$125,000.00	\$125,000.00	\$-	Other
Gas Development	Utilities	\$1,081,272.00	\$-	\$-	\$-	\$-	\$-	Other
Gas Miscellaneous	Utilities	\$358,923.00	\$175,000.00	\$175,000.00	\$175,000.00	\$175,000.00	\$-	Other
Gas PHMSA Grant	Utilities	\$7,972,055.00	\$7,972,055.00	\$-	\$-	\$-	\$-	Grants
Gas Rehabilitation	Utilities	\$3,019,764.00	\$2,999,467.00	\$5,488,493.00	\$360,000.00	\$1,080,000.00	\$360,000.00	Other
Solid Waste Building Improvements	Utilities	\$633,797.00	\$2,319,166.00	\$1,750,000.00	\$125,000.00	\$125,000.00	\$125,000.00	Other
Wastewater Building Improvements	Utilities	\$551,153.00	\$420,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	Other
Wastewater Development	Utilities	\$733,920.00	\$156,000.00	\$-	\$-	\$-	\$-	Other
Wastewater Miscellaneous	Utilities	\$80,349.00	\$341,569.00	\$260,000.00	\$260,000.00	\$260,000.00	\$260,000.00	Other
Wastewater Rehabilitation	Utilities	\$3,072,635.00	\$5,616,439.00	\$5,811,040.00	\$500,000.00	\$720,000.00	\$410,000.00	Other
Wastewater Septic Systems	Utilities	\$212,398.00	\$47,677,216.00	\$-	\$-	\$-	\$-	Grants
Pending 2025 Legislative Appropriation		\$-	\$268,000.00	\$-	\$-	\$-	\$-	
Water 2025 Projects	Utilities	\$15,211,000.00	\$-	\$-	\$-	\$-	\$-	Other
Water Building Improvements	Utilities	\$107,719.00	\$554,385.00	\$250,000.00	\$125,000.00	\$125,000.00	\$125,000.00	Other
Water Development	Utilities	\$151,724.00	\$5,298,864.00	\$261,272.00	\$2,745,624.00	\$-	\$-	WIF
Water Miscellaneous	Utilities	\$75,000.00	\$1,552,187.00	\$1,046,277.00	\$795,784.00	\$105,000.00	\$60,000.00	WIF
Water Rehab	Utilities	\$4,700,027.00	\$9,314,046.00	\$6,046,141.00	\$3,301,561.00	\$850,000.00	\$3,502,239.00	Other
WW23 Projects	Utilities	\$14,816,853.00	\$-	\$-	\$-	\$-	\$-	Other
Utilities - Annual		\$-	\$-	\$-	\$-	\$-	\$-	
Utilities - Future		\$-	\$64,656,940.72	\$9,496,380.10	\$7,700,787.00	\$10,209,133.00	\$11,850,960.00	
Belt Filter Press Drainage Improvement	Utilities	\$-	\$100,000.00	\$-	\$-	\$-	\$-	Other
Lead and Copper Service Line Replacement	Utilities	\$-	\$6,539,951.00	\$4,750,656.00	\$5,700,787.00	\$8,209,133.00	\$9,850,960.00	Bonds, Grants
Lift Station Stationary Generator Installation	Utilities	\$-	\$100,000.00	\$-	\$-	\$-	\$-	Other
Pressure Reducing Valve Rehabilitation	Utilities	\$-	\$100,000.00	\$-	\$-	\$-	\$-	Other
Primary Digester Sludge Pump Upgrade	Utilities	\$-	\$93,000.00	\$-	\$-	\$-	\$-	Other
SCADA Operating System Replacement	Utilities	\$-	\$2,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	Grants
Sewer Connections	Utilities	\$-	\$1,000,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	Grants
Transite Pipe Identification & Replacement	Utilities	\$-	\$5,500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	Bonds, Grants, Other
Wastewater Treatment Plant	Economic Development	\$-	\$45,839,309.00	\$-	\$-	\$-	\$-	Bonds, Grants, Taxes
Water Storage Tank Rehab	Utilities	\$-	\$3,000,000.00	\$-	\$-	\$-	\$-	Other
Water Valve Replacements	Utilities	\$-	\$120,000.00	\$-	\$-	\$-	\$-	Other
Weil 66	Utilities	\$-	\$264,680.72	\$2,745,724.10	\$-	\$-	\$-	Grants
SUBTOTAL		\$53,060,322.00	\$149,768,000.72	\$31,383,601.10	\$16,263,756.00	\$13,824,133.00	\$16,743,199.00	
Total Newly Funded		\$2,236,969.41	\$5,365,200.00	\$200,000.00	\$1,607,498.00	\$200,000.00	\$200,000.00	
Total Carryover		\$171,896,261.69	\$202,668,990.83	\$71,056,942.32	\$21,510,195.32	\$15,727,226.32	\$10,016,239.00	
Total Annual		\$17,081,972.73	\$54,024,392.00	\$19,513,095.00	\$23,354,095.00	\$21,633,570.00	\$1,700,000.00	
Total Future		\$-	\$241,083,649.23	\$88,348,380.10	\$154,304,147.00	\$101,384,133.00	\$37,330,960.00	
GRAND TOTAL		\$191,215,203.83	\$503,142,232.06	\$179,118,417.42	\$200,775,935.32	\$138,944,929.32	\$49,247,199.00	

Abbreviations: ARPA - American Rescue Plan Act

Other - Includes Fees, State Entitlements, Leases, Developer Contributions and Donations

TIDD - Tax Increment Development District

Bonds - Includes Bonds and Loans

PIF - Park Impact Fees

WIF - Water Impact Fees

Grants - Includes Local, State, Federal, or private entity

PSIF - Public Safety Impact Fees

WWIF - Wastewater Impact Fees

Notes: *Pending funding noted in italic*

Pending 2025 Legislative Appropriations/Capital Outlay

Current funding sources noted in bold

CAPITAL IMPROVEMENTS PROGRAM (CIP)

Amendments

City Council Meeting - July 7, 2025

Attachment "A"

Project: University Multi-Use Trail Loop							
Scope of Work: To plan, design, construct a multi-use trail from University Avenue to intersect with E.Idaho/S. Main.							
Amendment:							
Category	Department	Program	Current Balance	Change	Ending Balance	Remarks	CIP Page
Active Transportation	Parks & Recreation	-	\$467,422.00	\$520,432.17	\$987,854.17	Grant approved by City Council on 6/2/2025	1

Project: Bike Park							
Scope of Work: Making an outdoor recreation space for residents and visitors focused on bicycle riding and skills development.							
Amendment:							
Category	Department	Program	Current Balance	Change	Ending Balance	Remarks	CIP Page
Parks - New	Facilities	-	-	\$2,000,000.00	\$2,000,000.00	Grant approved by City Council on 6/2/2025	4

CAPITAL IMPROVEMENTS PROGRAM (CIP)

Amendments

City Council Meeting - July 7, 2025

Project:

Meerscheidt Center Re-Roof

Project will be funded as part of the Facilities Roof Replacement Program.

Scope of Work:

Replace roof.

Amendment:

Category	Department	Program	Current Balance	Change	Ending Balance	Remarks	CIP Page
Public Facilities	Facilities	-	\$540,000.00	(\$89,645.01)	\$450,354.99	The project is currently in progress. The adjusted funds represent the total estimated project cost.	5

Project:

Municipal Court Re-Roof

Project will be funded as part of the Facilities Roof Replacement Program.

Scope of Work:

Replace roof.

Amendment:

Category	Department	Program	Current Balance	Change	Ending Balance	Remarks	CIP Page
Public Facilities	Facilities	-	\$350,000.00	(\$119,228.70)	\$230,771.30	The project is currently in progress. The adjusted funds represent the total estimated project cost.	5

CAPITAL IMPROVEMENTS PROGRAM (CIP)

Amendments

City Council Meeting - July 7, 2025

Project:

Railroad Museum Re-Roof

Project will be funded as part of the Facilities Roof Replacement Program.

Scope of Work:

Replace roof.

Amendment:

Category	Department	Program	Current Balance	Change	Ending Balance	Remarks	CIP Page
Public Facilities	Quality of Life	-	\$116,965.00	\$9,433.23	\$126,398.23	The project is currently in progress. The adjusted funds represent the total estimated project cost.	5

Project:

Fire Station 4 Remodel

Scope of Work:

Fire Station 4 is over 35 years old, and several elements of the facility require significant improvements. Areas in need of renovation include, but are not limited to, the bathrooms, kitchen, roof, engine bay, gym, living quarters, offices, and building exterior. These improvements are essential to ensure the station remains safe, functional, and suitable for existing emergency response needs. The renovation work will be completed in phases, with the first phase focusing on upgrading the bathrooms.

Amendment:

Category	Department	Program	Current Balance	Change	Ending Balance	Remarks	CIP Page
Public Safety	Fire	-	\$0.00	\$236,969.41	\$236,969.41	Newly funded project.	7

CAPITAL IMPROVEMENTS PROGRAM (CIP)
Amendments
City Council Meeting - July 7, 2025

Project: East Mesa Roads and Drainage							
Scope of Work: Acquire rights of way and to plan, design, construct and improve roads in the east Mesa area, including pavement replacement, curb and gutter, sidewalks, accessibility and code compliance, drainage, lighting, signage, striping and related infrastructure and utilities.							
Amendment:							
Category	Department	Program	Current Balance	Change	Ending Balance	Remarks	CIP Page
Resiliency and Street Improvements	Public Works	Resiliency and Complete Streets	\$3,602,276.91	\$767,622.00	\$4,369,898.91	Adjustments and grant approved by City Council on 06/02.25	8 & 9



26-008

City Council Action and Executive Summary

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

District:	☒ 1	☒ 2	☒ 3	☐ 4	☐ 5	☐ 6	☐ N/A
1st Reading:				Adopted:	July 7, 2025		
Drafter:	Elizabeth Teeters			Department:	Economic Development		
Program:	Business Development			Line of Business:	Business Development		
Title:	A RESOLUTION AMENDING THE BOUNDARY OF THE EL PASEO AND SOUTH SOLANO METROPOLITAN REDEVELOPMENT AREA TO DESIGNATE AN ADDITIONAL AREA FOR INCLUSION WITHIN THE MRA, MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE METROPOLITAN REDEVELOPMENT CODE.						

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

PURPOSE(S) OF ACTION:
To amend the boundaries of the El Paseo and South Solano Metropolitan Redevelopment Area.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:
Section 3-60A-8 NMSA 1978 of the Metropolitan Redevelopment Code (Sections 3-60A-1 through 3-60A48 NMSA 1978) states: "A municipality shall not prepare a metropolitan redevelopment plan for an area unless the governing body by resolution determined the area to be a slum area or a blighted area, or a combination thereof, and designated the area as appropriate for metropolitan redevelopment projects".

Pursuant to Section 3-60A-8 NMSA 1978 of the Metropolitan Redevelopment Code, the City Council published a notice in both the Las Cruces Sun News and Las Cruces Bulletin, newspapers of general circulation within the proposed Metropolitan Redevelopment Area ("MRA"). The final publication occurred no less than 20 days prior to any public hearing on the matter. The notice included a general description of the proposed MRA, along with the date, time, and location of the public hearings at which the City Council would consider the adoption of this resolution. The notice also informed the public that any interested individuals could attend and provide input regarding the proposed resolution.

In 2023, the City of Las Cruces ("City") conducted a blight study of the entire infill area and submitted findings and recommendations, which included a focus on several areas—among them, El Paseo and South Solano. The original El Paseo and South Solano boundary was established from East Lohman Ave to the north, South Main Street to the west, approximately one block off of East University Avenue to the south, and approximately one block off of South Solano Drive to the east. The map of this area is in Attachment "A" for reference.

The City started the planning process for the El Paseo and South Solano MRA in 2024, and throughout the process it was recommended to expand the designated area on the south to University Avenue (Exhibit "A"). The justification for this extension is to be able to include those businesses and housing left out but also to create a corridor connecting downtown and New Mexico State University.

Agenda Item #7.5.

The area of the requested extension suffers from and is contributing to blighted conditions, and the rehabilitation, conservation, redevelopment or development, or combination thereof is necessary in the interest of the public health, safety, morals or welfare of the City and its residents.

SUPPORT INFORMATION:

[Exhibit "A", Updated El Paseo & S Solano MRA Boundaries](#)

[Attachment "A", Existing El Paseo & S Solano MRA Boundaries](#)

PLAN(S):

Elevate Las Cruces

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 boundary extension to the El Paseo and South Solano Metropolitan Redevelopment Area.
2. Vote "No"; this will not approve the boundary extension to the El Paseo and South Solano Metropolitan Redevelopment Area.
3. Vote to "Amend"; this could modify the Resolution and would need further direction from Council to staff.
4. Vote to "Table"; this will postpone consideration of the Resolution and would need further direction from Council to staff.

RESOLUTION 26-008

A RESOLUTION AMENDING THE BOUNDARY OF THE EL PASEO AND SOUTH SOLANO METROPOLITAN REDEVELOPMENT AREA TO DESIGNATE AN ADDITIONAL AREA FOR INCLUSION WITHIN THE MRA, MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE METROPOLITAN REDEVELOPMENT CODE.

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-8 NMSA 1978) states: "A municipality shall not prepare a metropolitan redevelopment plan for an area unless the governing body by resolution determined the area to be a slum area or a blighted area, or a combination thereof, and designated the area as appropriate for metropolitan redevelopment projects"; and

WHEREAS, pursuant to Section 3-60A-8 NMSA 1978 of the Metropolitan Redevelopment Code, the City Council published a notice in both the *Las Cruces Sun News* and *Las Cruces Bulletin*, newspapers of general circulation within the proposed Metropolitan Redevelopment Area ("MRA"). The final publication occurred no less than 20 days prior to any public hearing on the matter. The notice included a general description of the proposed MRA, along with the date, time, and location of the public hearings at which the City Council would consider the adoption of this resolution. The notice also informed the public that any interested individuals could attend and provide input regarding the proposed resolution; and

WHEREAS, the City of Las Cruces ("City") engaged in a blight study of the entire infill area in 2023 and submitted findings and recommendations concerning multiple areas, one being El Paseo and South Solano. The original El Paseo and South Solano boundary was established from East Lohman Ave to the north, South Main Street to the west, approximately one block off of East University Avenue to the south, and approximately one block off of South Solano Drive to the east; and

WHEREAS, the City started the planning process for the El Paseo and South Solano MRA in 2024, and throughout the process it was recommended to expand the designated area on the south to University Avenue; and

WHEREAS, the justification for this extension is to be able to include those businesses and housing left out but also to create a corridor connecting downtown and New Mexico State University; and

WHEREAS, the area of the requested extension suffers from and is contributing to blighted conditions, and the rehabilitation, conservation, redevelopment or development, or combination thereof is necessary in the interest of the public health, safety, morals or welfare of the City and its residents.

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

(I)

THAT because of its blighted conditions and the findings outlined in the El Paseo and South Solano Metropolitan Redevelopment Plan, the boundary extension designation south to University Avenue, and in Exhibit "A" for reference, is hereby amended.

(II)

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

DONE AND APPROVED this day of

Agenda Item #7.5.

APPROVED

ATTEST:

Moved by:

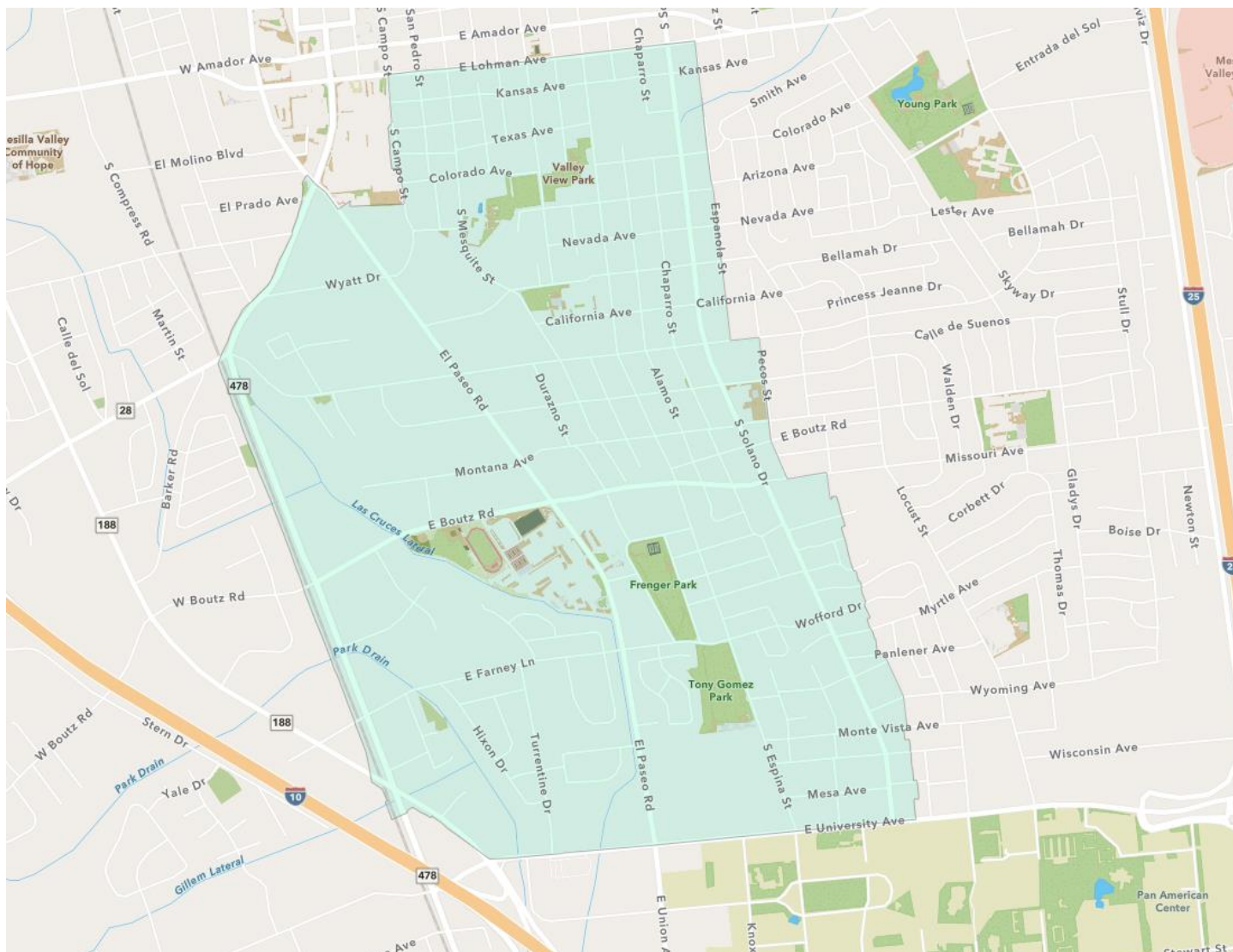
Seconded by:

AYES

NAYS

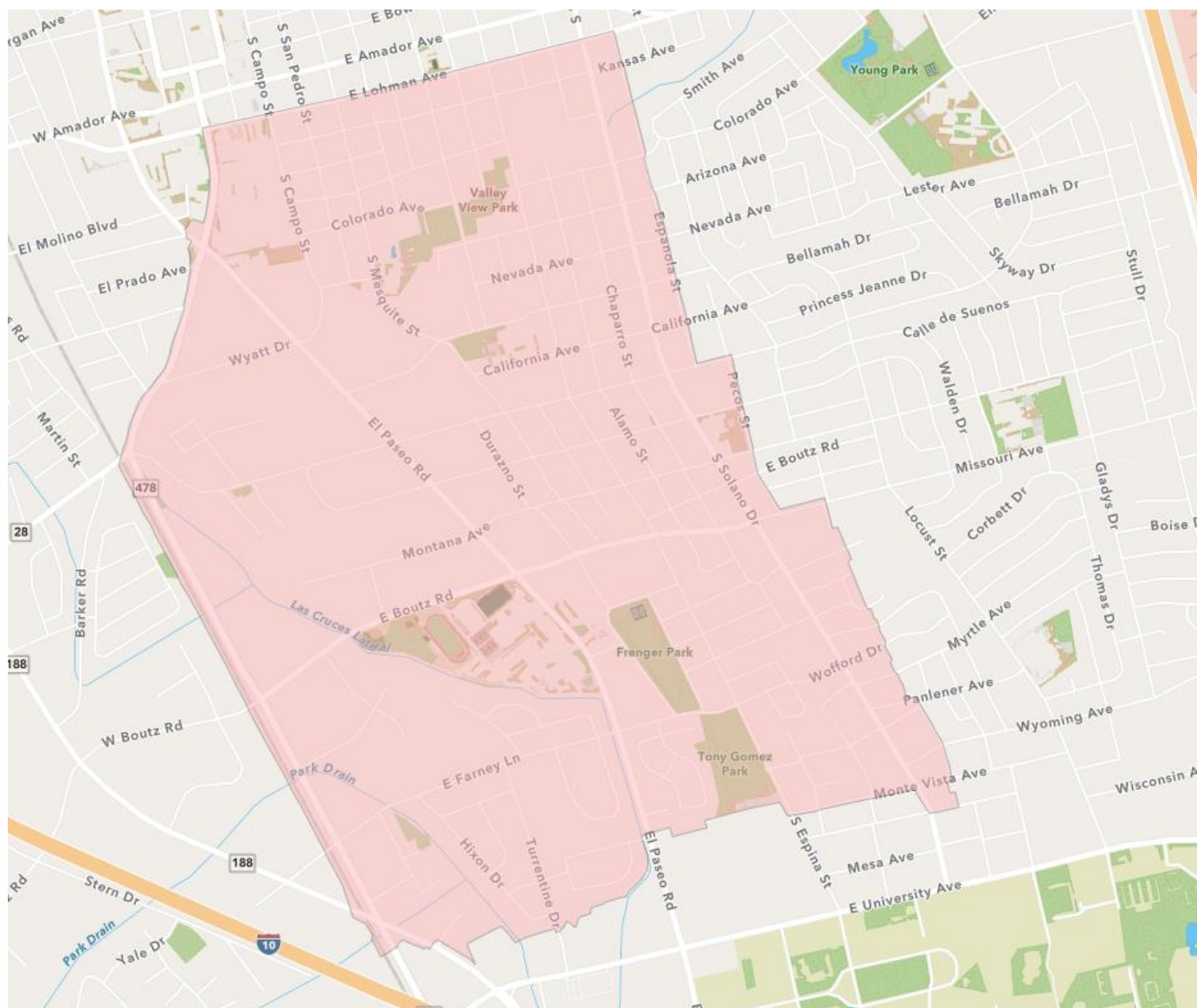
Exhibit "A"

El Paseo & S. Solano MRA Updated Boundaries



Attachment "A"

El Paseo & S. Solano MRA Existing Boundaries





26-009

City Council Action and Executive Summary

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

District:	☒ 1 ☒ 2 ☒ 3 ☐ 4 ☐ 5 ☐ 6 ☐ N/A		
1st Reading:	Adopted: July 7, 2025		
Drafter:	Blairre Flores	Department:	Economic Development
Program:	Business Development	Line of Business:	Business Development
Title:	A RESOLUTION APPROVING THE EL PASEO AND SOUTH SOLANO METROPOLITAN REDEVELOPMENT AREA PLAN		

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

PURPOSE(S) OF ACTION:

Adopt the El Paseo and South Solano Metropolitan Redevelopment Area Plan.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

A Metropolitan Redevelopment Area (MRA) is a designated district within a city identified as physically or economically blighted and in need of revitalization. Established under the New Mexico Metropolitan Redevelopment Code, MRAs allow municipalities to focus planning efforts and resources to stimulate economic growth, attract private investment, improve infrastructure, and enhance quality of life for residents. Once an area is officially designated as an MRA by the City Council, a redevelopment plan is created to guide improvements and outline key catalytic projects. These plans are developed with community input and often aim to support small businesses, encourage mixed-use development, and promote equitable, long-term growth.

The El Paseo and South Solano area was identified as a potential MRA in the Metropolitan Redevelopment Designation Report completed by Groundwork Studio in March 2023. Sites Southwest was selected as the planning consultant for the project in February 2024.

Throughout the planning process, there has been a strong emphasis on public engagement to reflect the community’s vision—especially from those who live, work, and visit the area regularly. Sites Southwest and the City began meeting with public focus groups in April 2024, followed by a three-day workshop in September 2024, which also included hands-on planning activities with students from Las Montañas High School. Additionally, City departments and staff from across the organization have contributed their time and expertise to help shape this plan.

The plan was taken to the Planning and Zoning Commission on May 27, 2025, as part of the formal review and adoption process. It was also presented and reviewed during a City Council Work Session on June 23, 2025.

SUPPORT INFORMATION:

[Exhibit A CLC-MRA-Report 6-30-25 sm](#)

PLAN(S):

Agenda Item #7.6.

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 El Paseo and South Solano Metropolitan Redevelopment Area Plan.
2. Vote "No"; this will deny the El Paseo and South Solano Metropolitan Redevelopment Area Plan.
3. Vote to "Amend"; this would approve and make changes to the El Paseo and South Solano Metropolitan Redevelopment Area Plan based on City Council direction.
4. Vote to "Table"; this will delay the adoption decision on the El Paseo and South Solano Metropolitan Redevelopment Area Plan ____

RESOLUTION 26-009

A RESOLUTION APPROVING THE EL PASEO AND SOUTH SOLANO METROPOLITAN REDEVELOPMENT AREA PLAN

The City Council is informed that:

WHEREAS, the State of New Mexico has enacted the Metropolitan Redevelopment Code (hereinafter the "Code"), Chapter 3, Article 60A, Sections 1–49, NMSA 1978, as amended, which authorizes the City of Las Cruces, New Mexico (hereinafter the "City") to prepare and amend metropolitan redevelopment plans, and to undertake and carry out metropolitan redevelopment projects; and

WHEREAS, the El Paseo and South Solano area was officially designated as a Metropolitan Redevelopment Area by the City of Las Cruces in March 2023 in accordance with the Metropolitan Redevelopment Code; and

WHEREAS, in February 2024, the City of Las Cruces selected Sites Southwest as the planning consultant to develop the El Paseo and South Solano Metropolitan Redevelopment Area Plan; and

WHEREAS, the City of Las Cruces seeks to formally adopt the El Paseo and South Solano Metropolitan Redevelopment Area Plan to guide revitalization efforts, support economic development, and implement strategies outlined in accordance with the Metropolitan Redevelopment Code.

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

(I)

THAT the El Paseo and South Solano Metropolitan Redevelopment Area Plan as shown in Exhibit "A", attached hereto and made part of this Resolution, is hereby adopted.

(II)

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

DONE AND APPROVED this day of

Agenda Item #7.6.

APPROVED

ATTEST:

Moved by:

Seconded by:

AYES

NAYS

El Paseo and South Solano MRA PLAN

2025

Exhibit A



Prepared for:



June 30, 2025

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05	STRATEGIC RECOMMENDATIONS.....	094
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INTRODUCTION



Agenda Item #7.6.

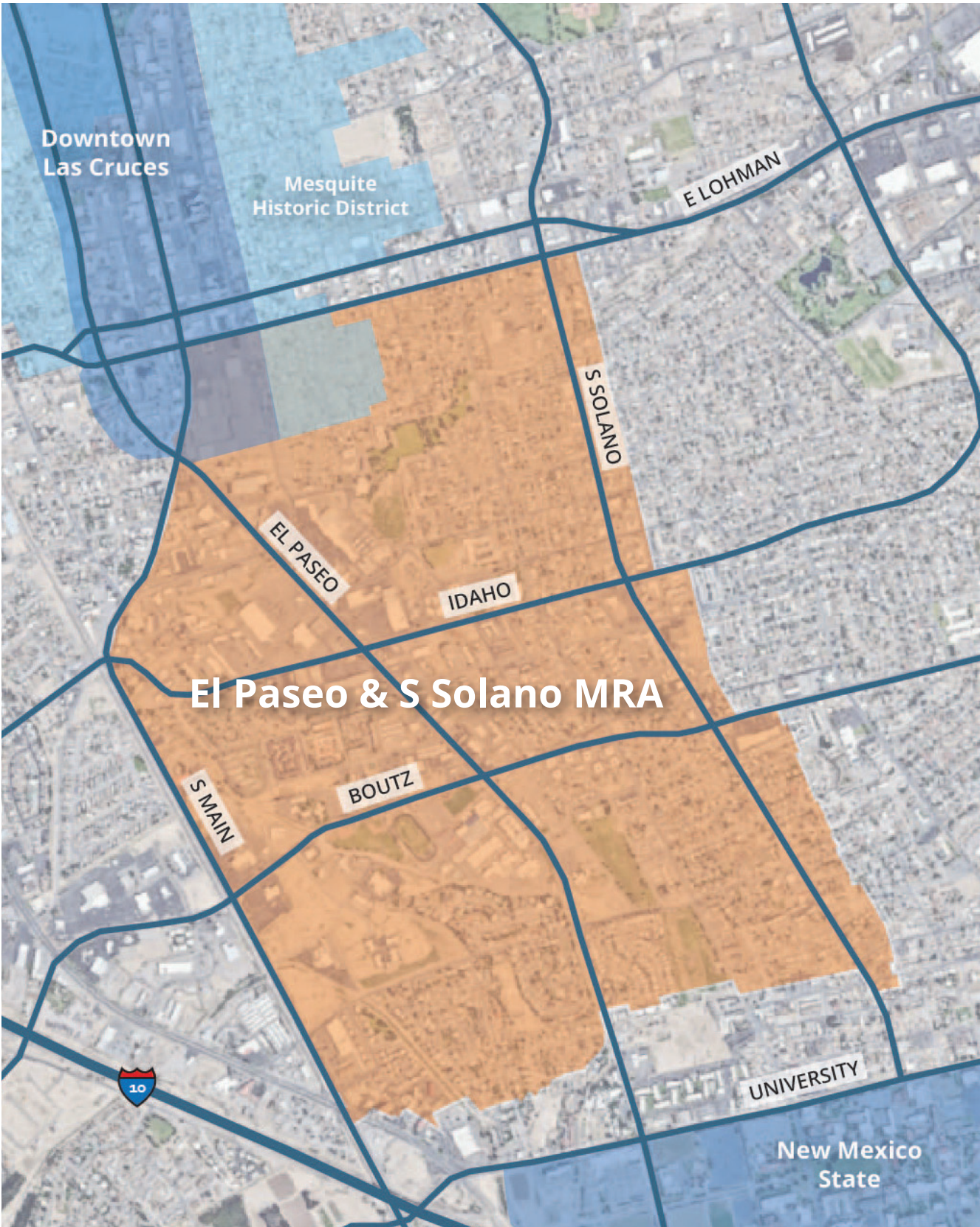
The El Paseo and S Solano Metropolitan Redevelopment Area (MRA) Plan represents a pivotal opportunity to transform this section of Las Cruces into a thriving, pedestrian-friendly community with a renewed focus on sustainable development and equitable growth. Our goals extend beyond revitalizing commercial and retail areas; they encompass a holistic approach to urban renewal that prioritizes infrastructure improvement, environmental sustainability, social equity, historic preservation, and public safety and health.

By reimagining both areas as vibrant hubs of economic and community activity, with expanded commercial and retail spaces, enhanced recreational amenities for families, and housing options that address the city's pressing need for additional affordable and

workforce housing, we aim to create a model of revitalization that fosters inclusivity, preserves our cultural heritage, and ensures the well-being of all residents.

Through collaborative efforts and innovative strategies with the community, organizational partners, and city staff, we aspire to build not just a neighborhood but return the infill area into a resilient and thriving community that serves as a beacon of progress and opportunity for generations to come.

Boundary of the Study Area



By focusing on these key goals, the Metropolitan Redevelopment Area Plan aims to create a comprehensive plan that addresses the diverse needs of the community while fostering sustainable growth and development.

Plan Goals



Economic Revitalization and Housing

- > Transform areas into a vibrant, pedestrian-friendly community.
- > Revitalize commercial and retail areas to attract businesses and visitors.
- > Introduce new recreational opportunities for families to enhance community engagement.
- > Work with City, State, Federal and private partners to develop affordable and workforce housing options, including new projects, revitalization, and hotel conversions.



Infrastructure Improvement

- > Enhance infrastructure to support sustainable development and facilitate connectivity and walkability.
- > Improve transportation networks to promote accessibility and mobility within the area.



Public Safety and Health

- > Implement measures to enhance public safety and create a secure environment.
- > Improve access to healthcare services and amenities to support residents' well-being.
- > Improve access and options for childcare providers.



Social Equity

- > Ensure inclusivity in redevelopment efforts to address social disparities.
- > Promote affordable housing options to accommodate diverse socioeconomic backgrounds.



Environmental Sustainability

- > Prioritize sustainable development practices to minimize environmental impact.
- > Implement green initiatives to enhance the area's resilience and reduce carbon footprint.



Historic Preservation

- > Preserve cultural heritage and historical landmarks in both MRA areas.
- > Integrate historical elements into redevelopment plans to honor the area's heritage.

Planning Framework

The El Paseo and S Solano MRA Plan is not the first planning effort in this part of the city. There are several planning efforts that the City and community have undertaken in recent years that provide critical guidance and recommendations for the plan. These are summarized in the following pages.

Citywide Policy

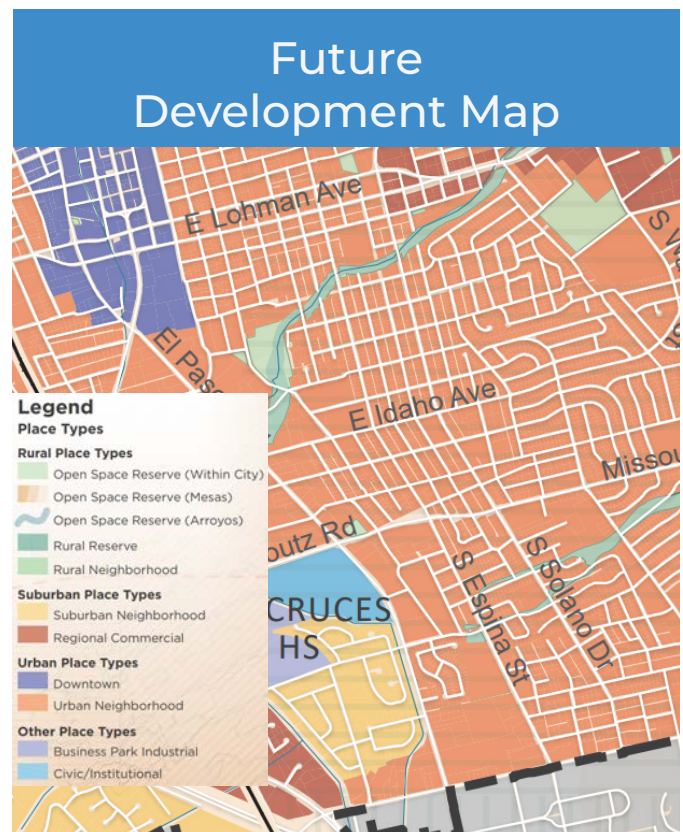
Elevate Las Cruces, 2020

Purpose

This comprehensive plan is Las Cruces's unified policy guide and action plan for enhancing the community's long-term prosperity and happiness by building a city that is environmentally, fiscally, and socially sustainable. It provides a framework for policy and action for the next 25 years. It includes a vision framework, a physical framework, and a policy framework.

Recommendations

- > Future Development Program – Elevate Las Cruces recommends a place-based approach to future development. This framework includes Place Classifications, Place Types, and Areas of Special Consideration.
- > Future Development Map – The MRA area is primarily identified as Urban Neighborhood, with a small area identified as Suburban Neighborhood south of Las Cruces High School. There is also a segment of Regional Commercial along south Main Street, and the southernmost section of Downtown on the north side of the MRA. Lastly, there are small Open Space Reserve areas designated around drainage pathways and parks.



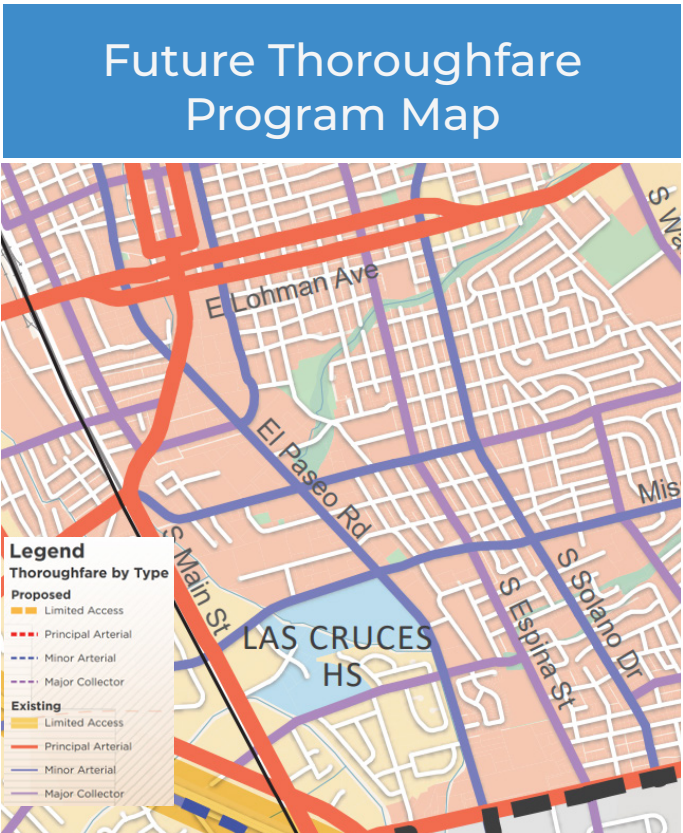
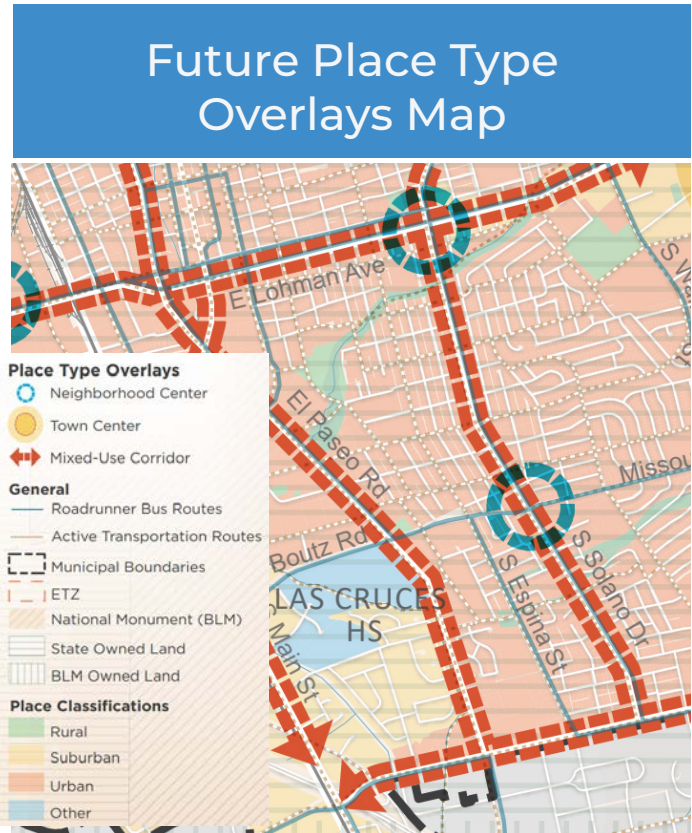
- >

Future Place Type Overlays – Within the Place Type Overlays map, there are several key roads classified as Mixed-Use Corridors, including El Paseo Rd. and S Solano Dr. Additionally, major roads that border the MRA area are also identified as Mixed-Use Corridors: University Avenue, E Lohman Avenue, and S Main Street. Finally, this plan identifies three Neighborhood Centers within the MRA Area: at the intersection of S Solano and E. Lohman Ave., the intersection of S Solano Drive and Missouri Avenue, and the intersection of S Main Street and E Idaho Avenue.
- >

Future Thoroughfare Program – The goal of the Future Thoroughfare Program is to provide recommendations for a network of streets that effectively balance mobility and accessibility with variable design features to complement a wide range of development types. It determines the location and character of future thoroughfares and considers improvements or expansions to existing streets and the location of future roadways based on projected growth patterns.

▪

Multi-Modal Street Systems that consider motor vehicles, public transit, cyclists, and pedestrians as a key aspect of this Program.



- > Policy Framework – The Policy Framework includes goals, policies, and actions that will leverage the City’s intended physical transformation into a program that seeks to enhance the daily lives and long-term prospects for community members. It is organized around the following themes:
 - Environmental Sustainability
 - Fiscal Sustainability
 - Social Equity

Relevance to MRA

Elevate Las Cruces cites redevelopment as a strategy to advance several plan goals. The MRA Plan will align with the principles determined in Elevate Las Cruces to do this. The projects in the MRA Plan will address the site conditions while contributing to larger city benefits.

Solano Drive: Enhanced Mixed-Use Corridor Example

ENHANCED MIXED-USE CORRIDORS: SOLANO DRIVE

Solano Drive is a commercial corridor east of Downtown Las Cruces. The corridor supports a wide variety of uses including retail, services and office buildings. The form of development along Solano Drive is suburban, with buildings set back from the street, expansive surface parking areas, and wide travel lanes for motor vehicles. During a multi-day design workshop Solano Drive was re-envisioned as a Mixed-use Corridor - transforming the four-lane road into a two-lane road, with a turning lane at intersections and bicycle lanes.

According to the NMDOT traffic count data, Solano Drive at the Idaho Avenue intersection has decreased from 16,899 in 2012 to 14,517 in 2017. The long-term transportation plan of Las Cruces shows buffered bike lanes on both sides of Solano Drive and separated bike lanes on Idaho Avenue. This can significantly improve the safety of this corridor for cyclists and at the same time creates a more pedestrian friendly environment.



S. Solano Drive at Idaho Avenue (above).



Design concept (above).

Solano Drive Example taken from Elevate Las Cruces.

Realize Las Cruces, 2025

Purpose

Realize Las Cruces is the City's Development Code update project. It includes amendments to existing zoning regulations, zoning map, subdivision regulations, sign regulations, and design standards. A goal for this update is to streamline and simplify development procedures. The code was adopted in February 2025.

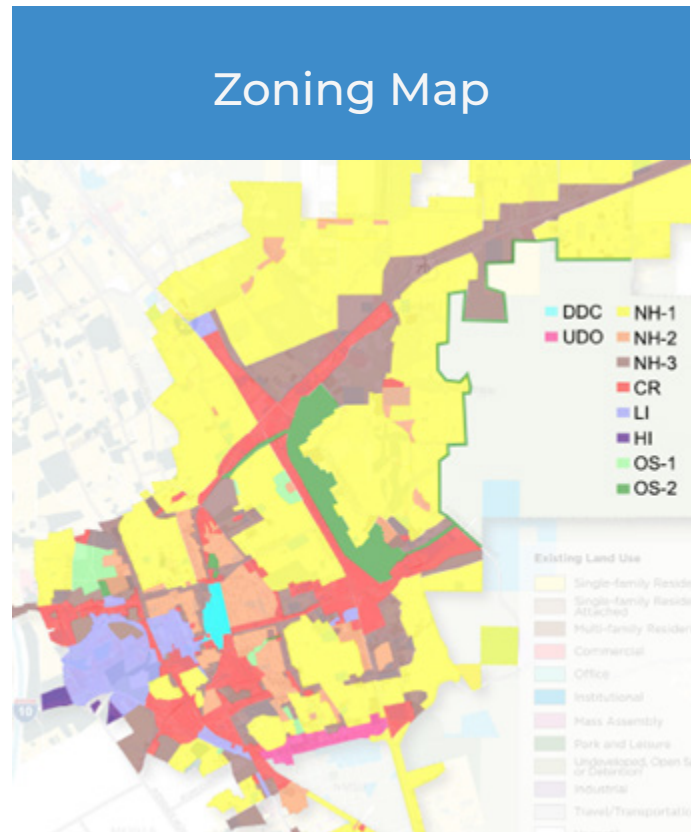
Recommendations

Notable changes were made throughout the document to update and streamline the Code:

- > Reorganize and consolidate several chapters (Design Standards, Drainage and Flood Control, Signs, Subdivisions, Zoning, Outdoor Lighting, Historic Preservation) into a unified Development Code
- > Create a separate Technical Manual for design criteria and technical details
- > Add cross-reference functionality
- > Add illustrations, tables and flow charts
- > All electronic submittals of all applications except Final Plats

There are notable recommended changes to zoning regulations, including the introduction of Character-Based Districts and Character Areas. The purpose of this approach is to implement the Elevate Las Cruces Future Development Map's Place Types, and to allow regulatory tools that allows flexibility and promote context-sensitive development.

The new zoning map includes two place type overlays – Town Center Overlays and Mixed-Use Corridor Overlays – whose purpose is to allow a broader range of development options, with an emphasis on walkable, coordinated mixed-use development. This is explored further in the Existing Conditions chapter.



Active Transportation Plan, 2018

Purpose

This plan provides a vision and framework to make Las Cruces more livable for all residents and visitors, by providing recommended programs, policies, and infrastructure that support active transportation throughout the city.

Recommendations

This plan outlines a future active transportation plan that includes additions to bicycle facilities, pedestrian focus areas and specific approaches for pedestrian safety around school zones and transit corridors, naming El Paseo as an example here.

- > Key Considerations for Transit Corridors:
 - Large, expansive parking lots and frequent driveway access points reduce comfort and introduce excessive conflict points for pedestrians traveling to the

front doors of businesses. The City of Las Cruces should consider reducing or eliminating parking minimums to avoid the construction of large and under-utilized surface parking lots.

- RoadRUNNER Transit and South Central Regional Transit District operate some out-and-back routes that serve bus stops on both sides of the street. Transit riders often board the bus at a stop on one side of the street and alight at the stop on the opposite side of the street, resulting in frequent crossings at bus stops which can be unsafe without adequate crosswalk infrastructure. Las Cruces should prioritize connecting sidewalks to bus stops and providing mid-block crossings where needed at transit stops. In situations where mid-block crosswalks aren't warranted, nearby intersections should be upgraded to include high-visibility crosswalks, pedestrian signals, and median refuge islands.
- Pedestrian walk phases that coincide with motor vehicle turns create conflicts at intersections. While pedestrians in a crosswalk legally have the right of way, motorists often aren't looking for pedestrians and sometimes complete turns at high speeds to avoid collisions with other motorists. Higher numbers of motorists and pedestrians can be expected along transit corridors, which can increase the number of potential conflicts at intersections. Where appropriate, reducing curb radii to manage turning speeds, installing signage to restrict right turns on red or require yielding to pedestrians, and adjusting traffic signal timings can improve safety for motorists, transit users, and pedestrians at intersections.

