

CITY OF LAS VEGAS
1700 N. GRAND AVE. LAS VEGAS, NEW MEXICO 87701
505-454-1401 FAX: 505-425-7335

Mayor Tonita Gurule-Giron

**CITY OF LAS VEGAS
WORK SESSION CITY COUNCIL AGENDA
May 9, 2018–Wednesday– 5:30 p.m.
City Council Chambers
1700 N. Grand Ave**

(The City Council shall act as the Housing Authority Board of Commissioners on any matters on the Agenda concerning the Housing Department.)

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE**
- IV. MOMENT OF SILENCE**
- V. APPROVAL OF AGENDA**
- VI. PUBLIC INPUT (not to exceed 3 minutes per person and persons must sign up at least fifteen (15) minutes prior to meeting.)**
- VII. DISCUSSION ITEMS**

1. Purchase of a Caterpillar 420F2 IT4E backhoe.

Maria Gilvarry, Utilities Director The Gas Division seeks to purchase a Caterpillar 420F2 IT4E backhoe. The division's oldest backhoe is 28 years old and is in need of regular maintenance and service. It is showing excessive age and wear. The backhoe being replaced will be transferred to the Waste Water division as they are in need of a backhoe. The cost to purchase the new backhoe is \$116,894.81.

2. Publication of Ordinance No. 18-03 amending Ordinance No. 18-01 entering into a loan agreement with the New Mexico Finance Authority.

Maria Gilvary, Utilities Director Ordinance 18-01 was passed, approved and adopted at the City Council Meeting on March 21, 2018 approving a loan with the NMFA for the purposes of obtaining for financing the acquisition of water storage rights. A principal amount of up to \$4,200,000.00 together with interest will be repaid from the distributions of the revenues from GRT. The funding agency requires that the loan be repaid from the distributions of the revenues from GRT. The funding agency requires that the loan be approved through ordinance. The original ordinance must be amended to allow delegation of authority to make certain determinations concerning the terms of the loan agreement and authorizing the taking of other actions in connection with the execution and delivery of the loan agreement and the intercept agreement.

3. Adoption of the City of Las Vegas, NM, Metropolitan Redevelopment Plan, (Downtown Action Plan), Authorizing Resolution, Grant Agreement and Certificate of Grantee.

Robert Archuleta, Grant Writer/Administrator The City of Las Vegas in collaboration with Architectural Research Consultants, Mainstreet New Mexico Finance Authority, Mainstreet de Las Vegas, New Mexico Historic Preservation and NMDOT has completed the final draft of the plan and is now ready for adoption by the Governing Body. Also included is the Authorizing Resolution, Grant Agreement and Certificate of Grantee.

VIII. EXECUTIVE SESSION

THE COUNCIL MAY CONVENE INTO EXECUTIVE SESSION IF SUBJECT MATTER OF ISSUES ARE EXEMPT FROM THE OPEN MEETINGS REQUIREMENT UNDER § (H) OF THE OPEN MEETINGS ACT.

- A. Personnel matters, as permitted by Section 10-15-1 (H) (2) of the New Mexico Open Meetings Act, NMSA 1978.**
- B. Matters subject to the attorney client privilege pertaining to threatened or pending litigation in which the City of Las Vegas is or may become a participant, as permitted by Section 10-15-1 (H) (7) of the New Mexico Open Meetings Act, NMSA 1978.**
- C. Matters pertaining to the discussion of the sale and acquisition of real property, as permitted by Section 10-15-1 (H) (8) of the Open Meetings Act, NMSA 1978.**

IX. ADJOURN

ATTENTION PERSONS WITH DISABILITIES: The meeting room and facilities are accessible to persons with mobility disabilities. If you plan to attend the meeting and will need an auxiliary aid or service, please contact the City Clerk's Office prior to the meeting so that arrangements may be made.

ATTENTION PERSONS ATTENDING COUNCIL MEETING: By entering the City Chambers, you consent to photography, audio recording, video recording and its/their use for inclusion on the City of Las Vegas Web-site, and to be televised on Comcast.

NOTE: A final agenda will be posted 72 hours prior to the meeting. Copies of the Agenda may be obtained from City Hall, Office of the City Clerk, 1700 N. Grand Avenue, Las Vegas, NM 87701

Work Session

CITY COUNCIL MEETING AGENDA REQUEST

DATE: 04/27/18

DEPT: Utilities Dept.

MEETING DATE: 05/09/18

DISCUSSION ITEM/TOPIC: Purchase of a Caterpillar 420F2 IT4E backhoe.

BACKGROUND/RATIONALE: The Gas Division seeks to purchase a Caterpillar 420F2 IT4E backhoe. The division's oldest backhoe is 28 years old and is in need of regular maintenance and service. It is showing excessive age and wear. The backhoe being replaced will be transferred to the Waste Water division as they are in need of a backhoe.

The cost to purchase the new backhoe is \$116,894.81. The warranty period on all parts and labor will be for a minimum of 2 years. Power train components warranty will be for a period of 5 years or 2,500 hours of use.

This item has been budgeted for and will be paid out of line item 627-0000-650-8007.

THIS REQUEST FORM MUST BE SUBMITTED TO THE CITY CLERK'S OFFICE NO LATER THAN 5:00 P.M. ON FRIDAY ONE AND A HALF WEEKS PRIOR TO THE CITY COUNCIL MEETING.



SUBMITTER'S SIGNATURE

REVIEWED AND APPROVED BY:



TONITA GURULÉ-GIRÓN
MAYOR

TANA VEGA
INTERIM FINANCE DIRECTOR
(PROCUREMENT)



ANN MARIE GALLEGOS
INTERIM CITY MANAGER

CITY ATTORNEY
(ALL CONTRACTS, ORDINANCES
AND RESOLUTIONS MUST BE
REVIEWED)

CITY OF LAS VEGAS
1700 NORTH GRAND AVE.
LAS VEGAS, NM 87701

T 505.454.1401
F 505.425.7335
LASVEGASNM.GOV
VISITLASVEGASNM.COM

TONITA GURULÉ-GIRÓN
MAYOR

DAVID ULIBARRI
COUNCILOR, WARD 1

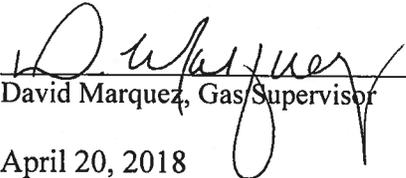
VINCE HOWELL
COUNCILOR, WARD 2

BARBARA PEREA-CASEY
COUNCILOR, WARD 3

DAVID L. ROMERO
COUNCILOR, WARD 4

MEMORANDUM

TO: Maria Gilvarry, Utilities Director

FROM: 
David Marquez, Gas Supervisor

DATE: April 20, 2018

RE: Purchase of Backhoe

The Gas division would like to purchase a new 2018 420F2 IT-4E Caterpillar Backhoe.