> Recommendations for the El Paseo/Idaho Avenue Intersection:

- Potential changes could include median refuge islands, access management including curb-cut consolidation, the reduction of curb radii and/or removal of the existing slip lanes, sidewalk widening, high-visibility crosswalks, and transit shelter upgrades (such as cover). Any changes should be considered in detail by the Public Works Department, in concert with the community and surrounding businesses.

Infill Policy Plan (Infill Development Overlay District), 1998

Purpose

The Infill Policy Plan is intended to provide guidelines and incentives for the development of vacant and possibly underutilized parcels or those parcels that are ready for redevelopment within Las Cruces urban core area, regardless of the property's zoning. The plan was prepared by first conducting a windshield survey of all parcels within the study area by the City Planning Department in 1996. The infill study area was defined by using major highways and roads in the area. The previous land use inventory for the area was used as a basis to determine development activities. The Plan defined the infill study area to be bounded by Interstate 25 (I-25) on the east, University Avenue (NM 101) on the south, Valley Drive (NM 185/188) on the west, and Hoaglan Road, North Alameda Boulevard, Three Crosses Avenue, and North Main Street (U. S. Highway 70) on the north. Its main purpose is therefore to analyze vacant or underdeveloped parcels within the Infill Study Area and specifically address issues of providing incentives and guidelines for those parcels' development.

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Encourage infill development on vacant parcels in the central part of Las Cruces by streamlining the review process for development or redevelopment. Possible benefits of development within the IDO include:

- > Expedited permit review
- > Flexibility in design
- > Flexibility in use
- > No building permit fees (does not include impact fees)
- > No submittal fees

Recommendations

- > Encouraging infill development to possibly increase property taxes and new utility usage which may provide long term benefit to the city.
- > The plan recommends focus should be placed on addressing nonconforming and smaller lots and those older neighborhoods which have a higher frequency of smaller, individual vacant lots.
- > Planning process should look into larger lots in the infill study area and the possible future expansion
- > Possible expansion of infill study area's boundaries to add up the number of vacant lots when those identified decreases to prevent allowing them to remain vacant land as growth occurs outside the infill study area
- > A balance between any incentives provided and the compatibility of any infill development to the existing uses and neighborhoods.

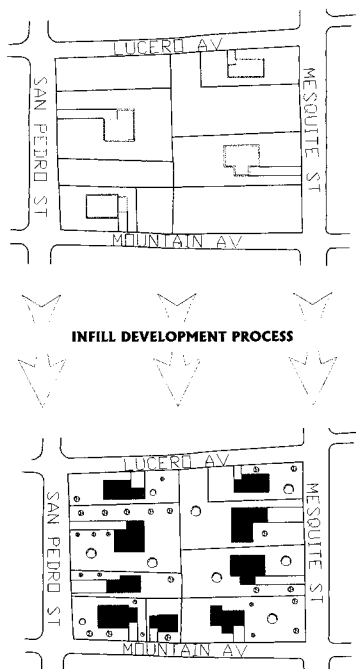
Relevance to MRA

- > The Infill Policy Plan defines the infill study area in the city and recommends what infilling and redevelopment in the city should consider.
- > The methodology adopted in preparing the plan analyzed the then existing land use inventory to better inform its recommendations in the infill policy plan.
- > The plan's goals, objectives and the

recommended actions/strategies are aligned to those of the Comprehensive Plan for the city to avoid issues of non-conforming and conflicting development/land uses.

- > The plan's infill study area captures both the city's recognized State and National Historic Districts which would be relevant for any development or redevelopment considerations.
- > The plan also identifies other issues that need to be considered in infilling or redevelopment in the city.
- > Assessment of property taxes collected and how the value of properties are likely to be increased after infilling or redevelopment especially in the defined Infill Study Area.
- > The plan outlines required efforts and implementation strategies
- > It contains infill development processes

Infill Policy Plan



Complete Streets Ordinance, 2022

Purpose

The Ordinance (Ordinance 2993; Council Bill 22-015) sought to add sections 32-41 through 32-47, Complete Streets to the Las Cruces Municipal Code (LCMC). The complete streets ordinance is applied to all roadways and or segments on City right-of-way which meets one or more of those that are;

- > Located within Las Cruces and are listed on the elevate Las Cruces Map1.4, Future Thoroughfare Map, and owned and maintained by the City of Las Cruces,
- > Designated collectors or above and are being designed and constructed by private developers as part of subdivision or site plan development and will become part of the City’s owned and maintained street network.

The ordinance provides directions on and required standards for the design, construction and maintenance of transportation infrastructure such as streets, sidewalks, bike lanes etc.

Relevance to MRA

The ordinance provides crucial information on standards the design, construction, and maintenance of infrastructure should consider. It contains principles that apply to all projects that alter or otherwise affect streets that are in its jurisdiction (City of Las Cruces). The ordinance also provides compliance requirements for all departments that pursue projects that affect or alter streets in Las Cruces. It provides Capital Improvement Project criteria contained in Project Prioritization Matrix that all departments pursuing projects that affect or alter streets in Las Cruces should comply with.

The team recommends updating this ordinance to achieve realistic goals while working with staff and those who will implement on the ground.

Area Specific Plans
El Paseo Corridor Blueprint, 2012

Purpose

A Planning Blueprint is a policy guide for a defined area, documenting the needs and issues of an area and making recommendations to address them. This plan is used to inform Las Cruces’ City Council, Planning and Zoning Commission, and staff of development priorities and generate support for the implementation of projects. The blueprint is aligned with the city-wide goals laid out in Elevate Las Cruces, the city’s comprehensive plan.

The El Paseo Corridor Blueprint specifically analyzed El Paseo Road from Main Street to University Avenue, a 1.7-mile corridor connecting Downtown Las Cruces to New Mexico State University. This plan highlights El Paseo as a vital connection across two major activity sites with the potential to be redeveloped into a site itself.

Recommendations

- > Redevelop El Paseo Road as a safer and more user-friendly corridor; prioritize equitable design to ensure pedestrians, bicyclists, transit-users, automobile users and people with varying abilities have equal opportunity in accessing uses along the corridor.
- > Allow diverse land uses and housing types to locate in proximity to each other in order to achieve a walkable, inclusive and economically viable area.
- > Allow flexibility in land and building uses such that development can respond to economic and ownership changes.
- > Improve the aesthetic appeal of the corridor; foster a “sense of place” or community identity along the corridor.
- > Encourage climate-responsive and environmentally sustainable development practices, such as traditional building forms, green building techniques and the use of green infrastructure along the corridor.

- > Support active living and healthy community design through appropriate guidelines and regulations for the planning area

Actions

- > Develop and adopt a form-based code for the El Paseo planning area. (Goals 1- 6)
- > Design El Paseo Road as a Complete Street. (Goals 1 & 6)
- > Implement the Road Safety Assessment (RSA) recommendations for El Paseo Road as appropriate within the context of the Complete Street concept. (Goals 1 & 6)
- > Incorporate the Institute of Transportation Engineers' recommended practices in Designing Walkable Urban Thoroughfares: A Context Sensitive Approach, as they pertain to the overarching vision for the plan area. (Goals 1, 2, 4 & 6)
- > Advance the City's transit plan and affordable housing strategies by encouraging higher density housing along and around the corridor. (Goals 1, 2, 4, 5 & 6)
- > Adopt policies that require, or at minimum encourage, affordable housing units to be integrated with other housing options within the same development. (Goal 2)
- > Develop standards to guide the evolution of destination-oriented and/or transit-oriented developments with distinctive, human-scaled urban environments and civic spaces. (Goals 1-6)
- > Adopt urban design and architectural standards that can improve the aesthetics and user-appeal of the streetscape. (Goals 4 & 6)
- > Adopt standards to incorporate green development and building techniques. (Goals 4, 5 & 6)
- > Investigate options to incentivize redevelopment such as investing in infrastructure improvements, pilot/catalyst projects, public-private partnerships; shared parking provisions, density bonus allowances; streamlining the application process, and organizing design competitions and charrettes. (Goals 1- 6)

Relevance to MRA

This blueprint plan is a concentrated study on one of the key north-south corridors in the MRA – El Paseo. The blueprint identifies the potential for El Paseo to become a multi-modal corridor that supports all walks of life through infrastructure and policy changes. The revitalized corridor is designed to be safe and accessible for pedestrians, cyclists, and people with varying mobility needs. The physical environment is improved to be climate responsive, environmentally sustainable, and promote active lifestyles. Flexible, multi-use zoning encourages affordable housing development and bolsters the local economy by attracting small businesses.

El Paseo-S Solano Corridors Committee, 2022

Purpose

An Ad Hoc Committee was organized in December 2021 to assess redevelopment strategies that could revitalize the El Paseo and S Solano corridors. For eight months, stakeholders and city staff convened to review city policy related to physical improvements along the El Paseo and S Solano Corridors. The stated purpose of this working group reads as follows:

- > "The southern infill neighborhoods envision and strive to be a place of economic stability, wealth creation, and healthy living. They are attractive, peaceful places where people feel welcome, safe, and comfortable and are hot spots for dwelling choice, local shopping, eateries, entrepreneurship, and businesses... The southern infill corridors (El Paseo, South Solano) are seen as and continue to transform into thriving transit-oriented areas where businesses, residents, visitors and the City work together to create and maintain a place of sustainability, one that is pedestrian and bicycle friendly, and addresses the needs of all citizens."

Recommendations

- > Community Development Department: responsible for overseeing and managing redevelopment processes
- > City MRA Evaluation Program: formalizing and operationalizing the MRA process including designation, funding, and execution
- > Fiscal Resources: city budget for redevelopment, support for LIHTC application, support for federal grant funding, capital improvement program money
- > Virtual Technical Assistance and Resource Program: toolbox of MRA and redevelopment graphic information
- > Building Technical Assistance Studio Team: technical assistance related to building, construction, and development
- > Business Technical Assistance Team: technical assistance related to business relocation, growth, and success
- > Neighborhood Technical Assistance Team: technical assistance related to marketing, project funding, and civic involvement
- > Paseos Verdes Affordable Housing & Multi-Use Redevelopment
- > Official Boundary Designation of El Paseo – S Solano Redevelopment Area

MRA Designation Report, 2023

Purpose

The purpose of the MRA Designation Report is to demonstrate the physical and socioeconomic conditions within the boundaries of the MRA inhibiting economic development, investment, and prosperity. This report precedes the MRA Plan as a prerequisite of the Metropolitan Redevelopment Area process by proving the condition of this area to require public intervention to spur redevelopment.

The report identified several physical factors that inhibit investment including vacant and underutilized buildings, deteriorated commercial and residential buildings, deterioration of public infrastructure and streetscapes, missing sidewalks, and brownfield asbestos

contamination. The report also notes crime as a deterrence for business owners interested in vacant commercial properties.

Recommendations

- > “Realistic implementation strategies, considering the longstanding nature and complexity of the needs that have been demonstrated in this report”
- > “With the powers made available to municipalities by the New Mexico Metropolitan Redevelopment Code, the City of Las Cruces will be working with the private and non-profit sectors to **create opportunities to preserve existing businesses in these areas, expand business and job opportunities, expand and revitalize the housing stock, as well as implement much needed improvements to the public realm.** Authentic and effective community processes will ensure that the revitalization strategies and catalytic projects that the City pursues are place-based and reflect the unique history, identity, culture, and vision of the community”

Relevance to MRA

- > This document offers a thorough analysis of the physical and socioeconomic conditions that will influence the recommendations and projects laid out in the following MRA Plan.
- > Notably, the auto-oriented design of the area is hostile to pedestrians and will need to be redesigned to promote safety and multi-modal access that is necessary here. The corridor connects two high-traffic areas, Downtown and NMSU, but experiences disproportionately higher commercial vacancies than throughout the rest of the city. There is an opportunity to provide more amenities that cater to the younger and working-age population that lives here. There are many households with specific needs relevant to the conditions present in the MRA, including people with disabilities, people without access to a car, and a significant bilingual population. Most of the

housing units are occupied by renters, 74 percent, and are cost-burdened by housing-related expenses. Despite educational attainment and high participation in the workforce, this area also has a lower average household income than the rest of the city.

Current Projects

Lift Up Las Cruces

Lift Up Las Cruces is a multi-department effort of the City of Las Cruces to improve neighborhoods one at a time. The annual program, which began in 2022, works with the residents to identify their needs and concerns within their neighborhood. The City then allocates our limited resources in this concentrated area to make a larger impact in that neighborhood through actionable projects. Some examples of these projects are road improvements, bus shelters, neighborhood clean-up initiatives, or City-sponsored events.

In 2024, the focus neighborhood encompassed the northern section of the MRA area, bound by E Amador Avenue to the North, Campo Street and

El Paseo Road to the west, Idaho Avenue to the south, and S Solano Drive to the west.

A block party was held on May 18 at Valley View Park to celebrate the work that is beginning here. A survey was also conducted and solicited feedback from residents; 112 surveys were completed. Local investments and projects include:

- > Neighborhood cleanup events
- > Street light upgrades
- > Repave Almendra and Alamo Streets
- > Public Art at the Munson Center
- > Multi-purpose room addition at the Munson Center
- > Security Services
- > Playground, shade structure and site furnishings at Valley View Park



Lift Up Las Cruces Event.



Valley View Park.

Planning Process

Project Timeline

Phase 1		Phase 2	Phase 3
 Listen and Understand		 Explore	 Roadmap
Project Initiation and Investigation		Plan Development and Refinement	Plan Review and Finalization
Tasks	• Team Site Visits • Stakeholder Conversations • Community Survey • Community Workshop	• Illustrative Framework • Identify Catalytic Projects • Leadership Engagement • Feedback at Community Events	• Share Draft Materials for Review • Edit Draft Materials • Present in Public Hearings
	• Existing Conditions Memo	• Draft Plan • Draft Catalytic Projects	• Final Plan
APRIL – SEPTEMBER 2024		SEPTEMBER 2024 – JANUARY 2025	JANUARY – JUNE 2025

Public Engagement Activities

Listening Sessions & Stakeholder Meetings

The team met with key stakeholders through individual phone/video calls, in-person and virtual meetings and focus groups during the planning process. We want to thank each and every person who gave their time to this planning process. These meetings included:

- Representatives from City of Las Cruces Departments (Planning, Parks & Recreation, Public Works, Utilities, Transit, Historic Preservation)
- Elected officials
- Local growers
- Administrators from Las Cruces Public School District
- Staff from Las Cruces Police Department
- Staff from the Elephant Butte Irrigation District
- Staff from New Mexico State University
- Staff from the local Economic Development District
- Las Cruces Homebuilders Association
- Historic Preservation advocates

During the first Site Visit the team met with key representatives from the following groups:

- Local Business Representatives
- Developers/Realtors
- Public Institutions/Nonprofits/Social Services
- Neighborhoods/Historic/Cultural Organizations

Community Design Workshop

The MRA Team hosted a 3-day community workshop at Real Life Church, located within the MRA. These meetings were open to the public and promoted across Las Cruces, and targeted towards MRA area residents, employees, and business owners. Details about this Workshop are provided in the Illustrative Vision chapter.

Survey

Between October 2024 and January 2025, the El Paseo & S Solano MRA team conducted a public opinion survey to better understand the community preferences surrounding redevelopment in the El Paseo & S Solano MRA – 2,055 people responded. Key takeaways and priorities from the Survey are provided in the Illustrative Vision chapter.

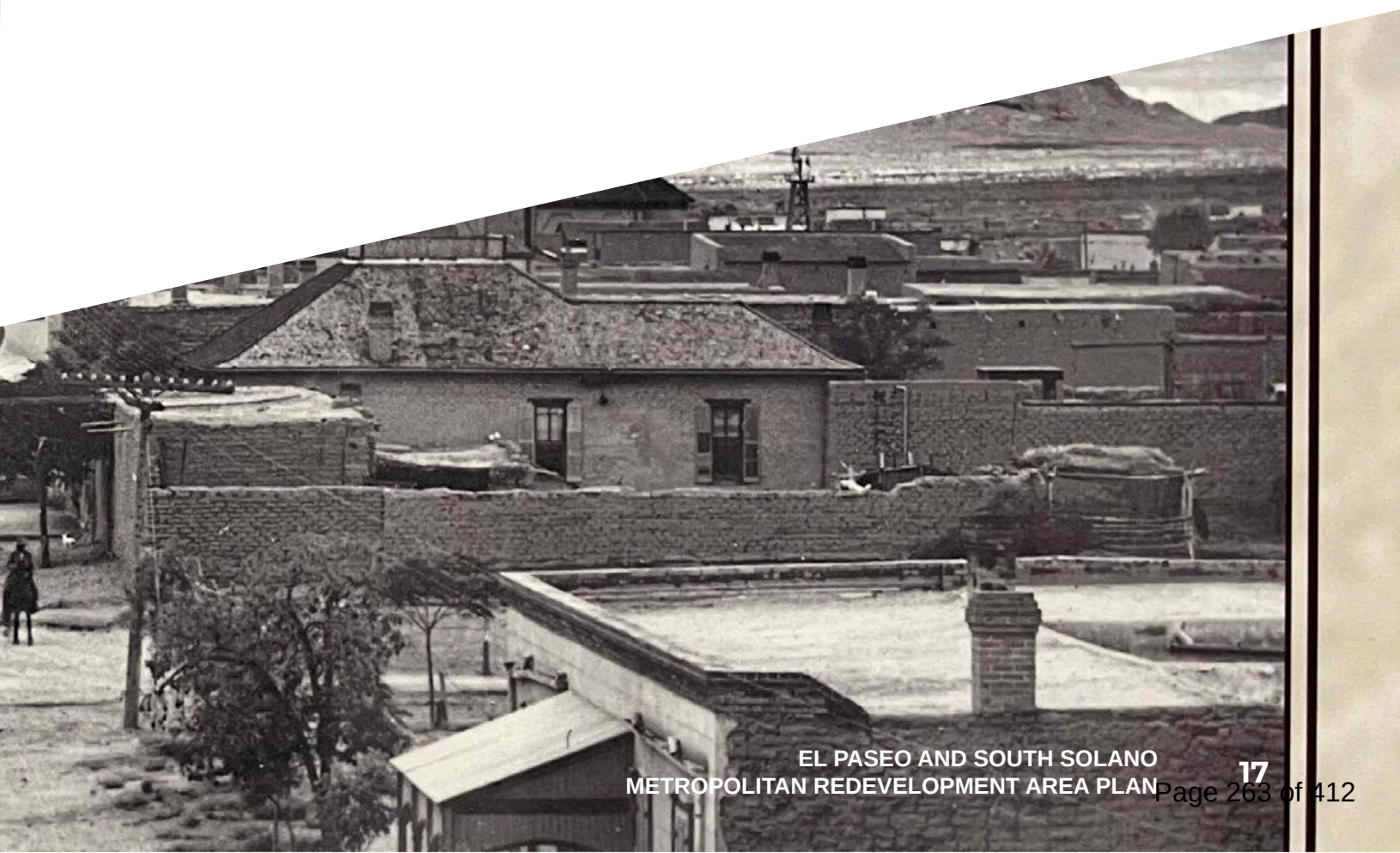
COMMUNITY PROFILE



Area History

The El Paseo and S Solano corridors and the neighborhoods they pass through comprise the southern part of the core of Las Cruces, connecting downtown to the University. Just south of the original townsite, neighborhoods and commercial grew along these streets through the mid-century. El Paseo, and Wyatt Drive, in particular, became the commercial heart of the city in the 1980s and 90s, with a movie theater, many stores, and restaurants attracting residents throughout the day and on weekends. "Cruising" El Paseo became a popular pastime for community members that many residents today remember fondly. S Solano held smaller, mostly local businesses between East Lohman and Missouri Avenue, serving the nearby neighborhoods.

Today, these corridors retain some of these commercial traits, but many entertainment options and large businesses have shifted to the periphery of the city, leaving several vacant storefronts in their wake. Many service-oriented offices and businesses remain, including healthcare, automotive supply and repair, and fitness centers. There are several fast food options that make it popular for high school and college students.



Community Assets

Las Cruces is located in southern New Mexico, roughly 200 miles south of Albuquerque. Close to the US-Mexico border, Las Cruces is less than 50 miles north of El Paso, TX, and Ciudad Juárez, Mexico. The arid desert climate draws in visitors looking for southwestern desert heat and dry air and is favorable for retirees and seniors. Dramatic mountain views, especially from the Organ Mountain Range, line most of the horizon. The Rio Grande runs just west of the town and is easily accessed by numerous public parks along the riverbank. Large flat agricultural fields are met by gentle hills leading to the surrounding mountains.

The MRA is immediately north of New Mexico State University, the state’s land-grant university, and benefits from the proximity to this institution. In 2023, 14,779 students were enrolled at the main Las Cruces campus. The same year, the university employed nearly 3,500 people, including 1,090 faculty and 2,394 staff. There is rental housing in the MRA that supports students and staff at the University.

Downtown Las Cruces lies immediately north of the MRA and provides a key connection to the historic heart of the community. The City has made investments in the downtown core to improve infrastructure and pedestrian facilities, as well as support local businesses and arts and cultural investments.



Physical Conditions

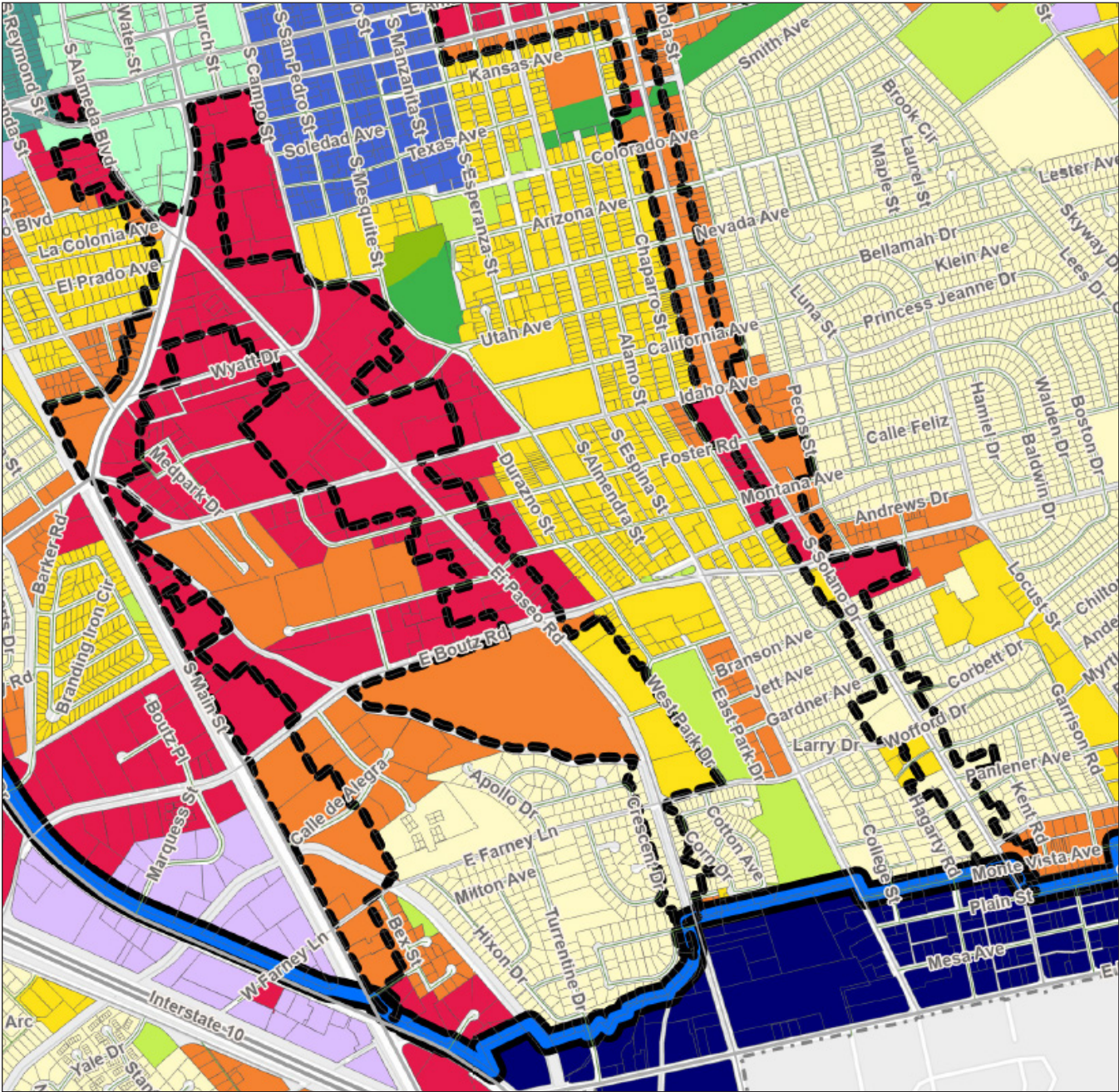
To better understand the issues and opportunities within the nearly 1,200 acres that comprise the MRA, the team has taken time to thoroughly review the physical conditions and future planning for this space, looking at:

- Current zoning
- Parks and open space
- Utilities
- Transportation and connectivity
- Land uses
- Public ownership
- Building and sidewalk conditions
- Area assets

Ultimately, this information has provided guidance for what we are calling “Character Areas” which are smaller zones within the MRA that have common attributes and challenges.



Zoning Assessment



Zoning Districts

- Neighborhood 1 (NH-1)
- Neighborhood 2 (NH-2)
- Neighborhood 3 (NH-3)
- Commercial Retail (CR)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Open Space 1 (OS-1)
- Open Space 2 (OS-2)
- Planned Unit Development (PUD)
- Holding (H)

Characters

- Urban Character (U)
- Rural Character (R)
- No Character Defined
- * Everything else is Suburban Character (S)

Overlays

- Mixed-Use (MX)
- Town Center (TC)
- Neighborhood Center (NC) * None currently added *
- Airport Overlay District

Agenda Item #7.6.

The Las Cruces City Council recently adopted Realize Las Cruces, the new land development code for the city that implements its comprehensive plan – Elevate Las Cruces. Some of the salient elements of land development code and associated zoning are summarized in this section.

- The entire MRA is in the Urban Character designation.
- Most of the commercial corridors are zoned CR Commercial Retail with a few parcels between Idaho and Montana just east of the drainage channel are zoned Neighborhood 3
- The residential blocks between El Paseo and S Solano north of Boutz are generally zoned Neighborhood 2 and the newer neighborhoods of Boutz are zoned Neighborhood 1.
- The parcels fronting along Main Street, El Paseo and S Solano are also in the Mixed Use Corridor Overlay.

Zone	NH-1 Urban	NH-2 Urban	NH-3 Urban
Illustration			
Residential Density Max.	40 DUA	50 DUA	60 DUA
Lot width (min.)	20'	20'	20'
Front Setback	15' (arterials and collectors) 12' (local streets)	15' (arterials and collectors) 12' (local streets)	15' (arterials and collectors) 12' (local streets)
Building height	70' max	70'	70'
Building Design	• Buildings 3+ stories shall be built with tri-partite architecture (base, middle, and top) • Glazing standards (min. 50% of front facade) for ground floor commercial and mixed use buildings		
Uses (highlights)	By right: Multi-family, townhouse, single family uses Accessory dwellings and structures Some public and civic uses	Uses allowed in NH-1 Plus: Art studio, banks Local grocery Personal Services Retail store (not regional) Shopping center Animal services (indoor) Plant nursery	Uses allowed in NH-1 and NH-2 plus: Offices Urgent care Hotels Indoor and outdoor entertainment Convenience stores, gas station Regional grocery, Retail store (all scales) Shopping Center Food truck park Bar, café, restaurant, etc. Auto sales and rental Auto repair (minor) Artisan manufacturing
Parking	Off-street parking is not required in the Urban Character Area		

Agenda Item #7.6.

Urban Character Area

The Urban Character Area is the area that is designated for the highest intensity with the goal of facilitating redevelopment within already developed areas of the city. The El Paseo and S Solano areas are entirely within the Urban Character area. The Neighborhood 1, 2, and 3 zones within the Urban Character area are all distinct from the same zones in the Suburban and Rural Character areas.

The Table on the previous page provides the development standards for the NH-1, 2, and 3 zones within the Urban Character areas.

Mixed Use Corridor Overlay (MXCO)

The El Paseo and S Solano corridors are also within the Mixed Use Corridor Overlay which allows multi-family uses by right up to a maximum of 60 DUA. Off-street parking requirements are not applicable in the MXCO.

CR Commercial Retail District

The CR, Commercial/Retail District provides a wide range of commercial uses at various scales to serve residents and attract regional customers. This district specifically accommodates commercial, retail, office, and related nonresidential uses.

Other Requirements

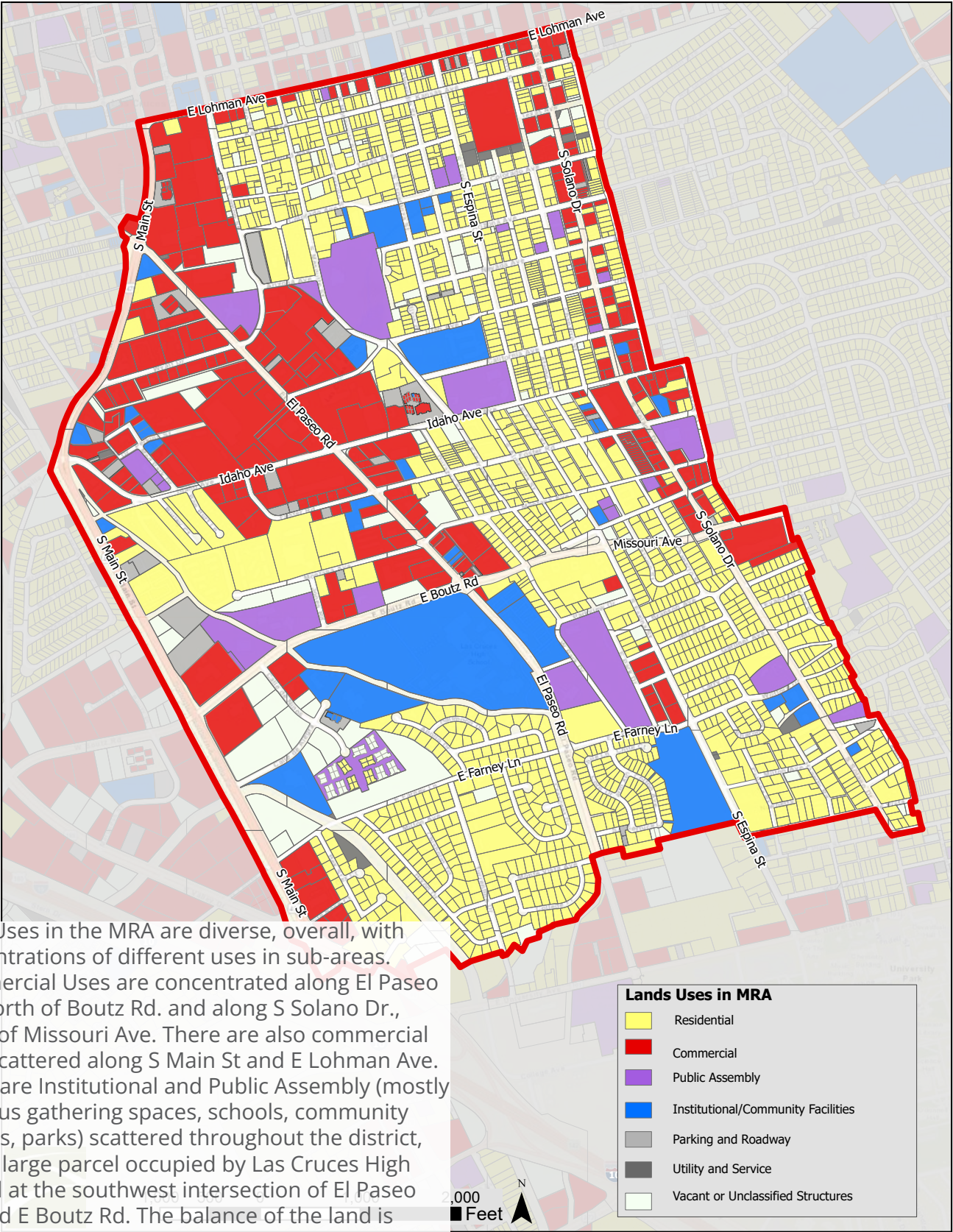
Standards for building materials, front facade entry requirements, building articulation, architectural features, and amenities for multi-family residential (over 12 unit developments) all apply to new nonresidential, mixed-use, and multi-family development, regardless of the Character area.

MRA Development Standards

Standards for development within MRAs has also been improved through the Realize update, to help ease the potential burden of development in these areas. The following requests for deviations may be granted by the Community Development Director:

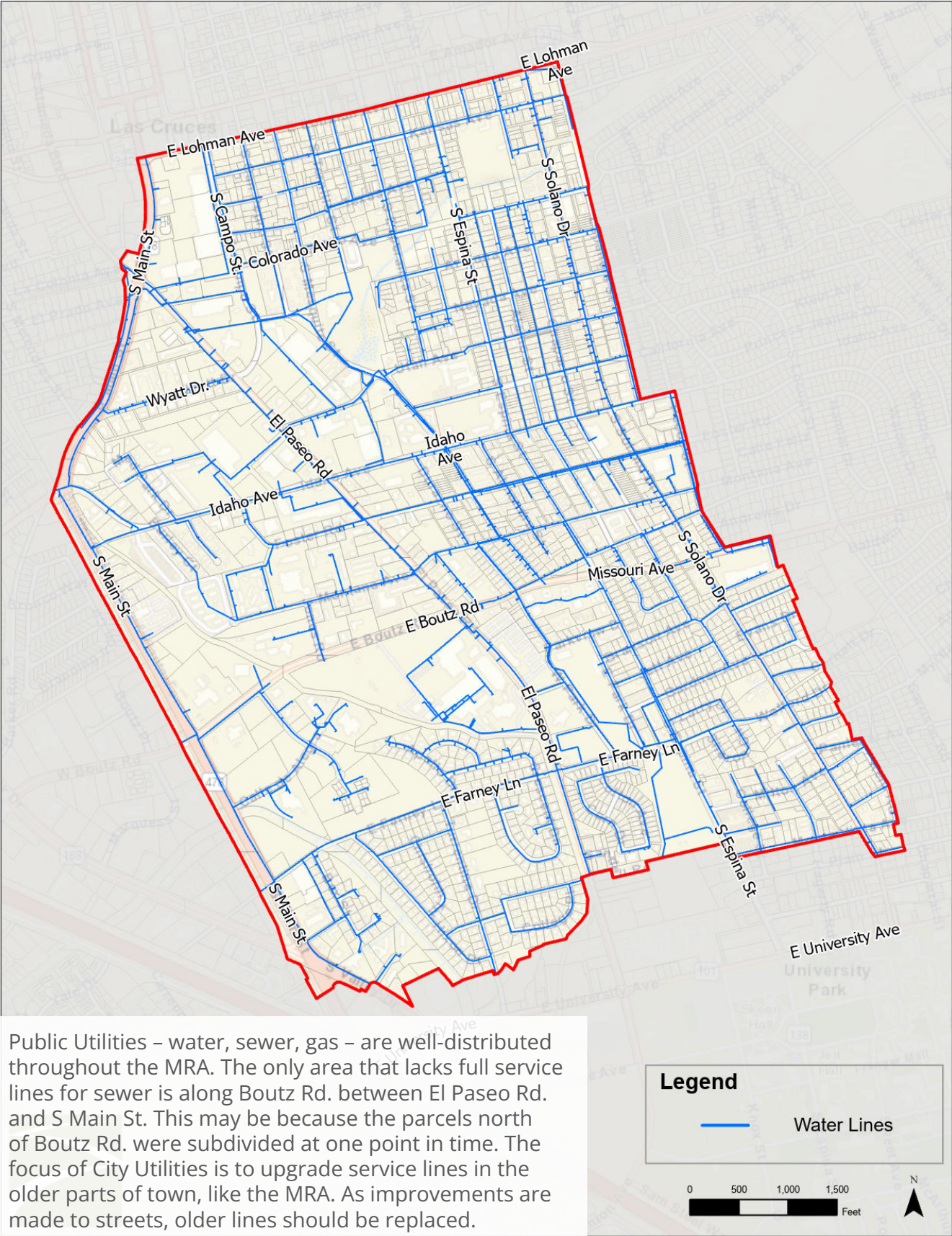
- Setbacks/buffer yards/screens: 100 percent
- Landscaping: 75 percent
- Outdoor Lighting: Compliance with lighting may be extended up to 1 year if there are no safety concerns
- Parking: Exempt in the Urban area

Land Use

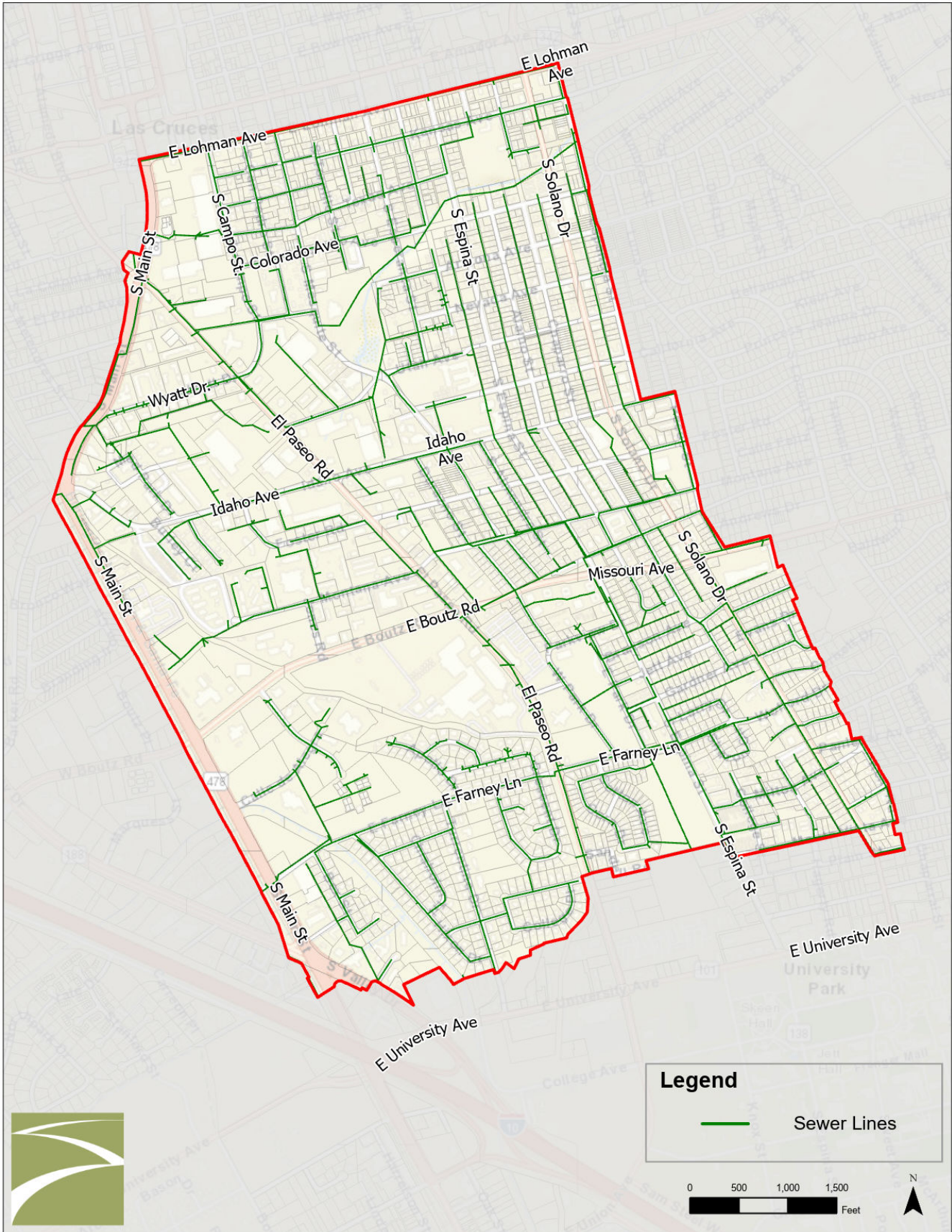


Land Uses in the MRA are diverse, overall, with concentrations of different uses in sub-areas. Commercial Uses are concentrated along El Paseo Rd., north of Boutz Rd. and along S Solano Dr., north of Missouri Ave. There are also commercial uses scattered along S Main St and E Lohman Ave. There are Institutional and Public Assembly (mostly religious gathering spaces, schools, community centers, parks) scattered throughout the district, with a large parcel occupied by Las Cruces High School at the southwest intersection of El Paseo Rd. and E Boutz Rd. The balance of the land is residential, with several interior neighborhoods and some multi-family complexes.

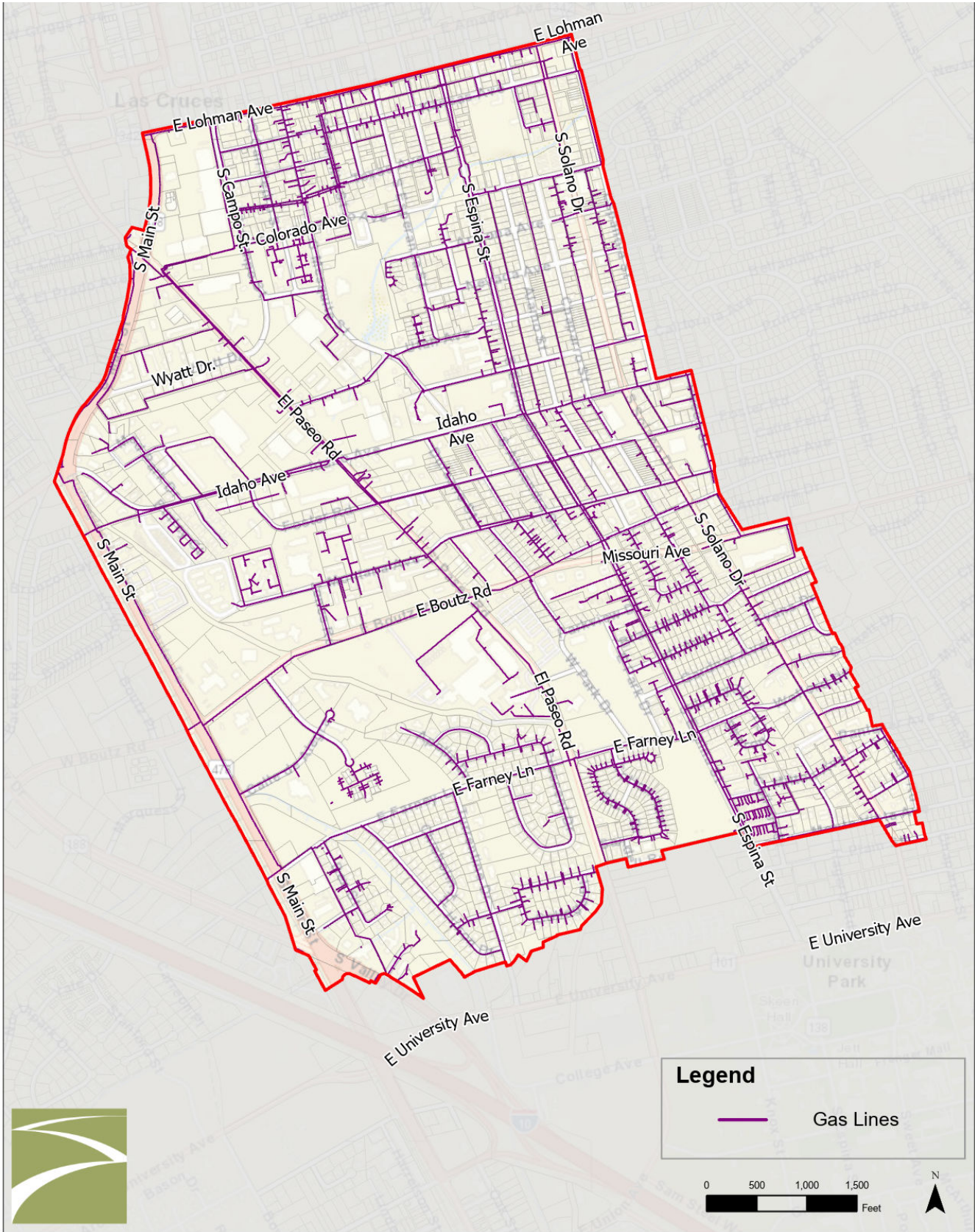
Utilities - Water



Utilities - Sewer



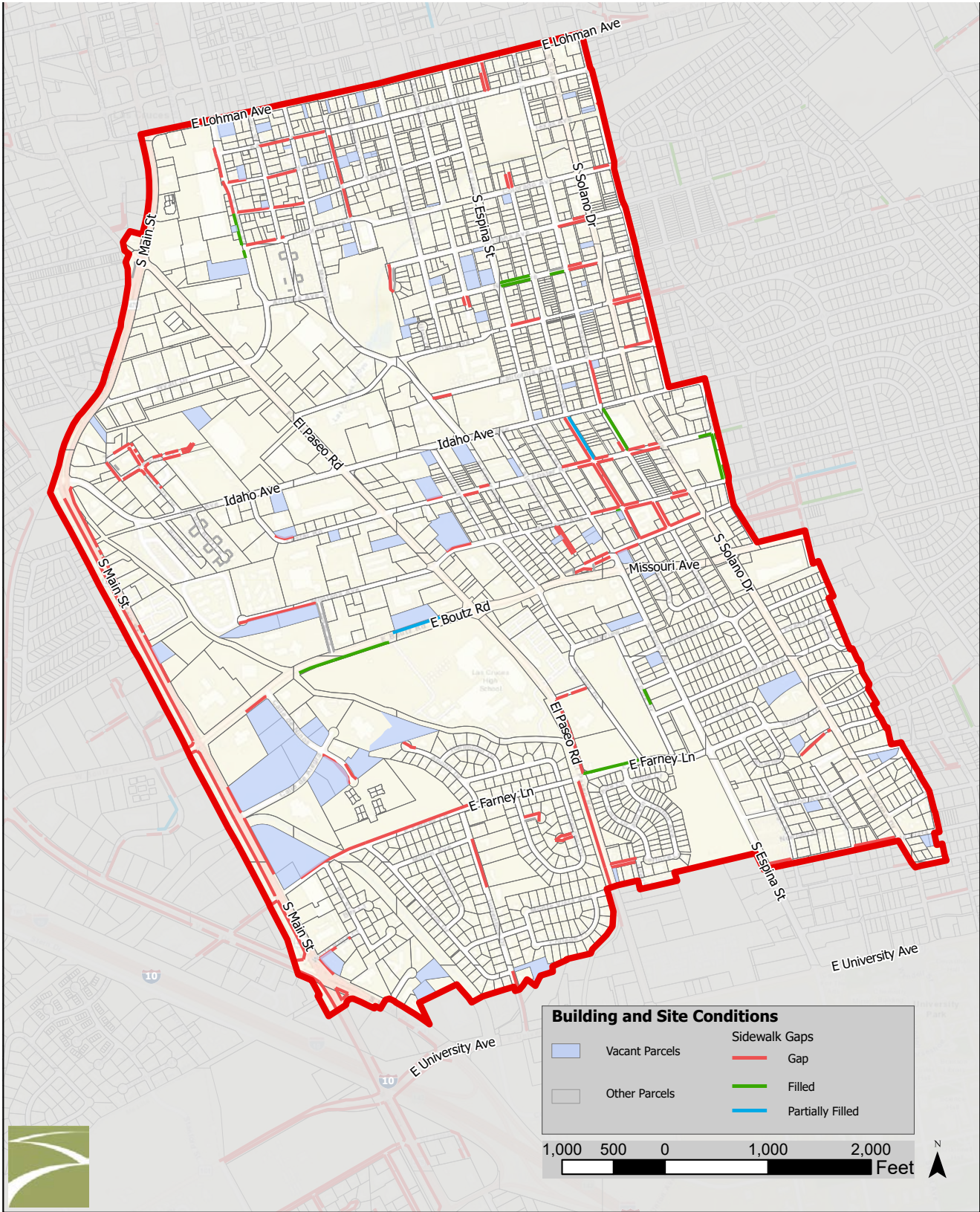
Utilities - Gas



Land Ownership



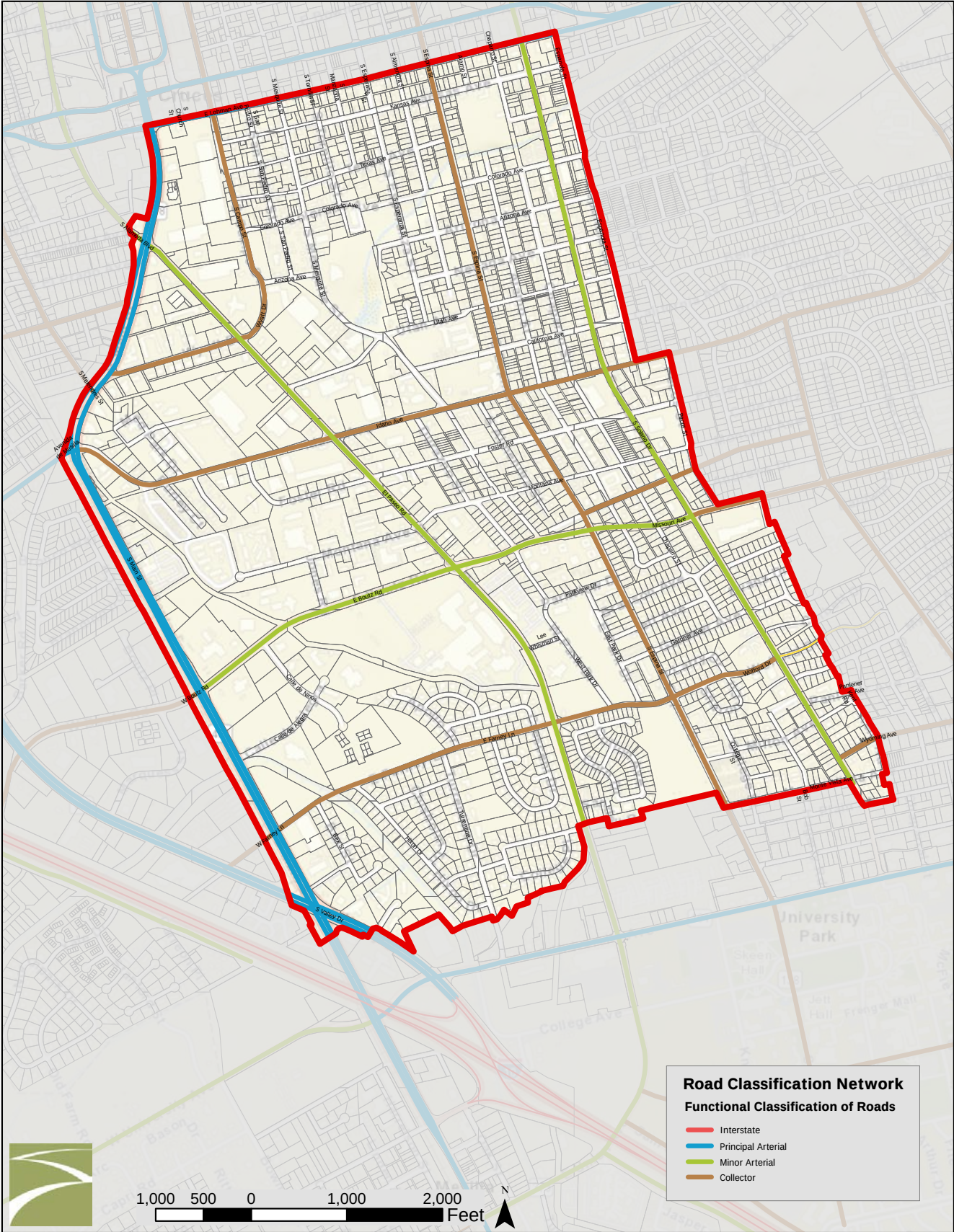
Site Conditions



Agenda Item #7.6.

There are several vacant parcels throughout the MRA that offer opportunities for future development. Some of these are smaller, residential lots in the northern, more historic neighborhoods, but there are several larger vacant properties along S Main St. and in the commercial areas, just off El Paseo Rd. This map also highlights sidewalk conditions in the MRA, which gives key insight into the presence of pedestrian facilities. Overall, the area is mostly covered by sidewalks. However, there are notable gaps in 4 primary locations. The first is in the historic south Mesquite District along residential streets there. The second area is along residential streets between Idaho Ave. and Missouri Ave. just west of S Solano Dr. The third area is near the medical service facilities north of Idaho Ave. and east of S Main St. Finally, there is a notable lack of sidewalks on the southern portion of El Paseo Rd. and along Farney Ln.

Road Classifications



Agenda Item #7.6.

The MRA has several primary corridors in Las Cruces that are used for moving vehicular traffic. Main St. is the only principal arterial which serves a high degree of mobility and typically services the highest volumes of traffic. There are three roads classified as minor arterials: E Boutz Rd./ Missouri Ave., El Paseo Rd., and S Solano Dr. These roads provide connections to higher-class roads, but mobility is still a primary quality.

There are four collector roads: Farney Ln., Idaho Ave., S Espina St., and S Campo St./Wyatt Dr. The collectors focus more on accessibility than mobility and generally have more driveways and moderate speeds than the higher classification arterials. The rest of the roads in the MRA are local roads.



Principal Arterial: S Main St., Google Streetview.

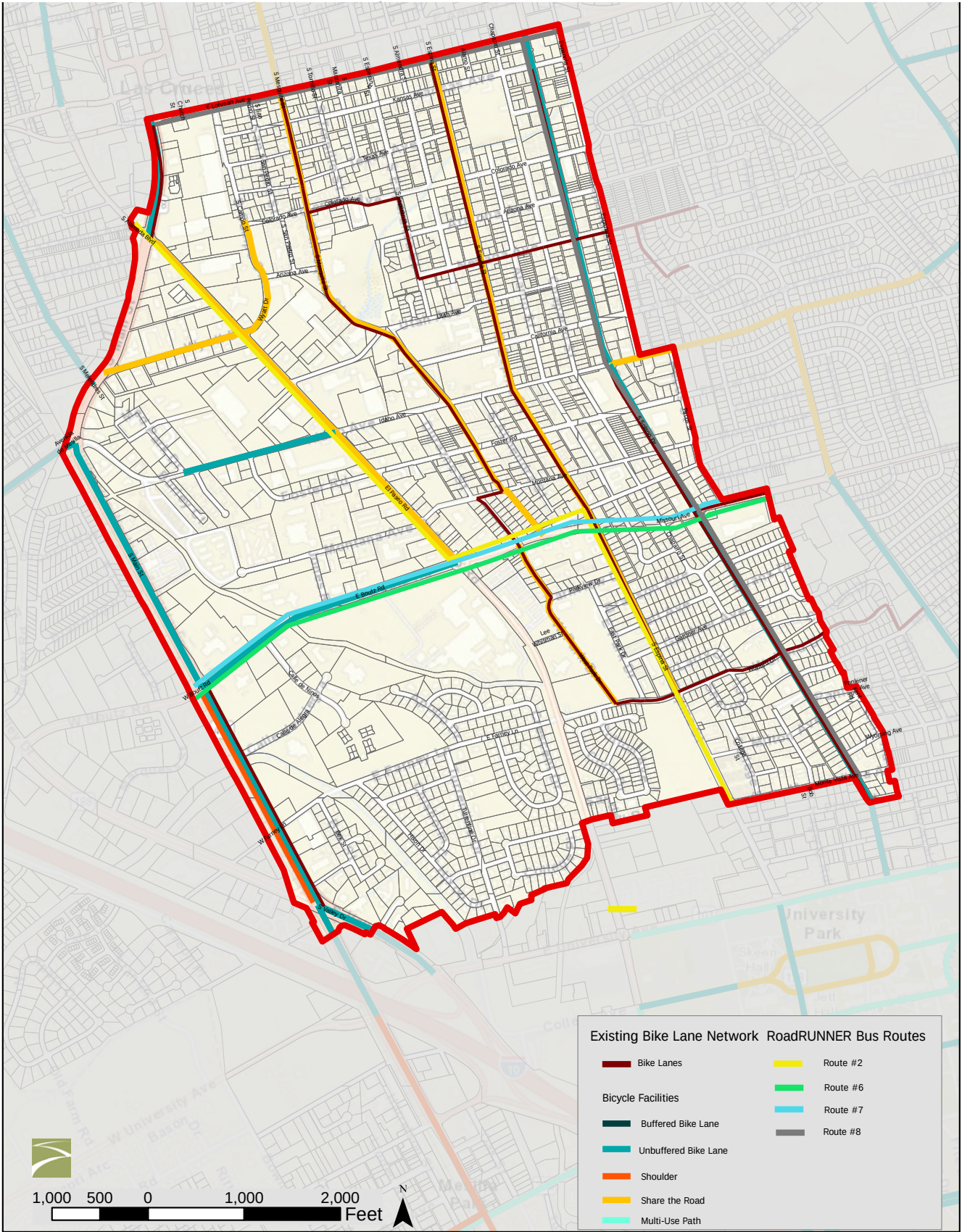


Minor Arterial: S Solano Dr., Google Streetview.



Collector: Farney Ln., Google Streetview.

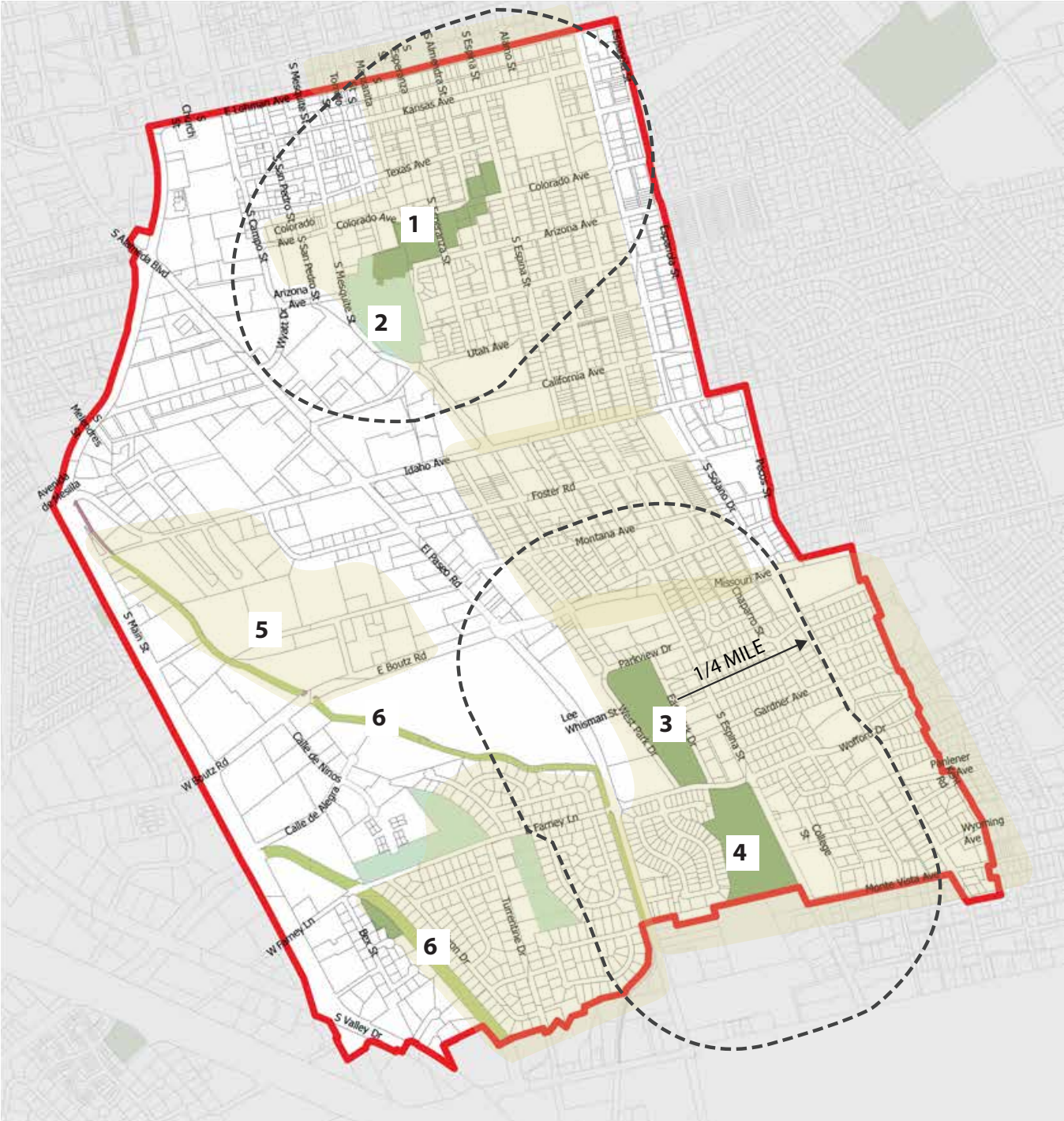
Bicycle Facilities & Public Transit



Asset Map



Parks and Open Space



- 1. Valley View Park
- 2. Stormwater retention area
- 3. Frenger Park
- 4. Gomez Park
- 5. Montana/Foster Neighborhood
- 6. Existing ditch



Agenda Item #7.6.

The MRA area includes three substantial parks, all of which are located east of El Paseo. The parks are well-situated to serve the nearby residential uses concentrated on the east side of the study area, with most residences within a quarter mile walk of a park.

Valley View Park (1) anchors the Chiva Town and Mesquite neighborhoods. There is a plan to rebuild the playground that recently burned. The park is in good condition but could benefit from improvements such as a bike/pedestrian path running along the length of the park. In addition, there is a vision to extend the greenway to the northeast to connect to the Las Cruces Arroyo.

There is a large storm water retention area (2) next to Valley View Park that is currently fenced off, creating a large void in the neighborhood. The City of Las Cruces is open to ideas on ways to improve the access and aesthetics of the area.

There are planned improvements to both Frenger and Gomez Parks (3 and 4, respectively), including new sports courts and walking trails. Improvements will also include an accessible ramp to provide better access for the new Padrena senior housing project.

The west side of El Paseo, especially the multi-family residential area identified as “Montana Foster Neighborhood” (5) lacks convenient access to a park. Some consideration should be given as to whether there is an opportunity to provide some shared greenspace for these residents.

The existing ditches, some of which have been put in pipes underground, provide an opportunity to enhance open space in the form of pedestrian and bike trails.



The Heske Garden located within Valley View Park.



Frenger Park's stormwater infrastructure.



Stormwater retention area next to Valley View Park.

Floodplain



Agenda Item #7.6.

A significant portion of the MRA falls within the category of floodplain. This is an area that has been identified by the Federal Emergency Management Agency (FEMA) on flood maps that indicate the probability of flooding. They help communities and individuals understand overall flood risk, which can impact insurance requirements and development/building costs.

Chapter 34 of Las Cruces's Land Development Code outlines the requirements for any new construction (or substantial rehabilitation - renovation costing more than 50% the market value of the structure) that falls within the floodplain. These include required building to be 1' above base flood elevation. If there are any structures that are below base flood elevation, they must include flood vents (at least 1 sq in per 1 sq ft of enclosed area) in order to allow floodwaters to naturally flow through the enclosure. Qualifying structures are parking, storage or access.

Structures that have national historic designation have slightly different requirements that need to be verified by the city prior to rehabilitation.



1. El Paseo Commercial District
2. Mesquite Neighborhood
3. Chiva Town Neighborhood
4. S Solano Corridor
5. Wyatt Drive/Perkins Medical Park
6. Montana/Foster Neighborhood
7. S Chiva Town
8. East of Main
9. Las Cruces High School
10. Crescent Park/Heritage Farms
11. Frenger Park/University Village
12. University Corridor

Approach

Comprising nearly 1,200 acres, the El Paseo & S Solano MRA study area is very large. To facilitate the planning and analysis of the area, it has been broken down into smaller areas which exhibit similar traits and attributes and have been identified as “Character Areas.” These smaller areas will help planners address specific issues related to the area as well as identifying opportunities to support the mission of the MRA district. The boundaries of these areas are “loose” and may be adjusted as more information and input is gathered.

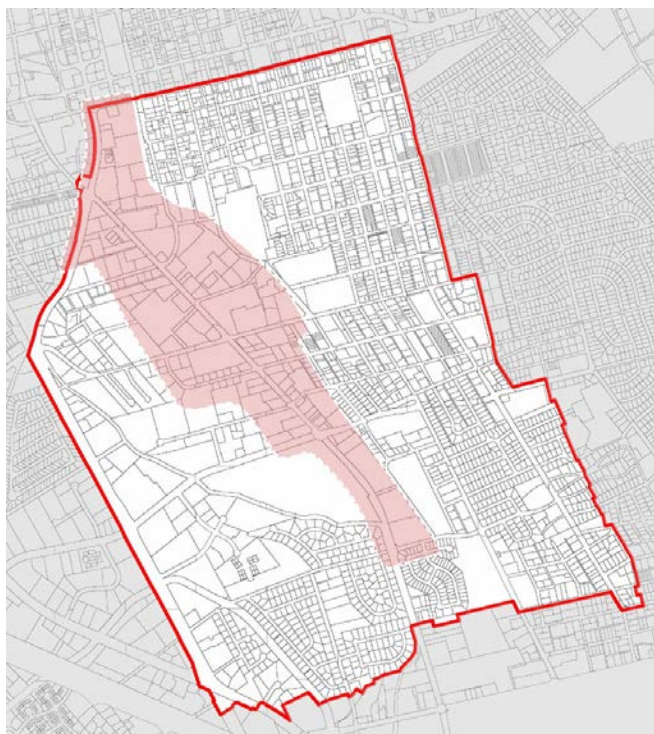
Another aim of the Character Area map is to begin to identify neighborhood units, both those that are currently recognized and well defined, and those that may need greater support and organization. Strong neighborhoods foster stewardship by residents, create better social cohesion and enhance quality of life. They are also the best opportunity to promote sustainable practices such as walking and biking.

On the following pages, each area is highlighted with a brief description, contextual images, and a preliminary list of issues and opportunities which may evolve as the planning process continues.

El Paseo Commercial District



Aerial view (Google Earth) showing large “super blocks” with little connectivity.



Residents recount that for several decades, El Paseo was the commercial and social center of the city. With the migration of commercial energy moving outward, the corridor is left with some underutilized large commercial buildings with expansive parking lots. Some of these buildings have been successfully adapted into churches and gyms, but there is more capacity than demand for both the structures and the associated large parking lots. El Paseo is the primary vehicular connection between downtown to the north, and NMSU to the south with Las Cruces High School located at about the midpoint.

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Public Realm

El Paseo Road is a 5-lane arterial with a center turn lane and minimal sidewalks. Landscaping along the corridor is intermittent. There are no bike facilities. Both the lack of comfortable sidewalks and the large expanse of parking lots make walking difficult and the area may be more conducive to biking and transit.

Private Realm

The area is comprised primarily of one-story commercial buildings, some of which have cultural and historical significance. Buildings range from small commercial buildings housing local businesses, to large “big box” stores.

Previous Planning Efforts

- El Paseo Community Blueprint
- El Paseo - South Solano Corridor Recommendations

Issues and Opportunities

- Lots of space but decreasing demand for retail/commercial. Opportunities for new projects or uses here.
- Walkability is limited due to scale and traffic counts - focus on safety.
- Explore the potential for bike and transit improvements.
- The proximity to LCHS means that students often walk to lunch on the corridor. Safety improvements should be prioritized for common paths.
- There are existing plans for El Paseo which can guide the MRA projects here.



View of the corridor.

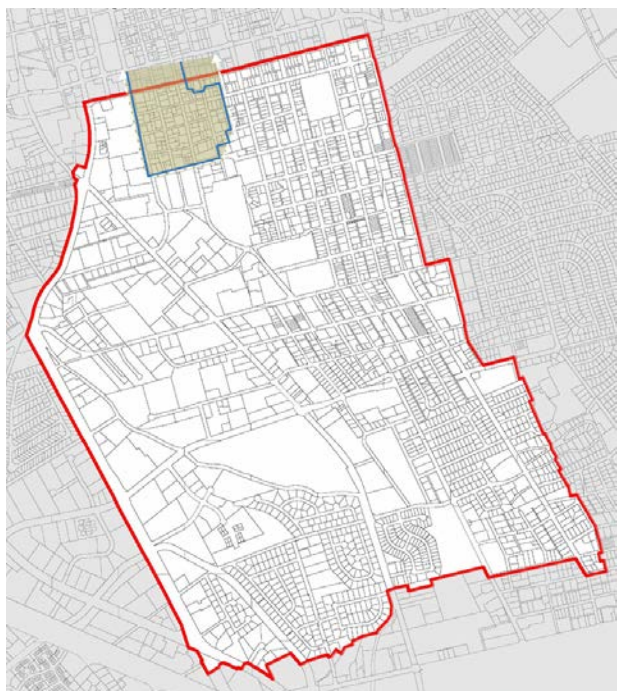


View of the corridor as it passes by Las Cruces High School.

South Mesquite Neighborhood



Aerial view showing a grid-like neighborhood pattern with modest dwellings.



The Mesquite Street Neighborhood is the oldest historic district in the city of Las Cruces with one of the largest collections of adobe houses in New Mexico. The neighborhood is protected by the South Mesquite Overlay District which extends to the north of the MRA boundary. A non-profit community organization named Las Esperanzas Inc. has lead efforts to protect and improve the neighborhood.

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Public Realm

The public realm consist of a grid of narrow streets with small, walkable blocks. Sidewalks are minimal but vehicular traffic appears to be low.

Private Realm

Buildings are mostly modest, one-story structures. Many have low garden walls defining the private yard. Where the walls are in good condition, they contribute to the overall character of the neighborhood.

Previous Planning Efforts

- Mesquite Neighborhood Design Plan

Issues and Opportunities

- Maintain neighborhood scale and character.
- Determine what hasn't yet been implemented from the Neighborhood Design Plan.
- The MRA destination can help improve the neighborhood's physical infrastructure (i.e., funding facade/site improvements, streets and sidewalks, etc.).



One of the many historic adobe structures in the neighborhood.

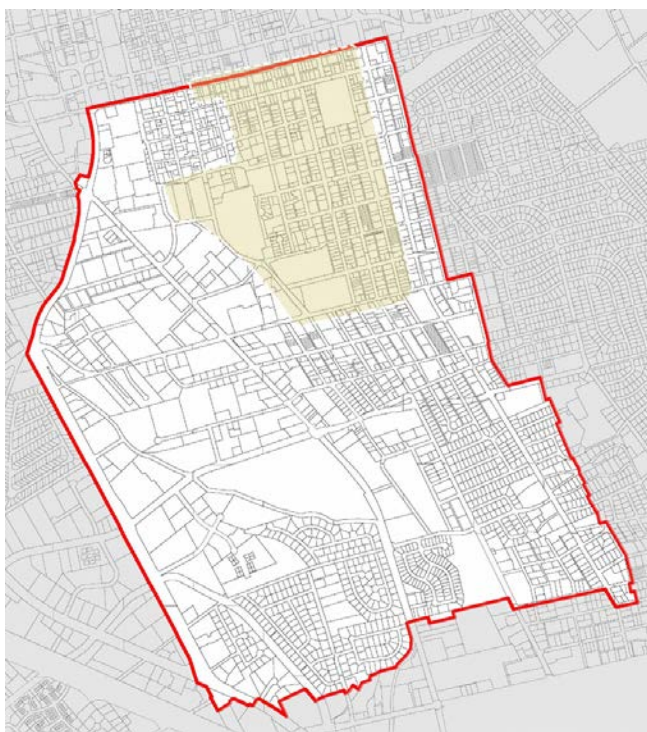


Some streets lack pedestrian facilities, but traffic is low so they likely function as “shared streets”.

Chiva Town Neighborhood



Aerial view (Google Earth) showing large “super blocks” with little connectivity.



The Chiva Town Neighborhood is a primarily single-family residential neighborhood with several notable amenities. The neighborhood is conveniently located near downtown and the commercial districts on S Solano and El Paseo. Valley View Park anchors the neighborhood, and Valley View Elementary is within walking/biking distance of the neighborhood.

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Public Realm

The neighborhood has a good block structure organized by a traditional street grid. Most blocks have alleys, but they appear underutilized with most parking in the front of the structures. Most streets have narrow sidewalks that are next to the curb.

Private Realm

The condition of existing buildings and properties varies considerably with well-kept houses next to properties that are in a state of disrepair.

Previous Planning Efforts

- Infill Policy Plan
- Lift Up Las Cruces

Issues and Opportunities

- Off-street parking and access could be improved in this area.
- Improve and activate alleyways in this area.
- Coordinate with the City's Community Engagement Office for support if historic designation is desired.



Espina Street may be a good candidate for a north/south bike corridor.

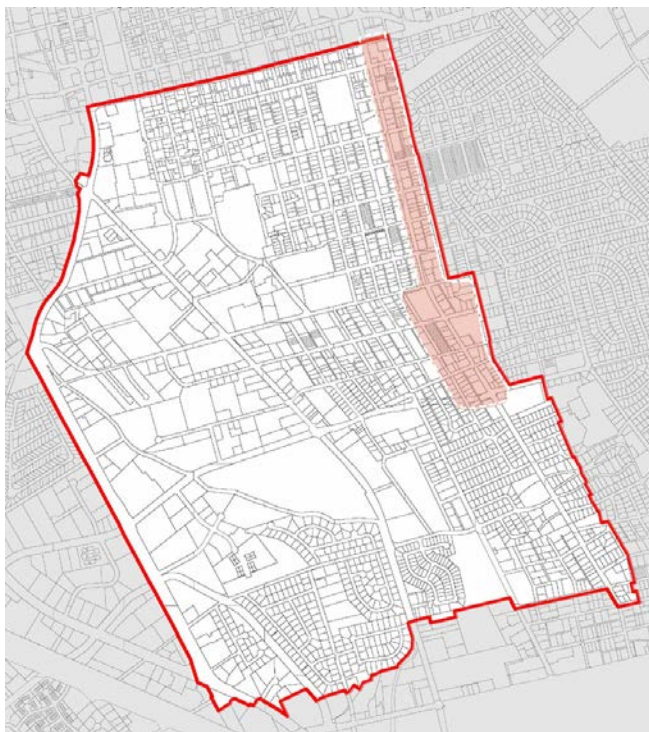


Alleys can be better utilized through activation.

S Solano Corridor



Aerial view (Google Earth) showing large “super blocks” with little connectivity.



The S Solano corridor exhibits a mixture of small, mostly local, businesses, that rely on economical rent. It exemplifies many of the attributes of an early auto-oriented commercial corridor with minimal landscaping, unregulated parking, and minimal pedestrian facilities. Example businesses include jewelry repair, restaurants, mobile phone shops, self-storage, furniture and appliances, entertainment (Sky Zone), cannabis shops, and auto-service businesses. There are very few residential uses directly on the corridor. The smaller scale of development here offers opportunities for development that is better scaled for pedestrians and bicycles.

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Public Realm

S Solano Drive is three lanes with a bike lane. The corridor has been identified in Elevate Las Cruces as a “Mixed-use Corridor” and the Active Transportation Plan calls for buffered bike lanes. Pedestrian facilities are poor with unshaded sidewalks and numerous curb cuts. There is no shared parking to support a walkable environment.

Private Realm

The built environment consists mainly of one-story buildings, with minimal landscaping. Shade is almost non-existent. Shallow lots, most about 130 feet deep, limit the amount of parking and drive throughs. Parking is unorganized and sometimes accessed directly from the street, interrupting the bike lane and sidewalk.

Previous Planning Efforts

- El Paseo - S Solano Corridor Recommendations
- Las Cruces Active Transportation Plan
- Elevate Las Cruces

Issues and Opportunities

- Clarify the vision for the corridor - examine ROW allocation.
- Property owners need assistance with aesthetic improvements, including landscaping, facade improvements, signage and shared parking, where feasible.
- Trash removal and dumpster locations are problematic.
- Lots are smaller than conventional pad sites. Difficult to meet some of the city’s development requirements.
- Impact fees may impede improvements to the properties.



Much of the corridor lacks shade and landscaping.



There is a noticeable improvement to the street character where trees are present.

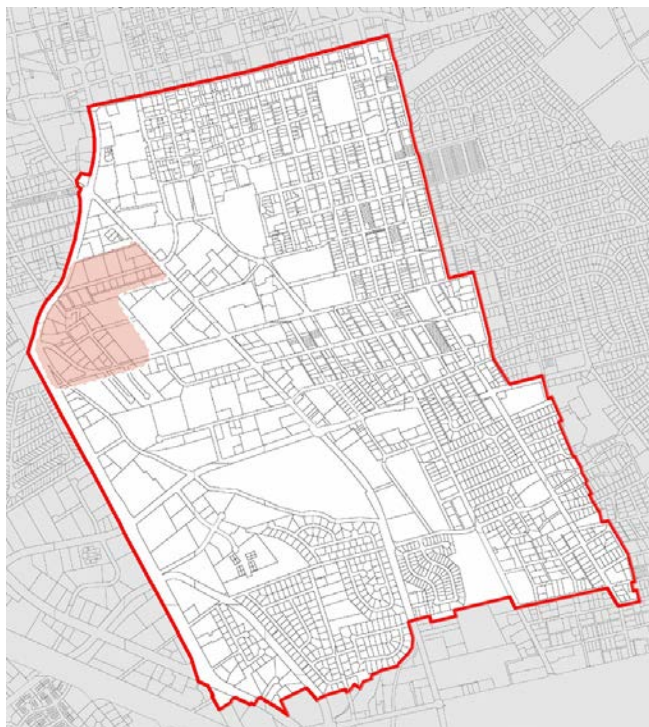


Example of residential uses that are present on the street.

Wyatt Drive/Perkins Medical Park



Aerial view of Wyatt Drive / Perkins Medical Park.



This character area contains is comprised of two sub-areas with some similar characteristics, primarily related to the smaller size of the lots and potential for walkability. This area also has significant vacancy at the moment; however, there are several planned development projects planned for the future, particularly between Campo Street and El Paseo Road.

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Public Realm

Wyatt Drive is an extension of Campo Street. The street is bordered on the south by relatively shallow lots (approx. 100 feet) with a rear alley. Lots on the north side are deeper (approx. 300 feet) and also feature a rear alley.

Private Realm

The Perkins Street Medical Park is a cluster of mostly medical related professional offices that are clustered around a "square". The area is noticeably greener than surrounding areas. It is somewhat disconnected from the surrounding area which may impede security and access.

Previous Planning Efforts

- Elevate Las Cruces

Issues and Opportunities

- Realizing the vision for Wyatt Dr. to accommodate residents and businesses.
- Improve connectivity for the Perkins Medical Park.
- Security and vandalism have been identified as a problem in this area.



View along Wyatt Drive.

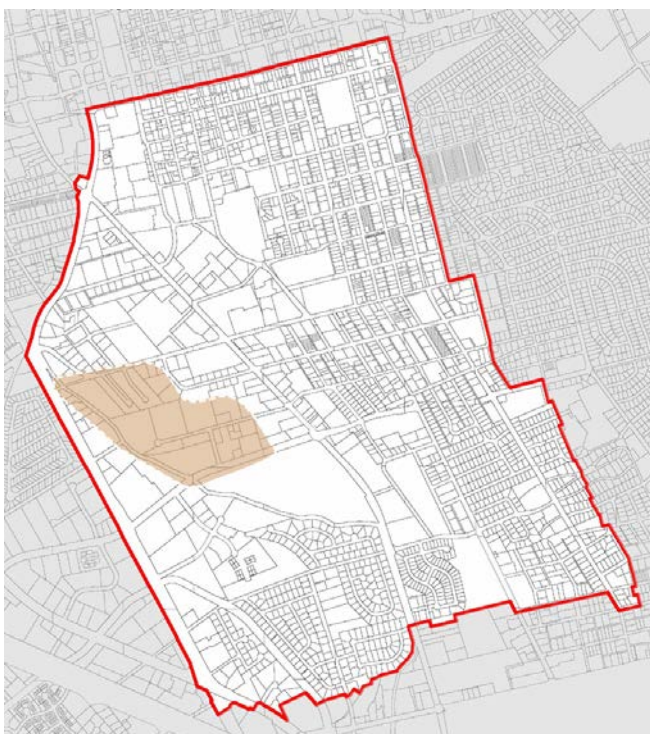


The Perkins Street Medical Park appears as an oasis of green compared to other portions of the study area.

Montana/Foster Neighborhood



Aerial view of Montana/Foster Neighborhood.



This area, between Idaho and Montana, and South Main and El Paseo, consist of a variety of multi-family developments which range from a mobile home park to senior housing and assisted living. It is loosely defined as a neighborhood, but neighborhood identity and cohesion is likely limited due to the lack of connectivity and central gathering space.

Foster Road, which runs through the center of the area, has potential to provide pedestrian/ bike/transit access to El Paseo.

The Las Cruces Lateral running along the western boundary has potential to facilitate pedestrian and bike connections to the larger area.

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Public Realm

Montana Ave. and Foster Ave. are the two main corridors that provide access to these neighborhoods but do not have through access due to the drainage canal that borders this area to the west. The drainage corridor itself offers the opportunity to provide multi-modal connectivity to other parts of the city.

Private Realm

This area has a cluster of different residential enclaves including the mobile home park (Patio Mobile Home Park), duplexes along Burley and Non Burt Lanes, Montana Meadows and Vista Montana Apartments along Montana Ave. There is a hospice care facility, self-storage uses, and miscellaneous commercial and institutional uses along Montana closer to El Paseo.

Previous Planning Efforts

- Elevate Las Cruces

Issues and Opportunities

- Consider enhancements or amenities that reinforce neighborhood identity here.
- The proposed public housing rehabilitation on Burkley and Bon Burt is an opportunity to provide improved housing and reinforce neighborhood identity.
- Need safe pedestrian connections for moving from residential areas to services along El Paseo.



View along Montana Ave. The vacant land on the south side is an opportunity for infill development.



View looking west down Foster Ave.

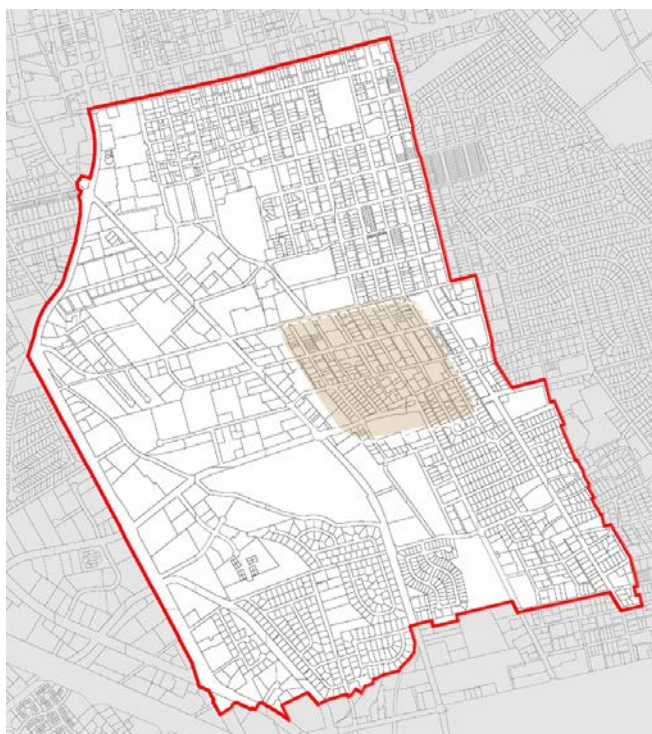


View looking west along E Idaho Ave.

Foster Road Neighborhood/S. Chiva Town



Aerial view of Foster Road Neighborhood.



This area, between Idaho and Missouri, and S Solano and El Paseo, is a primarily residential area consisting of single family houses and small apartment buildings. It is unclear whether this area has a strong neighborhood identity (confirm through public engagement activities).

The area has a well-defined street grid which facilitates good circulation. However, it lacks an identifiable center.

Public Realm

Many of the streets are fairly narrow residential streets, typically with sidewalks along the curbs. S Espina is a bit wider and provide connectivity north and south to other areas in the MRA. These blocks have existing alleys with utilities along the alleys but many of them need to be better maintained. The east-west streets provide through connections to adjacent areas in the MRA and Missouri and Idaho Aves convey the bulk of the traffic east and west.

Private Realm

These blocks are mostly single-family detached and attached residential, especially along Duranzo and Esperanza Street. There are some multi-family uses along Idaho and along Espina and Alamo Streets.

Previous Planning Efforts

- Elevate Las Cruces

Issues and Opportunities

- Understanding the existing neighborhood identity will support strategies to uplift this identity.



View along Espina which runs through the neighborhood.

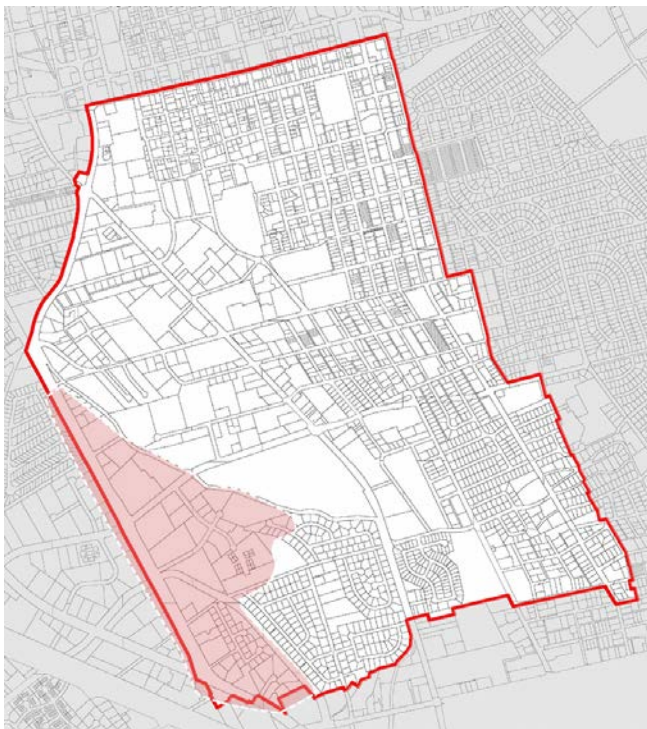


A popular pocket park and public art installation on Missouri.

East of Main



Aerial view of East of Main Neighborhood.



“East of Main” is a wedge shaped area bounded by the Las Cruces Lateral and the ditch to the east and South Main to the west.

The area has large parcels and considerable vacant land. Large parcels are being developed with a combination of institutional and professional uses. There is also a condominium development partially developed at the end of Calle de Ninos.

Connectivity is poor due to the lack of a street grid and the ditches which create barriers to the east. However, the ditches are also an opportunity to enhance bike/pedestrian connectivity.

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Public Realm

This area is bounded by Main Street, a major north-south arterial to the west and is bisected by E. Boutz and Farney Road. Main Street along this section is a 4 lane divided roadway with turn lanes at key intersections. It lacks sidewalks or shade for comfortable and safe walking.

Private Realm

There is a lot of undeveloped land in this area of the MRA. Several newer developments such as the residential at the end of Calle de Ninos are not completely built out. There are some auto sales uses along Main Street and some institutional and medical service uses along Calle de Alegra. There is potential for a lot more infill and intensification in this area, subject to sewer availability

Previous Planning Efforts

- Elevate Las Cruces

Issues and Opportunities

- The area lacks a well-defined block structure and street grid, limiting connectivity.
- Inadequate sewer service in some areas.
- There is an opportunity to provide more amenities, like a trail, along the existing ditches.



South Main Street looking north.



Boutz Road looking east toward mountains.



Ditch just north of Boutz Road.

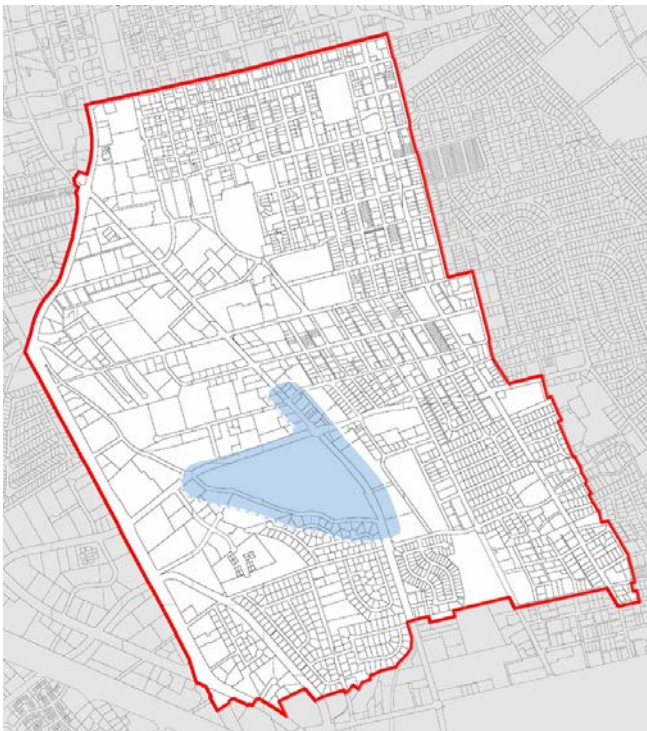


Social institutions are prevalent in the area.

Las Cruces High School



Aerial view of Las Cruces High School.



Las Cruces High School is the largest public institution in the study area and a point of pride for the community. The large campus has multiple buildings and sports fields. The Las Cruces Lateral, running along the southwestern border of the site has potential to enhance bike and pedestrian access for students. The high school is also bordered by two arterials, El Paseo and Boutz Road. It is reported that many students walk to lunch along El Paseo and that pedestrian safety could be improved, especially at the intersection of El Paseo and Boutz Road.

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Public Realm

This area is bounded by two large arterials - Boutz Rd. and El Paseo. These corridors are major barriers to pedestrians, especially high school students who may live in adjoining neighborhoods that either walk or bike to the high school. There is an overhead pedestrian connector over El Paseo connecting the school facilities on both sides of the El Paseo.



El Paseo as it passes by the high school.

Private Realm

This area consists one large scale institutional use, Las Cruces High School at the southwest corner of El Paseo and Boutz. The area has some smaller retail and fast food uses along El Paseo north of Boutz.

Previous Planning Efforts

- Elevate Las Cruces

Issues and Opportunities

- Ditch could be utilized for bike and pedestrian access.
- Boutz/Missouri Road is a good candidate for bike and pedestrian improvements.
- Improve pedestrian safety at the intersection of El Paseo and Boutz, and north along El Paseo.
- This area has the potential to be a truly walkable space for students and families that come here every day. Investments in pedestrian safety must be a priority here.



Intersection of El Paseo and Boutz Rd. High pedestrian activity reports.

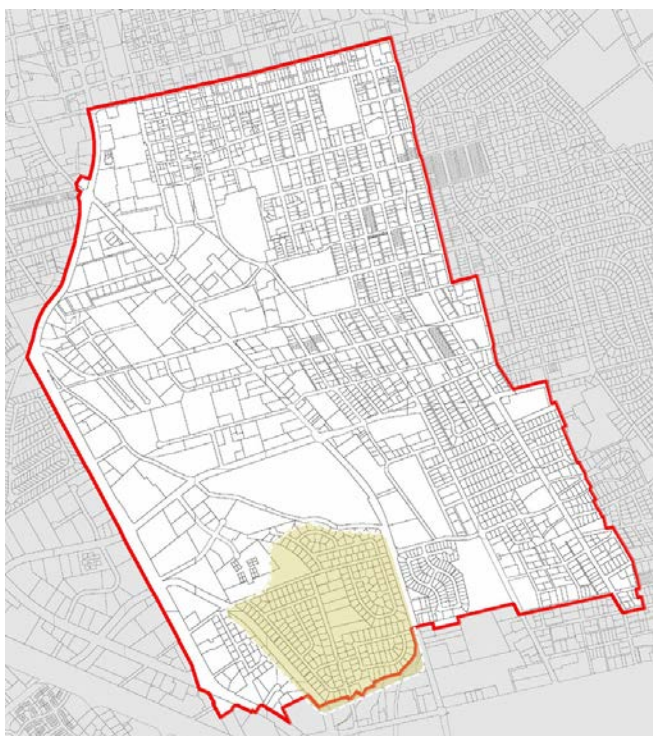


Vehicular entry to high school on Boutz Rd.