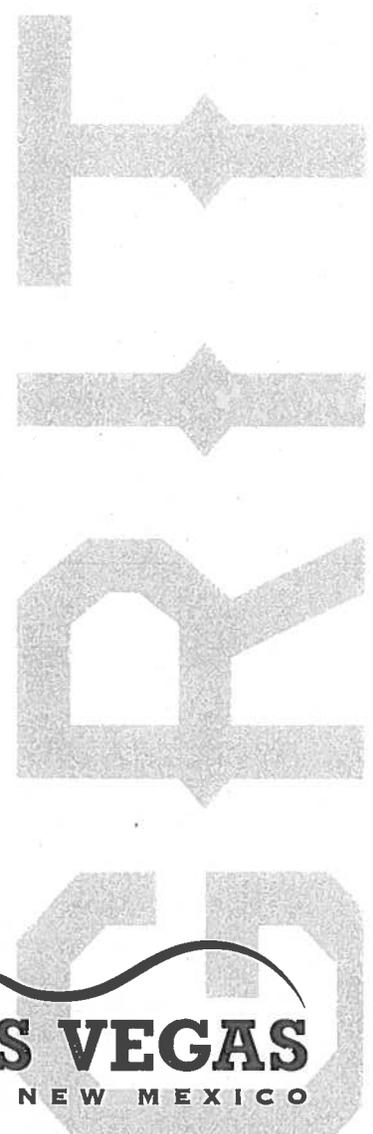
We currently have 2 backhoes; one is 28 years old and the other is 10 years old. Both backhoes are showing their age and wear.

Both of the backhoes have been serviced regularly and maintained. If the division is allowed to purchase a new backhoe, one of the two backhoes will be transferred to the Waste Water division as they currently have a need for backhoe.

This piece of equipment has been budgeted for and is on the State purchasing contract. It is always a good practice to be proactive and prepared for any situation that can arise at any given time to ensure the safety of our community and employees.

Your consideration to this request is greatly appreciated and the new backhoe will allow the Gas division to continue to provide safe and efficient service to the City of Las Vegas. Feel free to contact me with any questions. Thank you.

XC: File





Quote 179743-01

April 19, 2018

CITY OF LAS VEGAS
1700 NORTH GRAND AVE
LAS VEGAS, New Mexico 87701



Attention: JUDE HERRERA

Dear Jude,

We would like to thank you for your interest in our company and our products, and are pleased to quote the following for your consideration.

CATERPILLAR Model: 420F2 IT4E Backhoe Loader

STOCK NUMBER: 455911 **SERIAL NUMBER:** **YEAR:** **HOURS:**

We appreciate the opportunity to extend this quote. This quote is subject to availability and is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Regards,

Rick Sena
Sales Representative
Wagner Equipment Co.
505-206-0581

CATERPILLAR Model: 420F2 IT4E Backhoe Loader**STANDARD EQUIPMENT**

BOOMS, STICKS, AND LINKAGES - 14'4" Center pivot excavator style - backhoe - Pilot operated joystick hydraulic - controls with pattern changer valve - Pilot operated stabilizer controls - Boom transport lock - Swing transport lock - Street pads stabilizer shoes - Anti-drift hydraulics - (Boom, Stick and E-Stick) - Cat Cushion Swing(tm) system - Bucket level indicator - Lift cylinder brace - Return-to-dig (auto bucket positioner) - Self-leveling loader with single lever - control - Transmission neutralizer switch - Single Tilt Loader

POWERTRAIN - Cat C4.4, 74.5KW (Net 92HP / 69kW) - Direct Injection Turbo Charged Engine, - with ACERT technology. - US EPA Tier4 Final Emissions Compliant - with Selective Catalytic Reduction(SCR) - Water separator with service indicator - Thermal starting aid system - Eco mode - A dry-type axial seal air cleaner with - integral precleaner, automatic dust - ejection system & filter condition - indicator - Hydraulically boosted multi-plate wet - disk brake with dual pedals & interlock - Differential lock - Drive-line parking brake - High Ambient Cooling Package - Torque converter - Transmission--four speed synchro mesh - with power shuttle & neutral safety - switch - Spin-on fuel, engine oil & transmission - oil filters - Outboard planetary rear axles - Open Circuit Breather -

HYDRAULICS - Load sensing, variable flow system - with 43 gpm axial piston pump - 6 micron hydraulic filter - O-ring face seal hydraulic fittings

CONSIST NOTE - THIS LISTING IS A GENERAL DESCRIPTION - OF A 420F2 BACKHOE LOADER EQUIPPED WITH - THE LOWEST CHARGE ITEMS. -

HYDRAULICS - Caterpillar XT-3 hose - Hydraulic oil cooler - Pilot control shutoff switch - PPPC, Flow-sharing hydraulic valves - Hydraulic suction strainer -

ELECTRICAL - 12 volt electrical start - 150 ampere alternator - Horn and Backup Alarm - Hazard flashers/turn signals - Halogen head lights (4) - Halogen rear flood lights (4) - Stop and tail lights - Audible system fault alarm - Key start/stop system - 880 CCA maintenance free battery - Battery disconnect switch - External/internal power receptacles(12v) - Diagnostic ports for engine and machine - Electronic Control Modules - Remote jump start connector -

OPERATOR ENVIRONMENT - Lighted gauge group - Interior rearview mirror - ROPS canopy, Rear Fenders - 2-inch retractable seat belt - Tilt steering column - Steering knob - Hand and foot throttle - Automatic Engine Speed Control - One Touch Low Idle - Floor mat and Coat Strap - Lockable storage area - Air suspension seat

OTHER STANDARD EQUIPMENT - Hydrostatic power steering - Standard Storage Box - Transport tie-downs - Ground line fill fuel tank with 44 - gallon capacity - Ground line fill diesel exhaust fluid - tank with 5 gallon capacity - Rubber impact strips on radiator guards - Bumper - CD-ROM Parts Manual - Backhoe Safety Manual - Operations and Maintenance Manual - Lockable hood - Tire Valve Stem Protection - Long Life Coolant -30C (-20F) - Padlocks (2 on ST, 3 on IT)