Crescent Park/Heritage Farms



Aerial view of Crescent Park/Heritage Farms Neighborhood.



This area consists of single family neighborhoods which are noticeably greener than other parts of the study area. Many houses date from mid-century and the area has been studied by NMSU as a candidate for historic district designation.

The area has a loose block structure with narrow streets shaded by trees in the private property. While there is little landscaping in the right-of-way, the well kept front yards create a comfortable environment for walking and biking.

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Public Realm

The neighborhood has a curvilinear block structure typical of post WWII neighborhoods but still has connectivity to the perimeter roadways of Farney Ln. and El Paseo. Most streets have narrow sidewalks that are next to the curb. The newer sections built in 1960s have a few cul-de-sacs off of Crescent Dr. There is the potential to connect to the north through the future trails along the drainage canal running along the northern edge of the neighborhood.

Private Realm

The neighborhoods are mainly single-family residential with homes built in the 1950s and 60s. There is one block along Turrentine Dr. with deeper lots and homes that are not part of the two subdivisions of Crescent Park and College Park.

Previous Planning Efforts

- Elevate Las Cruces

Issues and Opportunities

- As a stable residential area, the best strategy may be to maintain the status quo.
- The canals running along the western boundary, and on the east along El Paseo, have been identified for future trail connections.



View along Farney Lane looking east.



View along El Paseo with Crescent Park on the right.

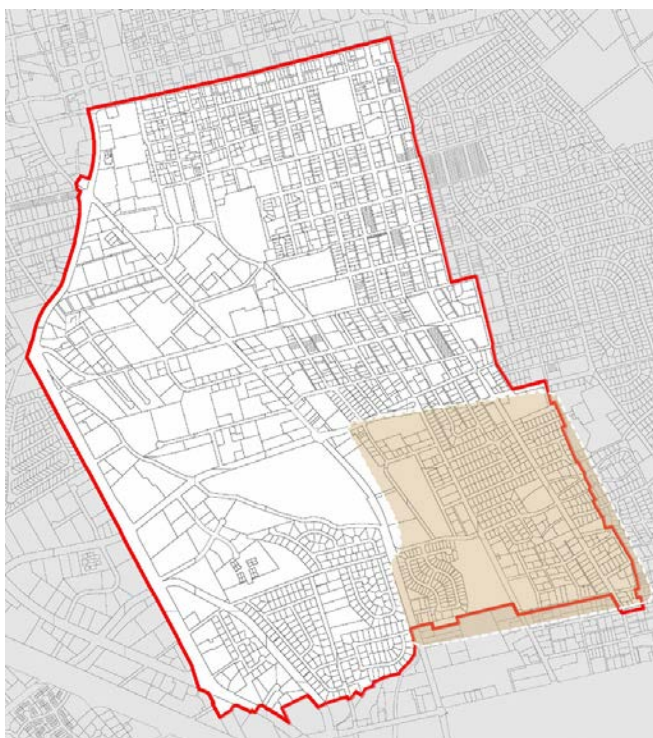


View along Turrentine Drive.

Frenger Park/University Village



Aerial view of Frenger Park/University Village Neighborhood



This area is primarily residential with a variety of housing types including single family, small apartment buildings and a mobile home park. The area also has some commercial uses along Espina Street. Two parks, Frenger Park and Gomez Park provide the neighborhood with ample greenspace and are also utilized for storm water management. Some security concerns have been raised relative to the parks. With its close proximity to NMSU, the area provides housing for students and the local workforce.

The areas has a well-defined street grid with good connections to the parks. Most streets have sidewalks. Espina Street has been identified as a candidate for buffered bike lanes in the Las Cruces Active Transportation Plan.

Public Realm

This area has compact and connected residential blocks with sidewalks along most streets. However, the sidewalks are not well maintained and lack shade to make comfortable for walking. The streets are generally low speed and low traffic making them attractive for walking and biking. Additionally, this quadrant is also the location for two major public parks: Frenger and Gomez Parks. However, better connectivity, infill along Farney Lane and programming of the parks can help activate the park as a gathering space for the neighborhoods.

Private Realm

Other than Heritage Farm which was developed in 2004, most of the residential blocks in this quadrant were developed in 1950s and 1960s. Most of the residential is single-family detached homes. But there are some mobile homes between Milton Ave and Monte Vista along Espina and some apartments and townhomes/ duplexes along Monte Vista.

Previous Planning Efforts

- Elevate Las Cruces

Issues and Opportunities

- Espina Street acts as the spine of the neighborhood and has potential as a high quality bike corridor.
- With planned improvements, the two parks provide an amenity for future development, especially along the park edges.
- The neighborhood-oriented commercial uses should be supported and enhanced.
- New senior housing will add additional “eyes on the parks”.



Single family houses on Farney Lane.



Frenger Park which doubles as storm water management.



Example of apartment building on Espina Street.

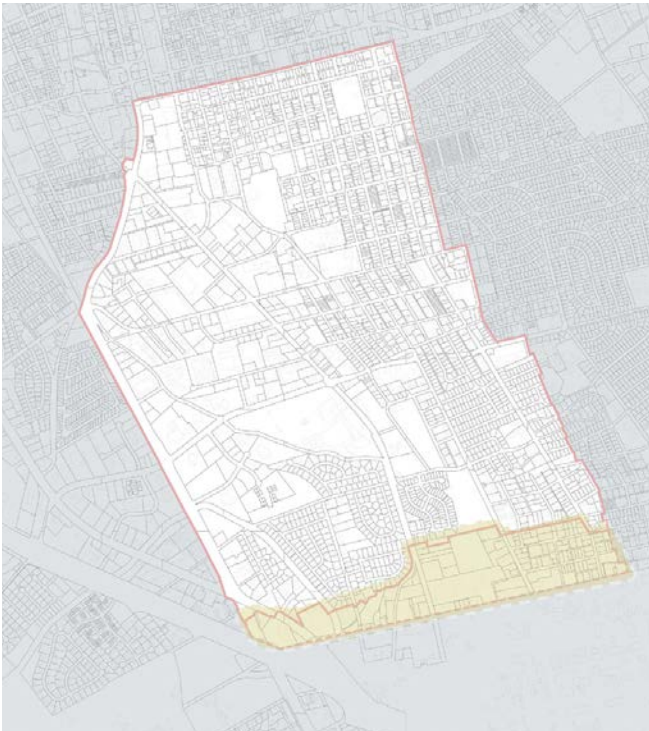


Commercial shopping center on Espina Street.

University Corridor - *Proposed Boundary Extension*



Aerial view of University Corridor



This area is primarily commercial and hospitality that serves the University and Las Cruces Convention Center. There are several multi-family residential units oriented toward students, as well as a few older single-family residential neighborhoods just north of the commercial corridor. There are also several large vacant properties that could be key opportunity sites for future development.

This area is zoned as the University District Overlay, which is a unique zoning category that allows greater flexibility to developers and land owners while encouraging the development of a vibrant, mixed-use University District. Future recommendations for the MRA are largely aligned with the guidance of the Overlay. Review of future proposed developments should take into consideration both documents. As of summer 2025, there is a Corridor Study underway for University Avenue.

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Public Realm

This area is notably framed to the south by University Avenue. The corridor is currently undergoing a planning process and has had improvements made over the years to try to achieve community goals for walkability. These include improved intersections and the additional of a separated multiuse trail on the south side of the road. The neighborhoods north of the corridor are serviced by local roads laid out in an irregular grid pattern. Much of the block structure is disrupted by large parcels. Sidewalks are irregular.

Private Realm

Commercial properties dominate the landscape along the corridor, while the residential areas to the north are comprised primarily of multi-family units, with some single-family homes along Mesa Avenue and Plain Street. Some residential properties in this area are notably neglected and could benefit from exterior improvements and rehabilitation. Also, there are several large, vacant properties that are opportunity sites for infill development.

Previous Planning Efforts

- University Avenue Cross Section Reallocation Study and Design
- University District Plan

Issues and Opportunities

- Multiple vacant parcels contribute to sense of neglect and blight; however, these also offer an opportunity for future development.
- Street and pedestrian connections should be improved; much of the multifamily areas lack safe passageways.



Vacant parcel with graffiti along University Ave.



Vacant commercial property.



Large undeveloped property on Turrentine Drive.



Undeveloped property on Plain Street



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The planning team identified numerous sites in the study area that are candidates for catalytic projects and more detailed planning efforts. Some sites were identified by city staff and stakeholders as targets of redevelopment. Others were identified by the planning team as opportunities to accelerate positive transformation of an area or street.

- A** This site, between El Paseo and Campo Street, was purchased by F.Y.I. who has proposed a mixed-use project with housing and small commercial uses. It should connect to the Paseos Verdes project on the east side of Campo Street. The nearby former Video 4 will be the future site of the Boys and Girls Club and should be considered as a future key destination in the area that will bolster development. Wyatt Dr. should also be considered for an improved transit stop in the future.
- B** This opportunity site will look at potential improvements to Valley View Park, focusing on the northern edges of the park and on ways to improve the adjacent storm water detention area.
- C** The site of the old brickyard is a good candidate for infill housing. In addition, there is an opportunity to connect the drainage way to the arroyo to the east.
- D** This is the site of existing public housing which has been identified for redevelopment by the Las Cruces housing authority.
- E** This site is a good candidate for infill housing.
- F** This is a small site that is situated between the Frenger and Gomez Parks and that could help “activate” the parks and reinforce the parks as a community destination.
- G** Representatives of the Unitarian Universalist Church indicated interest in developing affordable housing on its property. This site could serve as a model for other church sites in the area.
- H** Expand the boundary of the MRA to include parcels north of University Avenue for design consistency and vision alignment.

MARKET ANALYSIS



Regional Context

Historical & Forecasted Employment Growth

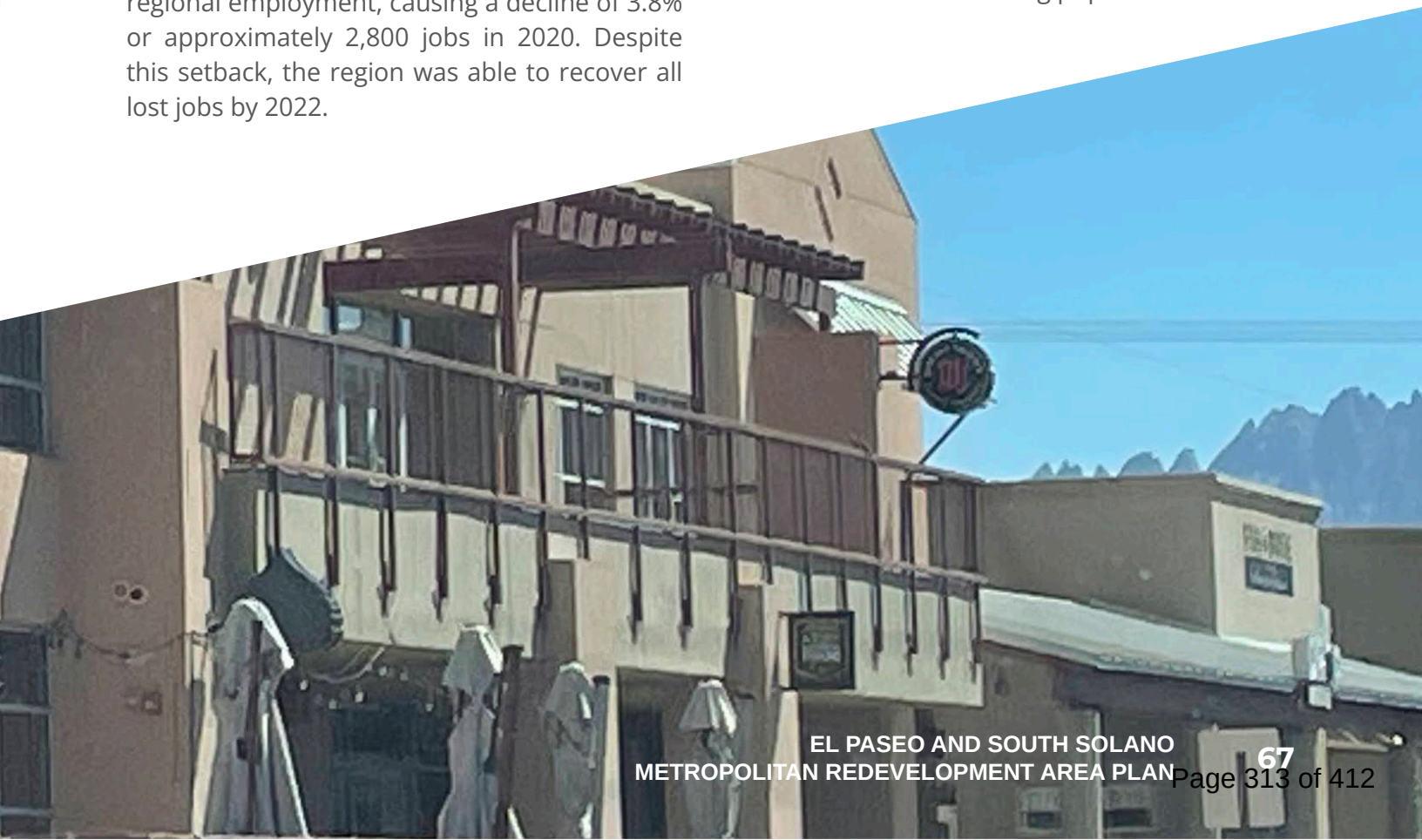
Prior to the Global Financial Crisis (“GFC”), employment growth exceeded national averages in Doña Ana County relative to the nation, growing at a compound annual growth rate (“CAGR”) of 2.8% versus the national average of 0.8% from 1998 to 2008 (refer to Chart 1).

However, struggles to rebound from the GFC, driven in part by a hard-hit government sector, slowed employment growth significantly throughout the region. Employment growth from 2010-2019 slowed to 0.7%, trailing the national growth rate of 1.6% over the same period.

In 2020, the COVID-19 pandemic and subsequent economic shutdowns impacted regional employment, causing a decline of 3.8% or approximately 2,800 jobs in 2020. Despite this setback, the region was able to recover all lost jobs by 2022.

Despite the robust pandemic recovery of record-breaking job growth, regional growth is expected to moderate in the years to come. This moderation is in line with national trends, as an aging population and slowing population growth, low unemployment rates, and productivity gains through advances in technology and AI are likely to constrain employment gains moving forward. Oxford Economics expects the county will average 685 net new jobs annually through 2033, or a CAGR of 0.7%, which outpaces the projected national CAGR of 0.5%.

Job growth is likely to be concentrated in areas of the county experiencing higher household growth, leaving the El Paseo & S Solano MRA (“MRA”) at a disadvantage. Areas with higher household growth rates will naturally attract more businesses and services to meet the demands of the increasing population.



Key Regional Economic Sectors

Historically, the Government sector has been the primary source of employment for Doña Ana County, accounting for roughly 26% of all county jobs in 2023 (refer to Chart 2).

Numerous federal government operations in the county contribute to the Government sector’s outsized share of regional employment, including the White Sands Missile Range, NASA’s

White Sands Test Facility, the Bureau of Land Management, and U.S. Border Patrol Operations and Training—in addition to local and state government jobs.

While the Government sector is the largest industry in the county, the Education & Health Services sector has comprised the largest share of new job growth over the last decade,

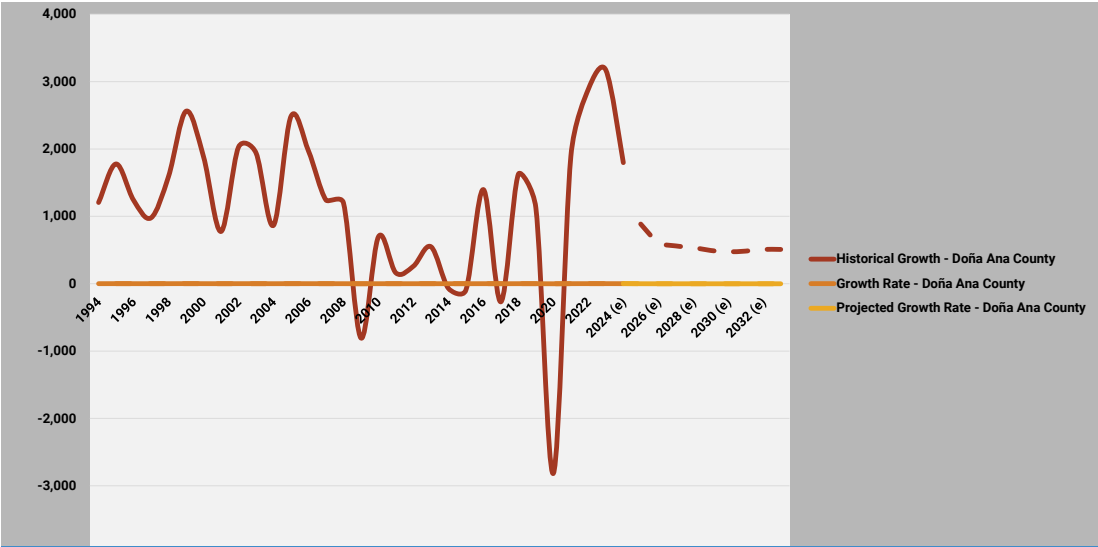


Chart 1. Historical Employment Growth Trends

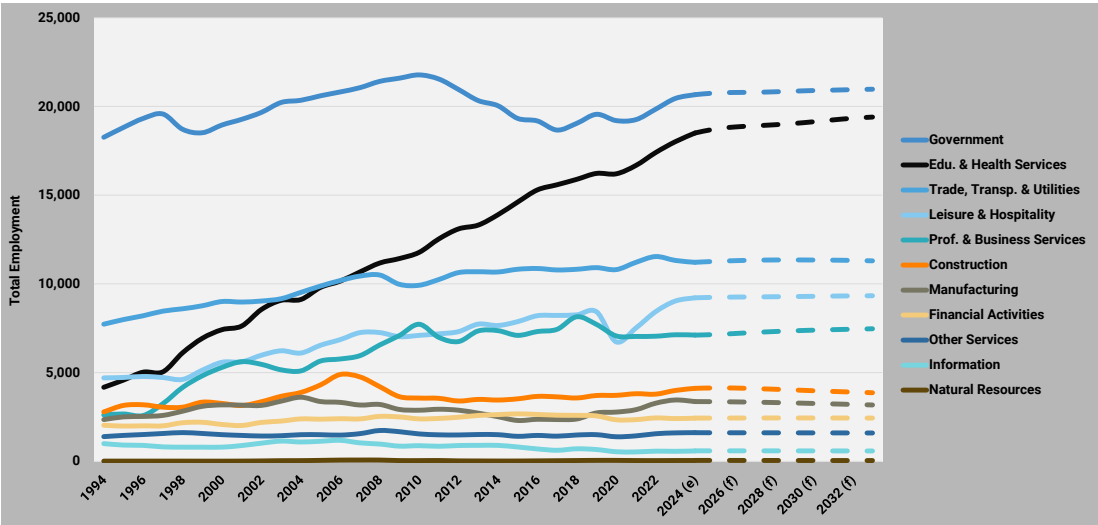


Chart 2. Historical and Forecasted Non-Agricultural Employment by Industry

encompassing nearly 60% of job growth from 2010 to 2023.

Key contributors to the growth in the Education & Health Services sector include New Mexico State University, though its stagnating enrollment over the past decade indicates that other sources are likely driving a greater share of growth in the sector. The expansion of health services—highlighted by the addition of Three Crosses Regional Hospital and the enhanced services at MountainView Regional Medical Center and other medical facilities—has increased healthcare capacity to support the region’s aging population.

Historical & Forecasted Household Growth

Closely linked with employment trends, household growth in Doña Ana County has decelerated since the GFC. From 2010 to 2023, the county’s household growth averaged 1.1% annually, a significant drop from the 2.3% annual

growth rate observed in the decade preceding the GFC. Notable spikes in employment growth during 2018-2019 and the post-pandemic period aligned with elevated household growth rates during these times.

However, Oxford Economics projects household growth to moderate, along with employment growth. Over the next decade, Oxford projects household growth will average 275 new households annually, or an average annual growth rate of 0.3% (refer to Chart 3).

While household growth is expected to moderate throughout the nation, Doña Ana County is anticipated to slightly outpace both New Mexico and the United States in terms of annual household growth from 2023 to 2028 at a rate of 0.7% annually. The MRA is anticipated to follow historical trends of under performing relative to the county, with annual household growth expected to average 0.2% annually through 2028 (refer to Chart 4).

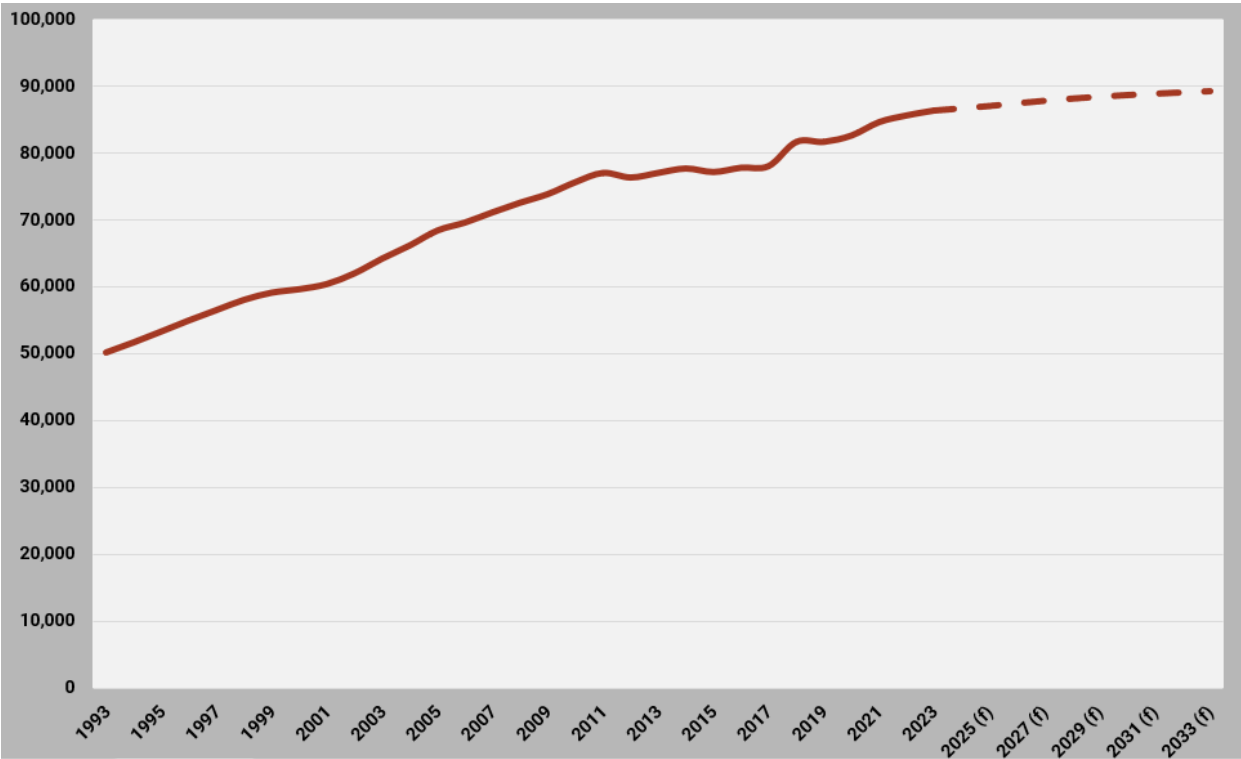


Chart 3. Historical & Forecasted Households

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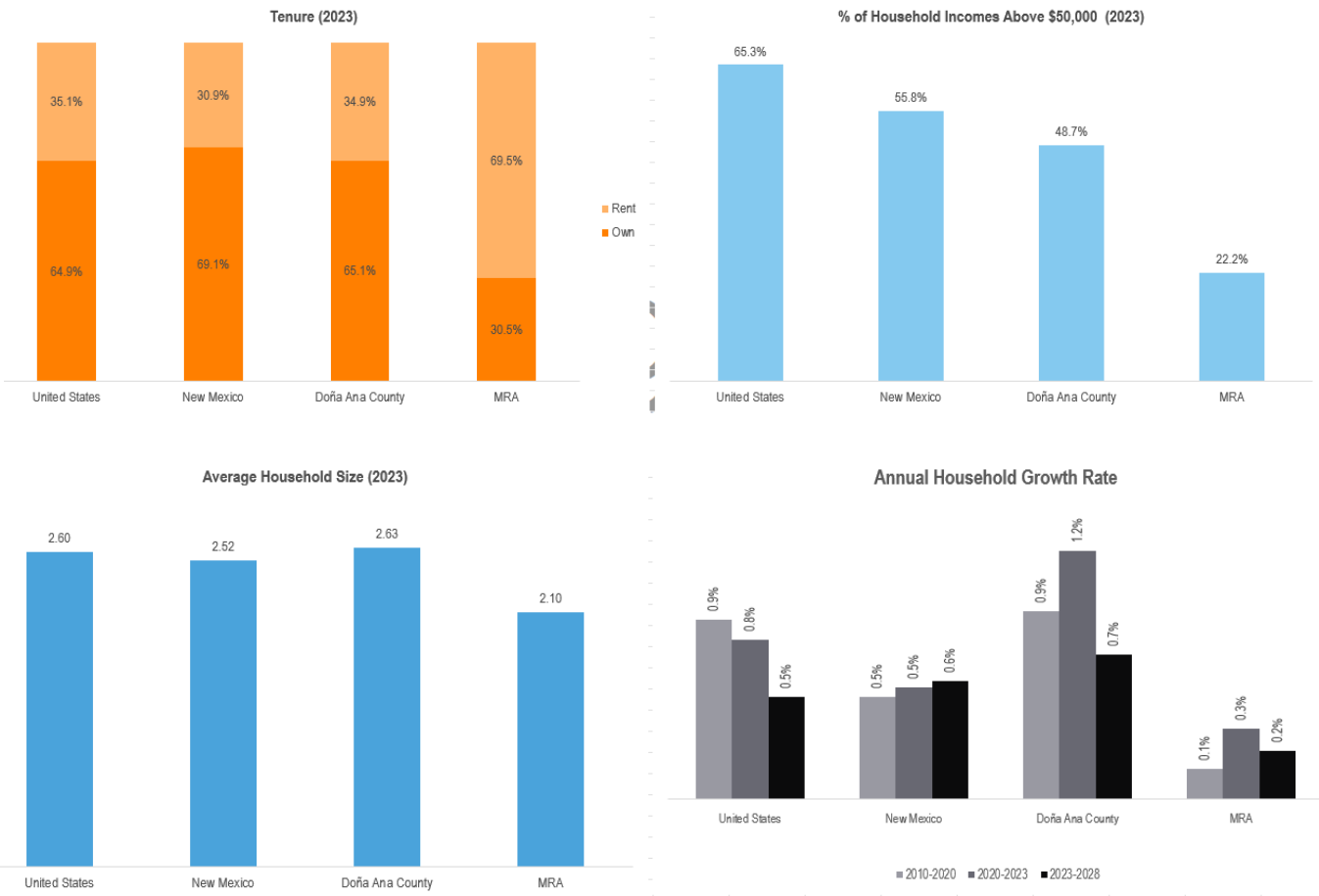


Chart 4. Comparison of Key Demographic Characteristics

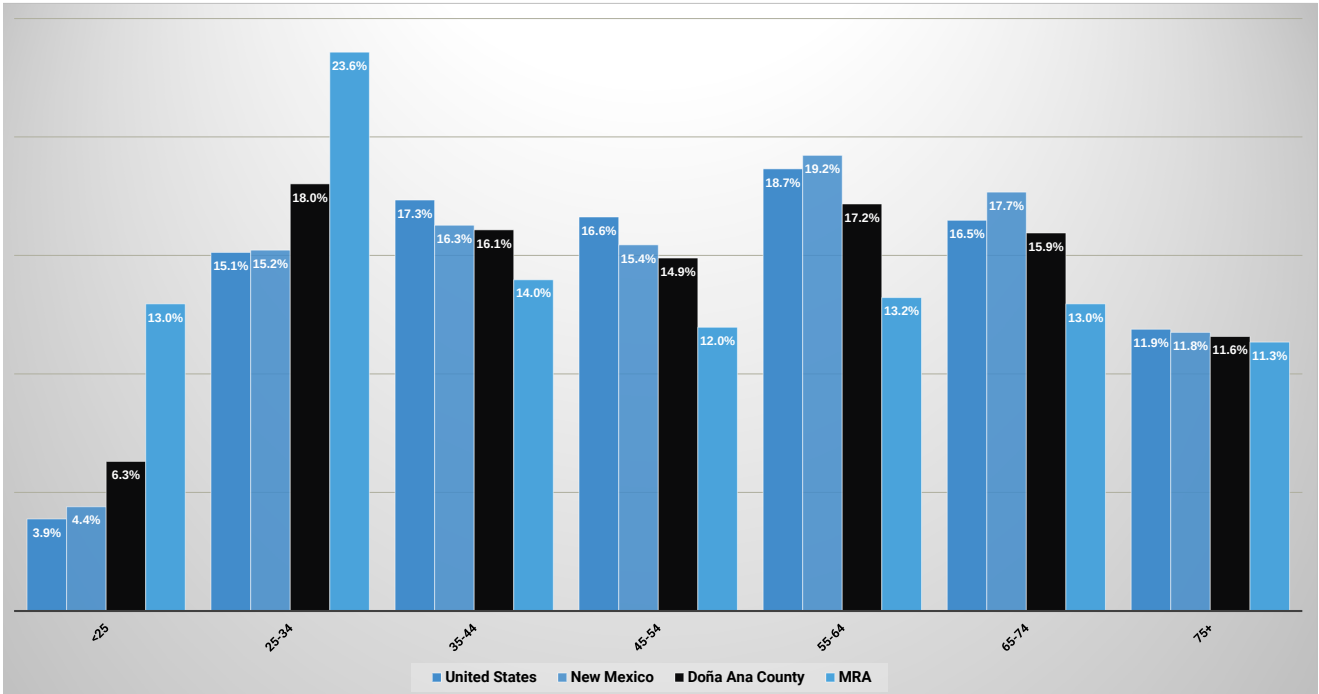


Chart 5. Household Distribution by Age

Demographics

Overall, the MRA skews younger and less affluent than the county. Approximately 37% of MRA households are under the age of 35, compared to only 24% in the county. However, the county still has a larger share of households under the age of 25 relative to the state and the nation, given the presence of NMSU (refer to Chart 5). Over the next five years, households over the age of 75 are expected to represent the fastest-growing segment as Baby Boomers age in place, while ESRI also projects significant growth in the 35-44 age group (refer to Exhibit I-8). The retention of post-graduates, young professionals, and families will be a key strategy in keeping talent in the region.

Moreover, household incomes are notably lower in the MRA, with nearly half of households earning less than \$25,000 (refer to Chart 6). In contrast, just 22% of MRA households earned

more than \$50,000 in 2023, compared to nearly half of households in the county (refer to Chart 6). The substantial student population in the area partly accounts for the county's lower affluence compared to the state and nation.

Renter tenure in the MRA is significantly higher when compared to both the county and the state. Nearly 70% of households in the MRA rent as opposed to only 35% in the county and 31% in the state (refer to Chart 5). Lower incomes of households in the MRA make homeownership unattainable for a vast majority of households, explaining high renter tenure rates.

Over 65% of the population in Dona Ana County and the MRA are of Hispanic origin, and this share is expected to increase slightly through 2028. While only around 20% of the nation's population is of Hispanic origin, the national share is also expected to increase (refer to Chart 7).

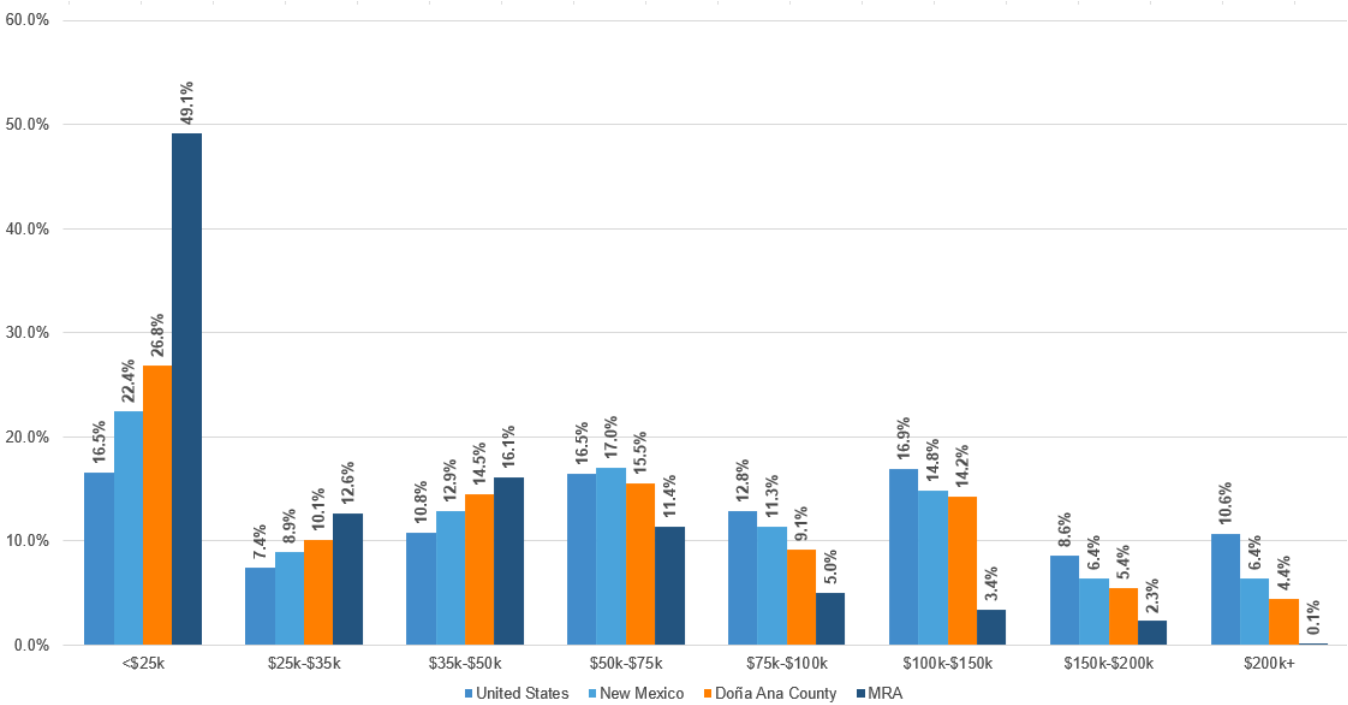


Chart 6. Household Distribution by Income

Education Attainment

Education attainment in Doña Ana County is slightly less than the state or the nation, with only 40.9% of Doña Ana County residents holding an associates degree or higher. The MRA has a slightly lower share with an associates degree or higher at 37.7% (refer to Chart 8).

Continuing to invest in school programs and support for local students will be an opportunity to increase graduation rates for high school, community college, and university students at NMSU. Increasing educational attainment and improving local talent will be a vital component for long-term regional growth and prosperity

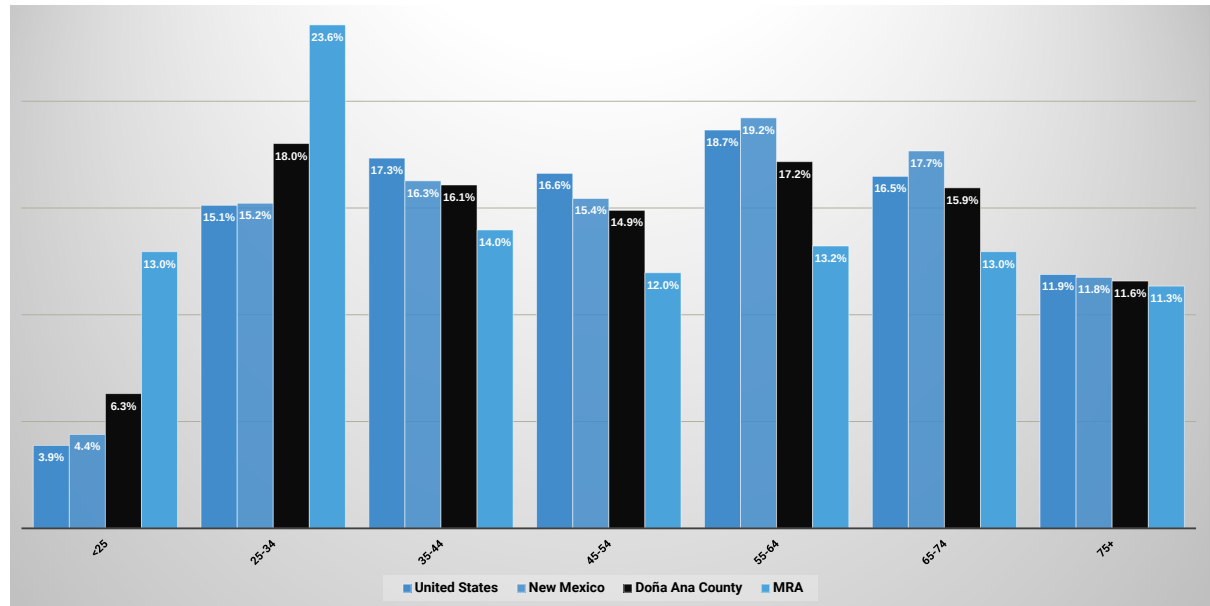


Chart 7. Hispanic Population (%)

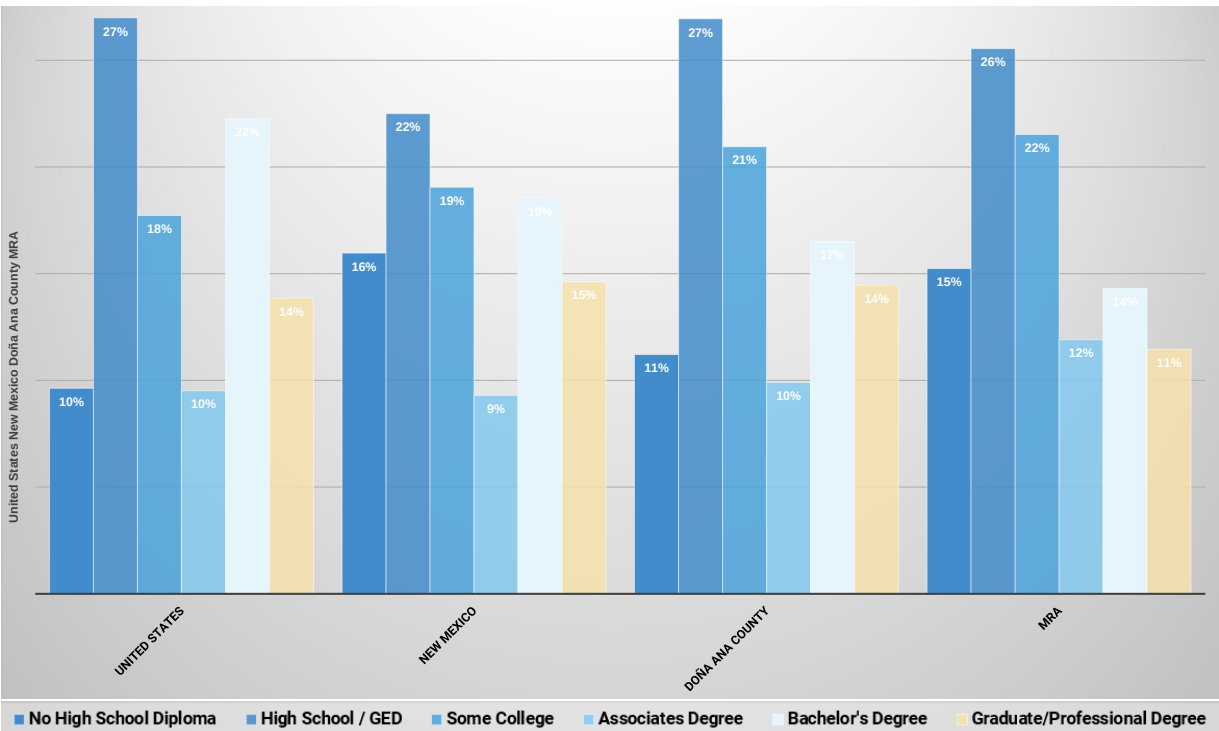


Chart 8. Educational Attainment of Population 25+

For-Sale Market & Opportunity

Resale Market Trends

During the GFC, permitting activity in the region was muted as developers and capital markets navigated financial challenges, frozen capital markets, elevated bankruptcies, and uncertainty. Following, permitting activity in the region steadily increased throughout the 2010s, generally keeping pace with household growth. The region witnessed a peak in permitting activity during the pandemic, driven by higher household growth rates compared to the majority of the 2010s. This activity has since declined, driven in part by rising interest rates and increased financing challenges for builders and developers in capital markets (refer to Chart 9).

The share of multifamily permits of overall residential permits reached its peak in the early 2000s, though multifamily development could make up a larger share moving forward due to affordability challenges. In the MRA particularly,

RCLCO sees a potential opportunity for greater multifamily development to deliver more units at a more attainable price point for both for-sale and rental housing. Multifamily housing can include smaller-scale townhomes, duplexes, or quadplex products, in addition to apartments.

From 2014 to 2020, year-over-year median sale price growth in Doña Ana County averaged roughly 3.1%. The resulting housing demand surge during the COVID-19 pandemic significantly increased median sale prices as inventory in the county became constrained. Price appreciation peaked at 17.9% in 2021, though has since declined to 4.6% thus far in 2024 as inventory levels have increased. The region still has not witnessed a price decline following the pandemic, pointing to continued demand for housing, despite a high interest rate environment. (refer to Chart 10).

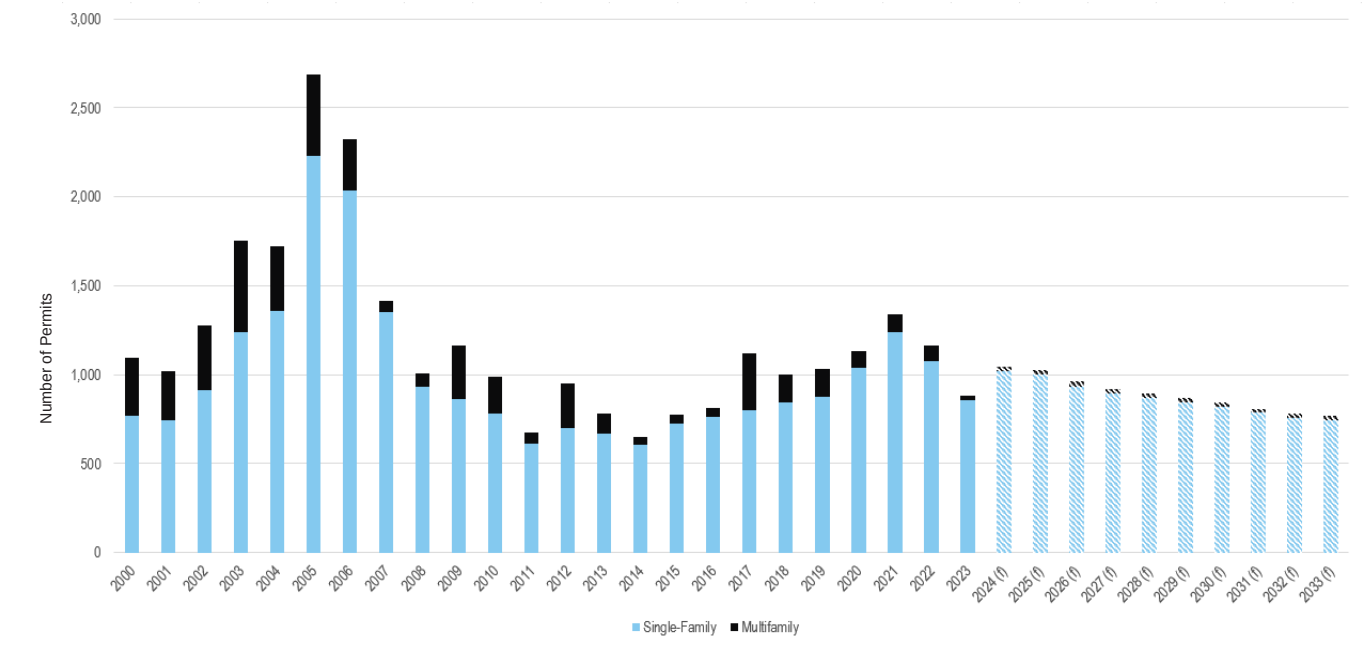


Chart 9. Historical and Forecasted Single-Family and Multifamily Permits

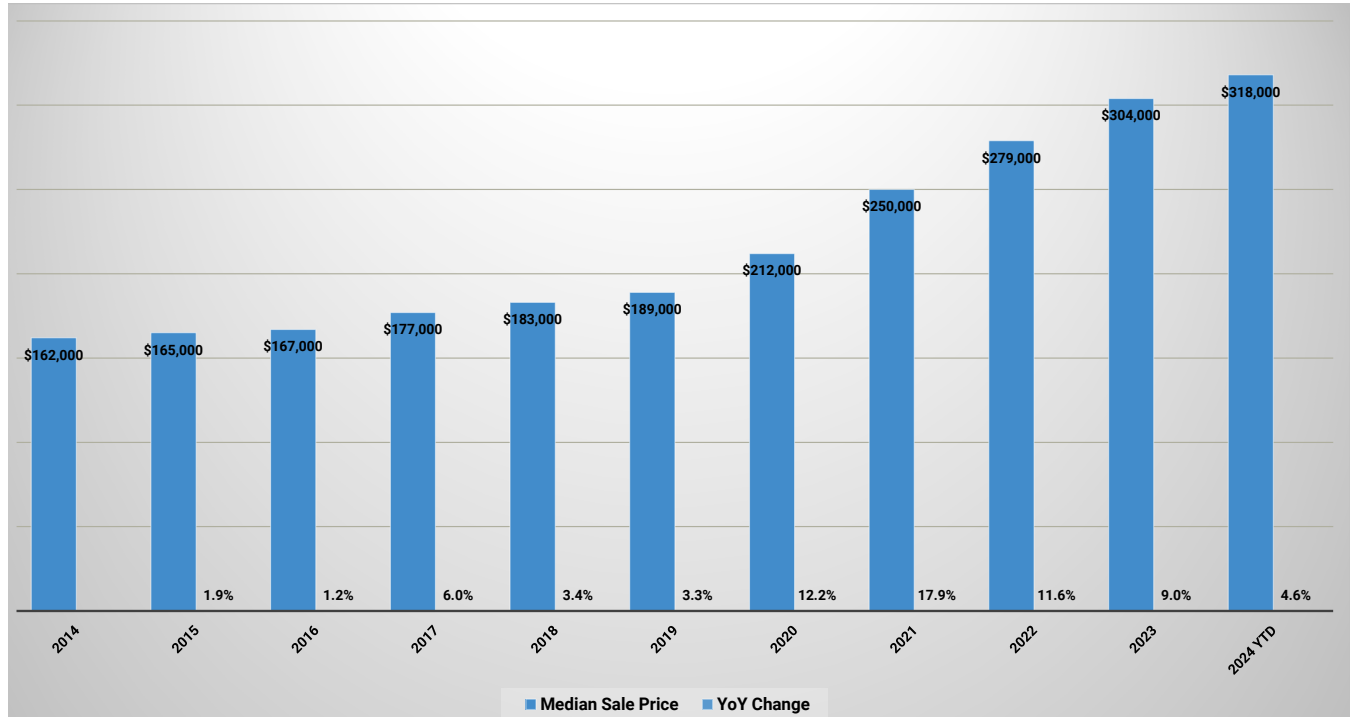


Chart 10. Median Sale Price (Doña Ana County, 2014 - 2024 YTD)

With a 70.8% increase in median sale price from 2019 to April 2024, affordability has become an increasing challenge in the region, especially paired with higher interest rates. Finding ways to keep for-sale housing affordable will be a key challenge in addressing the county’s housing gap.

For-sale inventory has been steadily declining from its peak in 2017, leading to declining months of inventory from 4.4 months in 2017 to its all-time low of 2.6 months in 2021. Compared to a healthy market average of 5.0 to 6.0 months of inventory, Doña Ana County’s housing market has been constrained over the past several years. Increased inventory levels since 2022 have increased months of inventory to 3.8 months today, though the market remains undersupplied, especially at attainable price points (refer to Chart 10).

For-Sale Demand & Opportunity

RCLCO employed a demographically driven demand model to assess the potential for for-sale housing within the MRA. The model considers regional household growth, households in turnover, as well as owner propensities to arrive at projected owner housing demand. This demand is then segmented by price range, product type preferences, and the share that could consider new housing. An MRA capture of this demand was then applied to the total demand pool based on historical sales by price band.

RCLCO anticipates cumulative demand for roughly 30 to 35 units of new single-family homes and another 70 to 75 units of new “missing middle” housing through 2040, which includes more affordable and denser townhome, duplex, and quadplex style products. If improvements to

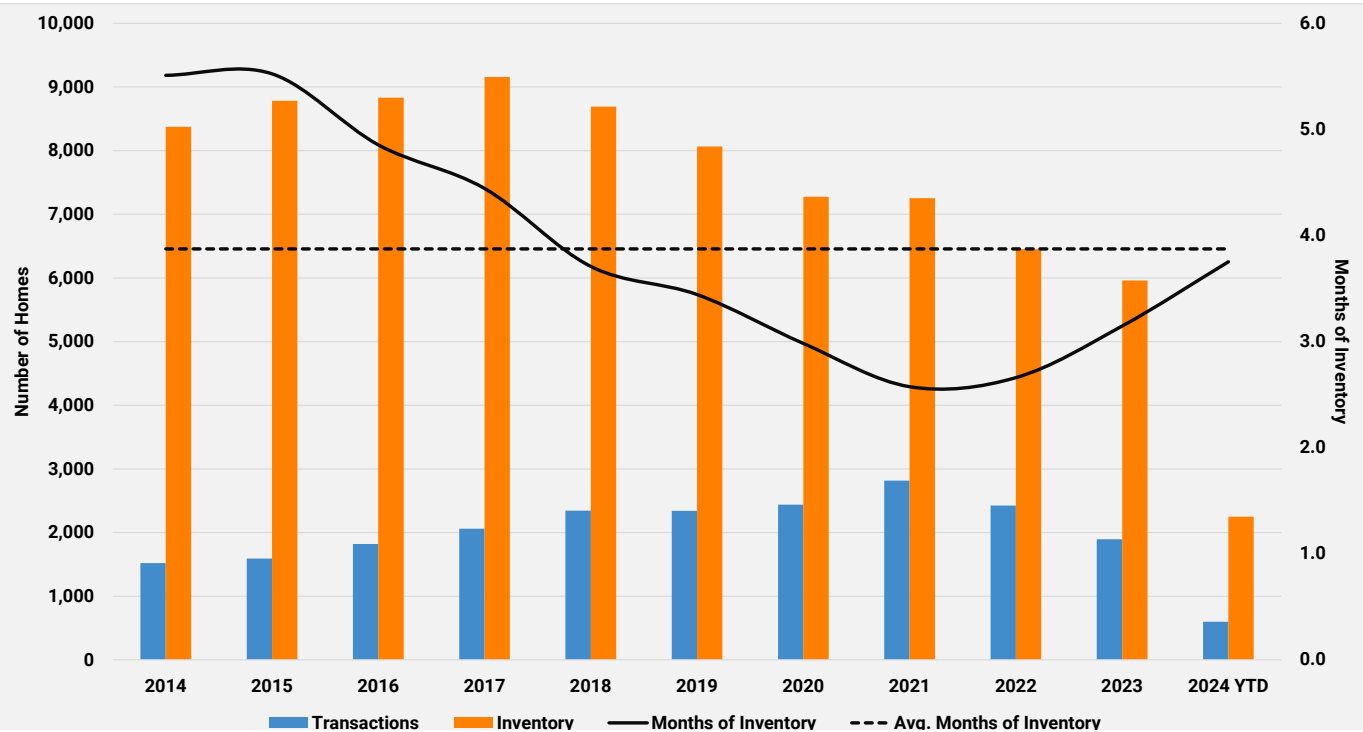


Chart 11. Transactions, Inventory, Months of Inventory (Doña Ana County, 2014 - 2024 YTD)

the MRA are realized and perceptions of the area evolve, greater demand could be achieved. In this upside scenario, RCLCO projects cumulative demand for 55 to 65 new single-family units and another 105 to 130 new missing middle units by 2040 (refer to Opportunity Matrix).

It is worth noting that most new developments will be infill-oriented, focusing on existing empty lots or replacing structures that are no longer inhabitable and cannot be saved. The City of Las Cruces should consider incentives and programs to spur reinvestment in the MRA. Additionally, housing clearance policies should also be considered. These policies remove dilapidated or substandard housing, which can reduce public health risks, enhance neighborhood aesthetics, and improve safety for residents.

In addition to new housing demand, RCLCO sees an opportunity to repair existing housing structures, which would likely be more cost-effective than new construction. Recent housing transactions in the MRA indicate that nearly 84% of housing inventory falls below \$250,000, with just over half transacting for \$150,000 to \$250,000 (refer to Chart 12). Renovating existing housing stock could tap into greater demand at lower price points (below \$250,000), further increasing overall opportunity in the MRA.

Incentives to repair existing structures will be needed to stimulate activity in the MRA. These can take the form of property tax abatements over a fixed time, such as five or 10 years. Such incentives will be needed to promote serious reinvestment in the MRA and should be considered by the City.

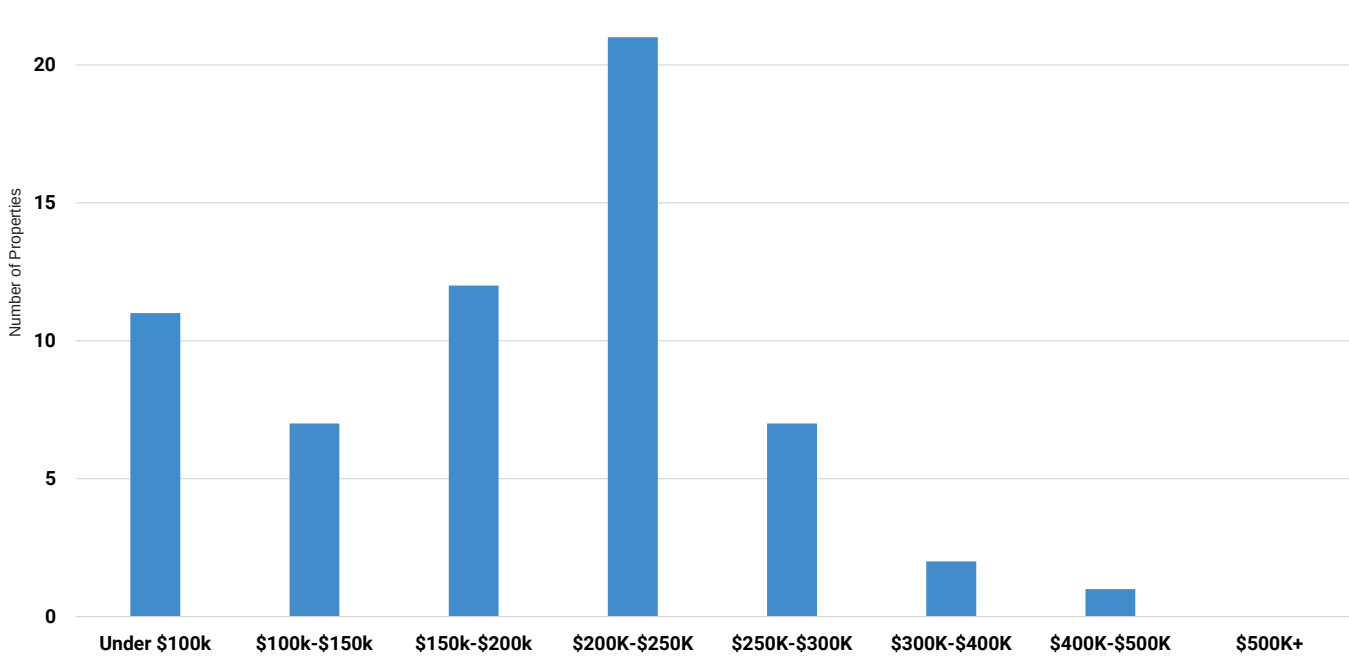


Chart 12. Distribution of Sales by Price Band MRA Two Years Trailing

Rental Market & Opportunity

Rental Market Trends

Historically, the rental market in Doña Ana County has remained balanced, despite fluctuating deliveries over the past decade. Of the roughly 1,570 units delivered since 2009, over 95% have been absorbed, alluding to strong demand for rental apartments (refer to Chart 13).

Vacancies in the market have remained healthy over the long term, averaging 5.0%. New supply in recent years, paired with record-high rent growth in 2021 and 2022, has increased vacancies slightly from an all-time low of 1.6%. Despite the increase, vacancy rates that are too low—usually under 4.0%—can be unhealthy for a market, allowing for increased pricing and reduced mobility, which can hinder economic growth.

Effective rent growth in the market tends to have an inverse relationship with vacancy rates. Record

rent growth in 2021 and 2022 was common in many markets across the county as properties pushed rents and reduced concessions following the pandemic. Since then, effective rent growth in Doña Ana County has declined from its peak of 9.5% in 2022 to 1.4% in May 2024. Effective rent growth projections indicate relatively flat rents in 2024 before returning to longer-term averages between 2.0% and 3.0% by 2025.

Given the healthy state of the rental market, paired with affordability challenges of home ownership, provides an opportunity to capitalize on rental housing in the MRA. Rental housing can take various forms, including multifamily apartments, townhomes, quadplexes, duplexes, or even single-family homes. RCLCO particularly sees an opportunity for denser plex or townhome products and eventually multifamily products in the MRA.

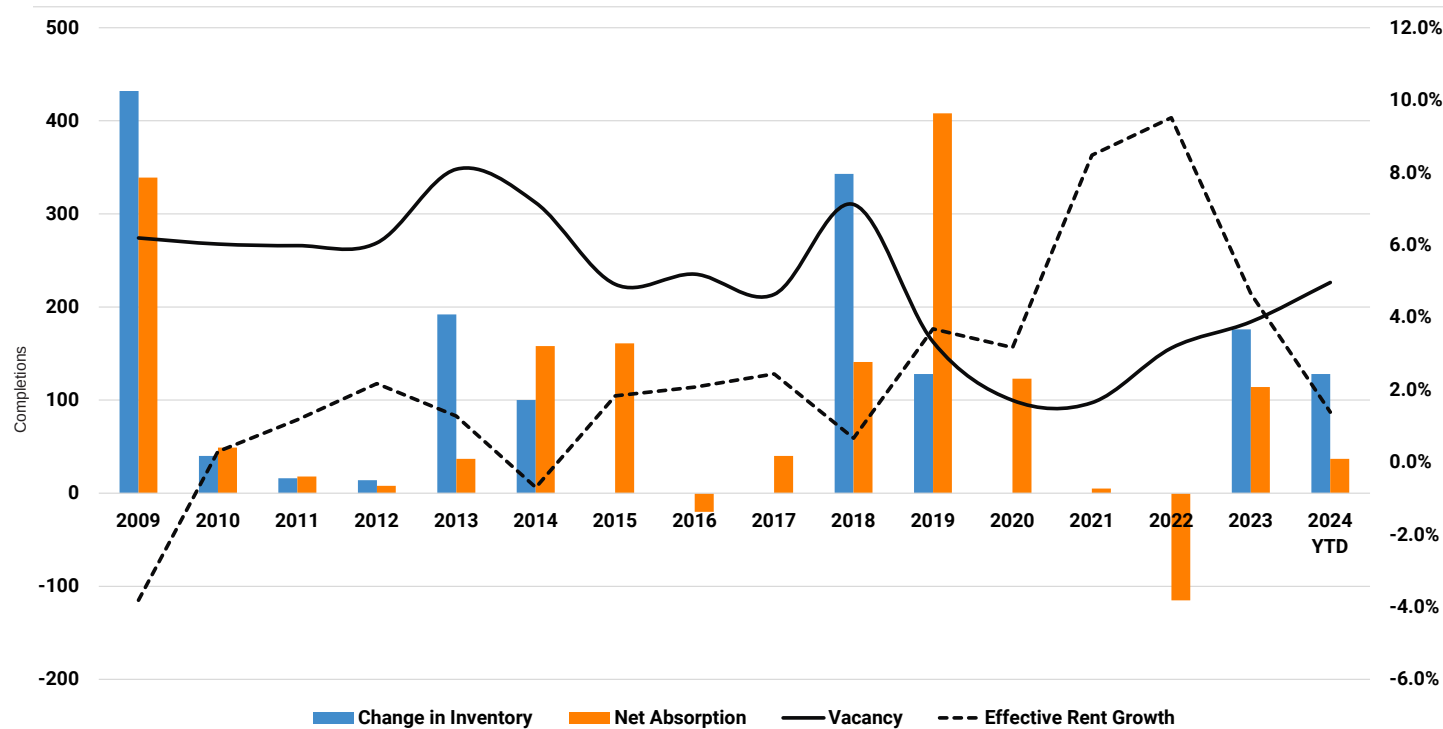


Chart 13. Completions, Absorption, Vacancy, and Rent Growth (Doña Ana County, NM, 2009 - 2024 YTD)

Rental Demand & Opportunity

To understand renter demand, RCLCO used a similar methodology outlined in the for-sale demand section but for renter households. Given affordability challenges, lower incomes in the MRA, and existing high renter propensities, RCLCO envisions more opportunities for rental housing over for-sale housing through 2040.

RCLCO estimates cumulative demand for roughly 135 to 150 new single-family attached units and another 155 to 170 new multifamily units by 2040. Like for-sale demand, RCLCO incorporated an upside scenario in which demand could be exceeded if the area’s improvements are realized faster. The upside scenario projects cumulative demand for 195 to 215 new single-family attached units and an additional 205 to 230 new multifamily units over the next 15 years (refer to Opportunity Matrix).

In the near term, RCLCO recommends focusing on smaller-scale rental projects consisting of infill single-family attached townhomes or flex products. As the area continues to improve and perceptions change, support for larger multifamily projects in roughly 50-unit phases could be supported over the mid-to-long term.

RCLCO believes little rental demand will stem from NMSU students due to the university’s housing needs already being met and flatting enrollment. Given this, most rental projects should be geared toward market-rate housing that is not student-oriented, though affordable units should be incorporated into market-rate projects as funding is allowed or available.

Additionally, many MRA residents may be opposed to the introduction of denser

housing options in the area. Strong community engagement throughout the process, transparency, and highlighting the benefits of denser, more affordable housing can help mitigate misconceptions from community members.

Instead of spreading activity throughout the MRA, RCLCO recommends concentrating rental and commercial redevelopment into a few key catalytic clusters. These catalytic areas can serve to communicate the future of the MRA, help activate critical corridors, and spur future private development and investment.



Existing housing.

Commercial Market & Opportunity

Retail Trends

RCLCO surveyed the retail market in Doña Ana County to understand regional retail performance. County deliveries since 2011 have remained modest, averaging 38,000 square feet annually. Deliveries have fallen slightly in recent years compared to the 2010s. Retail demand in the county remains robust, even with the rise of e-commerce, as all newly delivered space since 2011 has been absorbed (refer to Chart 14).

Due to strong demand, retail vacancies have remained healthy over the long term, averaging 3.8%. Currently, vacancies have fallen from their peak in 2020 at 6.2% to 2.6% today. Overall, limited deliveries, paired with strong demand for new retail space point to an opportunity for more new retail moving forward.

Retail Gaps

RCLCO completed a retail analysis to understand existing retail gaps within the MRA. This analysis analyzes the prevalence of certain retail categories in the MRA versus Doña Ana County. Categories examined include Auto & Gas, Entertainment & Fitness, Food & Beverage, Grocery & Drug, Hard Goods, Services, and Soft Goods. RCLCO assessed the number of establishments as well as visitation for each retail category in the MRA relative to Doña Ana County.

Overall, the MRA is home to 11% of retail establishments but only captures roughly 9% of retail visitors, demonstrating that MRA retail businesses likely under perform in capturing visitor interest. If the MRA captured an equal share of visitors to establishments, it could attract an additional 152,000 visitors annually, the equivalent to a 20% boost in visitation. This discrepancy highlights the need for strategic initiatives to attract more visitors and boost the performance of retail businesses within the MRA.

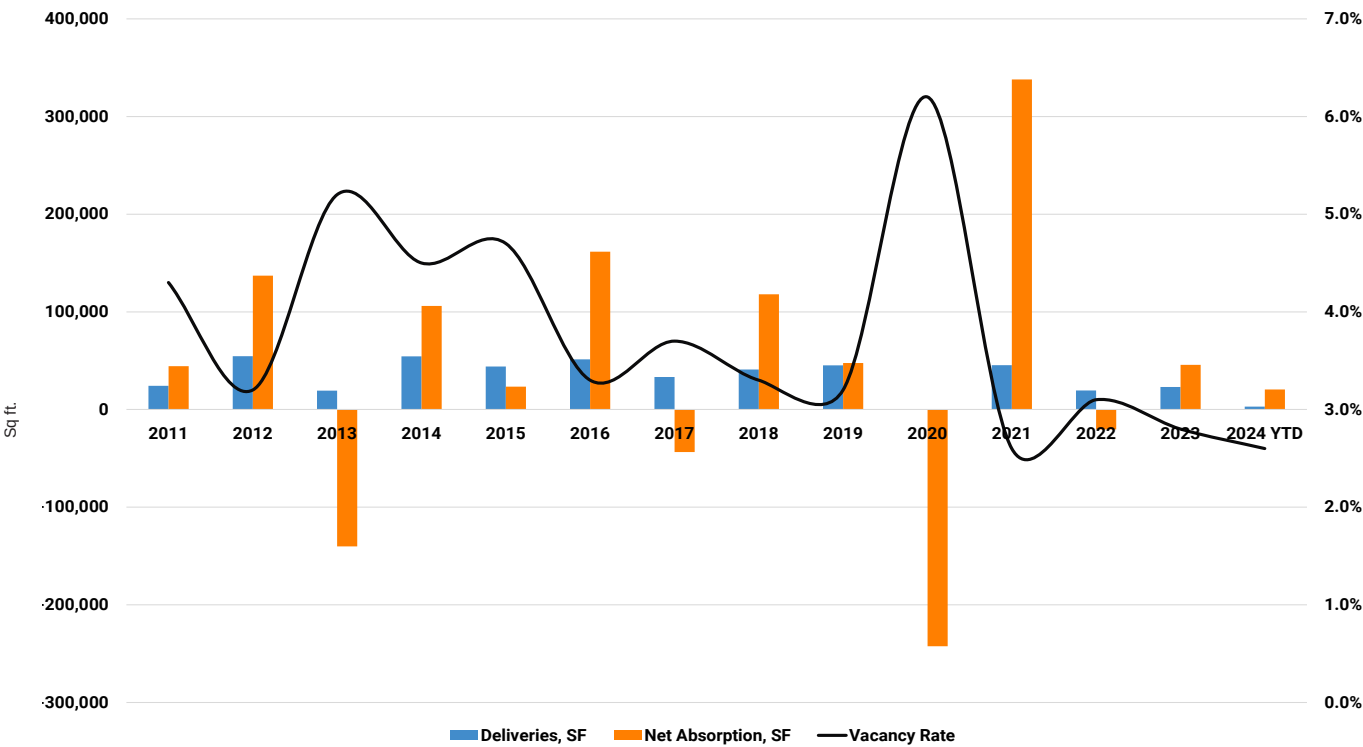


Chart 14. Retail Completions, Net Absorption, and Vacancy Rate (Doña Ana County, NM, 2011-2024 YTD)

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RCLCO then calculated multipliers for each retail category based on its performance relative to the overall average MRA capture of county establishments or visitation. These multipliers can inform the performance of certain retailer categories in the MRA. If a retail category captures a higher share of visitors (visitation multiplier over one) but has a lower share of establishments in the MRA relative to the county (establishment multiplier under one), it suggests a category outperforms in the MRA. The opposite is true for underperformance.

Retail gaps are ultimately identified if a specific retail category has a lower share of both establishments and visitation relative to the county, which is true for both Food & Beverage as well as Grocery & Drug retailers. Future retail can focus on filling these particular voids, which are also critical to healthy community development.

Office Trends

Like retail, Doña Ana County's office market has demonstrated robust fundamentals, though office has seen fewer deliveries than retail. On average, only 18,000 square feet of office space have been delivered annually since 2011—compared to 38,000 square feet of retail space annually. Long-term vacancies in the market averaged 7.2% before the pandemic, but the county experienced a surge of new demand in the years following. With over 400,000 square feet of vacant office space absorbed between 2021 and 2023, vacancies in the market have plummeted to under 1.0% (refer to Chart 15).

Such low vacancies can be unhealthy for a market, so new supply is needed to balance the office market moving forward. RCLCO sees an opportunity for more office space in both the county and MRA to meet demand. However, most new office space will naturally develop in the areas of the county experiencing the most household growth, leaving opportunity in the MRA more limited.

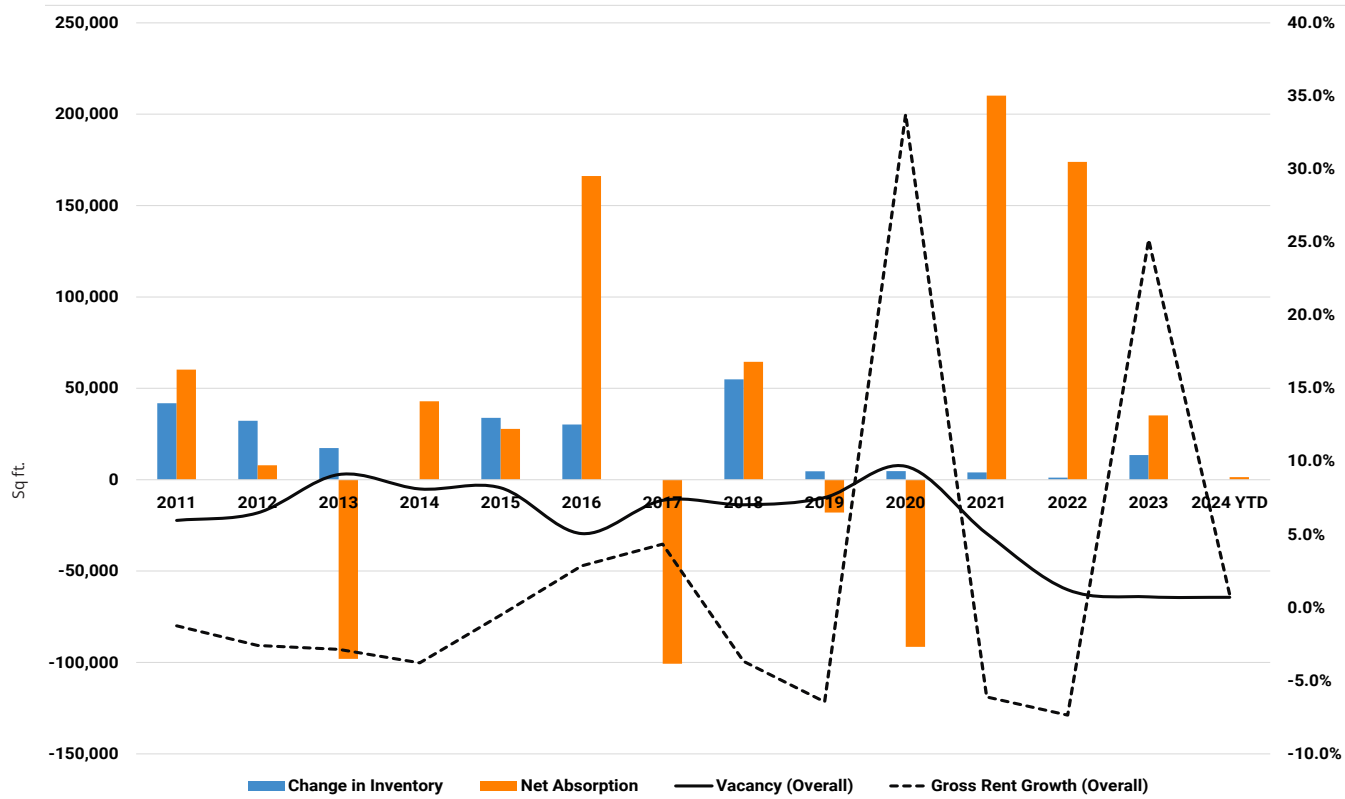


Chart 15. Office Completions, Net Absorption, and Vacancy Rate (Doña Ana County, NM, 2011-2024 YTD)

**Commercial (Retail & Office)
Opportunity**

RCLCO evaluated the demand for commercial uses within the MRA using U.S. Census County Business Patterns data. This analysis used Census-defined NAICS codes to distribute retail and office demand by specific categories (such as clothing stores or commercial banking). From there, RCLCO used the County Business Patterns data to understand the ratio of households per establishment for each use in Doña Ana County. As the number of county households increases, the number of supportable establishments also increases, yielding new demand. This new demand was then converted into square footage based on typical sizes of establishments in each category. The MRA capture of this demand was based on the MRA's share of new household growth relative to the county. This capture is increased in the upside scenario, assuming the MRA improvements attract more households to the immediate area.

Overall, RCLCO projects modest demand for commercial uses over the mid-and long-term, given the MRA's lower share of household growth

relative to the county and the current stock of existing vacant commercial space. By 2040, RCLCO anticipates demand for 23,000 to 26,000 new square feet in the base scenario, and 56,000 to 62,000 new square feet in the upside scenario. This demand will primarily be geared towards neighborhood-oriented retailers and services, rather than big box stores (refer to Opportunity Matrix).

Beyond new demand, an opportunity exists to restore existing commercial space. As MRA improvements are implemented and area perceptions change, a focus should be placed on bringing in more tenants to fill existing commercial space, in addition to new space. Similar to residential incentives, the implementation of incentives, such as commercial tax abatements, facade improvements, and other programs by the City will help draw businesses to the MRA and spur reinvestment in existing commercial buildings.



Existing commercial.



Existing retail.

Opportunity for Other Uses

Senior Housing Opportunity

Given that the demographics of the MRA skew younger and more mixed-income, RCLCO believes there is less opportunity for market-rate senior housing within the MRA. The younger population implies a lower demand for senior living accommodations compared to areas with older demographics. Younger residents typically prioritize different types of housing and amenities, such as affordable family housing, rental apartments, and recreational facilities that cater to their lifestyles and growing families (refer to Opportunity Matrix).

Hospitality Opportunity

Historical hotel occupancies in Doña Ana County have remained relatively stagnant over the past decade, averaging 56% prior to the pandemic. This figure falls short of the 65% occupancy level commonly regarded as indicative of a healthy market. The pandemic hurt hotel performance with impacts on travel, a trend seen across the globe. Since then, hotel occupancies peaked at 63% in 2022 as travel rebounded but have since returned to 58%—slightly above pre-pandemic averages (refer to Chart 16).

Limited growth in occupancy hints at recent hotel deliveries satisfying new demand. With recent additions to the hotel supply just outside the MRA, including the Hampton Inn and Suites as well as the Courtyard by Marriott, RCLCO believes there is little opportunity for additional hotel keys within the MRA through 2040 (refer to Opportunity Matrix).

Affordable Housing Opportunity

While there are already several affordable housing projects in the pipeline, additional affordable housing can be provided to meet various levels of low-income households, beyond just very low-income households. Meeting demand for households that fall within the 70% to 80%+ annual median income (“AMI”) is also important to ensure all lower income households have an opportunity to access safe and affordable housing. This broader range of affordable housing options can help prevent displacement, promote economic diversity, and support the stability and growth of the MRA by accommodating families and individuals who might otherwise be underserved by current housing initiatives.

For future strategies, RCLCO believes that affordable housing can be effectively integrated into market-rate housing developments, instead of stand-alone affordable developments. This integration should be pursued whenever possible to address ongoing affordability challenges in the community.

To encourage this integration, incentives can be provided to developers who include affordable units in their projects. By doing so, the community can ensure a diverse and inclusive housing market that meets the needs of residents across different income levels (refer to Opportunity Matrix).

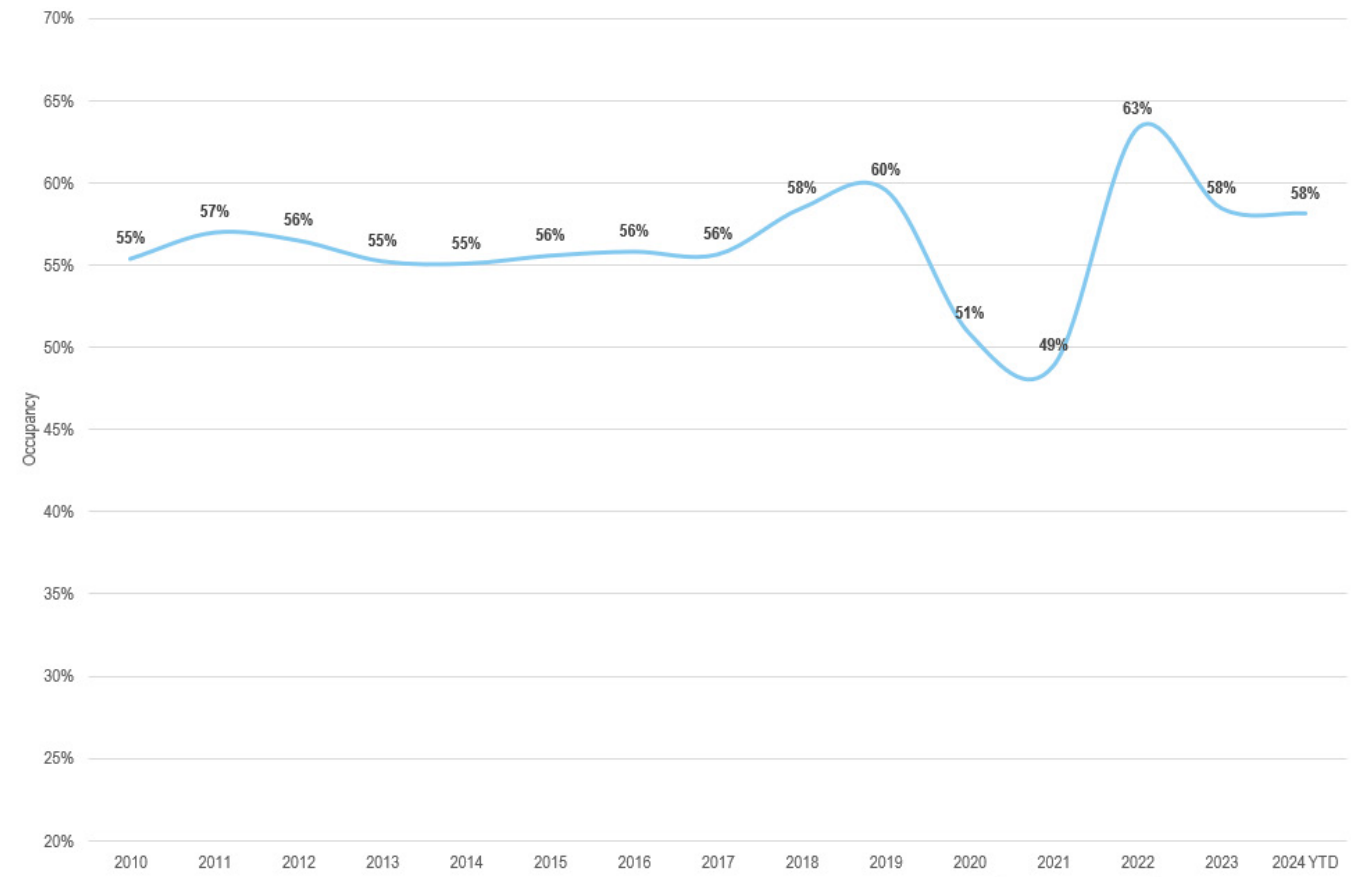


Chart 16. Historical Hotel Occupancy Rates

Opportunity Matrix

Land Use	Overall Opportunity	Typical Density	Opportunities
For-Sale Single-Family Detached ("SFD")	LOW/ MODERATE	5 - 6 DU/AC	- In addition to new housing demand, opportunities to repair existing housing remain plentiful and will likely be more cost effective than new construction - The city remains open to allowing denser housing, including duplex, quadplex, or townhome product, which could greatly increase affordability; more opportunity exists for these "missing middle" housing types - Limited land availability on the outskirts of Las Cruces could push new residential development inward
For-Sale Missing Middle (Townhomes, Duplexes, etc.)	MODERATE	8 - 12 DU/AC	
Rental SFA, Plex, etc.	MODERATE	8 - 12 DU/AC	- High ownership costs and affordability challenges could increase demand for rental housing - More opportunity exists single-family attached rental housing over the mid-term. This housing can be built on a smaller scale versus multifamily apartments to meet demand in smaller increments
Rental Multifamily, Garden Apartments	MODERATE	20 - 30 DU/AC	
Commercial Neighborhood Retail, Neighborhood Office, and Medical Office	LOW/ MODERATE	0.2 - 0.3 FAR	- The MRA has a lower share of Grocery & Drug as well as Food & Beverage establishments relative to the county; opportunities exist to fill these retail voids - Despite limited demand for new retail spaces, changing perceptions and improving the area could bring more tenants to existing vacant commercial space
Senior Housing	LOW	N/A	
Hospitality Limited Service Hotel	LOW	N/A	
Affordable Housing	MODERATE/ HIGH	N/A	- With incomes in the MRA lower than the overall county; affordable housing can meet the needs of the local community with accessible housing options - Expanding affordable housing can also decrease the unhoused population, enhancing the overall perception of the MRA

El Paseo / S Solano MRA Supportable New Cumulative Demand

Challenges	Mid-Term (By 2035)	Long-Term (By 2040)
- Ongoing affordability challenges with high interest rates keeps homeownership out of reach in the near-term - High construction and labor costs keep the cost of new housing high, further limiting opportunity for affordable housing options within the MRA - More demand exists at lower price points (under \$250,000), limiting demand for new construction; renovating existing housing could tap into lower demand buckets	BASE: 20 - 25 Units UPSIDE: 35 - 40 Units	BASE: 30 - 35 Units UPSIDE: 55 - 65 Units
	BASE: 40 - 50 Units UPSIDE: 70 - 75 Units	BASE: 70 - 75 Units UPSIDE: 105 - 130 Units
- Likely little demand from students for rental housing, given the University's needs are met and flattening enrollment - Many local residents may be opposed to allowing denser multifamily housing in the area - Multifamily garden apartments will likely not be supportable until the long-term, given the demand needed to support their scale	BASE: 95 - 105 Units UPSIDE: 130 - 145 Units	BASE: 135 - 150 Units UPSIDE: 195 - 215 Units
	BASE: 90 - 100 Units UPSIDE: 115 - 130 Units	BASE: 155 - 170 Units UPSIDE: 205 - 230 Units
- Perceptions around crime and homelessness in the area may deter new tenants in the near-term, despite lower rents - Slow household growth over the long-term limits demand for new commercial space; if improvements to the area are realized, additional demand is likely over the mid-term and long-term	BASE: 14,000 - 15,000 Square Feet UPSIDE: 29,000 - 32,000 Square Feet	BASE: 23,000 - 26,000 Square Feet UPSIDE: 56,000 - 62,000 Square Feet
MRA households skew younger, with the 35-44 age group expected to see the most growth in the next several years. Demographics in the MRA do not currently align with a strong opportunity for market-rate senior housing		
Stagnant occupancies in the county paired with recent hotel additions just outside the MRA signal limited demand for new hotel keys in the immediate area		
Occasionally, all affordable developments can have a negative perception; mixing development in with market-rate units can provide a new approach	Affordable housing is dependent on funding and programs available; this housing should be integrated into market-rate developments where possible. Incentives can be offered to developers for including affordable housing in market-rate developments.	

ILLUSTRATIVE VISION PHYSICAL FRAMEWORK



Community Engagement

Community Design Workshop

The MRA Team hosted a 3-day community workshop at Real Life Church, located within the MRA. These meetings were open to the public and promoted across Las Cruces, and targeted towards MRA area residents, employees, and business owners.

The first community meeting, hosted on Monday, September 9th, was the kickoff meeting and included a presentation about the MRA planning process and small group discussions about key issues and opportunities to address. Day two of the workshop focused on the neighborhoods and the experiences of residents in the MRA. Participants were divided into groups focusing on a different section or neighborhood within the MRA to discuss needs related to specific areas. The last day of the 3-day workshop had nearly 100 participants, where the MRA team reported on the previous two days' conversations and presented early concept ideas for the catalytic projects to be included in this plan.

To engage area youth and students, the MRA team worked with high-school students from Las Montañas to develop context-specific ideas for redevelopment on their school property, which is located in the MRA boundary. Students later presented their designs for redevelopment on their school property at the final community open house.

During the three-day site visit, the MRA team also hosted a series of additional focus group meetings to target stakeholders in the redevelopment process. This process convened different participants like City of Las Cruces staff, business owners, developers, and residents of neighborhoods within the MRA. Following stakeholder-specific presentations, targeted discussions about elements of redevelopment in this area. These groups contributed their expertise on their respective topics, which has been incorporated throughout the MRA Plan.



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Photos from the 3 Day Community Workshop - Sept. 2024.

Community Preference Survey

Between October 2024 and January 2025, the El Paseo & S Solano MRA team conducted a public opinion survey to better understand the community preferences surrounding redevelopment in the El Paseo & S Solano MRA – 2,055 people responded.

Key Survey Takeaways

- > Improving public safety is critical to the revitalization strategies presented in the MRA Plan.
- > Most respondents favored the transformation of the central corridor, El Paseo Rd, into a more functional street for all transportation users, including buses, cyclists, and pedestrians.
- > Respondents value the area’s residential neighborhoods and parks; enhancing these assets will be essential to center in the redevelopment process.
- > Preferences for neighborhood elements like housing, community spaces and programs, and neighborhood identity can be found in the full survey report the Appendix

Top Priorities for Redevelopment

- > Security and public safety (60%)
- > El Paseo transformation (44%)
- > Neighborhood enhancement (35%)
 - > Business support (32%)
 - > Park improvements (28%)

This survey built on feedback and ideas curated from the first round of community engagement in the community workshop. The results inform the strategies and recommendations included in the MRA Plan.

Overall Illustrative Vision

Based on the team's assessment of the existing conditions, market conditions, and the community workshop, a vision for the MRA started evolving. This vision supports the MRA focusing on projects and improvements that:

- Promote a thriving, pedestrian-friendly community with a renewed focus on sustainable development and equitable growth
- Prioritize infrastructure improvement, environmental sustainability, social equity, historic preservation, and public safety and health
- Focus on vibrant nodes of economic and community activity, with expanded commercial and retail spaces, enhanced recreational amenities for families, and housing options that address the city's pressing need for additional affordable and workforce housing
- Create a model of revitalization that fosters inclusivity, preserves cultural heritage, and ensures the well-being of all residents

Although the above elements of the vision are affirmed through this process, their applicability should be focused on specific locations for maximum effectiveness.

The MRA area is large (just less than 1,200 acres), and the city's capacity to effect change on the whole MRA is limited. Despite this, City of Las Cruces staff should consider expanding the MRA boundary. It may sound counterintuitive but expanding the boundary to encompass the rest of the parcels along University Ave. would support the success of this redevelopment plan by allowing for more cohesive project implementation along University Ave.

To account for the size of the MRA, there are nodes of opportunity to start catalyzing redevelopment based on investment already underway.

These focused area investments build on the following physical vision for the MRA:

Reinforce El Paseo Road as the primary connection between Downtown and the University. Currently the corridor is automobile-oriented, as El Paseo is conceived as a commercial corridor and a primary vehicular connection between downtown and the university. The plan envisions taming traffic on El Paseo and improving the pedestrian realm along the corridor, supporting the redevelopment of underutilized properties along the corridor. Still, it has the potential to evolve with more pedestrian and transit trips that can support additional density along the corridor.

Encourage a mix of commercial and housing development along El Paseo. With large assemblages of underutilized commercial buildings and large parking lots, El Paseo has the potential to accommodate more growth, especially multi-family residential. While more housing is desperately needed within the MRA, the new multi-family developments should integrate well with commercial uses along the corridor, create walkable blocks connecting residents to the corridor, and provide amenities for residents and shoppers alike. Walled or gated residential projects that are physically separated from everything around them should be discouraged. Incentives should focus on attracting vertical mixed-use buildings at key locations along the corridor.

Reinforce S Solano as a local business corridor. S Solano consists of small lots and blocks and primarily has local businesses that are smaller in scale and provide local neighborhood needs. Future redevelopment along the corridor should focus on encouraging more local businesses that are smaller in scale (6,000 sq. ft. or smaller) to continue this trend. This would allow businesses to be supported entirely by foot or bicycle traffic and reduce the need to provide ample surface parking lots.

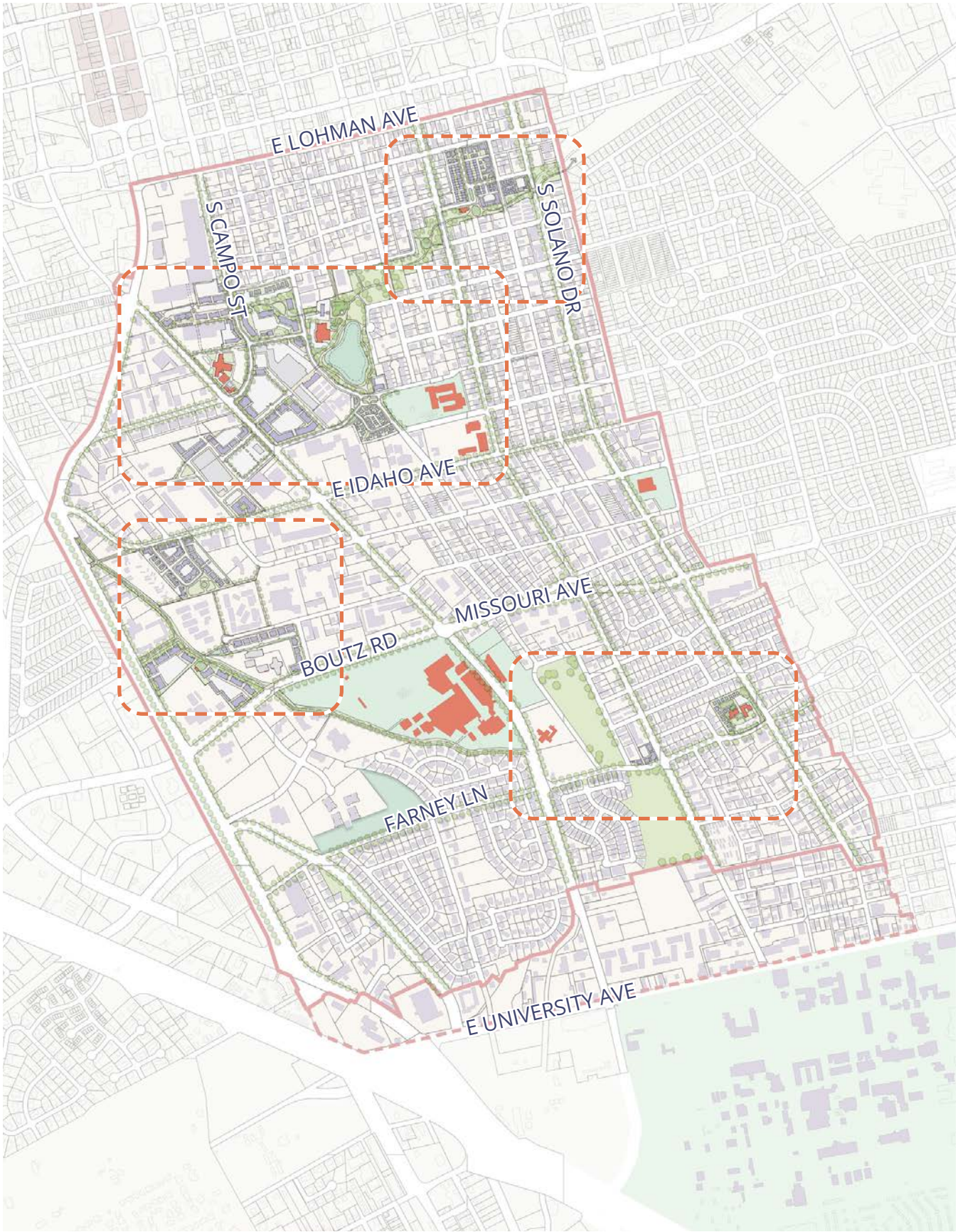
Make improvements to Valley View Park and connect Arroyo to the northeast. The focus will be to add more “eyes on the park” with development around the park’s edges that activates the edges and provides residents much needed amenities such as playgrounds, trails, picnic areas, etc. The goal is to extend this trail amenity to the northeast along the drainage area with the future redevelopment of the brickyard property.