MACHINE SPECIFICATIONS

420F2 BHL IT, TIER 4, HRC

STICK, EXTENDABLE, 14FT

LINES, COMBINED AUX, E-STICK

PT, 4WD, AUTOSHIFT

ENGINE, 74.5KW,C4.4 ACERT, T4F

HYDRAULICS, MP, 6FCN/8BNK, IT

CAB, DELUXE

WORKLIGHTS (8) HALOGEN LAMPS

SEAT, DELUXE FABRIC

BELT, SEAT, 2" SUSPENSION

AIR CONDITIONER, T4

TIRES, 12.5 80/19.5L-24, FS

COUNTERWEIGHT, 1015 LBS

STABILIZER PADS, FLIP-OVER

RIDE CONTROL

RADIO, FM BLUETOOTH

PRODUCT LINK, CELLULAR, PL641I

COLD WEATHER PACKAGE, 120V HRC

GUARD, STABILIZER

COUPLER, PG, MANUAL, DUAL LOCK

BUCKET-GP, 1.31 CYD, IT

CUTTING EDGE, TWO PIECE,WIDE

BUCKET-HD ROCK, 24", 7.0 CFT

CARRIAGE, FORK

FORK TINE, 2" X 5" X 54"

INSTRUCTIONS, ANSI

SERIALIZED TECHNICAL MEDIA KIT

RUST PREVENTATIVE APPLICATOR

SHIPPING/STORAGE PROTECTION

PACK, DOMESTIC TRUCK

QUICK COUPLER, HYDRUALIC IT - 451263

12" BUCKET - 454125

THUMB, TINE, A 4 - 454962

THUMB - 456741

SELL PRICE	\$116,894.81
TOTAL	\$116,894.81

WARRANTY & COVERAGE

Standard Warranty:	12 Months Unlimited Hours, Parts and Labor (Travel Time included for the first 6 months)
Extended Coverage:	NMDOT 24 Mo/2000 Hr Premier + 60 Mo/2500 Hr PT

F.O.B/TERMS:
Albuquerque

OPTIONS: Condition Monitoring

Components	Ref No.	Qty	Sell
Preventative Maintenance			
Condition Monitoring - 1 Year			\$400



State of New Mexico General Services Department

Price Agreement

Awarded Vendor: 11 Vendors (see page 7) Telephone No.:
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Price Agreement Number: 70-805-17-15899

Payment Terms: Net 30

F.O.B.: Destination

Delivery: As Requested

Ship To: New Mexico Department of Transportation Agency Will Pick Up
Invoice: New Mexico Department of Transportation 1120 Cerrillos Road Santa Fe, NM 87504
For questions regarding this contract please contact: India Garcia 505-827-5183

Procurement Specialist: Eric Sanchez 

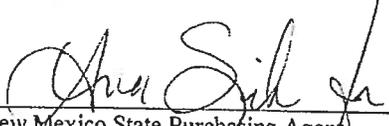
Telephone No.: 505-827-0554

Title: **Loader, Backhoe**

Term: **June 27, 2017-June 26, 2018**

This Price Agreement is made subject to the "terms and conditions" shown on the reverse side of this page, and as indicated in this Price Agreement.

Accepted for the State of New Mexico



 New Mexico State Purchasing Agent

Date: 6/21/17

State of New Mexico
General Services Department
Purchasing Division
Price Agreement #:70-805-17-15899

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Terms and Conditions
(Unless otherwise specified)

1. **General:** When the State Purchasing Agent or his/her designee issues a purchase document in response to the Vendor's bid, a binding contract is created.
2. **Variation in Quantity:** No variation in the quantity of any item called for by this order will be accepted unless such variation has been caused by conditions of loading, shipping, packing or allowances in manufacturing process and then only to the extent, if any, specified in this order.
3. **Assignment:**
 - a. Neither the order, nor any interest therein, nor any claim thereunder, shall be assigned or transferred by the Vendor, except as set forth in Subparagraph 3b or as expressly authorized in writing by the State Purchasing Agent or his/her designee. No such assignment or transfer shall relieve the Vendor from the obligations and liabilities under this order.
 - b. Vendor agrees that any and all claims for overcharge resulting from antitrust violations which are borne by the State as to goods, services, and materials purchased in connection with this bid are hereby assigned to the State.
4. **State Furnished Property:** State furnished property shall be returned to the State upon request in the same condition as received except for ordinary wear, tear and modifications ordered hereunder.
5. **Discounts:** Prompt payment discounts will not be considered in computing the low bid. Discounts for payment within twenty (20) days will be considered after the award of the contract. Discounted time will be computed from the date of receipt of the merchandise invoice, whichever is later.
6. **Inspection:** Final inspection and acceptance will be made at the destination. Supplies rejected at the destination for nonconformance with specifications shall be removed at the Vendor's risk and expense, promptly after notice of rejection.
7. **Inspection of Plant:** The State Purchasing Agent or his/her designee may inspect, at any reasonable time, the part of the Contractor's, or any subcontractor's plant or place of business, which is related to the performance of this contract.
8. **Commercial Warranty:** The Vendor agrees that the supplies or services furnished under this order shall be covered by the most favorable commercial warranties the Vendor gives for such to any customer for such supplies or services. The rights and remedies provided herein shall extend to the State and are in addition to and do not limit any rights afforded to the State by any other clause of this order. Vendor agrees not to disclaim warranties of fitness for a particular purpose of merchantability.
9. **Taxes:** The unit price shall exclude all state taxes.
10. **Packing, Shipping and Invoicing:**
 - a. The State's purchasing document number and the Vendor's name, user's name and location shall be shown on each packing and delivery ticket, package, bill of lading and other correspondence in connection with the shipments. The user's count will be accepted by the Vendor as final and conclusive on all shipments not accompanied by a packing ticket.
 - b. The Vendor's invoice shall be submitted duly certified and shall contain the following information: order number, description of supplies or services, quantities, unit price and extended totals. Separate invoices shall be rendered for each and every complete shipment.
 - c. Invoices must be submitted to the using agency and NOT the State Purchasing Agent.
11. **Default:** The State reserves the right to cancel all or any part of this order without cost to the State, if the Vendor fails to meet the provisions of this order and, except as otherwise provided herein, to hold the Vendor liable for any excess cost occasioned by the State due to the Vendor's default. The Vendor shall not be liable for any excess costs if failure to perform the order arises out of causes beyond the control and without the fault or negligence of the Vendor, such causes include but are not restricted to, acts of God or the public enemy, acts of the State or Federal Government,

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fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, unusually severe weather and defaults of subcontractors due to any of the above, unless the State shall determine that the supplies or services to be furnished by the subcontractor were obtainable from other sources in sufficient time to permit the Vendor to meet the required delivery scheduled. The rights of the State provided in this paragraph shall not be exclusive and are in addition to any other rights now being provided by law or under this order.