Facilitate appropriate development on key infill sites. The city and private interests are working on additional housing (of various types and price points) within the MRA area. The goal is to further this effort by looking at proximate sites for additional residential development.

Reinforce neighborhood identity. As such, many of the neighborhoods in the MRA area either do not have an identifiable name or defined boundaries. This plan starts to define general boundaries and characteristics for the different neighborhoods in the plan area. The key will be to work with neighborhood representatives to develop a plan that best addresses their immediate needs and concerns, and help grow neighborhood pride and ownership.

Address security concerns. Security is a significant concern in the MRA area. Some of it is real and some of it is perception. The City knows that failing to address this will limit the MRA’s ability to attract new development and sustain a healthy business environment.

Utilize the drainage ditches for trail connections. As part of a city-wide effort, plans are underway to implement trails along several of the area’s drainage ditch corridors. The goal will be to ensure that new development in the MRA provides seamless bicycle and pedestrian connections to these future trails to maximize their utility.



Nodes of Opportunity

Brickyard District & Valley View Park

- Opportunity for mixed use, missing middle residential.
- Great connections to Valley View Park and trail extension to Young Park.
- Adjacent to the historic district, the character of buildings can reflect this.
- Opportunity for a small institutional space; should complement the residential feel of the area.
- **Strategic Recommendation Ties: Mobility, Housing, Community Places and Programs, Neighborhood Identity, Sustainability**

Paseos Verdes & Family Services District

- Build on the momentum of what is already being invested here by the City, nonprofit and business partners, and faith organization
- New mixed-use could be an example of best practices for urban design and sustainable building standards.
- Higher density housing opportunity.
- Build density and walkability along the main commercial corridor.
- Create better sidewalk/pedestrian realm experience.
- Continues to prioritize non-vehicular, safe connections with a focus on connecting students/youth/families to services in the area.
- Gateway opportunity along Campo and El Paseo into the corridor.
- **Strategic Recommendation Ties: Housing, Economic Development, Mobility, Public Health & Safety, Sustainability.**

Foster Montana Residential

- Opportunity for residential redevelopment at Jardin Verdes.
- New small park as a central gathering space for residents.
- Mixed use/commercial fronting Foster Rd.
- Potential for infill development south of Montana.
- New trail along the Las Cruces Drain, connecting from Main Street to High School and University.
- **Strategic Recommendation Ties: Housing, Community Places and Programs, Neighborhood Identity, Sustainability.**

Frenger/Gomez Parks

- Implement park redevelopment plans that include family/recreation-oriented amenities.
- Corner of Espina and Farney Ln.
- New housing development partnership with Unitarian Church.
- **Strategic Recommendation Ties: Housing, Community Places and Programs, Neighborhood Identity, Sustainability.**

STRATEGIC RECOMMENDATIONS



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The following chapter contains significant strategic recommendations broken into different sections. Each section includes a central theme to consider in the redevelopment process and suggestions on integrating redevelopment, catalytic projects, and MRA tools to address community priorities.

The recommendations presented in the following chapter reflect key concerns and opportunities shared with the MRA team through various community engagement efforts, including the community design workshop, survey, and various stakeholder interviews. These are aligned with the community's highest priorities, including residents, business owners, and other stakeholders.

The sections are organized, as follows:

- Public Safety
- Housing
- Transportation & Mobility
- Community Places & Programs
- Neighborhood Identity
- Economic Development
- Sustainability



Public Safety

The most significant concern for the MRA Plan to address is enhancing public safety in the area. The MRA has unique safety challenges given the high-traffic corridors, high rate of vacant buildings, and concentrated commercial activity that characterize the region.

Personal interviews, focus groups, and a community workshop all revealed a significant need for improving the perception and experience of safety in the MRA area. This was confirmed in the community preference survey, which consistently ranked enhancing safety and security as the highest priority for the MRA planning effort.

This section includes strategies intended to support existing efforts in public safety, including policing, community-based safety, and public health initiatives.

Build on safety programs for businesses and residents

There are ongoing efforts to improve safety across Las Cruces. The nature of the MRA, with its proximity to city centers, high-traffic corridors, and numerous businesses, requires targeted interventions that may be supplementary to existing programs.

Continue to strengthen the relationship between LCPD Community Outreach and residents/businesses. The efforts undertaken by LCPD to improve public safety across Las Cruces can be expanded within the MRA. Targeted programs, including security assessments for businesses and safety presentations for residents, should be coordinated alongside redevelopment efforts. Most importantly, the LCPD Community Outreach and MRA teams should continue working together to build and

strengthen relationships between LCPD and MRA constituents.

Incorporate Real Time Crime Center data for officers supporting businesses and residents in the MRA. In 2025 Las Cruces City Council approved the creation of a Real Time Crime Center to assist LCPD in providing the most informed services to residents. The Center is currently being built out with an expected completion date of August 2025. This first phase of work will tap into existing infrastructure (cameras) throughout the city. As a second phase of work, LCPD discussed how local businesses could opt in to adding cameras to the network for additional support. Financing assistance for this may be considered as an MRA incentive/program.

Host bike rodeos & bike safety outreach. LCPD should conduct bike rodeos in the MRA area during school and community events to increase engagement and visibility and provide bike safety education for children in the neighborhoods.

Advocate for policy reform to provide more support services. At the City level, the MRA team can leverage resources to advocate for policies that support the successful implementation of this MRA Plan, including initiatives to improve public safety. Encourage elected officials and area representatives to advance policies and programs at the city level to improve city services, including the expansion of public health and safety resources.

Make physical improvements for health and safety

Infrastructure improvements in the MRA can significantly enhance public health and safety through the built environment. This includes

not only the addition of new infrastructure, like lighting or traffic calming measures, but also upgrades to existing assets, like parks and public spaces, to address health and safety needs of the community.

Prioritize lighting in parks and on key walking corridors. There is a need to improve and expand the lighting infrastructure throughout the MRA, especially along high-traffic routes like El Paseo and S Solano. Based on the environmental design theory, this strategy aims to provide illumination and increased visibility to deter unwanted behaviors. MRA funding can be used to finance this critical safety improvement.

Create more shade. To improve comfort and make the area more desirable, the availability of shade will need to be improved. The style of commercial development in the MRA, with the numerous large asphalt parking lots, increases the heating effects experienced in the already hot Las Cruces climate. Also, exposed public spaces, like bus stops and sidewalks, will need to increase the shade available to make these places hospitable in the heat.

Create a Vacant Property Task Force. Vacant properties were identified as a source of criminal and unwanted activity, adding to the area’s undesirable look. Business owners agreed that vacant properties detract from the commercial viability that has previously existed and deter potential customers from the area. The MRA designation allows public funds to be dedicated to public benefit, including increasing safety in the area. A focused effort on managing and activating otherwise vacant buildings is necessary to address the high priority of dealing with vacancies in the MRA. This Task Force could be a community-led support to existing work conducted by the City’s Nuisance Abatement Team.

Collaborate with service providers

Lastly, the MRA contains several service providers already supporting health and safety efforts in the area. These organizational assets cannot be taken for granted; they are doing the important work of both providing much needed support to families and individuals on the ground as well as looking upstream to the root of many of the issues that have placed people on the margins of society.

Build awareness of and connect recipients to nonprofit resources & services. Local organizations like Mano y Mano, Casa de Peregrinos, Community of Hope, and Las Montanas High School are examples of active groups working to provide essential services that improve quality of life for those in need.

Continue to support Project LIGHT. This newer partnership between LC Fire, LCPD, and behavioral health professionals offers an alternative response to mental-health related calls for help. Additional funding and capacity should be allocated for the response teams to adequately respond to calls.

Relevant MRA Tools

- Public-private partnerships with local institutions to provide programming and facility enhancements and enhance collaboration with public safety officials, business owners, and residents.
- Business Improvement Districts (BID)

Housing

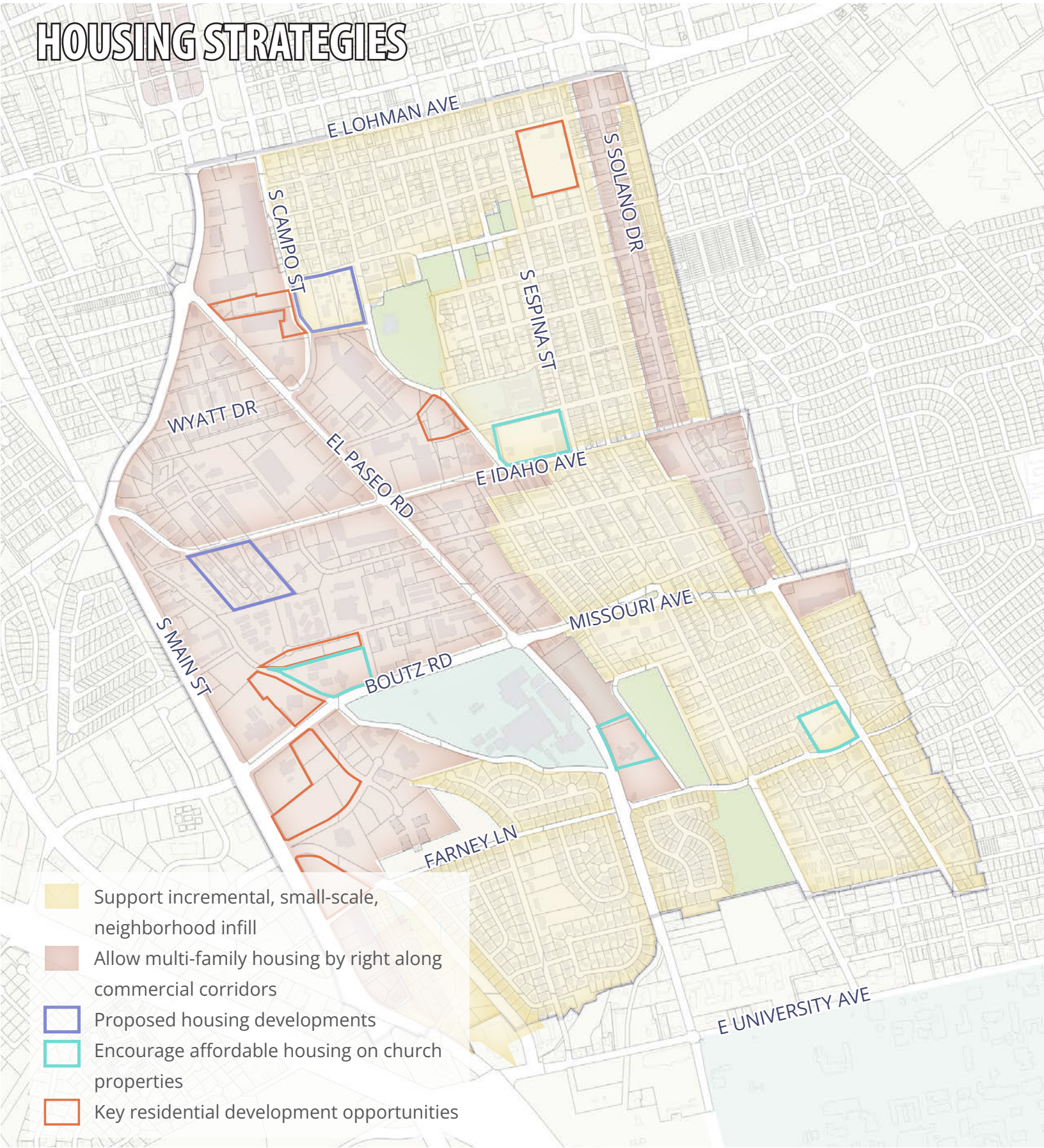
Implementing a diverse array of housing options is essential for the success of the MRA plan. The market analysis section of the existing conditions report highlights specific opportunities for affordable and market-rate housing. Despite a slowdown in supply due to rising interest rates and construction costs, demand for housing at all price points remains robust in Las Cruces. The plan particularly emphasizes opportunities for multi-family housing to tackle affordability challenges and smaller-scale options such as townhomes, duplexes, quadplexes, and patio homes, available for rental and sale.

The MRA area contains a substantial amount of underutilized land suitable for redevelopment and residential and commercial infill. The city has several planned and funded social housing developments. The following housing strategy aims to enhance the success of these ongoing projects by pinpointing housing opportunities near existing city initiatives. However, since some sites are relatively dispersed throughout the expansive MRA area, it is crucial to concentrate MRA incentives in locations that can yield multiple benefits for the community and stimulate new redevelopment and infill efforts.



Examples of housing in the MRA

HOUSING STRATEGIES



Housing Strategies Map

Increase housing diversity

Encourage many types of housing.

Allow for a range of housing projects to be built in the MRA. This diversity, from larger apartments to smaller duplexes, triplexes, and quadplexes, allows housing to occur incrementally and help with affordability.

Encourage infill and density in appropriate areas

Allow larger urban multi-family projects to be located along El Paseo and other commercial corridors.

Some larger underutilized parcels are located along El Paseo and S. Main Street and can accommodate higher intensity development due to roadway capacity, access, and feasibility.

Housing Type - Urban Multifamily



SCALE

3 – 5 stories with step downs next to existing single-family lots

DESIGN PRIORITIES

- Development to define small, compact blocks (no more than 400 feet per block face)
- Buildings built at or close to the sidewalk with parking at the rear
- Ground floors along major streets (El Paseo, S. Main, Boutz) to be built to commercial standards (commercial uses not required) with doors and windows along primary streets
- Generous sidewalks (min. 10' wide) along all public and private streets
- Larger projects can include private open spaces such as courtyards, balconies, patios, roof top terraces, playgrounds, etc.

WHERE RECOMMENDED

El Paseo, S. Main Street, Boutz (west of El Paseo)

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Although S Solano is a central commercial corridor, most commercial development is smaller scale, locally owned businesses that back up to residential uses. Residential development along S Solano should respect the neighborhood scale and infill should focus on small apartments, townhomes, and multi-unit homes.

Build on existing momentum and assets. Focus on new housing opportunities on sites in proximity (adjacent or within ¼ mile radius) of the currently proposed projects in the MRA. Also, focus on

opportunities to partner with local churches, like First Christian Church and Unitarian Universalist Church, and non-profits that aim to provide affordable housing.

In the remainder of the MRA, evaluate how the zoning changes in Realize Las Cruces would impact the potential for new infill housing and recommend modifications to facilitate context sensitive infill in the neighborhood areas of the MRA.

Housing Type - Town Homes



SCALE

2-3 stories, min. lot width of 22'

DESIGN PRIORITIES

- Development to define small, compact blocks (no more than 400 feet per block face)
- Buildings built at or close to the sidewalk with parking at the rear
- Ground floors to address the street with porches, stoops or other architectural elements
- Generous sidewalks (min. 8' wide) along all public and private streets
- Parking at the back of the lot accessed through rear alleys or shared driveways

WHERE RECOMMENDED

All other streets except along significant roadways (El Paseo, S Main, Boutz west of El Paso)

Housing Type - Duplexes, Triplexes, Quadplexes



SCALE

1-2 stories (establish min. lot parameters based on prevailing lot patterns)

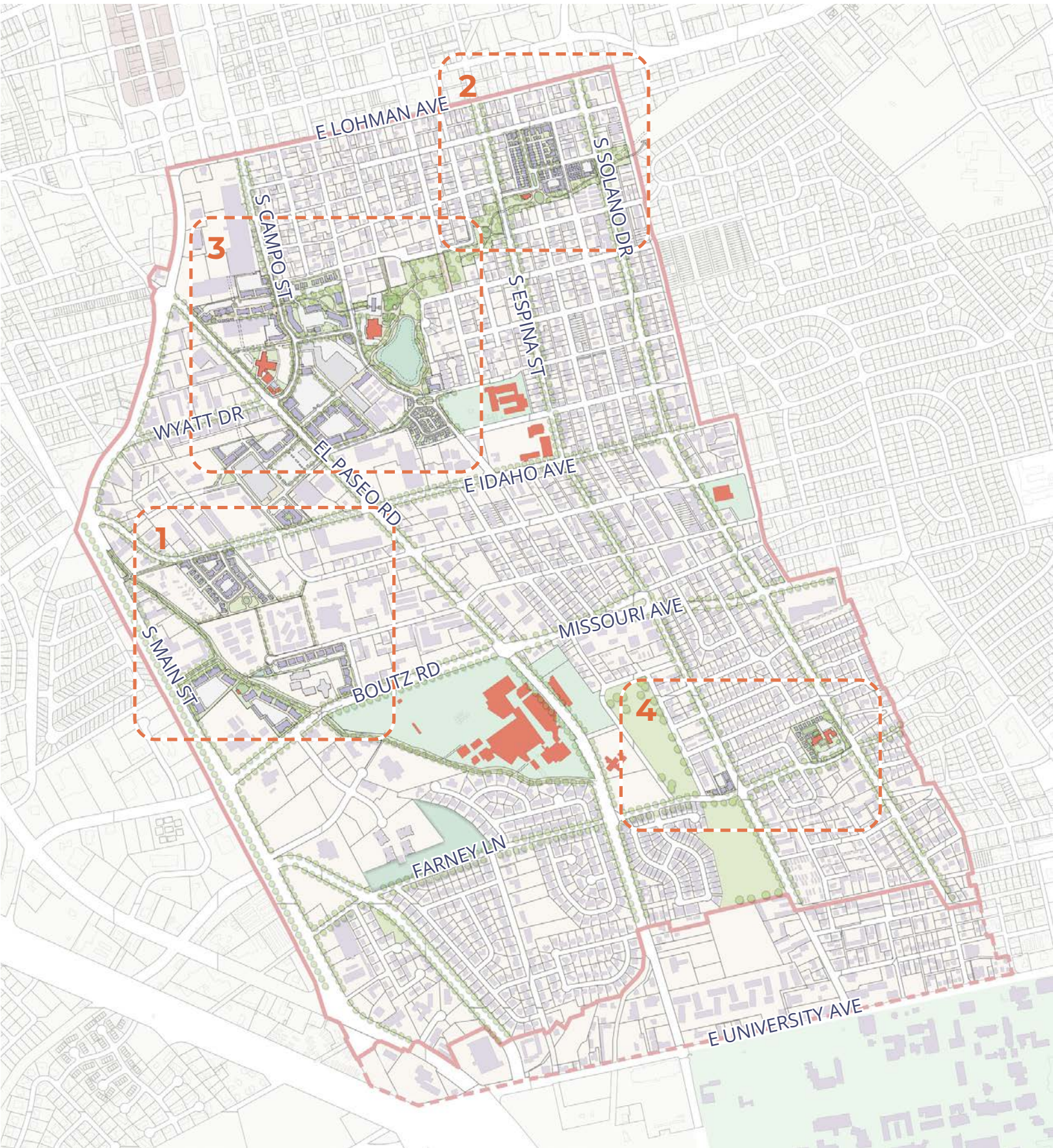
DESIGN PRIORITIES

- Buildings built with a shallow setback (10' – 15') along the street with parking at the rear
- Ground floors to address the street with porches, stoops or other architectural elements
- Generous sidewalks (min. 6' wide) along all public and private streets
- Parking at the back of the lot accessed through rear alleys or shared driveways

WHERE RECOMMENDED

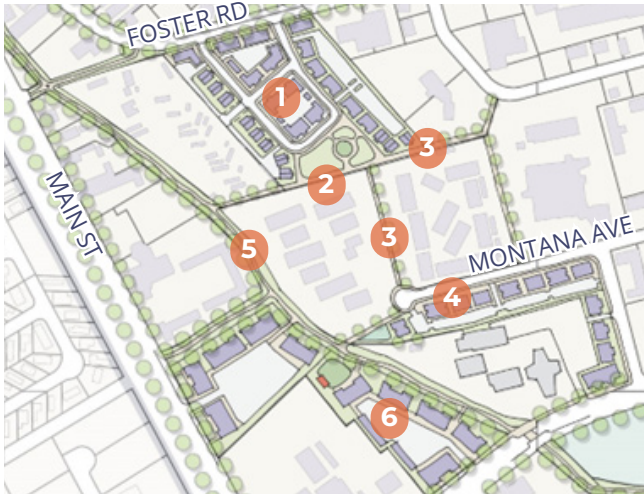
All other streets except along significant roadways (El Paseo, S Main, Boutz west of El Paseo)

Potential Development in MRA



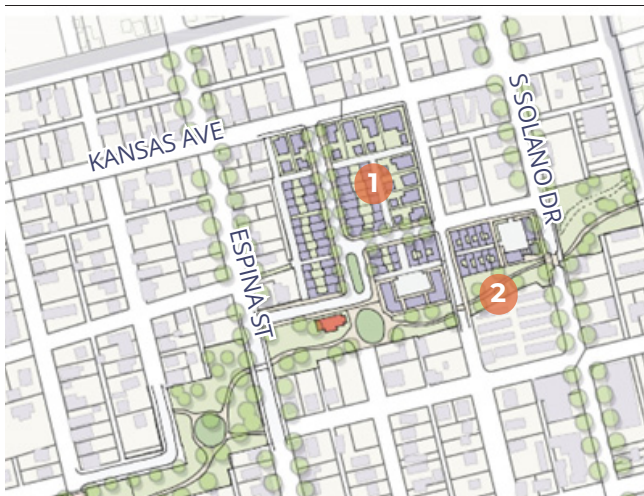
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1. Burley Court/Idaho, Montana



1. Proposed housing redevelopment.
2. Community park.
3. Pedestrian connections to enhance access to park from surrounding residential.
4. Opportunity site for new housing.
5. Bike/ped trail along existing ditch drain.
6. Infill opportunity sites with trail connections.

2. Brickyard



1. Existing brickyard site showing a mixture of housing types.
2. Extension of the Arroyo across S Solano.
3. Existing Valley View Park.

This location has two potential sites: a redevelopment of a Housing Authority site on Burley Court, and a private development project along Montana Ave. There is also potential for private redevelopment along the drainage route connecting Boutz to Main Street behind the Chevrolet dealer. Most of this area could accommodate more dense multi-family developments. It can be designed with pedestrian connections along public streets and amenities such as connections to trails along the drainage way.

The former brickyard property on Kansas Ave between Espina and Chaparro Streets has the potential to be redeveloped into more housing. This may be feasible after the development of the FYI and Paseo Verdes Projects, which elevate the market to make this site more viable for redevelopment. In the meantime, the city should reach out to the current property owners and potential developers to stimulate interest in the redevelopment of the property. The MRA team could offer up funding for a Phase I environmental assessment of the property as an incentive so that future brownfield grants could be pursued for the redevelopment of the property, as needed.

The redevelopment concept plan shows mainly townhomes with some more extensive single-family or duplex uses along Kansas Ave. The southern edge would be a greenway that links Valley View Park to the west and the arroyo to the east. Some small apartment buildings could line the greenway along the Las Cruces arroyo.

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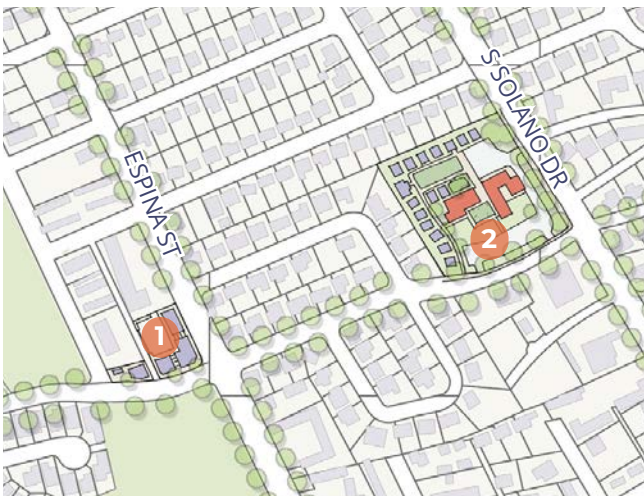
3. F.Y.I./Paseo Verdes



1. Proposed Paseos Verdes housing development.
2. Proposed FYI mixed-use center.
3. Future Boys and Girls Club location.
4. Vacant building proposed for adaptive reuse.

This location has the benefit of being adjacent to the Paseo Verdes project with potential to connect further east to Valley View Park and trail. The housing at this location could be a 2-3 story small apartment building oriented east-west along the lot with parking tucked between the lots to the north. Some commercial and mixed use could be located along Campo Street and El Paseo, at either end of the development. It includes potential redevelopment of the parking lot to the north of FYI, which the Las Cruces School District owns. Paseo Verdes is a project currently undertaken by the Housing Authority and combines a mix of senior and workforce housing on this 7-acre site.

4. S Solano/Wofford



1. Proposed police sub-station and/or mixed-use neighborhood center with cafe to activate parks.
2. Existing church site showing opportunity for affordable housing development on church site.

The property owned by the UUC just north of their church on S Solano could be a good model for utilizing area churches as redevelopment partners. This location is near Frenger and Farney Parks and could benefit from improving Wofford/Farney Lane as a pedestrian and bike corridor. The housing type recommended here should be compatible with the single-family nature of the neighborhood around. A cottage court type of development with duplexes, triplexes, or patio homes, for rent or sale, with a central open space, could add a unique element to this part of the MRA. In addition, there is potential for small-scale retail or mixed-use buildings to anchor the intersection of Farney and Espina Streets.

Transportation & Mobility

In terms of mobility, the El Paseo & S Solano MRA area currently reflects the transportation priorities of the past 100 years, that is, moving from point A to point B in a private automobile. Streets were design, or retrofitted, to maximize automobile speed and flow while minimizing, or eliminating, pedestrian accommodations. These transportation choices are reflected in the development of low-density, scattered buildings surrounded by large parking lots.

Today, transportation is changing. Cities have realized that it is virtually impossible to design your way out of traffic congestion, for each new roadway expansion induces more traffic and greater automobile dependency. And with the realities of climate change becoming more apparent, we must look to more energy efficient ways to move about the city. New autonomous and electric power technologies may either exacerbate these issues or help be part of the solution.

Who Designs the Streets?

The most challenging problem facing any street design is how the limited space of the right-of-way (i.e., the width of the public property) is allocated for various mobility functions, such as vehicular lanes, bike lanes, and sidewalks. The decisions about how limited space is allocated will have to balance the competing objectives for traffic flow, pedestrian comfort and safety, and bike safety. This will be especially critical with regard to El Paseo which aspires to be a multi-modal transportation corridor, but which has limited right-of-way which will necessitate some compromises.

To ensure that various viewpoints are represented at the table when these decisions are made, the organization of an MRA Street Design Advisory

Committee is recommended which would include community representatives, transportation advocates, and transportation planners who would study various solutions and make an informed, non-binding, recommendation to Council. The Advisory Committee could include:

- Residents in the MRA area
- Business owners in the MRA area
- MRA board representative
- Bike/pedestrian advocate(s)
- Traffic engineers and transportation planners
- Transit representatives
- University representatives
- Land use planners

The committee would work closely with the street designers to evaluate various design solutions and provide a final recommendation to city leaders. The goal of this group is to provide a well-rounded perspective on the needs and impacts of future design decisions. Of course, the ultimate decision would be left to Council.

Mobility Strategies

The following section outlines various strategies that can be applied in the MRA area to enhance mobility. These strategies may help inform issues that arise and that are not specifically addressed in this document.

The Basics of Sidewalk Design

The sidewalk is the fundamental and necessary component to facilitate walkability. But not all sidewalks are equal. A wide, shaded, sidewalk, with some protection from moving traffic, encourages pedestrian activity much more than a narrow sidewalk that is adjacent to moving traffic.

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A high-quality sidewalk may be divided into three zones as shown in the example diagram. These zones are:

Sidewalk Clear Zone (SW). The paved area which is unobstructed by any permanent or non-permanent elements and allows for unobstructed passage along the route.

Frontage Zone (FR). The area between the sidewalk clear zone and the building frontage intended for control and use by the building owner and/or tenant.

Furnishing Zone (FZ). The area between the sidewalk clear zone and the curb or vehicular lane. The sidewalk furnishing zone is intended for the placement of street trees and street furniture including seating, pedestrian lighting, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, and public utility equipment. It also offers a layer of protection between the pedestrian and moving traffic.

The Importance of Street Trees

Street trees play an important role in creating more comfortable, safe and sustainable streets, delivering multiple benefits including:

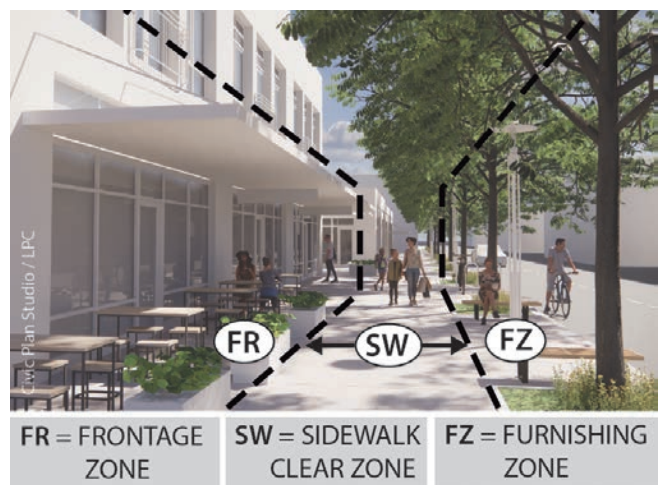
- A layer of protection between the pedestrian and moving traffic
- Providing a traffic calming effect by narrowing the cone of vision
- Shade, which helps lower temperatures
- Absorbing carbon from the air, and,
- Mitigating storm water by absorbing ground water runoff

Intersections Need Special Attention

Most crashes involving drivers and pedestrians occur at street intersections, especially intersections between multi-lane arterials. The desire to minimize congestion by the addition of



This sidewalk provides no shade and offers no separation from moving traffic. In addition, there is no pedestrian scaled lighting to help navigate and make pedestrians more visible to drivers.



The diagram shows the three zones of a high-quality sidewalk.

right and left turn lanes, leads to wider pedestrian crossings which increase a pedestrian's exposure time to conflicts with automobiles.

NACTO (National Association of City Transportation Officials) provides good tools for improving pedestrian, bike and vehicular safety at intersections. An example of these tools is shown in the Figure on the next page.

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An illustration from the NACTO Urban Street Design Guide. The guide highlights several strategies for improving pedestrian and bike safety including “bulb-outs” to minimize crossing distance, pedestrian safety islands, and the reduction or elimination of turn lanes.



Universal Design

Universal Design in street and sidewalk design is crucial for creating inclusive environments that accommodate the diverse needs of all users, including people with disabilities, the elderly, and families with children. By prioritizing accessibility and usability, we enhance safety, encourage walking and cycling, and foster a sense of community. Thoughtful design promotes equity, ensuring that everyone can navigate public spaces confidently and independently. All street designs and mobility solutions should aim to incorporate best practices of Universal Design.

Embrace Micromobility

Micro-mobility refers to personal transportation devices which are usually electrically powered and include e-bikes, scooters, and other forms of electrically powered devices. Micro-mobility is well suited for short trips within the neighborhood or as a way to get to work and school. With its proximity to the University, the MRA area is well situated to take advantage of this transportation trend.

In terms of street design, micro-mobility works best when it shares the bike lane. It does not belong on the sidewalk, nor does it mix well

with moving traffic over about 20 mph. This puts even more emphasis on the need for dedicated bike/micro-mobility facilities on roads that are classified as collectors and arterials.



Scooters and e-bikes are becoming a more popular form of personal transportation. In particular, college students are a natural fit with the proximity of the University.

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Increase Active Transportation Infrastructure

Throughout the MRA there are many opportunities to increase active transportation infrastructure to further support safe, nonvehicular movement to destinations. Bicycles offer a low-cost alternative to vehicles in a part of Las Cruces where nearly 1/3 of residents do not have access to a driver's license. These investments also help to meet the City's sustainability goals by reducing emissions. In addition to protected bike lanes, the City should consider/encourage developers in adding bike racks and/or shelters outside key destinations and businesses. There should be additional focus on key connections and crossings, including the crossing at Wyatt Drive and Main Street, to allow pedestrians and bicyclists to cross safely to Melendres Street.

Utilize and Maintain Alleys

Alleys provide many benefits for creating a walkable environment. By accommodating parking and service at the rear of the building, alleys free up the street frontage to allow the building to interact with the sidewalk and street. They also help to keep trash, grease traps, and other unsightly utilities and equipment away from the sidewalk. Where current alleys are present, they should be maintained and utilized. The alley right-of-way should not be abandoned for private use unless there are other accommodations for parking and service within the block.

Encourage "de facto" alleys: As properties develop, encourage the use of cross access easements at the rear of the properties to create de facto alleys that can be used for service vehicles and parking access.

Ditch to Trails

There are numerous ditches running through the MRA area that can be utilized to enhance walkability and bikeability. The city is already in the planning stages to utilize these potential trail routes to connect housing, businesses and schools.



There are numerous blocks in the MRA that have alleys. Where feasible, alleys can facilitate vehicular access and move parking to the rear of the site.

Relevant MRA Tools

- > Help establish a Street Design Advisory Committee to study and make recommendations on proposed mobility improvements.
- > Co-lead with the City, a feasibility study to solidify the preferred design solution for El Paseo Road.
- > Use MRA funds to assist in the design and implementation of mobility improvements.
- > Consider financial incentives to encourage the planting of street trees along sidewalks, whether on public or private property.





El Paseo Road

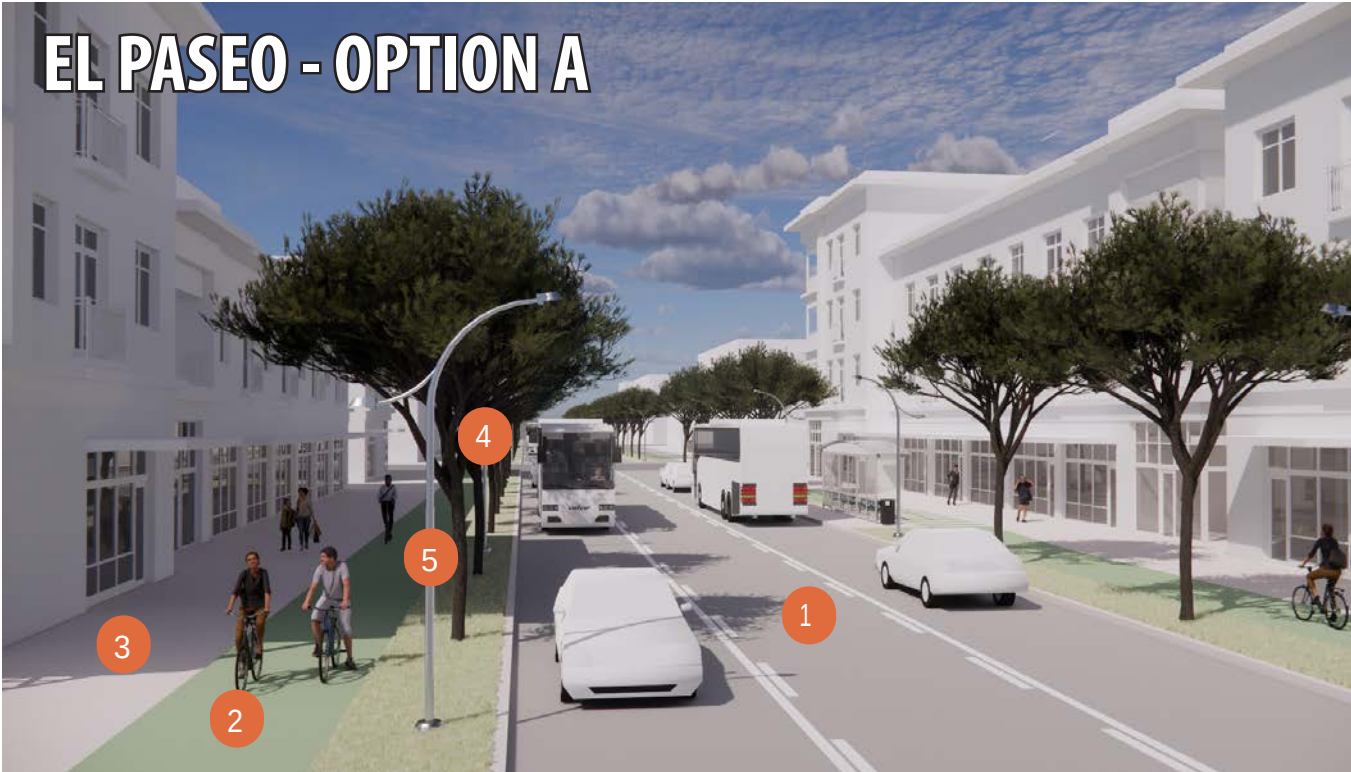
During this planning process, the community identified the retrofit of El Paseo Rd. as a priority for the MRA study area. This reflects its importance to the community due to its past history as the commercial hub of Las Cruces. In addition, many residents expressed the idea that the street should function as a “grand boulevard” or “promenade”, linking the downtown to the University.

As shown in the photo above, the existing roadway is prioritized for vehicular traffic to the detriment of pedestrians, bicyclists, and transit riders. In the community survey, respondents indicated a strong preference - 57% compared to 44% - for a more balanced street design that allocates space for bikes and micro-mobility, pedestrians and vehicular traffic.

The illustrations and design concepts shown on the following pages represent a range of possible solutions that could be considered as part of a joint City/MRA feasibility study focused on solidifying the preferred design solution, along with projected construction costs, in order to move into the funding and final engineering phase. Please note that these are concepts that serve

as a starting point. Design and feasibility studies still need to be conducted to ensure emergency vehicle access and proper circulation.

1. The 5-lane roadway encourages higher speeds and increases the pedestrian exposure when crossing the roadway.
2. Sidewalks are unshaded and unprotected, without a buffer between the sidewalk and moving traffic.
3. Frequent curb cuts create more conflict points with unmotorized vehicles, which increases the potential for crashes.
4. Buildings are set back behind parking lots, impeding pedestrian access.



This option offers a more balanced approach to mobility and incorporates high-quality facilities for vehicles, bikes and micromobility, and pedestrians. Improve transit stops, especially near Albertsons.

PROS:

- Provides a safer, more comfortable environment for bicyclists and pedestrians.

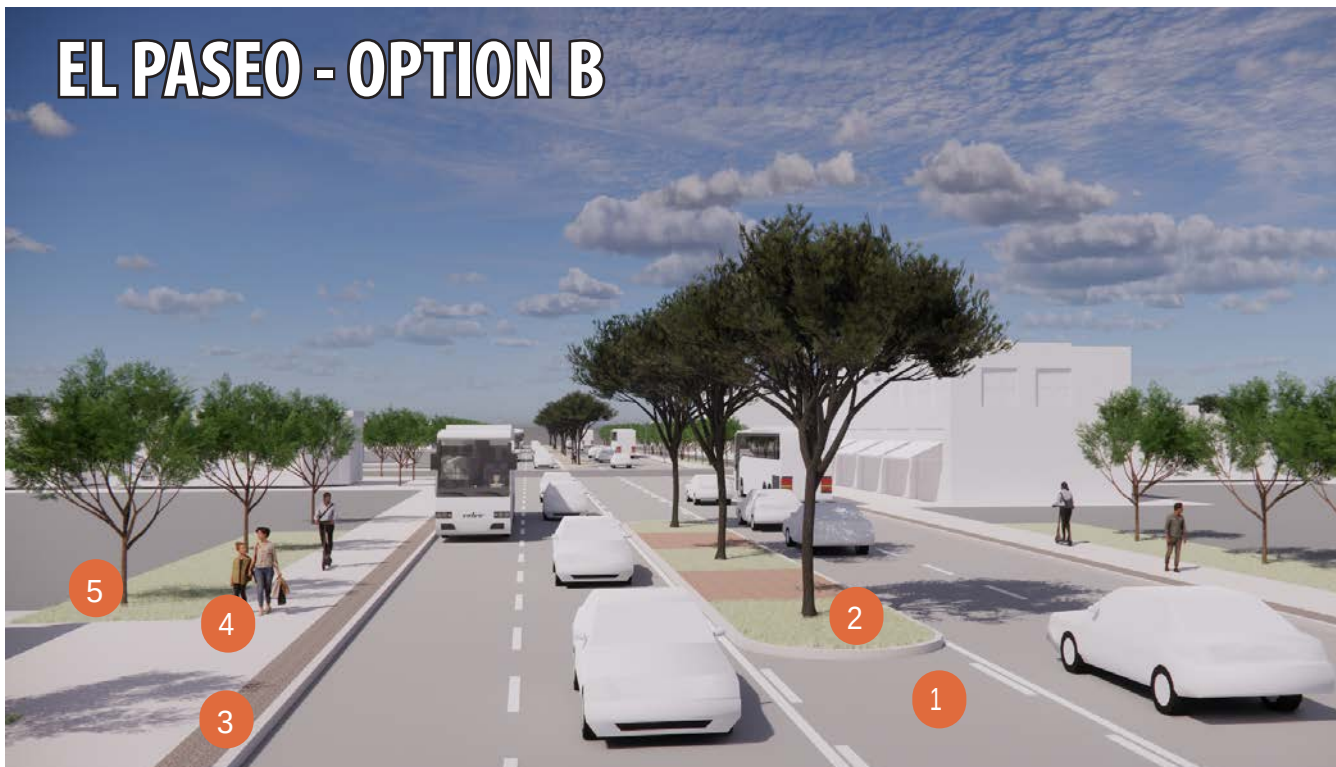
CONS:

- Reduces vehicular traffic capacity.
- May be more expensive option.
- No dedicated transit lane.
- Difficult to implement on some blocks without significant reduction in curb cuts.

- 1. Reduce travel lanes from five to three, with a center turn lane.
- 2. Protected bike and micro-mobility lane.
- 3. Wide sidewalk.
- 4. Street trees for shade.
- 5. Two-level lighting for vehicles and pedestrians/bikes.



EL PASEO - OPTION B



This option retains the existing five-lane configuration but adds a center median where feasible. The median facilitates mid-block pedestrian crossings and improve the aesthetics of the street. Improve transit stops, especially near Albertson's.

PROS:

- Maintains current traffic volume capacity.
- Less expensive option (maintains current curb line).
- Maintains the option for a dedicated transit lane.
- Medians provide opportunities for shorter pedestrian crossings.

CONS:

- Does not provide designated bike facilities and is less pedestrian friendly.
- Shade is not guaranteed as implementation occurs on the private property.

1. Retain five-lane configuration.
2. Add center landscaped median with trees in place of turn lane where feasible.
3. Hardscape or landscaped buffer with two-level street lighting for vehicles and pedestrians/bikes.
4. Shared use path for pedestrians and bikes.
5. Landscaping and trees implemented within private property.



S Solano Drive

S Solano Dr. has different needs than the other major corridors, El Paseo Rd. or Main. Because the adjacent properties are shallow, it has not seen the growth in car-oriented, “big box” development that has occurred on El Paseo. The corridor is home to a mix of small businesses including restaurants, supplies stores, warehouses, and some residential. Because of its limited capacity for large commercial developments, it may have more short term potential for walkability and bikeability than its busier neighbor, El Paseo Rd. As with El Paseo, S Solano would need to undergo design and feasibility studies prior to determining a final preferred street section for improvements.



The street consist of three lanes including a center turn lane, and unbuffered bike lanes which are minimal width. The lack of shade along the sidewalk discourages walking.



An alley off of Utah Street runs parallel behind S Solano. If impediments were removed, alleys could function as intended and provide vehicular access and facilitate trash removal.

Redevelopment Challenges

Property owners report some challenges when it comes to redevelopment and adaptive reuse of existing buildings. Realize Las Cruces has revised site development standards for MRAs that should make it easier to address site design standards that have made it historically difficult to redevelop. Another way address this would be to establish an overlay zone which would amend the development standards to calibrate them to smaller sites. Finally, the City could provide site planning assistance and financial assistance to help property owners meet the intent of the landscape design standards.

For any possible design solutions, transit stops will need special consideration. If opting for a 2 lane street section, assess additions of bus pull-ins/pull-outs to reduce impositions on the flow of traffic.

Relevant MRA Tools

- > Lead an effort to create an overlay, or other zoning tool, to address site design impediments.
- > Provide assistance design and planning assistance for property owners to help guide them to better site planning solutions.
- > Provide financial assistance for landscaping and building improvements to improve the appearance of the corridor.



The diagram here shows the street according to current plans with buffered bike lanes. Street trees are outside of the existing R.O.W.

1. Lane reduction from three to two lanes.
2. Buffered bike lanes on both sides, per Active Transportation Plan recommendations.
3. Encourage/require street trees on private property to provide shade along sidewalk.
4. Pedestrian-scaled lighting.



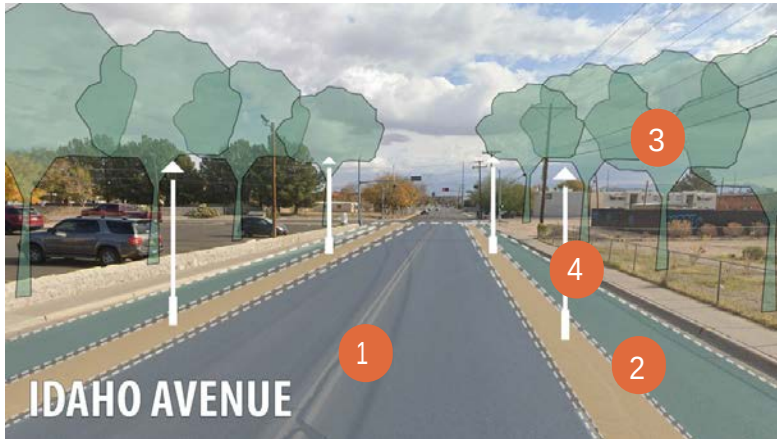
1. Lane reduction from three to two lanes, retain existing curb line.
2. Parallel parking spaces between tree planters.
3. Street trees provide shade within the public R.O.W.



1. Lane reduction from three to two lanes, retain existing curb line.
2. Protected bike lanes on each side.
3. Street trees provide shade within the public R.O.W. and protect bike lanes from moving traffic.

Recommended Street Retrofits

These following diagrams show conceptual retrofits of prioritized streets in the MRA. These concepts incorporate recommendations of the Active Transportation Plan. An attempt has been made to work within the existing R.O.W. (except where indicated otherwise) and within the curb-to-curb dimension in order to minimize cost associated with drainage infrastructure relocation. However, this results in a vehicular lane reductions for some roadways. A more in-depth feasibility study of each roadway segment will be needed to make final decisions on lane reductions and other design elements.