12. **Non-Collusion:** In signing this bid the Vendor certifies he/she has not, either directly or indirectly, entered into action in restraint of free competitive bidding in connection with this offer submitted to the State Purchasing Agent or his/her designee.

13. **Nondiscrimination:** Vendor doing business with the State of New Mexico must be in compliance with the Federal Civil Rights Act of 1964 and Title VII of the Act (Rev. 1979) and the Americans with Disabilities Act of 1990 (Public Law 101-336).

14. **The Procurement Code:** Sections 13-1-28 through 13-1-99 NMSA 1978, imposes civil and criminal penalties for its violation. In addition the New Mexico criminal statutes impose felony penalties for bribes, gratuities and kickbacks.

15. All bid items are to be NEW and of most current production, unless otherwise specified.

16. **Payment for Purchases:** Except as otherwise agreed to: late payment charges may be assessed against the user state agency in the amount and under the conditions set forth in Section 13-1-158 NMSA 1978.

17. **Workers' Compensation:** The Contractor agrees to comply with state laws and rules pertaining to Workers' Compensation benefits for its employees. If the Contractor fails to comply with Workers' Compensation Act and applicable rules when required to do so, this Agreement may be terminated by the contracting agency.

18. Bids must be submitted in a sealed envelope with the bid number and opening date clearly indicated on the bottom left hand side of the front of the envelope. Failure to label bid envelope will necessitate the premature opening of the bid in order to identify the bid number.

19. **Contractor Personnel:** Personnel proposed in the Contractor's written proposal to the Procuring Agency are considered material to any work performed under this Price Agreement. Once a Purchase Order or contract has been executed, no changes of personnel will be made by the Contractor without prior written consent of the Procuring Agency. Replacement of any Contractor personnel, if approved, shall be with personnel of equal ability, experience, and qualifications. The Contractor will be responsible for any expenses incurred in familiarizing the replacement personnel to insure their being productive to the project immediately upon receiving assignments. Approval of replacement personnel shall not be unreasonably withheld. The Procuring Agency shall retain the right to request the removal of any of the Contractor's personnel at any time.

20. **Subcontracting:** The Contractor shall not subcontract any portion of the Price Agreement without the prior written approval of the Procuring Agency. No such subcontracting shall relieve the Contractor from its obligations and liabilities under this Price Agreement, nor shall any subcontracting obligate payment from the Agency.

21. **Records and Audit:** The Contractor shall maintain detailed time and expenditure records that indicate the date, time, nature, and cost of services rendered during this Price Agreement's term and effect, and retain them for a period of three (3) years from the date of final payment under this Price Agreement. The records shall be subject to inspection by the Agency, State Purchasing Division, Department of Finance and Administration, and for Information Technology contracts, State Chief Information Officer. The Agency shall have the right to audit billings, both before and after payment. Payment for services under this Price Agreement shall not foreclose the right of the Agency to recover excessive or illegal payments.

22. The foregoing requirements for Contractor Personnel, Subcontracting, and Audit shall be inserted into all subcontracts from the prime contractor to the subcontractor.

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New Mexico Employees Health Coverage

A. If Contractor has, or grows to, six (6) or more employees who work, or who are expected to work, an average of at least 20 hours per week over a six (6) month period during the term of the contract, Contractor certifies, by signing this agreement, to have in place, and agrees to maintain for the term of the contract, health insurance for its New Mexico Employees and offer that health insurance to its New Mexico Employees if the expected annual value in the aggregate of any and all contracts between Contractor and the State exceeds \$250,000 dollars.

B. Contractor agrees to maintain a record of the number of its New Mexico Employees who have (a) accepted health insurance; (b) declined health insurance due to other health insurance coverage already in place; or (c) declined health insurance for other reasons. These records are subject to review and audit by a representative of the state.

C. Contractor agrees to advise all of its New Mexico Employees of the availability of State publicly financed health care coverage programs by providing each of its New Mexico Employees with, as a minimum, the following web site link to additional information: <http://insurenwmxico.state.nm.us/>.

D. For purposes of this Paragraph, the following terms have the following meanings:

- (1) "New Mexico Employee" means any resident of the State of New Mexico employed by Contractor who performs the majority of the employee's work for Contractor within the State of New Mexico, regardless of the location of Contractor's office or offices; and
- (2) "offer" means to make available, without unreasonable restriction, enrollment in one or more health coverage plans and to actively seek and encourage participation in order to achieve the goals of Executive Order 2007-049. This could include State publicly financed public health coverage programs such as *Insure New Mexico!*

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New Mexico Pay Equity Initiative

Contractor agrees, if it has ten (10) or more New Mexico employees OR eight (8) or more employees in the same job classification, at any time during the term of this contract, to complete and submit the PE10-249 form on the annual anniversary of the initial report submittal for contracts up to one (1) year in duration. If contractor has (250) or more employees, contractor must complete and submit the PE250 form on the annual anniversary of the initial report submittal for contracts that are up to one (1) year in duration. For contracts that extend beyond one (1) calendar year, or are extended beyond one (1) calendar year, contractor also agrees to complete and submit the PE10-249 or PE250 form, whichever is applicable, within thirty (30) days of the annual contract anniversary date of the initial submittal date or, if more than 180 days has elapsed since submittal of the last report, at the completion of the contract, whichever comes first. Should contractor not meet the size requirement for reporting at contract award but subsequently grows such that they meet or exceed the size requirement for reporting, contractor agrees to provide the required report within ninety (90) days of meeting or exceeding the size requirement. That submittal date shall serve as the basis for submittals required thereafter.