1. Lane reduction from four to two lanes to accommodate separated bike lanes.
2. Separated bike lanes on both sides, per the Active Transportation Plan recommendations.
3. Encourage/require street trees on private property to provide shade along sidewalk.
4. Provide lighting along bike lane or sidewalk.



1. Lane reduction from four to three lanes to accommodate separated bike lanes.
2. Separated bike lanes on both sides. Note: the Active Transportation Plan does not designate this street for protected bike lanes, but its proximity to the high school should give it reconsideration.
3. Encourage/require street trees on private property to provide shade along sidewalk.
4. Provide lighting along bike lane or sidewalk.



1. Lane reduction from three to two lanes.
2. Buffered bike lanes on both sides (per Active Transportation Plan).
3. Encourage/require street trees on private property to provide shade along sidewalk.

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1. Narrow wide lanes with striping.
2. Buffered bike lanes on both sides (per Active Transportation Plan).
3. S Campo has potential as a high-quality pedestrian environment. Consider an expansion of the R.O.W. where feasible to accommodate a tree lawn and sidewalk.
4. Provide pedestrian-scaled lighting.
5. Need to include adequate space for transit stops.



1. Narrow lanes with striping.
2. Buffered bike lanes on both sides (per Active Transportation Plan).
3. Utilize MRA tools to implement a landscaped edge with street trees and lighting on private property along sidewalk.
4. Reduce number of curb cuts to improve pedestrian safety.
5. Provide pedestrian-scaled lighting.



1. Narrow wide lanes with striping.
2. Buffered bike lanes on both sides (per Active Transportation Plan).
3. Encourage/require street trees on private property to provide shade along sidewalk.
4. Pedestrian-scaled lighting.



1. Narrow wide lanes with striping.
2. Buffered bike lanes on both sides (per Active Transportation Plan).
3. Encourage/require street trees on private property to provide shade along sidewalk.
4. Pedestrian scaled lighting.

TRANSIT



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Transit

The MRA area is well-served by the Roadrunner Transit. Five of the city's eight bus routes pass through the MRA boundary. Additional routes are not planned at this time, but headways could be shortened to accommodate increased ridership. A strong and utilized transit system is an integral part of moving toward a more sustainable future. There are several strategies that can be employed to support, and increase, transit usage. The most important of these is to create a safe and comfortable pedestrian environment in order to access the bus stops and the rider's destinations. This may include mid-block crossings on multi-lane arterials to facilitate access to transit stops, and enhanced pedestrian connections on private properties to access goods and services.

Add frequent bus service along El Paseo between Convention Center and Downtown.

Add a frequent transit service line (at least every 15 minutes) with improved shelters for residents, visitors, and students who want to access businesses along the corridor and in downtown.

Focus on sidewalks.

There is a symbiotic relationship between transit usage and walkability. Transit cannot reach its full potential if it delivers riders to an environment that is hostile and even dangerous to pedestrians. By improving pedestrian comfort and safety, ridership will increase and transit will become more attractive for a broader cross section of the population.

Prioritize food access and social services.

Prioritize convenient access to groceries, drug stores and other essential goods. When planning new development, locate stops near these destination and provide a safe and comfortable pedestrian path to the front door.

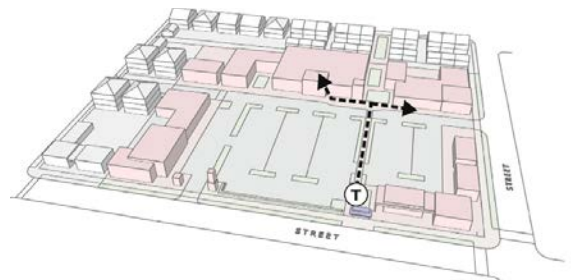
Support the link between bikes and transit.

Bikes and micro-mobility can help extend the reach of transit, especially in areas where

the pedestrian environment is not ideal. To encourage the link between bikes and transit, consider bike storage shelters and bike share stations at major destinations and transit hubs.

Relevant MRA Tools

- Help fund planning, design and implementation of pedestrian improvements to access transit service and major destinations.
- Help fund shaded bus shelters and bike storage facilities to improve rider comfort and encourage multi-modal trips.
- Advocate for policies to require good pedestrian connections on private properties such as sidewalks through parking lots.



Provide direct and safe access from transit stops to major destinations, like grocery stores.



Provide shaded pedestrian paths from transit stops to the front doors of major destinations.



Bike storage shelters facilitate the link between transit and bikes, extending the reach of transit.

Community Places & Programs

Woven throughout the MRA's residential neighborhoods and high-traffic corridors are public spaces that invite people to spend time in the area and create a unique identity to the district. Several parks are currently used to host recreational activities or local sports games, but other spaces have yet to be fully realized. The potential places and programs yet to be hosted in the MRA are opportunities to support its revitalization. Activating these community spaces, through infrastructure, placemaking elements, or programming, is a vital redevelopment strategy because it builds on existing assets in the MRA to improve the quality of life for residents. Several existing and potential community spaces in the MRA can be enhanced to support the area's revitalization.

Create Welcoming Gathering Spaces

The MRA has existing infrastructure, like parks and streets, which could be enhanced to invite more people. Physical improvements to public spaces, like shade structures and benches, can support neighborhood vitality by creating a comfortable space where residents gather and spend time. Other enhancements, like welcome signage and public art, help reinforce a sense of place and invite visitors to the area.

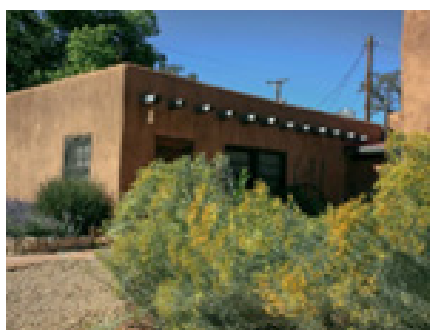
Gateway at Wyatt/Campo and El Paseo

This essential gateway into the MRA has the potential for significant redevelopment that can set the tone for the remainder of the district as a welcoming, distinct place within Las Cruces. Plans for future family-oriented services and destinations like the Boys and Girls Clubs and FYI make this an ideal location for additional improvements. The MRA team could work with developers or property owners to create a placemaking element such as a pocket plaza or an enhanced sidewalk project in addition to any ongoing or anticipated intersection redevelopment.



Gateway at Espina and Farney

This key intersection in the MRA anchors the two public parks and potential for modest infill at the NW corner of the intersection. This could include a trail connection to the parks and enhanced landscaping to reinforce a visual connection to the park.



Placemaking in community spaces. In addition to welcoming gateway signage, park amenities, like benches, tables, and shade structures, invite people to gather and enjoy public spaces. These enhancements can be considered “placemaking” by improving an area to feel more comfortable, enjoyable, and inviting.

Improve services, amenities, & spaces for families

Spaces and recreational amenities for families in the MRA can be improved to revitalize the area. In addition to existing park improvements, uplifting existing community assets, like parks and programs, will accommodate more residents and make the MRA family-friendly. Additionally, community spaces can be transformed to provide positive outlets for local children and young adults, whether it’s a safe place to hang

out with friends or other events and programs geared toward youth. These amenities can be planned for multiple generations of users and invite in entire families, from babies to seniors.

Explore private indoor recreation center.

There is the potential to create an indoor recreation or business space within the MRA. Many residents expressed that this was a need and a potential gap in services that are provided locally. This space would provide comfortable enjoyment amenities available to residents. The site could accommodate outdoor recreation, like sports courts, additional shops and housing, or play amenities such as a bowling alley or arcade. Notably, an indoor recreation center would offer reprieve from the hot weather in the summer months. Though the City does not have the capacity to pursue this at the time, they could try to work with a private entity to fill this community need.

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Implement Gomez/Frenger Park plans. The Frenger/Gomez Park Plans have already been completed. These renovations align with a community interest in park improvements, and once constructed, will improve the park and recreational amenities for nearby neighbors and city residents. The Frenger Park designs call for a nine-hole disc golf course, multi-sport court, playground facilities, and other dynamic park amenities. The plan includes a new, pedestrian-prioritized crossing connecting Frenger Park to Gomez Park across Farney Lane. Gomez Park would be renovated to include a new walking path with exercise equipment and improve the existing field space.

Activate Valley View Park. Valley View Park has great potential to be redeveloped into a community space. The park is adjacent to an existing storm water retention area, which could be enhanced with a walking trail along the park perimeter and featuring a native desert landscape.

Revive all-ages programming. All-age programs could be hosted in newly enhanced community spaces to support MRA revitalization further. By offering meaningful activities for all generations, neighborhoods and park spaces transform into lively, inclusive, and resilient spaces where families want to live, work, and play—leading to long-term revitalization and sustained community growth.



Neighborhood Identity

Neighborhoods form the backbone of community life. Nurturing strong neighborhoods helps to foster a sense of pride and stewardship. There are several ways that the MRA designation can help strengthen neighborhoods which will, in turn, improve the entire area.

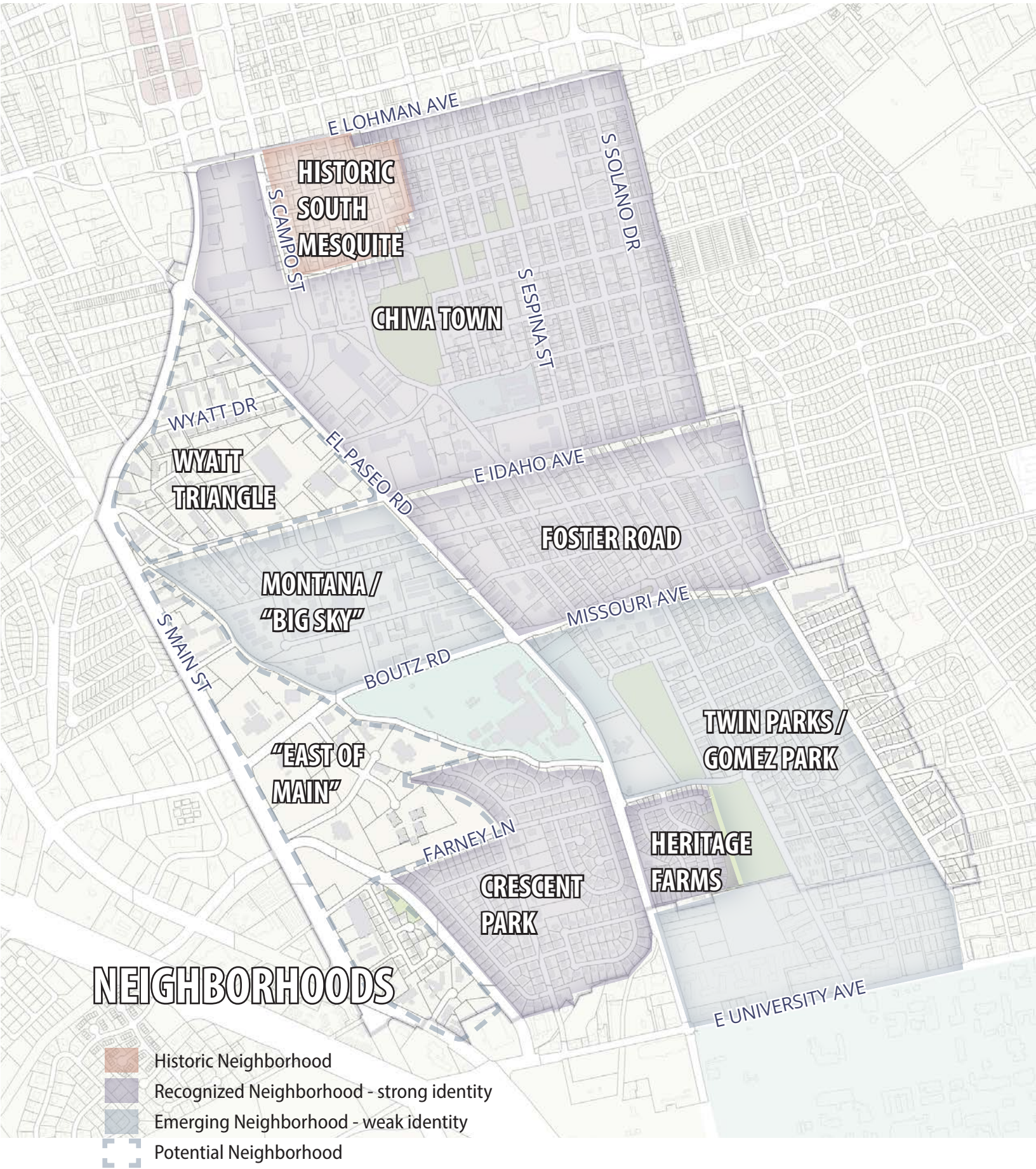
Another factor that supports neighborhood walkability is that most neighborhood streets experience relatively low, and slow, traffic which provides a safer pedestrian environment. When neighborhood streets do experience increased speeds, traffic calming measures should be used to enhance safety.

Neighborhood Mapping

The Neighborhood Map was derived from a mapping exercise conducted at the community workshop. During the workshop, it became apparent that some existing neighborhoods had strong identities and recognized boundaries, while others were less defined. In fact, some areas, including areas that had apartments and homes, could not be identified by name. For these neighborhoods, the participants proposed names, such as “Big Sky” because of its location on Montana Avenue. These names are only suggestions and other names may emerge, but the important thing is to recognize these areas as neighborhoods and help nurture their identity and sense of community. To this end, a recognized name is a good place to start.

The Key to Walkability

Neighborhoods should be thought of as the “low hanging fruit” in terms of walkability. After all, many daily trips start from the home, so locating amenities and services close to homes reduces the trip distance and increases the chances that the trip will be made on foot or by bike. The ideal neighborhood would have its own school, market, and park within walking distance of neighborhood residents. This ideal scenario may not be feasible in the short term, but should guide future planning and redevelopment.



Safety and Security

The issue of safety was a reoccurring theme brought up during the planning process, and when asked how the MRA should support Neighborhoods, participants of the community survey chose neighborhood watch programs as their second most popular choice just behind other enhancements such as entry signs and street trees. In addition to neighborhood watch programs, the MRA can support other safety initiatives such as street lighting.

Partner with Lift Up Las Cruces

In 2022, the city began the “Lift Up Las Cruces” program to provide support for neighborhoods. The annual program works with residents to identify their needs and concerns, then allocates resources to make improvements prioritized by the residents. This can include such things as road improvements, bus shelters and lighting.

The MRA can help support and expand this program by providing additional funding for neighborhoods within the MRA boundary. Currently, the Chiva Town neighborhood is already receiving support from this program.

Relevant MRA Tools

- Support and partner with the Lift Up Las Cruces program to support additional neighborhoods within the MRA boundary area.
- Provide financial assistance for facade and site improvements.
 - Recognize and support emerging neighborhoods.

Economic Development

The vision and goals for the El Paseo and S Solano corridors and adjacent neighborhoods highlight the importance of a community-focused approach to building the vibrant hubs of economic activity desired within the MRA. MRA designation enables strategies that support public investments that serve private businesses and provide financing mechanisms that generate revenue for reinvestment with the MRA boundary. The proposed redevelopment strategies are also aligned with making the area desirable for employees, business owners, and entrepreneurs. In addition to MRA tools, local and regional economic development resources are available to help local businesses thrive.

Address Vacant and Dilapidated Properties

Vacant and dilapidated buildings in the MRA are a key concern of community members, business owners, and city staff. The MRA Designation Report found that in 2023, there were nearly 90 vacant parcels in the MRA, as well as at least 30 unoccupied buildings and considerable deterioration of commercial and residential buildings. Vacancies and poor building conditions can deter potential investment in the area and attract crime and other hazards. Commercial building vacancies underutilized or failing to generate GRT (gross tax receipts) can also negatively impact local tax revenue. It will be critical to revitalize, redevelop, and repurpose vacant and dilapidated structures to attract new investment and support economic development within the MRA.

Infrastructure investments that enable development. The MRA designation enables the City of Las Cruces to make infrastructure



investments necessary for redevelopment. Specifically, the designation allows for public infrastructure financing through TIFs, state and federal grants, or developer incentives. Funding can be used to address the physical conditions of public infrastructure, like road and sidewalk repairs. These improvements can support economic development by making the area more attractive, incentivize businesses to relocate and expand, and make the area more accessible for patrons.

Vacant property ordinance. The City of Las Cruces currently uses a nuisance ordinance (CLC § 18) to address concerns about vacant or dilapidated structures. To more effectively address vacant buildings, it is best practice to adopt a vacant property ordinance that holds property owners accountable for the condition of their buildings. One piece of this could include a vacant building register, requiring property owners to acknowledge the condition of their property and declare vacancy, even for a penalty fee. The MRA would greatly benefit from an enforceable ordinance that penalizes vacant property owners and incentivizes them to activate their property. Using a progressive fee model would allow for a small penalty fee

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to be paid up front that would increase with each year. The MRA could also help property owners by identifying funding sources to help with rehabilitation, connecting property owners to potential tenants, and researching methods to streamline permitting processes. For more information, see New Mexico MainStreet's ["Vacant Building Ordinance White Paper"](#).

Public land donations. Where there are publicly held or condemned vacant properties, the City of Las Cruces can donate land for redevelopment projects proposed in this MRA plan. The donations could be a sale for below market value, delayed payment to the city until a project has stabilized, a long-term lease at a below market rate, or donation. Land donation in strategic areas, like near the proposed nodes of opportunity, can be strategically used to enable commercial development and redevelopment on otherwise underutilized land.

Local Business Support

Another priority for residents and business owners is supporting the local businesses along the key commercial corridors of El Paseo, S Solano, and S. Main. An MRA designation allows the city to provide more targeted support for businesses as an economic development strategy, since commercial activity in the MRA is essential for maintaining the vitality and vibrancy of the district. Existing businesses can benefit from revitalization as the area becomes more desirable for residents, customers, and employees. The following ways to support small businesses are based on owners' feedback.

Promote resources to support existing small businesses. Resources for small businesses are available at the local and regional level, including The Greater Las Cruces Chamber of Commerce, WESST Las Cruces, Mesilla Valley Economic Development Alliance, and the Las Cruces Small Business Development Center.

These organizations provide local business and entrepreneurial support, programs and events, and business/professional development opportunities. The MRA Team can connect these groups to business owners and entrepreneurs in the MRA to grow a local network through new and strengthened relationships. These initiatives, organizations, and non-profits will be a critical way to address area-specific needs and help businesses thrive in the MRA.

Support entrepreneurship and workforce development programs. Another way to help local businesses thrive in the MRA is to develop local youth, recent NMSU graduates, and potential entrepreneurs into high-quality employees and business owners. This includes supporting potential entrepreneurs and businesses looking to relocate or expand their operation. There is potential for a business incubator to serve the surrounding commercial areas and support new entrepreneurs and employment support for residents looking for work in a newly revitalized area. Other institutions and employers, including NMSU and the City of Las Cruces, could expand MRA employment training and programming opportunities to serve the area's businesses better. The City of Las Cruces can also target investments in local companies that offer employment opportunities and training to community residents.

Economic Development Tools

There are many tools that the City can use to begin to finance and implement its vision for the MRA. A few of these include Tax Increment Development Districts, Tax Increment Financing and Business Improvement Districts. The table on the following pages describes these tools and provides a comparison of their costs and benefits, as well as suitability in different situations.

	Tax Increment Development District (TIDD)	Tax Increment Financing (TIF)	Business Improvement Development District (BIDD)
Brief Description	Special districts that utilize tax increment financing to fund public infrastructure & encourage economic development within a designated area.	A financing method that captures future tax revenues from a designated area to fund current improvements, aiming to stimulate economic development.	Districts formed by property owners to fund enhancements & services beyond those provided by local governments, focusing on public realm & streetscapes, safety & security, marking & events, economic development.
Eligible Improvements	Public infrastructure such as roads, utilities, parks, and development incentives. Can fund some private improvements if justified.	Similar to TIDDs, but focuses exclusively on public infrastructure improvements that enhance economic growth & property values.	Improvements & services that benefit the business district, including beautification projects, marketing, security, & maintenance services.
Cost Recovery Mechanism	Utilizes the incremental increase in a) gross receipts taxes & b) property taxes generated within the district to repay bonds issued for infrastructure projects.	Captures the incremental increase in a) property taxes resulting from the rise in property values within the district to repay bonds or fund projects directly, likely generating less revenue than a TIDD.	Levies additional assessments or taxes on property owners within the district to fund improvements & services. Cannot directly issue bonds.
Jurisdiction / Authority	Established by local governments with state approval; oversight typically involves municipal & state entities to ensure alignment with goals.	Implemented by municipal governments; oversight is primarily local, with some state guidelines to ensure proper use & effectiveness.	Created & managed by property owners or business entities within the district; oversight is often a combination of local government & district-appointed boards.
Complexity	High; involves coordination between multiple government entities, developers, & financiers, with stringent approval processes & regulatory compliance.	Moderate; requires detailed planning & projections, with approvals needed from local authorities & adherence to specific regulations.	Variable; complexity depends on the scale of improvements & local regulations, but generally involves organizing property owners & managing additional assessments.

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	Tax Increment Development District (TIDD)	Tax Increment Financing (TIF)	Business Improvement Development District (BIDD)
Uses			
Large-Scale Infrastructure	Effective	Effective	Not suitable / effective
PPP Development / Redevelopment	Effective	Effective	Not suitable / effective
Beautification, Branding, Business Support	Not primary focus	Not primary focus	Effective
Public Safety & Maintenance Improvements	Not primary focus	Not primary focus	Effective

Sustainability

The MRA should implement measures that consider both environmental and economic sustainability of redevelopment in this area. This will not only improve the attractiveness and desirability of the area as a place to live, work, and play in the future, but it will also align with overall sustainability goals and resiliency for the City of Las Cruces.

Promote Green Stormwater Infrastructure (GSI) & Low Impact Development (LID) Design Strategies in New Projects

Create plans for improved drainage basin & recreation space near Valley View.

There is an existing drainage basin at the southern terminus of Valley View Park (also south of the Library and Munson Center). This area is functional but also presents a unique opportunity to showcase creative green stormwater infrastructure in and around the basin. The space could be made more attractive and usable by creating a walking path around the perimeter and creating small drainage pathways that connect to the larger basin. Each of these drainage packets could be landscapes with drought-tolerant plants and small resting areas that would greatly improve the attractiveness of this part of the neighborhood.

Ensure all future streetscape improvements feature GSI practices.

Every trail and streetscape improvement project presents another opportunity for adding green stormwater infrastructure throughout the MRA. Runoff from impermeable surfaces can be diverted from stormwater drains (reducing load on overall system and improving function during large rainfall events) and into packets of

landscaped areas, allowing for more efficient use of water and slower absorption of said water into the groundwater table. These practices should also be implemented wherever impervious surfaces are installed in new developments (including parking lots).

Expand shade coverage in the MRA.

Throughout the planning process, many community members voiced the need for better shade coverage throughout the MRA in order to make the area more walkable and comfortable for pedestrians. Additional tree canopy would also provide significant cooling benefits for the City by providing shade and facilitating evapotranspiration, thus helping to lower temperatures. Lastly, trees have the benefit of improving overall air quality and reducing heat stress.

Shade structures should also be added at bus stops in the MRA. These shelters should include



design features that enhance cooling effects (use materials that promote airflow, reflect solar radiation). Green infrastructure should be incorporated adjacent to shelters where possible.

Incentivize renewable energy design.

Consider zoning incentives, such as expedited permitting or density bonuses, for new residential and commercial development that incorporate rooftop solar or are pre-wired for PV systems.

Expand Mobility Choices

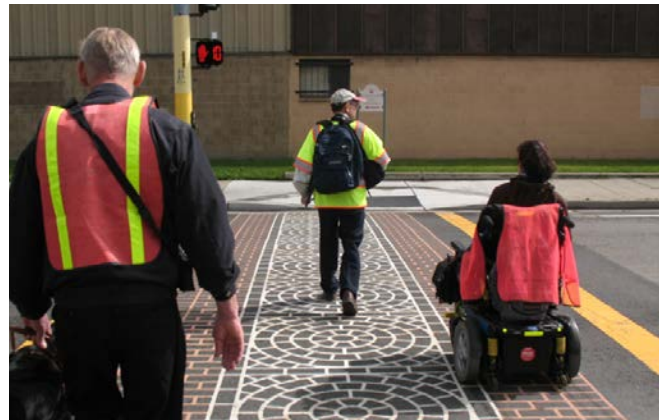
Expand mobility options, especially for walking, biking and transit.

All future developments in the MRA should consider their impact on overall mobility and circulation through the district. The El Paseo and S Solano corridors (and surrounding areas) offer key north-south connections between downtown and NMSU. There are also key east-west connections that offer ways to get from neighborhoods and the freeway to Mesilla. Additionally, the MRA is host to major schools, employment centers and shopping districts. Each of these destinations within and beyond the MRA adds load to the overall traffic of the area. The more transit, bicycle and pedestrian infrastructure are added and improved, the more options they provide residents to move without the need of a vehicle. Consequently, the MRA should continue to make investments to improve both of these and incentivize private development to include these, as well.

Ensure future public investments are fully accessible.

For many years, public spaces have been built in a way that prioritizes use by fully able-bodied individuals, often making some spaces entirely inaccessible to anyone who is differently-abled. As the MRA represents a more historic part of

Las Cruces, it is no exception to this practice. However, future development and public investments offer an opportunity to begin to change this standard of practice, but making public space and future buildings fully accessible to all community members.



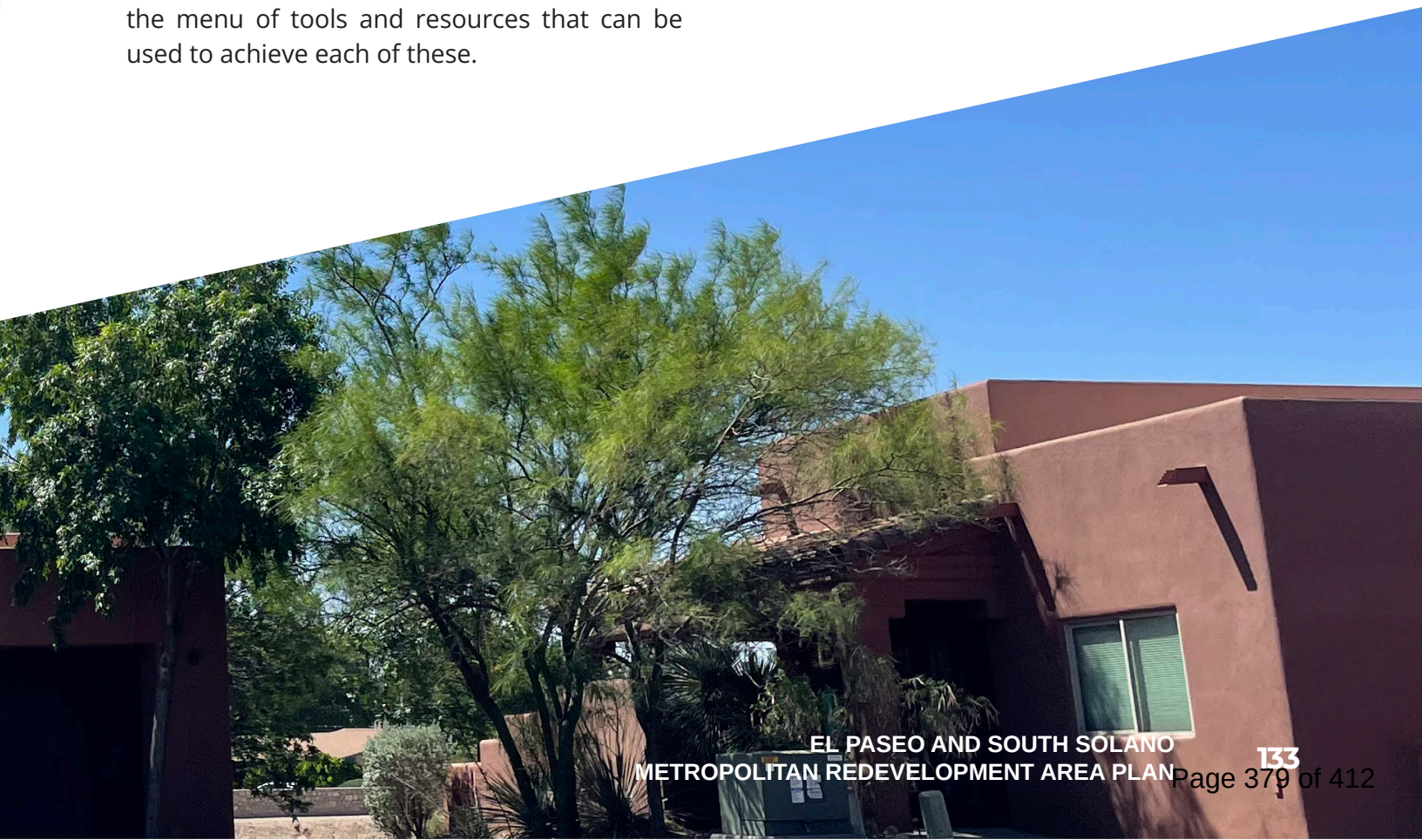
FINANCING AND IMPLEMENTATION

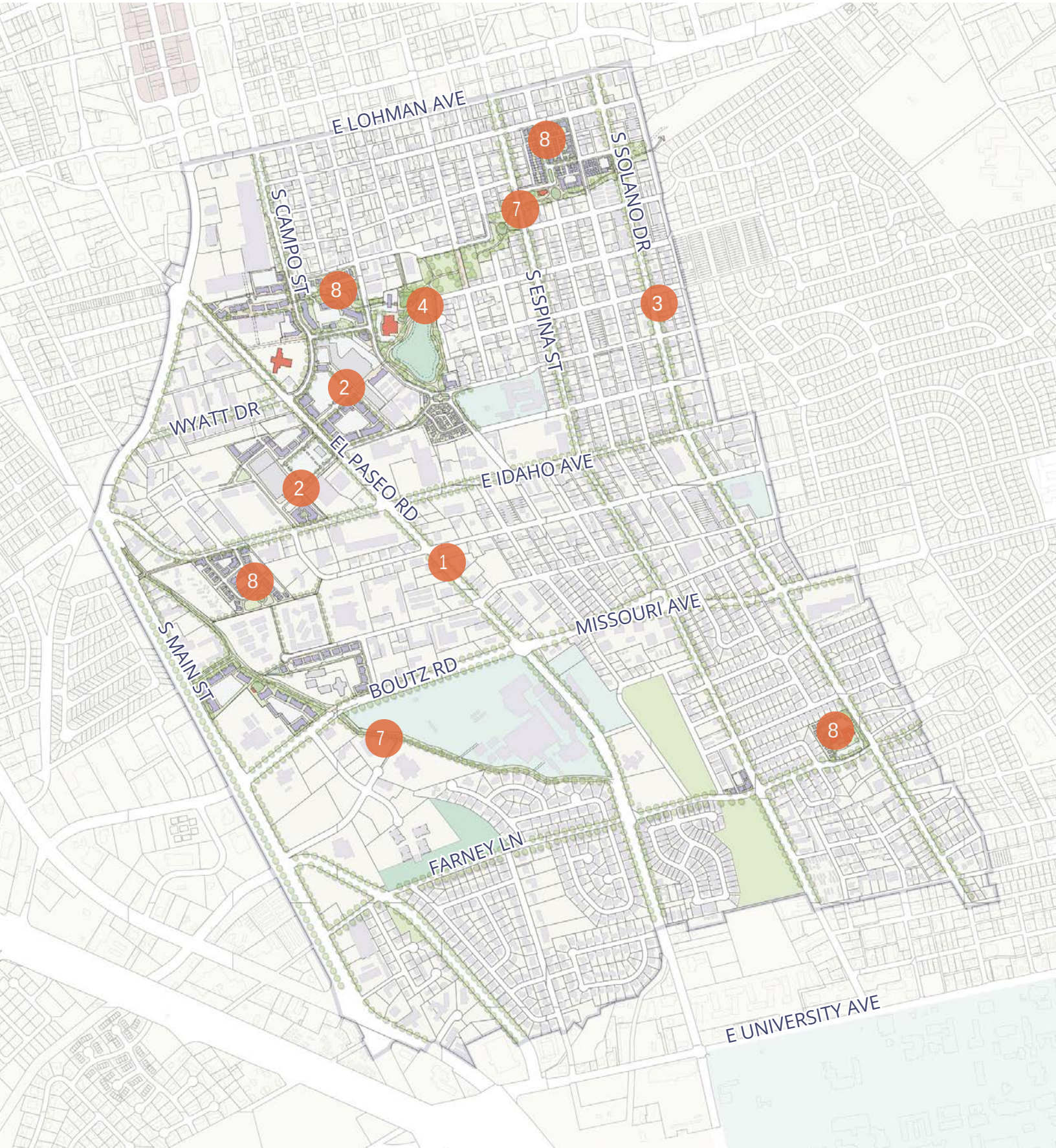


Action Plan

A variety of MRA and general economic development tools can be utilized to achieve the goals of the El Paseo & S Solano MRA plan and implement the catalytic projects recommended by the plan. MRAs provide a special exemption to the State of New Mexico's "anti-donation" clause and allow for the direct collaboration of public and private interests. To support local businesses and new development in the area, the success of the MRA plan likely relies on employing the primary MRA tools (public-private partnerships and tax increment financing), additional MRA tools, and other economic development tools.

In this section, we will discuss the highest priorities that the City and partners should focus on in the years to come, or, catalytic projects, outline a full set of actions to achieve recommended strategies, and, finally, discuss the menu of tools and resources that can be used to achieve each of these.





Catalytic Projects

The following catalytic projects represent high impact potential projects that should be prioritized as investments by the City in order to activate future private development. In some instances, they will require significant mobilization of resources, partners, and time, but they will be essential to bring about the vision that the community has for the future of this area. The next several pages provide more detail about these seven identified projects.

1. El Paseo Transformation
2. El Paseo Commercial and Residential Redevelopment
3. S Solano Business Revitalization
4. Valley View Park Activation
5. Infill as Redevelopment
6. Public Safety improvements
7. Improve Trail Connections
8. Community and Neighborhood Placemaking

1. El Paseo Transformation

Reinforce El Paseo Road as the primary connection between Downtown and the University

Currently, the corridor is automobile-oriented, as El Paseo is conceived as a commercial corridor and a primary vehicular connection between downtown and the university. The plan envisions taming traffic on El Paseo and improving the pedestrian realm along the corridor, supporting the redevelopment of underutilized properties along the corridor. Still, it has the potential to evolve with more pedestrian and transit trips that can support additional density along the corridor.

ACTION STEPS

- Conduct a preliminary feasibility and schematic design phase to look at several design options along with the cost implications of each. Make a final recommendation to the Council on the preferred design option. Use this study to identify funding sources for the next phase.
- Proceed with engineering and construction based on the preferred option identified in first bullet.

TIME FRAME

- Short Term: Begin initial feasibility and design phases immediately, within one year of MRA Plan adoption. Establish budget and identify funding sources.
- Medium-Long Term: The implementation of transformation will likely take 5+ years to complete.

FUNDING SOURCES

- City of Las Cruces ICIP
- NMDOT Funding
- FHWA Funding – IIJA, RAISE, SS4A

KEY PARTNERS

- City of Las Cruces Community Development Department & Public Works
- NMDOT
- Las Cruces Police Department

2. El Paseo Commercial and Residential Redevelopment

Encourage a mix of commercial and housing development along El Paseo

With large assemblages of underutilized commercial buildings and large parking lots, El Paseo has the potential to accommodate more growth, especially multi-family residential. While more housing is desperately needed within the MRA, the new multi-family developments should integrate well with commercial development along the corridor, create walkable blocks connecting residents to the corridor, and provide amenities for residents and shoppers alike. Incentives should focus on attracting vertical mixed-use buildings at key locations along the corridor.

ACTION STEPS

- Remove existing zoning barriers, and other administrative barriers, that may impede residential development along the corridor.
- Support existing businesses by implementing corridor stabilization programs, including facade and landscaping improvements, physical enhancements, expanding safety programs, etc.
- Work with existing private property owners to subdivide large parcels to accommodate future development opportunities and infrastructure as needed.
- Attract future commercial and residential development that is aligned with the MRA vision, especially in the identified opportunity sites/nodes, through public-private partnerships.

TIME FRAME

- Short term: Implement business support 1-2+ years into the redevelopment process.
- Medium-Long term: Prepare the land and infrastructure for future redevelopment in the medium-term, 3-5 years.

FUNDING SOURCES

- Public-private partnerships
- MRA tools, including a potential TIF or BID
- Public land donations

KEY PARTNERS

- City of Las Cruces Community Development Department
- City of Las Cruces Economic Development Department
- City of Las Cruces Public Works Department

3. S Solano Business Revitalization

Reinforce S Solano as a local business corridor

S Solano consists of small lots and blocks and primarily has local businesses that are smaller in scale and provide local neighborhood needs. Future redevelopment along the corridor should focus on encouraging more local businesses that are smaller in scale (6,000 sq. ft. or smaller) to continue this trend. This would allow businesses to be supported entirely by foot or bicycle traffic and reduce the need to provide ample surface parking lots.

ACTION STEPS

- Support existing business by implementing corridor stabilization programs, including facade and landscaping improvements, physical enhancements, expanding safety programs, etc. Provide design assistance to help property owners implement and envision improvements.
- Connecting business owners to existing resources and programs offered by local groups.
- Review permitting processes to ensure site design standards are flexible for the unique qualities of the S Solano corridor while encouraging human-scale and design and pedestrian safety.
- Collaborate across city departments to support the potential creation of a S Solano business organization.

TIME FRAME

- Short-medium term: Start coordinating with resource providers early on, within first year, then build out more substantial programs between 1-3 years into redevelopment.

FUNDING SOURCES

- MRA – potential TIF, TIDD, BID
- Public-private partnerships
- Committing staff/MRA Team capacity
- Community Foundation of Southern New Mexico, Economic Development Retention and Revitalization Grant 2025

KEY PARTNERS

- City of Las Cruces Economic Development Department
- Small business owners in MRA
- Greater Las Cruces Chamber of Commerce
- NMSU Small Business Development Center
- Mesilla Valley Economic Development Alliance

4. Valley View Park Activation

Make improvements to Valley View Park to establish as a destination and connect Arroyo to the northeast

The focus will be to add more “eyes on the park” with development around the park’s edges that activates the edges and provides residents much needed amenities such as playgrounds, trails, picnic areas, etc. The goal is to extend this trail amenity to the northeast along the drainage area with the future redevelopment of the brickyard property.

ACTION STEPS

- Complete master plan for Valley View Park. Work with stakeholders, including residents, local schools, the Senior Center, and Library to develop vision for park improvements. The master plan should include the storm water detention basin and examine the feasibility of providing amenities in the basin for public use.
- Initiate collaboration with EBID to plan for trail connection along Las Cruces Arroyo, between Valley View Park and Young Park.
- Implement the master plan improvements.
- Activate the newly renovated park with community programs and events.

TIME FRAME

- Short-medium term: Complete master planning process that is currently in progress.
- Medium term: Implement park improvements and buildout, 3-5 years into redevelopment.

FUNDING SOURCES

- NMORD Trails+ and Outdoor Equity Grants
- NM Quality of Life Grants/Regional Recreation Centers
- City of Las Cruces ICIP

KEY PARTNERS

- City of Las Cruces Parks and Recreation Department
- City of Las Cruces Quality of Life Department
- Elephant Butte Irrigation District
- Local schools, particularly Valley View Elementary School

5. Infill as Redevelopment

Facilitate appropriate development on key infill sites, like the “Brickyard” and Foster and Montana sites

The City and private interests are working on additional housing (of various types and price points) within the MRA. The goal is to further this effort by looking at proximate sites for additional residential development.

ACTION STEPS

- The old Featherweight brickyard site has been identified as a key infill site. The project could help fill in missing housing and incorporate an extension of the Valley View Greenway toward the arroyo. The MRA can help fund an initial feasibility study, which would include an environmental assessment of the site and a conceptual development plan (“Blueprint”).
- Support efforts to develop a mixed-use center as proposed by FYI behind Sutherland Lumber between El Paseo and Campo Street.
- Support implementation of the Paseos Verdes project.
- Facilitate development on area key infill sites by working with property owners to identify market opportunities. Highlight development sites on the MRA website.
- In coordination with the city, provide professional level design assistance to create preliminary development plans for key sites. Ensure zoning and infrastructure are in place to allow for development.
- Create and publicize a concise resource guide for housing/affordable housing development tools that can be shared with potential developers (ex: brownfield redevelopment, LIHTC, HTF, CDBG, etc.).

TIME FRAME

- Short term: Provide or establish professional level design services and resource guide for potential developers.
- Medium-long term: Full project implementation.

FUNDING SOURCES

- Public-private partnerships
- Public land donations or acquisitions
- MRA – potential TIF, TIDD, BID
- NMED Brownfields Program

KEY PARTNERS

- City of Las Cruces Community Development Department
- City of Las Cruces Economic Development Department
- Property owners

6. Public Safety Improvements

Address security concerns in the MRA that contribute to the public's perception of the area

Security is a significant concern in the MRA Area. Some of it is real and some of it is perception. The City knows that failing to address this will limit the MRA's ability to attract new development and sustain a healthy business environment.

ACTION STEPS

- Continue to strengthen the relationship between LCPD Community Outreach and residents/businesses through pop-up events, bike rodeos, and public education campaigns.
- Consider a police sub-station at Farney Lane and E Park Drive. May be combined with commercial development with active uses (cafe, convenience store, etc.)
- Advocate for policy reform at the city level to provide more support services located in the MRA.
- Work with business owners to establish private security presence to help support police presence.
- Invest in physical improvements to add more lighting, improve sidewalks, and shade to improve public health and safety.

TIME FRAME

- Short term: Begin collaborating with LCPD and other service providers immediately upon redevelopment.
- Short-medium term: Add infrastructure improvements, like additional lighting.
- Ongoing: Continue to develop and strengthen relationships, programming throughout the entirety of the redevelopment period.

FUNDING SOURCES

- Partnerships with LCPD for safety and security resources
- Community Action Agency of Southern New Mexico (CAASNM) funding

KEY PARTNERS

- Las Cruces Police Department
- Las Cruces Police Department Community Outreach Team
- Lift Up Las Cruces Team
- Local service providers
- Local businesses and property owners

7. Improve Trail Connections

Utilize the drainage ditches for trail connections to improve overall walkability

As part of a city-wide effort, plans are underway to implement trails along several of the area's drainage ditch corridors. The goal will be to ensure that new development in the MRA provides seamless bicycle and pedestrian connections to these future trails to maximize their utility.

ACTION STEPS

- Collaborate with EBID to implement trail plan for Las Cruces lateral.
- Conduct analysis for Las Cruces Arroyo trail plan.

TIME FRAME

- Short term: Increase trail connections within 1-3 years of redevelopment.

FUNDING SOURCES

- NMDOT Transportation Alternatives Program (TAP) and Recreational Trails Program (RTP) Funding
- NMORD Trails+ Grant

KEY PARTNERS

- City of Las Cruces Parks and Recreation Department
- Elephant Butte Irrigation District
- NMSU and Las Cruces High School
- Mesilla Valley MPO
- NMDOT
- NMORD

8. Community and Neighborhood Placemaking

Reinforce neighborhood and area identity through targeted and district-wide improvements to public spaces

Many of the neighborhoods in the MRA area do not have an identifiable name or defined boundaries. This plan starts to define general boundaries and characteristics for the different neighborhoods in the plan area. The key will be to work with neighborhood representatives to develop a plan that best addresses their immediate needs and concerns and helps grow neighborhood pride and ownership.

ACTION STEPS

- To reinforce identity, assist with neighborhood signage programs (street sign toppers, etc.), neighborhood markers, gateways, and public art.
- Continue to organize neighborhood cleanups and property improvement days in the MRA.
- Continue to dedicate city staff capacity to supporting neighborhood groups and associations.

TIME FRAME

- Short term: Empower existing neighborhood organizations to begin enhancements as soon as possible.
- Medium term: Build out more stable funding, programming around local beautification.
- Medium-Long term: Gateway/welcoming signage are more substantial projects that require additional funding and effort to implement.

FUNDING SOURCES

- Keep Las Cruces Beautiful Funding
- MRA Funding
- Partnerships/sponsorships with local businesses, banks, or large corporations in Las Cruces willing to sponsor neighborhood beautification projects, either through direct funding or in-kind donations (e.g., materials, labor, etc.).