Contractor also agrees to levy this requirement on any subcontractor(s) performing more than 10% of the dollar value of this contract if said subcontractor(s) meets, or grows to meet, the stated employee size thresholds during the term of the contract. Contractor further agrees that, should one or more subcontractor not meet the size requirement for reporting at contract award but subsequently grows such that they meet or exceed the size requirement for reporting, contractor will submit the required report, for each such subcontractor, within ninety (90) days of that subcontractor meeting or exceeding the size requirement. Subsequent report submittals, on behalf of each such subcontractor, shall be due on the annual anniversary of the initial report submittal. Contractor shall submit the required form(s) to the State Purchasing Division of the General Services Department, and other departments as may be determined, on behalf of the applicable subcontractor(s) in accordance with the schedule contained in this paragraph. Contractor acknowledges that this subcontractor requirement applies even though contractor itself may not meet the size requirement for reporting and be required to report it self.

Two (2) copies of the Pay Equity Worksheet shall be submitted prior to Award by the prospective Awarded Vendor.

The PE10-249 and PE250 worksheet is available at the following website:
<http://www.generalservices.state.nm.us/statepurchasing/GuidesProcedures.aspx>

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Department Price Agreement

Article I – Statement of Work

Under the terms and conditions of this Price Agreement, the using agency may issue orders for items and/or services described herein.

The terms and conditions of this Price Agreement shall form a part of each order issued hereunder.

The items and/or services to be ordered shall be listed under Article IX – Price Schedule. All orders issued hereunder will bear both an order number and this Price Agreement number. It is understood that no guarantee or warranty is made or implied by either the New Mexico State Purchasing Agent or the user that any order for any definite quantity will be issued under this Price Agreement. The Contractor is required to accept the order and furnish the items and/or services in accordance with the articles contained hereunder for the quantity of each order issued.

Article II –Term

The term of this Price Agreement for issuance of orders shall be as indicated in specifications.

Article III –Specifications

Items and/or services furnished hereunder shall conform to the requirements of specifications and/or drawings applicable to items listed under Article IX - Price Schedule. Orders issued against this schedule will show the applicable price agreement item(s), number(s), and price(s); however they may not describe the item(s) fully.

Article IV – Shipping and Billing Instructions

Contractor shall ship in accordance with the instructions of this form. Shipment shall be made only against specific orders which the user may place with the contractor during the term indicated in Article II – Term. The Contractor shall enclose a packing list with each shipment listing the order number, price agreement number and the commercial parts number (if any) for each item. Delivery shall be made as indicated on page 1. If vendor is unable to meet stated delivery the State Purchasing Agent must be notified.

Article V - Termination

This Price Agreement may be terminated by either signing party upon written notice to the other at least thirty (30) days in advance of the date of termination. Notice of termination of the price agreement shall not affect any outstanding orders.

Article VI – Amendment

This Price Agreement may be amended by mutual agreement of the New Mexico State Purchasing Agent or his/her designee and the Contractor upon written notice by either party to the other. An amendment to this Price Agreement shall not affect any outstanding orders issued prior to the effective date of the amendment as mutually agreed upon, and as published by the New Mexico State Purchasing Agent or his/her designee. Amendments affecting price adjustments and/or the extension of a price agreement expiration date are not allowed unless specifically provided for in the bid and price agreement specifications.

Article VII – Issuance of Orders

Only written signed orders are valid under this Price Agreement.

Article VIII – Packing (if applicable)

Packing shall be in conformance with standard commercial practices.

Article IX – Price Schedule

Prices as listed in the price schedule hereto attached are firm.

State of New Mexico
General Services Department
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Awarded Vendors:

(AA)0000103580 (Primary Bid)
4 Rivers Equipment
2301 Candelaria Road NE
Albuquerque, NM 87107
505-884-2900

(AB)0000103580 (Secondary Bid)
4 Rivers Equipment
2301 Candelaria Road NE
Albuquerque, NM 87107
505-884-2900

(AC)0000103580 (Secondary Bid)
4 Rivers Equipment
2301 Candelaria Road NE
Albuquerque, NM 87107
505-884-2900

(AD) 0000109424 (Primary Bid)
ProCon, LLC /Dba ProCon JCB
461 Pioneer Place
Las Cruces, NM 88005
575-524-1671

(AE) 0000109424 (Alternate 1)
ProCon, LLC /Dba ProCon JCB
461 Pioneer Place
Las Cruces, NM 88005
575-524-1671

(AF) 0000102501
Titan Machinery
6613 Edith Blvd. NE
Albuquerque, NM 87113
505-342-2566

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(AG) 0000102501
Titan Machinery
6613 Edith Blvd. NE
Albuquerque, NM 87113
505-342-2566

(AH) 0000102501
Titan Machinery
6613 Edith Blvd. NE
Albuquerque, NM 87113
505-342-2566

(AI) 0000045306
Wagner Equipment Co.
4000 Osuna RD NE
Albuquerque, NM 87109
505-345-8411

(AJ) 0000045306
Wagner Equipment Co.
4000 Osuna RD NE
Albuquerque, NM 87109
505-345-8411

(AK) 0000045306
Wagner Equipment Co.
4000 Osuna RD NE
Albuquerque, NM 87109
505-345-8411

SUPPLEMENTAL TERMS AND CONDITIONS
(Miscellaneous Equipment)
[Rev. 4/17]

The following applies to all items described in this specification:

This price agreement is applicable and available for use by New Mexico Department of Transportation (NMDOT), New Mexico State Agencies and New Mexico Local Public Bodies.

Term:

The term of this Price Agreement shall be for one (1) year from date of award with the option to extend for a period of three (3) additional years, on a year-to-year basis, by mutual agreement of all parties and approval of the New Mexico State Purchasing Agent at the same price, terms and conditions. This Price Agreement shall not exceed four (4) years.

Provide current literature of applicable model with bid.

All items and equipment listed as standard in manufacturer's literature shall be provided.

Successful vendor shall be an authorized dealer and be a physically established dealership with parts and service facilities in New Mexico, with O.E.M. certified mechanics qualified to repair and service all aspects of engine and powertrain components.

Successful vendor shall provide a complete, additional set of replacement filters to include engine crank-case, hydraulic, fuel, air induction, air dryer, DEF and coolant if applicable at time of delivery. Provide one (1) laminated filter replacement list and one (1) fluid/oil specification chart for truck and B engine as well as one (1) laminated lube chart with services intervals.

Provide one (1) technical manual (DVD or flash drive if available), one (1) parts book (DVD or flash drive if available) and one (1) operator's manual with each unit delivered.

Dealer preparation, conditioning and full service is required prior to delivery. Fuel tanks shall be filled to full capacity. Parameters for engine shutdown system shall be tested prior to delivery. Pre-delivery inspection forms shall be provided prior to NMDOT inspections.

Fuel and DEF (diesel exhaust fluid) tank, as well as, all other fluid reservoirs must be filled to full capacity. All fluid reservoirs and tanks are to be labeled with quantity and type.

Deliver FOB to dealer's place of business within the State of New Mexico.

Escalation Clause:

In the event of a product cost increase and escalation request will be reviewed by this office on an individual basis. Please be aware this measure is not intended to allow any increase in profit margin, only to compensate for an actual cost increase. Price decreases as well shall apply. If the vendor's prices are reduced for any reason, users shall receive the benefit of such reductions. Price increases and/or decreases will not be retroactive to orders already in-house or back-ordered. Orders will be filled at the price in effect of the date of the receipt of the order by the vendor.

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Method of Award:

To the lowest responsible bidder meeting or exceeding specifications, terms and conditions. The State reserves the right to award to multiple vendors per item, whichever, in his/her judgment, best serves the interest of the State of New Mexico.

Vendors may bid up to *three* (3) models for each item and are encouraged to do, so long as they meet the minimum specification. NMDOT does not set a limit for exceeding the minimum specifications and welcomes multiple models with different capabilities.

Primary and alternate models must be submitted as a separate and complete Bid Packet with their own Cover Sheet found on page one of the ITB, to be considered valid. Each packet must also be labeled as Primary or Alternate.

Any item bid without a Cover Sheet will not be considered!

Intent of Specifications:

The specifications are intended to describe equipment for use by the ordering agency, which will operate efficiently and safely. The design specifications incorporated herein are intended to describe such unit, and to set forth minimal performance parameters required by the State of New Mexico. Any references herein to a particular make or model number are intended not to be restrictive but to set forth an acceptable level of quality and design. The State reserves the right to accept minor variances in product design and/or operation offered by bidders if such acceptance is determined to be in the best interest of the State.

Qualified Bidders:

Bids may be accepted from manufacturers and/or factory authorized dealers who are able and willing to provide responsive service to the ordering agency during the warranty period and the extended warranty period if required. Bidders must be in a position to offer the lowest cost/highest effectiveness, completely assembled units meeting or exceeding the minimum specifications contained herein.

When additional equipment (components) are required to complete a bid package which is not normally supplied by the bidder, such equipment shall be supplied by an authorized equipment supplier, but shall be the full responsibility of the bidder.

Inspection of Work:

Representatives of the State Purchasing Division or the ordering agencies shall have access, at any reasonable time, to the bidder's and manufacturer's facilities for the purposes of inspection during periods of manufacture or assembly of the items to be ordered hereunder. The costs associated with such inspection trips shall be borne by the State and/or ordering agency.

Late Delivery:

It is expressly understood and agreed that, as a result of the public interest, and because of the monetary losses which may be sustained by the State, as a result of failure to deliver the equipment described in the contract on time, that time is of the essence in the performance of this contract. It is agreed that damages resulting from late delivery can neither be accurately anticipated or calculated.

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The following delivery terms and conditions apply to Miscellaneous Equipment described in specifications.

Above noted equipment shall be delivered within ninety (90) working days of bidder's receipt of order. In the event of failure of the bidder to deliver in accordance with this requirement, the bidder shall be liable to the user agency and/or the State for late delivery penalties in the amount of \$25.00 per unit per day.

Documented strikes, national emergencies, or acts of God are the only justification for delay in delivery. Acts of God are defined as unusual, sudden, and unexpected manifestations of the forces of nature, the effect(s) of which could not have been prevented by reasonable human foresight, pains, and care.

At the option of the State Purchasing Director, the user agency may invoke the Default Provisions of this contract contained in the General Conditions and Instructions to Bidders in addition to any liquidated damages as outlined above.

Motor Vehicle Regulations:

Unit(s) ordered shall be furnished with all equipment necessary to comply with all applicable rules and regulations of the New Mexico Department of Motor Vehicles and shall be in compliance with Safety Standards required by the Federal Motor Vehicle Safety Standards established by the National Traffic Safety Administration, and the Safety Standards required by OSHA and applicable ANSI standards and reference to the operation of such vehicles within the State of New Mexico.

Certificates, Manuals, and Warranties:

When unit(s) are delivered, the bidder shall provide to the ordering agency (if applicable):

- a) Documents of Title, (Due upon payment to vendor)
- b) Certificates of Origin, (Due upon payment to vendor)
- c) Warranty and Guarantee Certificates,
- d) Certifications specified in the contract,
- e) Manuals specified in the contract.

Guarantees and Warranties:

Unit(s) furnished hereunder shall be fully warranted (bumper to bumper) on all parts and labor for a minimum of two (2) years. All power train components shall be fully warranted for five (5) years and /or twenty five hundred (2,500) hours. In the event that a factory standard warranty exceeds our stipulated warranty, the factory standard warranty shall prevail.

No deductible shall apply during the warranty period.

It is understood that unit(s) offered in response to this request for bids will be of new design. In the event that unforeseen operational problems occur because of new design, the manufacturer shall warrant that it will retrofit at no cost to the ordering agency, any improvements developed to correct problems of repeated or early failure in meeting acceptable performance standards for a period of one (1) year from date of delivery.

Hydraulic components furnished hereunder shall be fully warranted on parts and labor for a minimum of two (2) years, or as may otherwise be required under this specification.

Hydraulic Components to Be Covered:

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Hydraulic Pumps, Valves, Cylinders, Reservoirs and Controls.

It is understood that unit(s) offered in response to this request for bids will be of new design. In the event that unforeseen operational problems occur because of a new design, the manufacturer shall warrant that it will retrofit at no cost to the ordering agency, any improvements developed to correct problems of repeated or early failure in meeting acceptable performance standards for a period of one (1) year from date of delivery.

Servicing:

Unit(s) ordered under this contract shall be completely serviced and ready for operation upon delivery.