KEY PARTNERS

- City of Las Cruces Quality of Life Department
- Keep Las Cruces Beautiful
- Neighborhood groups, associations, and watches
- City of Las Cruces Community Engagement Office
- Las Cruces High School

Key Actions

To help the City prioritize and move forward with key strategies for the MRA, we’ve created the following table which helps to outline the necessary actions, timing, relative cost, responsible agents, and potential resources. For timing, the following are assumed timeframes:

- Short: 0-2 years
- Mid: 2-5 years
- Long: 5-10 years
- Ongoing

Relative costs are created with the following assumptions:

Relative Cost	
\$	Able to be implemented using discretionary funding available to the planning director or other department head
\$\$	Able to be implemented using discretionary funding available to the city manager or equivalent
\$\$\$	Requires a line item in the annual city budget developed by the city manager and approved by city council or other governing board
\$\$\$\$	Requires a line item in the capital improvements program
\$\$\$\$\$	Requires third-party funding such as grants or partner resources

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	TIMING	RELATIVE COST/ RESOURCES	LEAD AGENCY & PARTNERS	NOTES
GENERAL				
Create an MRA board to oversee and champion plan actions.	Short	\$\$	City Manager's Office & ED	Need Council action on creating an MRA Board; need dedicated staff members to support the mission of the MRA Board.
Create an MRA webpage to showcase key information about the area, highlight opportunity sites and ongoing projects - tie to ED page.	Short	\$	ED/IT	Needs to be constantly monitored and updated for maximum effectiveness
PUBLIC SAFETY				
Outreach: Continue to strengthen the relationship between LCPD Community Outreach & residents/businesses	Short	\$	LCPD, LCDF, Project LIGHT	
Bike safety: Continue to host bike rodeos & bike safety outreach.	Short	\$	LCPD Community Services	
Improved lighting: prioritize lighting in parks, neighborhoods, and on key walking corridors.	Short	\$\$	Community Development Department, Parks and Recreation	
Police sub-station: Assess feasibility for a Police Substation (potentially near Frenger and Gomez Parks)	Mid	\$\$	LCPD	
Address vacant properties: Create & adopt a Vacant Property Ordinance; support nuisance abatement team through creation of a community-led vacant property task force; continue to strengthen code enforcement within the MRA	Short	\$	MRA Committee	
Support Neighborhood Initiatives: Support Neighborhood Watch Programs & consider expanding to business watch	Short	\$	Community Engagement Office	

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HOUSING / LAND USE				
Zoning Strategies: Expand housing entitlements within existing commercially zoned properties. Encourage zoning strategies that provide more housing options that are compatible in scale with existing neighborhood character.	Short	\$/\$\$	City Planning Department	This objective may be accomplished with text amendments to the zoning ordinance. However, the city may also want to consider design standards for new development which would require a more extensive process.
Promote development sites: Facilitate development on key infill sites by working with property owners to identify market opportunities. Highlight development sites on the MRA website.	Short	\$	Economic Development Community Development	
Design Assistance Program: In coordination with the city, provide professional level design assistance to create preliminary development plans for key sites. Ensure zoning and infrastructure are in place to allow for development	Mid	\$\$	Economic Development Community Development	Led by Economic Development with assistance from Planning Department. May require contract design services with outside consultant.
Create Resource Guide: Create resource guide for housing/affordable housing development tools (state/federal) that can be shared with potential developers (ex: brownfield redevelopment, LIHTC,)	Short	\$	Economic Development	
Brickyard Site: fund an initial feasibility study of the old Featherweight brickyard which would include an environmental assessment of the site and a conceptual development plan ("Blueprint").	Mid	\$\$	Economic Development Public Works	Led by Economic Development with engineering support from Public Works. Outside consultant needed to conduct environmental studies.
Church sites: Work with existing community assets (churches) and non-profits to provide housing options and assist with potential development	Short	\$	Community Development	
Support Housing Authority projects: Support upcoming and ongoing housing projects, including Paseo Verdes, FYI Development, and Jardines Verdes.	Short	\$	Housing Authority	Leverage MRA designation to provide funding opportunities for proposed housing projects.
Housing Incentives: Consider reduction of impact fees, TIA requirements (remove red tape) for future development; consider setting up a fund for assist developers with cost of landscape/greenspace requirements (what are funding gaps for affordable housing?)	Short	\$	Economic Development Community Development	
Land banking: Set up a system to acquire vacant and underutilized properties to position them for redevelopment which might include demolition of existing buildings.	Mid	\$	Economic Development Community Development	
Infrastructure: advocate for infrastructure improvements that may be needed to facilitate development along the Idaho corridor.	Short	\$	Community Development	

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	TIMING	RELATIVE COST/ RESOURCES	LEAD AGENCY & PARTNERS	NOTES
MOBILITY				
MRA Street design technical advisory committee: establish a community advisory committee to participate in the street design process and make a final (non-binding) recommendation to council on the community's preferred design solution.	Short	\$	City Manager's Office with Community Development	Assemble a broad representation of mobility stakeholders, business owners and residents.
El Paseo Road - Step 1: Conduct a preliminary feasibility and schematic design phase to look at several design options along with the cost implications of each. Make a final recommendation to Council on the preferred design option. Use this study to identify funding sources for the next phase.	Mid	\$\$\$	City Manager's Office with Community Development and Public Works	Contract with consultant to lead the design and public engagement process. Establish street design technical advisory committee prior to this task; Combine this task with schematic design options for Idaho, Boutz, Missouri, Solano, and Espina.
El Paseo Road - Step 2: Proceed with engineering and construction based on the preferred option identified in Step 1.	Mid	\$\$\$\$\$	Public Works	Will require multiple funding partners.
Idaho/Boutz/Missouri - Step 1: Following the process for El Paseo, conduct a feasibility and schematic level design phase for a complete streets retrofit of Idaho Avenue and Boutz Road/Missouri Ave, with the goal of establishing the preferred design options.	Mid	\$\$\$	Public Works	See notes above
Idaho and Boutz/Missouri - Step 2: Proceed with engineering and construction based on the preferred option identified in Step 1.	Mid	\$\$\$\$	Public Works	
S Solano / Espina: Follow the two-step process established above for complete streets improvements to Solano Drive and Espina Street. This project may also include the feasibility of utilizing the existing alleys, especially behind S Solano Road.	Mid	\$\$\$	Public Works	
Intersections: Depending on the timing for complete street retrofits, the MRA/city may want to address immediate safety concerns at key intersections - especially those near schools. These safety improvements can be spearheaded by the appropriate city department. The MRA may advocate for short term improvements on behalf of the community (example, the intersections of Idaho and Solano, Montana and El Paseo, and Boutz and El Paseo)	Mid	\$\$\$	Public Works	
Slow zones: Advocate for "slow zones" on neighborhood streets and near schools.	Short	\$	Public Works with Community Development	Fund public outreach, signage and traffic calming measures.
Micromobility: Accommodate small electrically powered vehicles that are compatible with bikes by implementing complete street retrofits.	Short	\$	Public Works and NMSU EPA grants	Prioritize supportive infrastructure for electric vehicles, such as EV charging stations in public parking areas.
Connect Complete Streets Ordinance to street redesign: Include Multimodal Transportation Advisory Committee in decisions regarding street redesign	Ongoing	\$	Public Works	Work with Street Design and Multimodal Transportation Advisory Committees

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Alleys: Establish a policy that encourages the use of existing alley ways for vehicular access and back-of-house services, especially those located behind commercial properties. See also S Solano/Espina project above.	Short	\$	Public Works with Community Development	
Ditch to Trails: Transform local ditches (Las Cruces Lateral and Arroyo) as pedestrian/bike corridors and connections to key destinations (University, Downtown, Mesilla)	Short	\$\$\$	Public Works with Community Development	Some projects already under way
COMMUNITY PLACES & PROGRAMS				
Gateway: Create a gateway at Campo and El Paseo with signage and other placemaking elements. Explore potential for a civic anchor institution in conjunction with redevelopment	Long	\$\$\$\$	Economic Development Community Development Local businesses & developers	
Parks: Implement the Frenger and Gomez Parks plans.	Long	\$\$\$\$	Parks and Recreation	
Valley View Park: Activate Valley View Park with a walking trail, landscaping, and other public amenities	Mid	\$\$\$\$	Parks and Recreation	Already in the process of planning and design
Revive all-ages programming in the parks: partnerships with schools (recreation, sports, outdoor classrooms)	Short	\$	Parks and Recreation Community Development	
Neighborhood clean up events: help organize neighborhood cleanups in partnership with neighborhood associations and block groups	Short	\$	Community Development Neighbors	
NEIGHBORHOODS				
Neighborhood Identity: Reinforce neighborhood identity by recognizing existing neighborhood boundaries and names. Support identity for emerging neighborhoods by encouraging the adoption of new neighborhood names and boundaries where none exist. This process was started during the MRA planning process.	Short	\$	Community Engagement Office; Neighborhood Associations/ Organizations	
Reinforce identity: Assist with neighborhood signage programs (street sign toppers, etc.), neighborhood markers, gateways and public art.	Short	\$	Neighborhood Associations/ Organizations	
Partner with Lift Up Las Cruces: Support the city's program, Lift Up Las Cruces, in their efforts to work with neighborhoods to identify needed improvements. This could include funding support from the MRA.	Short	\$\$	Lift Up Las Cruces	
Improve walkability: Advocate for neighborhood "slow zones", sidewalk repairs, pedestrian scaled lighting, and street trees along neighborhood streets.	Medium	\$	Community Development Department	
City Support: Advocate for city staff to support Neighborhood Organizations (watch, association, etc.); Create neighborhood liaison position to facilitate this.	Short	\$	Community Engagement Office, Neighborhood Associations/ Organizations	Expand existing community liaison work to include neighborhood coordination

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	TIMING	RELATIVE COST/ RESOURCES	LEAD AGENCY & PARTNERS	NOTES
ECONOMIC DEVELOPMENT				
Vacant property ordinance: Advocate for Adoption and enforcement of a vacant property ordinance	Short	\$	Economic Development Community Development	Work with Nuisance Abatement Team; See Vacant Building Ordinance White Paper
Donate public land (publicly held or condemned) to activate properties	Mid	\$	Community Development	
Promote existing resources to support small businesses: Implement small business grant and loan program	Short	\$\$\$	Economic Development	Create clear program guidelines and expectations for new businesses; work with NMSU small business center and local Chamber.
Development Review Committee: Add professional level design assistance to create preliminary development plans for key sites; supplement to standing DRC services	Short	\$\$	Economic Development DRC	Ensure zoning and infrastructure are in place to allow for development.
Promote Brownfield Redevelopment: Advocate for cleanup and redevelopment of brownfield sites in the MRA.	Mid - Long	\$\$\$\$	Economic Development	
Promote Revitalization Incentive Program: Provide incentives and grants for facade, site, landscape improvements, pedestrian improvements, safety, upgrade longevity of a commercial buildings. Implement weatherization program for commercial properties; encourage adaptive reuse of older/vacant properties	Short - Mid	\$\$\$	Economic Development DRC	Implement ideas for programs that have been developed by Economic Development
Assess feasibility of TIDD or BIDD (business improvement v. tax increment) - comparison tool for different funding mechanisms (TIFF, TIDD, BIDD)	Short	\$	Economic Development Property Owners & local businesses	See Case Studies for examples
Support public safety actions and initiatives Refer to Public Safety Section. Support safety initiatives that allow businesses to stay open later during certain times (i.e. First Friday, etc.)	Ongoing	\$\$	Economic Development LCPD	
Promote development sites: Create a list of available commercial space in the area.	Short	\$	Economic Development Borderplex	Could take the form of a property spotlight - work with Borderplex (site readiness list)

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	TIMING	RELATIVE COST/ RESOURCES	LEAD AGENCY & PARTNERS	NOTES
SUSTAINABILITY				
Amenitize Storm Water: Improve drainage basin in Valley View Park to allow for usable recreation space	Mid	\$\$\$	Parks and Recreation Public Works Sustainability	
Green Stormwater Infrastructure: Ensure all future streetscape improvements incorporate GSI practices	Ongoing	\$\$	Community Development Sustainability Public Works	Consider permeable pavements to manage stormwater runoff, especially in the flood zone.
Expand shade: Support programs to incentive planting of trees within the public ROW and private property adjacent to sidewalks.	Short	\$	Sustainability	Incorporate complementary cool pavement materials
Expand shade: Add shelters at bus stops with passive cooling features	Short	\$\$\$	Transit Public Works Sustainability	Utilize materials and designs that promote airflow and reduce heat accumulation, reflective materials for roofs, green infrastructure adjacent, where possible.
Expand mobility options: Refer to Mobility section.	Mid	\$\$\$	Transit Community Development Public Works	
Universal Accessibility: Ensure all future developments are fully accessible	Ongoing	\$\$\$	Planning Public Works Community Development	
Energy efficiency: Create/Promote incentive programs for energy-efficient developments, adaptive reuse	Short	\$	Sustainability EMNRD Community Development	Work with EMNRD to access Sustainable Building Tax Credits.
Follow guidelines for water conservation and stormwater management	Ongoing	\$	Utilities Sustainability Public Works	Work with City Water Conservation Program Coordinator

Tools, Resources & Financing

Primary MRA Tools

Public-Private Partnerships

Public-Private Partnerships (P3s) are a fundamental component of the Metropolitan Redevelopment Code, facilitating agreements between the public and private sectors to achieve goals that neither could be accomplished independently. The MRA framework enables municipalities to collaborate closely with private developers through development agreements, ensuring projects align with community objectives. Through the MRA, the City can provide land, parking facilities, public amenities, financial resources, and tax incentives to stimulate private development, while developers and property owners pay and manage the redevelopment process.

Development agreements outline the responsibilities of each party in the site redevelopment process, with clear performance measures for the timing of each phase. These agreements ensure that the public/private partnership benefits the community and supports goals outlined in the MRA Plan or other policy documents. The various types of development agreements include:

- **Purchase Agreement:** A contract between a developer and the City to sell City-owned land to the developer.
- **Lease Agreement:** A contract between a developer and the City for leasing City-owned land or property to the developer.
- **Owner Participation Agreement:** A contract between a property owner or developer and the City to allow for the development of property owned by a party other than the City, typically the owner or developer.

Private entities involved in public projects may also receive property tax exemptions under the Redevelopment Code for the tax increment following the City's acquisition of the property. The private entity must still pay taxes based on the property's value before acquisition, with the exemption applying only to increases in value after that. The exemption lasts up to 7 years.

Tax Increment Financing ("TIF")

For larger-scale projects, or projects with significant master infrastructure costs, TIFS can serve to develop and revitalize underutilized areas. TIF can provide a consistent funding source for redevelopment projects identified in the MRA plan. A TIF financing district allows the local government to capture future increases in property tax and gross receipts tax revenues generated within the district to fund public improvements like infrastructure, redevelopment projects or other community development initiatives. The MRA plan as developed through public input identifies the projects and types of projects that can benefit from upfront investments that lead to future value increases.

Tax Increment Development District ("TIDD")

Within the MRA, the municipality can leverage tax increment financing by establishing either a TIF District, which can be applied only to designated blighted areas through a simple City Council approval, or a Tax Increment Development District ("TIDD"), which can be applied to an area without an official blighted designation but must be adopted through either the petition of 51% of property owners or by referendum. TIDDs can use Gross Receipt Tax (GRT) increment as the revenue stream, which can have advantages over an increment based on property taxes like TIF

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Districts, which may rise more slowly than new GRT revenue. A TIDD structure based on GRT increment is likely better positioned to capture the success of MRA incentives.

The TIF/TIDD can be used in the following ways:

Funding Redevelopment Projects or Public Improvements

The tax increment collected by the TIDD is used to finance specific redevelopment projects in the MRA, such as infrastructure improvements, building renovations, or public amenities. The funds can also be used to support private development that is aligned with the MRA's goals. By offering TIF funding within an MRA, municipalities can attract private developers to participate in large-scale projects that may not be financially feasible without assistance.

Permanent MRA Fund

The Redevelopment Code allows the local government to form a Metropolitan Redevelopment Fund to hold redevelopment funds in reserve until they can be utilized for specific projects or to fund MRA programs annually. TIF funds can be supplemented by general fund contributions, capital outlays, or grants, and managed through an MRA fund to ensure that project funds specific to the MRA District remain consistently available and appropriately managed.

Additional MRA Tools

In addition to public-private partnerships and TIF funds, the MRA structure can implement the following benefits, processes, and programs to incentivize new housing production, improve commercial corridors, and produce positive community impact.

Direct Contribution of Municipal Assets or Loans/Grants

Within the MRA boundaries, the City can offer small-scale city assets or infrastructure

improvements to individual property owners or businesses under the fair value provision, bypassing the complexities of a P3 development agreement. Memorandums of Understanding (MOUs) or easement agreements may benefit individual property owners or businesses, provided a corresponding public benefit exists.

Zoning Flexibility and Streamlined Approval Process

Projects in MRAs can benefit from expedited permitting, zoning flexibility, and other regulatory incentives. The Redevelopment Code also has a provision to allow the City to create zoning code ordinances, amendments, and exceptions that will apply to only the MRA. These ordinances can include provisions to increase site utilization/productivity such as reduced setbacks, increased building heights, and reduced on-site parking requirements. The City can also use an expedited development plan review as an additional incentive. These tools can reduce the barriers to entry for private development in the MRA, saving both time and financial resources that can often serve to make projects more viable.

Impact Fee Reductions

The City can offer property owners/businesses a waiver of development or permit fees when the development plans are consistent with the MRA Plan's goals and projects. A waiver or a decrease in fees typically charged to developers to cover infrastructure and public service costs (e.g., roads, schools, utilities) can further lower upfront costs and encourage housing construction.

Demolition Assistance Program

A demolition assistance program can provide financial or technical support to property owners or local governments to demolish dilapidated or unsafe buildings. It can provide one-time grants to eligible participants to remove hazardous structures and enhance public safety within the MRA boundaries, while also helping reduce the upfront costs associated with redevelopment.

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Brownfield Redevelopment Program

This program focuses on cleaning and redeveloping brownfields – sites that may be contaminated with hazardous substances, pollutants, or other environmental risks. The goal is to transform these underutilized or abandoned properties into productive spaces like housing, businesses, or parks. The program may offer one-time tax credits to developers who clean up brownfield sites within the MRA boundaries. These transferable tax credits incentivize environmental remediation, abatement, and demolition activities, aiding the redevelopment of brownfield sites for commercial, retail, or mixed-use purposes.

Weatherization Program

Aimed at improving energy efficiency, this program can help enhance the energy performance of homes or buildings, especially for low-income households. The MRA can fund essential upgrades, such as insulation, sealing gaps, installing energy-efficient windows, cool roofs with high-albedo, and updating heating and cooling systems. These improvements help reduce energy costs, improve comfort, and lessen environmental impact.

Revitalization Incentive Program

To promote the redevelopment of existing retail centers, the MRA could offer financial incentives through reimbursements for permanent building and site improvements made by businesses or commercial property owners within the MRA boundaries. Eligible improvements can include façade enhancements, building safety repairs, structural and mechanical/electrical/plumbing (MEP) upgrades, and other projects that contribute to the long-term quality of commercial buildings.

Landscape Improvement Program

Landscaping has the potential to impact the overall appearance of commercial centers significantly. Many existing retail and commercial

centers within the MRA boundaries have minimal landscaping and local businesses may not have the funding to make exterior improvements. Therefore, offering a landscaping incentive may entice business owners to undertake minor improvements to their property.

Small Business Grants and Loans

Small business grant and loan programs can be implemented in collaboration with the City to provide funding to entrepreneurs for starting, expanding, or sustaining their businesses, particularly for retail locations within the MRA. These programs support job creation, innovation, and economic growth, targeting underserved sectors or demographics, including minority- and women-owned businesses.

Additional Economic Development Tools

Low-Income Housing Tax Credit (“LIHTC”)

Overseen by the IRS and implemented through Housing NM, the LIHTC program incentivizes private investment in affordable housing. Developers awarded LIHTCs raise equity by selling tax credits to investors, lowering project costs. Units must serve households earning 60% or less of the area median income, with rents capped for affordability, with restrictions typically lasting from 15 to over 30 years. States allocate credits, offering 9% for new construction and 4% for rehabilitation or projects using other funding.

Community Development Block Grant (CDBG)

CDBG is a federal program administered by HUD to support community development projects benefiting low- and moderate-income residents. It provides flexible funding to state and local governments for housing rehabilitation, public infrastructure, and economic development. At least 70% of funds must assist low-income individuals and public input is required in planning. Funds are distributed through formula grants to entitlement communities and smaller municipalities via state programs, addressing urban poverty, blight, and economic needs.

HOME Investment Partnerships Program (HOME)

The HOME program can also be an additional funding resource for projects and non-profit developers within the MRA, as other organizations and projects have successfully leveraged HOME funds in Las Cruces. Eligible projects include new construction, rehabilitation, and rental assistance for homes affordable to households with incomes at or below 80% of the area median income (AMI), with additional preferences often given to very low-income

families (under 50% AMI). HOME funding can also support housing for special populations, such as individuals experiencing homelessness or people with disabilities, fostering broader community development and affordable housing opportunities.

Choice Neighborhoods Program

The Choice Neighborhoods program combines public and private funding to support locally driven strategies to transform struggling neighborhoods with distressed public or HUD-assisted housing. This initiative takes a comprehensive approach to neighborhood revitalization by improving distressed HUD housing and economic and social challenges faced in the surrounding neighborhood. This program relies on a community-wide planning process, inviting local leaders, residents, and stakeholders, including public housing authorities, city officials, schools, law enforcement, business owners, nonprofits, and private developers, to collaborate and develop a revitalization plan and implementation strategy. These improvements include addressing vacant properties, enhancing housing options, supporting businesses, improving services, and upgrading schools.

Rental Assistance Demonstration (RAD)

RAD was developed to help public housing authorities (PHAs) maintain and enhance public housing properties by tackling the significant backlog of deferred maintenance across the country. This program provides long-term assistance contracts that help finance property improvements to rehabilitate and repair the existing public housing stock. This support is available to owners of properties involved in seven different HUD programs, three of which are active: Section 8 Moderate Rehabilitation, Moderate Rehabilitation Single Room Occupancy, and Section 202, Project Rental Assistance Contracts.

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State Tax Abatement Programs

In addition to the property tax exemptions allowed under the Redevelopment Code, the State of New Mexico offers additional programs that provide a temporary reduction or elimination of property taxes for developers or property owners, including the Industrial Revenue Bond ("IRB") program which provides up to 100 percent exemption of project property from taxes for the life of the related bond indebtedness. The Community Development Incentive Act ("CDIA") is another example, where counties and municipalities are allowed to exempt up to 100 percent of the commercial personal property of a new business facility for a maximum of 20 years.

The following table demonstrates how these tools can be combined to support key El Paseo & S Solano MRA initiatives:

Tools	Implement Catalytic Projects	Local Business Support	Support Small-Scale Commercial & Residential Development	Support Nonprofit Developers & Affordable/Mixed-Income Communities
Public-Private Partnerships	✓			✓
Tax-Increment Financing	✓			✓
Direct Contribution	✓		✓	✓
Streamlined Approvals Process	✓		✓	✓
Impact Fee Reductions	✓		✓	✓
Demolition Assistance	✓	✓	✓	✓
Brownfield Redevelopment	✓		✓	✓
Weatherization		✓	✓	✓
Revitalization Incentive		✓	✓	✓
Landscape Improvement	✓	✓	✓	✓
Small Business Grants/Loans		✓		
LIHTC	✓			✓
CDBG	✓			✓
HOME	✓			✓
IRB/CDIA Tax Abatements	✓		✓	✓
Choice Neighborhoods	✓	✓	✓	✓
RAD				✓

Additional Resources

City Tools

Infrastructure Capital Improvements Plan (ICIP)

Agency: City of Las Cruces and/or Doña Ana County (through State)

Type: Capital Outlay

Description: The City and County may also seek to fund infrastructure projects through their infrastructure capital improvement plans. Although funds are limited, these funds may be used as matching funds to secure larger grants and/or loans by outside agencies (e.g. matching road funds for a street reconfiguration on a state highway).

General Obligation Bonds/General Funds

Agency: City of Las Cruces and/or Doña Ana County (through State)

Type: Capital Outlay

Description: The City of Las Cruces and Doña Ana County may seek GO Bond money or a direct appropriation for infrastructure costs using the County's existing general fund or by issuing new bonds to pay for capital improvements.

Industrial Revenue Bonds

Agency: City of Las Cruces and/or Doña Ana County

Type: Bond

Description: The City of Las Cruces and/or Doña Ana County can issue Industrial Revenue Bonds (IRB) to expand and relocate commercial and industrial projects. IRB financing is available for land, buildings, and equipment for headquarters office buildings, warehouses, manufacturing facilities, and service-oriented facilities not primarily engaged in selling goods and commodities at retail. IRB-financed projects are exempt from ad valorem tax as long as the bonds are outstanding, and the issuing agency holds the project title. Bonds may be issued in different series with variable principal amounts, interest rates, and maturities to accommodate

acquiring assets with different useful lives.

Local Gross Receipts Tax Option (LOGRT)

Agency: City of Las Cruces

Type: Tax Funds

Description: As part of the Local Economic Development Act (LEDA), Las Cruces residents may vote to raise the local gross receipts tax to help fund additional economic development projects within the City. The state collects the tax as part of the statewide gross receipts tax and redistributes it to the community for local projects. In general, LOGRT provides the community with revenue to fund services or projects related to arts and cultural activities or revitalization projects.

Gross Receipts Investment Policy (GRIP)

Agency: City of Las Cruces

Type: Tax Funds

Description: The City may pass a Gross Receipts Investment Policy (GRIP) ordinance that would allow property owners who develop his or her property to be reimbursed up to 50% of the owner's gross receipt taxes for infrastructure development costs incurred by the property owner (such as water, sewer, and roadway improvements). The ordinance is intended to incentivize development in key areas. Both new retail and certain targeted commercial businesses are eligible for this reimbursement, which is distributed through a city-managed GRIP fund based on the total attributable direct sales gross receipt taxes paid by an eligible project.

Lodgers Tax

Agency: City of Las Cruces

Type: Tax Funds

Description: The City may use the existing lodgers tax to promote the corridor's attractions and events for visitors. The tax may also be used to acquire, establish, and operate tourist-related facilities.

State & Federal

Outdoor Recreation Trails+ Grant

Agency: New Mexico Outdoor Recreation Department

Type: Community Grant

Description: The New Mexico Outdoor Recreation Trails+ Grant program empowers communities to enhance outdoor recreation opportunities by funding the planning, development, and improvement of trails and related infrastructure. Designed to boost local economies, strengthen outdoor industries, and foster community well-being, this grant program supports projects that connect people to nature, promote equitable access, and inspire stewardship of New Mexico's landscapes. By investing in outdoor recreation, this grant drives economic growth, enhances quality of life, and ensures lasting benefits for residents and visitors alike.

Transportation Alternatives and Recreational Trails Programs

Agency: MPO/NMDOT

Type: Capital Outlay

Description: The New Mexico Transportation Alternatives Program (TAP) and Recreational Trails Program (RTP) funds can generally be used for bicycle and pedestrian infrastructure and activities, in addition to other projects related to economic development, increased safety, and increased accessibility. The New Mexico Department of Transportation has a competitive process to afford TAP/RTP funds, based on how well each project proposal addresses the program's goals.

Cooperative Agreements Program (COOP) Local Government Road Fund

Agency: NMDOT

Type: Capital Outlay

Description: The New Mexico Department of Transportation sets aside money yearly for local government road improvements. This program assists local governments in improving, constructing, maintaining, repairing, and paving

highways and streets with matching funds from NMDOT.

The Public Project Revolving Fund (PPRF)

Agency: New Mexico Finance Authority

Type: Community Loan

Description: The PPRF is an up to \$500,000 revolving loan fund that can be used to finance public infrastructure projects, fire and safety equipment, and public buildings. Both market rate-based loans and loans to disadvantaged communities at subsidized rates are made from PPRF funds.

The Local Government Planning Fund (LGPF)

Agency: New Mexico Finance Authority

Type: Community Grant

Description: The LGPF provides capital necessary for proper planning of vital public projects, including infrastructure, preliminary engineering reports, long-term master plans, water conservation plans, asset management plans, economic development plans, affordable housing plans, flood inundation maps, archaeological clearances, or energy audits. Applications are accepted monthly, and grants are made on a reimbursement basis.

Economic Development Administration (EDA) Grants

Agency: U.S. Economic Development Administration (EDA)

Type: Community Grant

Description: EDA solicits applications from applicants in rural and urban areas to provide investments that support construction, non-construction, technical assistance, and revolving loan fund projects under EDA's Public Works and Economic Adjustment Assistance programs. Grants and cooperative agreements made under these programs are designed to leverage existing regional assets and support the implementation of economic development strategies that advance new ideas and creative approaches to advance economic prosperity in distressed communities.

Agenda Item #7.6.

The EDA provides strategic investments on a competitive-merit-basis to support economic development, foster job creation, and attract private investment in economically distressed areas of the United States.

Federal Transit Authority Transit-Oriented Development Grants

Agency: FTA

Type: Capital Outlay

Description: The Pilot Program for TOD Planning helps support FTA's mission of improving America's communities through public transportation by providing funding to local communities to integrate land use and transportation planning with a new fixed guideway or core capacity transit capital investment. Comprehensive planning funded through the program must examine ways to improve economic development and ridership, foster multimodal connectivity and accessibility, improve transit access for pedestrian and bicycle traffic, engage the private sector, identify infrastructure needs, and enable mixed-use development near transit stations.

Private/Foundation/Nonprofit The Loan Fund

Type: Community Loans

Description: The Loan Fund funds projects, programs, and businesses to improve New Mexicans' economic and social conditions. They offer small business and micro-loans to aspiring small business owners at an affordable rate. The fund also grants loans for real estate and equipment for certified development companies (CDC/504) and non-profits looking to finance equipment, inventory, building renovations, operating capital, and business expansions.

DreamSpring New Mexico

Type: Community Loans and Business Support

Description: DreamSpring provides small businesses with various low-interest loan options, ranging from \$1,000 to \$2,000,000 for

multiple needs. The organization's mission is "to increase access to business credit, make loans, and provide training and support that enables entrepreneurs to realize their dreams and be catalysts for positive economic and social change." These loans can support small businesses looking to launch or expand, helping to further support economic vitality in the MRA.

W.K. Kellogg Foundation

Type: Community Grants

Description: The W.K. Kellogg Foundation (WKKF) is a philanthropic organization that supports children, families, and equitable communities. Through its grants, the foundation seeks to create lasting change and improve the quality of life for vulnerable populations, especially children of color and low-income communities. They fund projects and programs to enhance education, health and well-being outcomes, racial equity, and economic security.

McCune Foundation

Type: Community Grants

Description: The McCune Foundation is a private philanthropic organization that provides grants to nonprofit organizations working to improve the quality of life for individuals and communities, with particular emphasis on education, health, and social services. It supports projects that address critical social issues, promote community engagement, and foster systemic change across New Mexico. Grants are typically awarded to organizations and initiatives demonstrating a clear and measurable impact on their communities. The foundation prioritizes proposals that align with its core values, including equity, inclusion, and sustainability. Funding is offered in the form of programmatic and operational grants to support projects at various stages of development.

Community Foundation of Southern New Mexico

Type: Community Grants

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Description: The Community Foundation of Southern New Mexico (CFSNM) is a nonprofit organization dedicated to enhancing the quality of life for individuals and communities in southern New Mexico. CFSNM administers a wide range of grant programs that support initiatives in various sectors, including education, healthcare, arts and culture, social services, and environmental sustainability. The foundation serves as a resource for individuals and organizations seeking to make a difference, fostering collaboration and leveraging charitable giving to address the region's most critical issues. The foundation prioritizes projects and organizations that work toward creating positive change in southern New Mexico, focusing on addressing the region's unique challenges and opportunities.

New Mexico Foundation

Type: Community Grants

Description: The New Mexico Foundation is a nonprofit organization that works to improve the lives of residents across the state by supporting initiatives that promote economic development, education, healthcare, the arts, and social justice. Grants are focused on educational programs, community-based initiatives, health and wellness services, and efforts that promote equity and social inclusion. The foundation seeks to invest in initiatives that help build stronger, more resilient communities, and support the state's continued growth and development.

United Way of SW NM

Type: Community Grants and Scholarships

Description: The United Way of Southwest New Mexico (UWSWNM) is a nonprofit organization dedicated to improving lives and building stronger communities in the region. Through its funding initiatives, the organization provides grants to local nonprofits, community groups, and initiatives that align with its mission of creating lasting positive change in the region, especially for projects and programs related to education, financial stability, and health and well-being.

Case Study: MRA P3s

Public-Private Partnerships.

Public-private partnerships, also known as P3s, are an effective strategy for redevelopment. Since the MRA designation of the El Paseo and S Solano area enables P3s without violating the state's anti-donation clause, the City of Las Cruces can play an active role in the area's redevelopment alongside private developers.

Redevelopment can be successful when public sector oversight and incentives is combined with private sector technology and efficiency to execute desirable projects.

ULI's Ten Principles for Successful Public Private Partnerships

1. Prepare properly for public/private partnerships.
2. Create a shared vision.
3. Understand your partner and key stakeholders.
4. Be clear on the risks and rewards for all parties.
5. Establish a clear and rational decision making process.
6. Make sure all parties do their homework.
7. Secure consistent and coordinated leadership.
8. Communicate early and often.
9. Negotiate a fair deal structure.
10. Build trust as a core value.

Farmington, NM

The City of Farmington successfully implemented one of the MRA Plan Projects: the Harvest Food Hub and Kitchen at San Juan College. The new space promotes local agriculture by providing a physical place for local food distribution and a commercial kitchen for entrepreneurs.

Role of the City.

Planning. The City of Farmington supported the development of the Downtown MRA Plan and Animas Action Hub Plan, both of which identified the need for a local food incubator and distribution center. These planning documents provided support for funding and implementation.

Land Acquisition. The MRA Plan identified the potential for the City of Farmington to support land acquisition for the project.

Program Facilitation. The City of Farmington facilitated connections between the program partners and Farmington Municipal Schools to offer local produce in local schools.

Project Partners.

San Juan College. SJC provided facility and project management support. They also integrated existing food entrepreneurship and food systems curriculum to jumpstart activities at the Hub.

NMSU. NMSU's Local Food, Local Places grant funding supported project execution by covering operating costs for the first 5 years of programming and facility needs.

Factors in Success.

Project Location. The success of this project can be attributed to the MRA Plan, which identified specific projects for different areas within the broader MRA boundary. This clear distinction helped support the project's location and implementation, as the planning process demonstrated the feasibility of the idea in that particular area. As a result, the project was highly specific to the area, leveraging both existing and potential assets to ensure its success.

Albuquerque, NM

The City of Albuquerque has a dedicated Metropolitan Development Agency housed within the Economic Development Department. The agency oversees nearly 20 different MRA areas across the city. To fully utilize the public-private partnership benefit that an MRA provides, the agency has compiled useful data for desired development to attract developers and provide them with the information they need to begin their process. This includes market data, as well as MRA incentives that would apply to developers.

MULTI-FAMILY MARKET PROFILE



ALBUQUERQUE | NEW MEXICO

4.2%
Vacancy

\$1.80-\$2.20/sq. ft.
Rents (New Product)

16%
Rent Growth Rate Since 2020

↑ 8%
Single Family Homes Prices 2020-2021

4.5%
4 and 5 Star Cap Rate



Metro Population: 915,000
Median Household Income: \$67,000
Annual Job Growth Rate: 5.4%

Source: GAAR, Costar, October 2022

INCENTIVE PROGRAMS

The Metropolitan Redevelopment Agency (MRA) partners with private developers to build vibrant communities in downtown Albuquerque and along the Central corridor. We have several incentive programs to catalyze investment in our community.



Redevelopment Tax Abatement

The Redevelopment Tax Abatement (RTA) is a seven-year property tax abatement on the incremental property taxes for all taxing districts. The purpose of the Redevelopment Tax Abatement program is to attract private investment and revitalize divested areas.



Gap Financing Grants

MRA regularly issues gap financing grants for projects in MR Areas. This Fall, MRA is issuing a Request for Expressions of Interest for up to \$3M gap financing for downtown housing projects.



Brownfield Loans

MRA offers an EPA Brownfields Revolving Loan Fund to provide low-interest loans to cover remediation expenses. The program goal is to encourage the redevelopment of contaminated properties in our community.



Storefront Grants

In downtown, MRA provides storefront grants to offset rent and encourage retail businesses back into our downtown. To date, we have assisted over 15 business and absorbed over 40,000 sq. ft. of retail space.



Fee Waivers

All projects located within a Metropolitan Redevelopment Area are eligible for a waiver of City of Albuquerque impact fees. This does not apply to Water or Sewer Impact Fees assessed by the Albuquerque Bernalillo County Water Utility Authority.



E-Review and Expediated Permitting

FasTrax is the City of Albuquerque's expedited plan review process available to those seeking a building permit. Builders can expect an average six-day turnaround time using the FasTrax system. ePlan is the electronic plan review process which allows builders to submit and track the plan review process electronically, bypassing lengthy and costly analog processes.

Learn More

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AREA
Albuquerque Regional Economic Alliance

ALBUQUERQUE
METROPOLITAN REDEVELOPMENT AGENCY

Case Study: Successful MRA Projects

Ruidoso, NM

As a prime tourist destination with a large service and hospitality industry, most of Ruidoso's workforce has to commute into the village to access their jobs. Businesses identified this as an issue for hiring and expansion as it limits the workforce that is willing to commute in.

In 2023, the Village of Ruidoso commissioned a Metropolitan Redevelopment Area Plan to identify potential development opportunities along a critical commercial corridor, Mechem Drive. The MRA Plan identified several Village-owned lots as ideal locations for workforce housing. The Village was able to attract private developers as ideal locations for workforce housing.

Following the designation of the MRA area and adoption of the plan, the Village was able to contract with private developers and have since begun construction on 10 workforce housing units at 603 Mechem Drive.

The Village has also partnered with a local realtor company to manage the units and ensure workforce housing eligibility. **The public-private partnerships that enabled the project to come to life are a direct result of the MRA designation which allows such partnerships.**



603 Mechem workforce housing, modular units.

Farmington, NM

Since the initial 2009 MRA Plan adoption and subsequent update in 2019, the City of Farmington has invested several million dollars across their MRA sub-areas, or districts.

Historic Downtown.

- \$12 million Complete Streets revitalization
- Over 16 new businesses attracted to the area
- Additional blight removal along Arrington St.

Animas District.

- Demolition of a blighted petroleum complex
- Creation of a Outdoor Recreation Incubator with 2 new businesses
- Partnered with San Juan College to create the Harvest Food Hub and Kitchen

Civic Center Neighborhood.

- \$10 million Civic Center renovation

Healthcare Hub.

- Removal of blighted Anasazi Inn
- Construction of Three Rivers Estates retirement and elder care facility



Main St. Redesign Plans, completed in 2020, as advised in the MRA Plan.

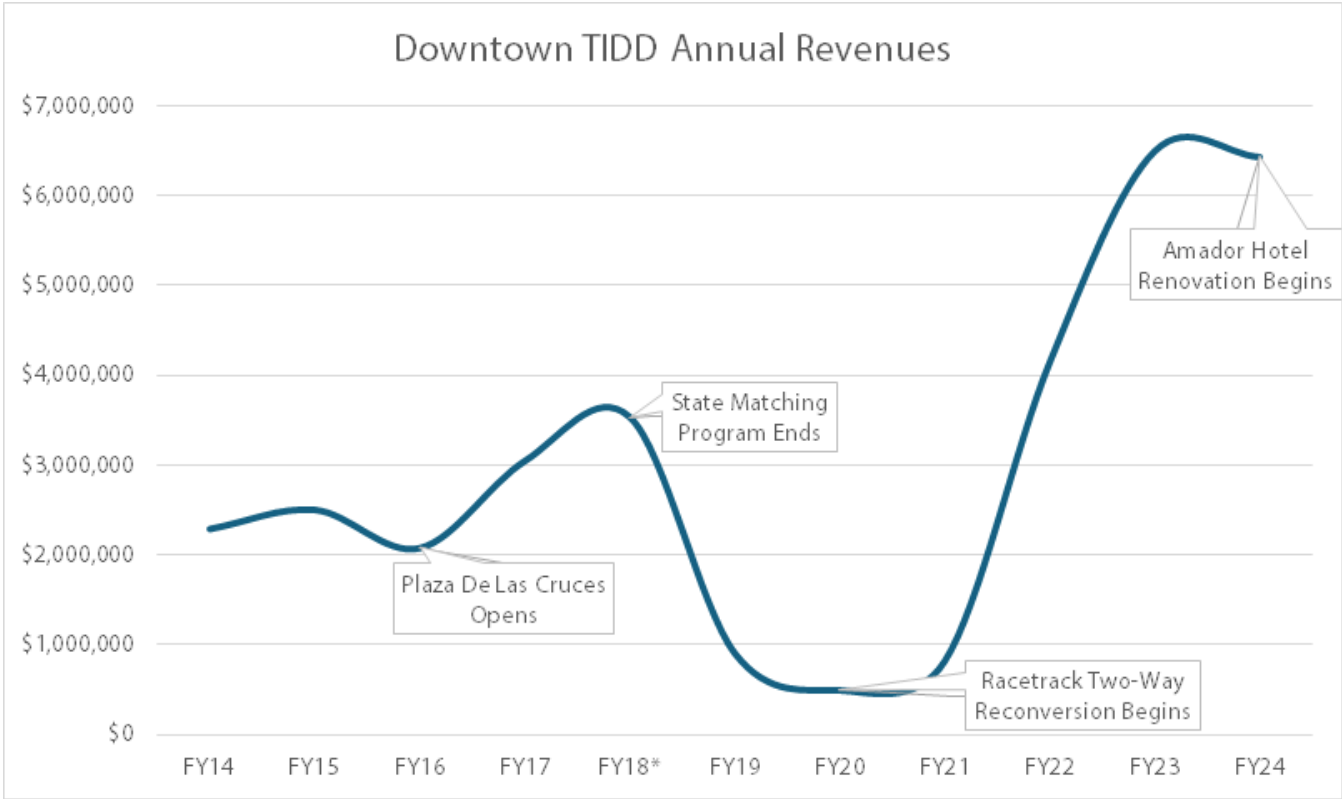
All of these projects were made possible through the establishment of the MRA area. This designation allowed for dedicated funding toward redevelopment, P3s, tax abatements, and other incentives that spurred both public and private investment in previously blighted areas.

Case Study: Downtown TIDD

In 2009, Las Cruces established a Tax Increment Development District (TIDD) in the Downtown/MRA District, funding it through increments from property taxes and gross receipts tax (GRT) revenue. The TIDD was approved by a majority of property owners in the district, with initial projects outlined in the 2006 Downtown MRA Plan. Additionally, the City negotiated with the State of New Mexico to secure its share of the increment revenue and revenue from Doña Ana County, although the state’s matching program ended in 2018.

The projects detailed in the MRA Plan have since received funding approval from the Las Cruces City Council and are managed by City staff. Since its creation, the TIDD has financed streetscape upgrades on Main Street, the reconversion of the one-way street couplet (the “Racetrack”) around Downtown, the construction of the new Plaza De Las Cruces, and the renovation of the historic Amador Hotel. The MRA also manages the Renovate Main Street program, which offers matching grants of up to \$25,000 per project to improve and rehabilitate Main Street properties for retail, restaurant, and entertainment businesses.

Notably, the TIDD has generated more revenue for the district than initially projected, with more than half of the income coming from the GRT increment rather than the property tax increment. Including the State and County portions has significantly boosted revenue, resulting in a larger pool of funds available for Downtown redevelopment. The TIDDs success is mainly due to the development of larger-scale projects that have contributed to a marked increase in property values and GRT revenue.



Conclusion

By using a combination of the tools and resources provided above, leveraging lessons learned through case studies in other communities, and following the steps outlined in the priority projects, we can ensure that the El Paseo and S Solano Metropolitan Redevelopment Area transforms successfully into the place envisioned by the community: a safe, economically thriving, and pedestrian-friendly neighborhood that is anchored by its history and valuable assets, while being open to necessary change that allows it to fully meet the needs of area residents and community members across Las Cruces. It will take city leadership, staff capacity, and the advocacy of stakeholders and residents to carry out the projects identified here in order to realize that vision.

We want to thank each and every person who contributed their time, energy, and resources to making this important step in that process possible.

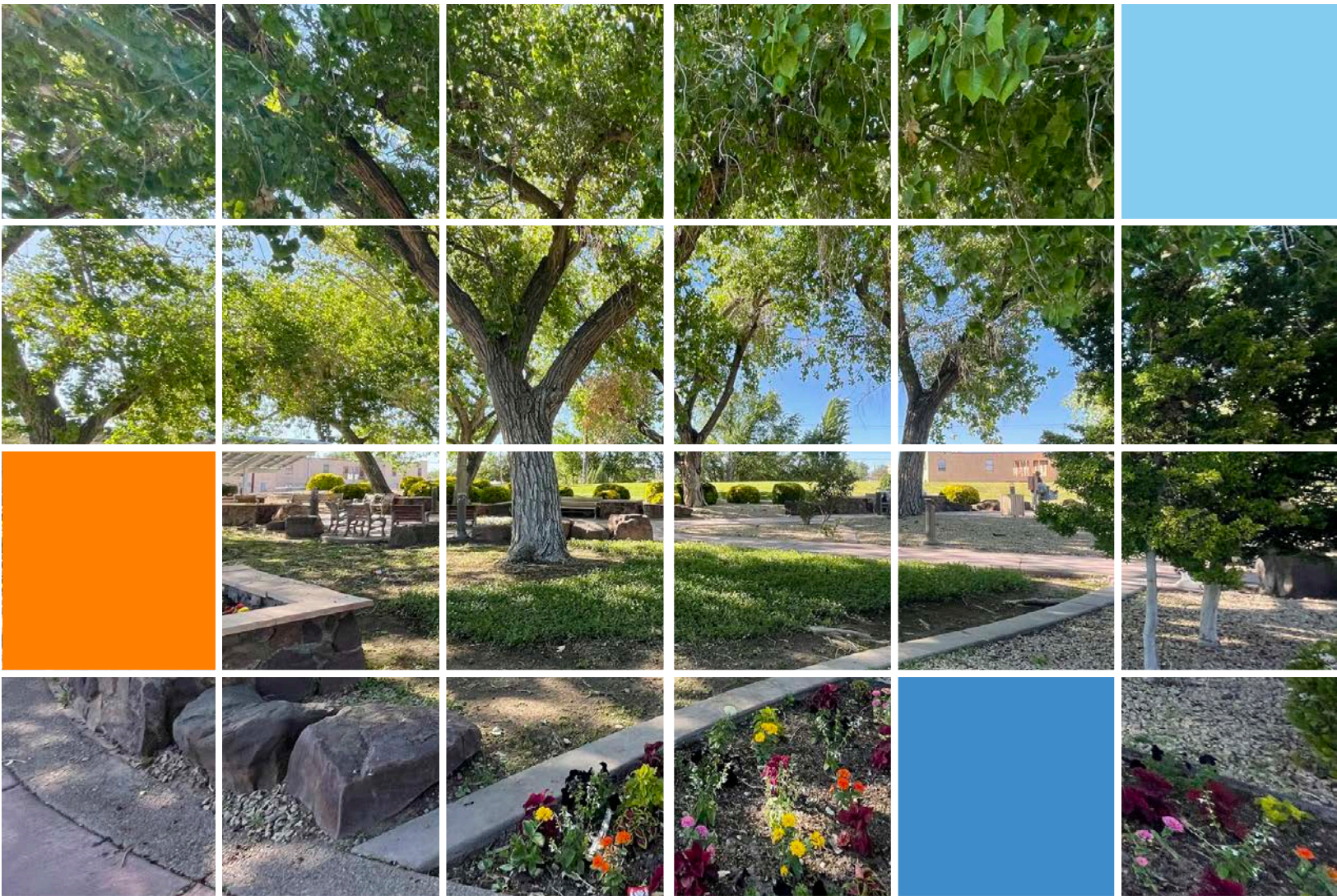


Appendices

A VACANT BUILDING ORDINANCE WHITE PAPER

B COMMUNITY SURVEY RESULTS

C PUBLIC COMMENTS



El Paseo and South Solano

MRA PLAN