Warranty Repairs:

While the unit(s) provided hereunder are under warranty, all repairs shall be completed within five (5) working days after receipt of unit(s). This period may be extended at the user's option and such extension shall be documented in writing. In the event of failure to perform repairs within five (5) working days and failure to receive approval for time extension, the bidder shall provide a like unit until repairs are completed. All repairs shall be performed at the bidder's place of business or other facility of his/her choice. Delivery of unit(s) for repair and all costs associated therewith shall be the user's responsibility.

Parts Availability:

All replacement parts/components required by the ordering agency for repairs of unit(s) shall be provided within five (5) working days during the warranty period. This period may only be extended at the user's option.

In the event of failure to provide parts/components within the stipulated time or receipt of user/owner concurrence for extending this time, the bidder shall provide the replacement parts/components at no cost to the user/owner.

Training:

The bidder will be responsible for providing a minimum of four (4) hours of service and operator training or as may otherwise be required under this specification. Training session format(s), length(s), and location(s) will be mutually agreed to between the seller and purchaser.

Responsibility of Bidders:

It shall be the responsibility of the bidder to secure written quotations on price and delivery from manufacturers meeting the general specifications set forth herein. Only those manufacturers who can meet delivery dates, such as to permit delivery of completely assembled unit(s) to the ordering agency by specified delivery date, shall be considered by the bidder. The bidder may be required to provide the State with field test results and surveys, which will show conclusively:

- a) Maintenance and reliability experience of units in service for at least one (1) year
- b) Other data on actual performance of equipment, which in the opinion of the bidder will assist the State in selecting the most effective cost efficient unit offered by the bidder.

Payment or Acceptance Not Conclusive:

No payment made under this contract shall be conclusive evidence of the performance of the contract, either wholly or in part, and that no payment made for the delivery of the items in whole or in part shall be construed

as an acceptance of defective work or improper materials, nor relieve the bidder from corrections of the defects. The final acceptance shall not be binding upon the ordering agency or the State, nor conclusive, should it subsequently develop the bidder had furnished inferior items or had departed from the specifications and/or the terms of the contract. Should such conditions become evident, the ordering agency shall have the right, notwithstanding final acceptance and payment, to cause the item(s) to be properly furnished in accordance with the specifications (and drawings, if any) at the cost and expense of the bidder.

Order of Preference:

In the event of conflict between the General Conditions and Instructions to Bidders and the Supplemental Terms and Conditions, the Supplemental Terms and Conditions shall prevail.

Any references herein to a particular make or model number are intended not to be restrictive, but to set forth an acceptable level of quality and design.

Options:

All ordered options shall be installed. The ordering of options only is strictly prohibited!

New Mexico Department of Transportation
Minimum Specifications

Item 1:

Loader Backhoe

Scope:

This specification describes a Four Wheel Drive, Backhoe Loader with extendable dipper stick.

Engine:

Tier IV compliant or the most current available from manufacturer, diesel, electronic fuel injection, factory installed turbocharger (altitude compensator not acceptable). At least eighty five (85) SAE net engine horsepower at rated rpm. Dual stage, dry-type air cleaner with inner safety element. Air restriction indicator and pre-cleaner. Spin on-type oil filter(s). Fuel filter and fuel/water separator. Cold weather starting aid. Engine block heater. Or prior approved equal.

Hood:

Tilting hood (lockable).

Exhaust:

Vertical exhaust and muffler system with ninety (90) degree turn out.

Cooling:

Liquid cooled, maximum cooling available. Anti-freeze protection in system to minus thirty-four (34) degrees Fahrenheit. Long life or extended life coolant/anti-freeze. Locking lid or cap.

Transmission:

Manufacturer's standard, forward and reverse power shuttle. Neutral safety switch. Transmission disconnect system on transmission shift lever. Spin-on transmission filter. Or prior approved equal.

Fuel Tank:

Maximum capacity available. Locking lid or cap and labeled with quantity and type.

Steering:

Full power, hydrostatic.

Front Axle:

Oscillating, four-wheel drive engaged/disengaged from cab.

Front Drive Shaft:

Manufacturer's standard with drive shaft guard.

Rear Axle:

Heavy-duty axle with cab controlled differential lock/unlock.

Brakes:

Fully enclosed, hydraulic actuated wet disk, individually applied and interlock. Parking brake. Or prior approved equal.

Ride Control:

Manufacturer's standard.

Electrical System:

Manufacturer's standard starting and charging system. Heavy Duty alternator and battery with lockable lid or cover. Two (2)-twelve-(12) volt thirty (30) amp accessory power plugs in the cab. Master disconnect switch. Or prior approved equal.

Lighting:

Run-turn-stop-warning lights. Four (4) front and four (4) rear work lights. All light will be LED type.

Throttle:

Foot and hand lever control with infinite settings with electronic control.

Tires:

Manufacturer's standard front and rear, traction lug-type.

Hydraulics:

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Manufactures standard. Tank must be labeled with quantity and type, reservoir with sight gauge or dipstick (anti-vandalism protection) and a Locking lid or cap. Spin-on hydraulic filter. Hydraulic oil cooler. All hydraulic cylinders shall be chrome plated. Or prior approved equal.

Instrumentation:

Electronic monitoring system for engine, electrical, power train and hydraulics. Provide the following gauges/meters: engine temperature, fuel, converter, hour meter and tachometer. High coolant temperature, low oil pressure, parking brake engagement, shuttle engagement/seat position, backup alarm, shall have audible and visual alarm warning.

Cab:

Fully enclosed ROPS/FOPS pressurized deluxe cab with tinted glass. Not to exceed seventy seven (77) db(a) decibels sound level. Right/left cab entry. Tilt wheel. Complete rubber floor mat. Factory installed air conditioner. Heater/defroster. Interior rear view mirror. Front/rear windshield wipers with front/rear windshield washers. Sun visor. Tilt steering wheel. Deluxe cloth suspension seat with safety belt. Storage compartments. Cup holders and interior cab light. Coat hook. Horn, dual switched front and rear.

Fenders:

Manufacturer's standard rear fenders.

Operating Weight:

Fifteen thousand (15,000) pounds as specified.

Front End Loader Controls:

Single-lever control to raise, neutral, lower, float, curl, dump, return-to-dig, bucket position indicator and clutch disconnect button on loader control.

Loader Bucket:

Heavy-duty general purpose bucket, bolt-on cutting edge.

Loader Arms:

Heavy-duty manufacturer's standard with safety prop.

Backhoe Controls:

2-lever joy-stick controls with electric/hydraulic pilot operated control system (no cables or rods). In-cab selectable excavator to backhoe control pattern change (no tools required).

Backhoe Bucket:

Twenty-four inch severe-duty. Complete with rock teeth.

Extendible Dipper Stick:

Manufacturer's standard electric/hydraulic push button controlled (proportional valve) extendible dipper stick (no cables or rods).

Boom:

Manufacturer's standard heavy-duty boom. One hundred eighty (180) degrees swing arc. Transport lock.

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Stabilizers:

Anti-drift, reversible pads for dirt and street.

Toolbox:

Manufacturer's standard lockable toolbox.

Paint:

Prime and paint at factory with factory standard color.

Backup Alarm:

Single sound level backup alarm with a minimum sound level of one hundred twelve (112) decibels "Preco" type or prior approved equal.

Slow moving vehicle emblem (SMV):

Provide a slow moving vehicle (SMV) emblem at rear.

Led Light Bar:

LED type amber front red rear, mini led light bar or approved equal, mounted on top of cab with rubber mounted metal bracket. Wired and fused separately to a heavy-duty switch.

Grab Handles /Steps:

Easy access grab handles and steps for entering and exiting cab.

Tie Down Points:

Minimum of four (4) designated Tie-down points with visual labeling, designed to accommodate chains with five-eighths inch hooks.

Make Offered.....

- AA) John Deere
- AB) John Deere
- AC) John Deere
- AD) JCB
- AE) JCB
- AF) Case
- AG) Case
- AH) Case
- AI) Caterpillar
- AJ) Caterpillar
- AK) Caterpillar

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Model Offered.....

- AA) 310SL
- AB) 310L
- AC) 410L
- AD) 3CX-14 Super
- AE) 4CX-14 Super
- AF) 580SN
- AG) 590SN
- AH) 580N
- AI) 430F2
- AJ) 420F2
- AK) 416F2

Base Price per Unit.....

- AA)\$82,999.00
- AB)\$80,399.00
- AC)\$90,999.00
- AD)\$87,960.00
- AE)\$104,276.00
- AF)\$85,741.00
- AG)\$97,457.00
- AH)\$82,539.00
- AI)\$96,629.00
- AJ)\$87,645.00
- AK)\$80,949.00

Bid as Options:

A) Additional Technical Manual (Paper)

- Add AA)\$194.00
- AB)\$194.00
- AC)\$195.00
- AD)\$550.00
- AE)\$550.00
- AF)\$1,270.00
- AG)\$1,270.00
- AH)\$1,270.00
- AI)\$1,600.00
- AJ)\$1,600.00
- AK)\$1,600.00

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B) Additional Parts Book (Paper)

AddAA)\$660.00
AB)\$660.00
AC)\$675.00
AD)\$550.00
AE)\$550.00
AF)\$715.00
AG)\$715.00
AH)\$715.00
AI)\$100.00
AJ)\$100.00
AK)\$100.00

C) Additional Technical Manual (DVD or Flash Drive)

AddAA)\$145.00
AB)\$145.00
AC)\$145.00
AD)\$550.00
AE)\$550.00
AF)\$65.00
AG)\$65.00
AH)\$65.00
AI)\$1,200.00
AJ)\$1,200.00
AK)\$1,200.00

D) Additional Parts Book (DVD or Flash Drive)

AddAA)\$494.00
AB)\$494.00
AC)\$510.00
AD)\$550.00
AE)\$550.00
AF)\$65.00
AG)\$65.00
AH)\$65.00
AI)\$80.00
AJ)\$80.00
AK)\$80.00

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E) Radio Ready Kit with Radio, Antenna and Speakers

AddAA)\$590.00
AB)\$590.00
AC)\$590.00
AD)\$200.00
AE)\$200.00
AF)\$268.00
AG)\$268.00
AH)\$268.00
AI)\$1,320.00
AJ)\$1,320.00
AK)\$1,320.00

F) Three Year / Three Thousand Hours Service Plan (Manufacturer's Standard)

AddAA)\$8,499.00
AB)\$8,499.00
AC)\$8,499.00
AD)\$14,749.00
AE)\$14,749.00
AI)\$8,400.00
AJ)\$8,400.00
AK)\$8,400.00

G) Five Year/ Five Thousand Hours Service Plan (Manufacturer's Standard)

AddAA)\$13,950.00
AB)\$13,950.00
AC)\$13,950.00
AD)\$26,276.00
AE)\$26,276.00
AI)\$14,100.00
AJ)\$14,100.00
AK)\$14,100.00

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H) Multi-Purpose Loader Bucket

AddAA)\$5,250.00
AB)\$5,250.00
AC)\$6,000.00
AD)\$3,250.00
AE)\$3,250.00
AF)\$3,250.00
AG)\$3,250.00
AH)\$3,250.00
AI)\$5,700.00
AJ)\$5,700.00
AK)\$5,700.00

I) "CTI" Type Loader Bucket Quick Attach Forks

AddAA)\$840.00
AB)\$840.00
AC)\$840.00
AD)\$2,100.00
AE)\$2,100.00
AF)\$2,100.00
AG)\$2,100.00
AH)\$2,100.00
AI)\$1,800.00
AJ)\$1,800.00
AK)\$1,800.00

J) Additional Valves and Cab Control for Boom Mounted Hydraulic Breaker

AddAA)\$2,600.00
AB)\$1,750.00
AC)\$2,600.00
AD)\$2,054.00
AE)\$2,054.00
AF)\$2,798.00
AG)\$2,798.00
AH)\$2,798.00
AI)\$2,900.00
AJ)\$2,900.00
AK)\$2,900.00

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K) Boom Mounted Hydraulic Hammer/Breaker with Additional Valves and Cab Controls

AddAA)\$14,600.00
AB)\$13,750.00
AC)\$15,000.00
AD)\$8,923.00
AE)\$8,923.00
AF)\$13,225.00
AG)\$13,225.00
AH)\$13,225.00
AI)\$17,500.00
AJ)\$17,500.00
AK)\$17,500.00

L) Boom Mounted Thumb with Additional Valves and Cab Controls

AddAA)\$7,600.00
AB)\$6,250.00
AC)\$7,600.00
AD)\$8,000.00
AE)\$8,000.00
AF)\$3,760.00
AG)\$3,760.00
AH)\$3,760.00
AI)\$4,700.00
AJ)\$4,700.00
AK)\$4,700.00

M) Quick Connect Coupler and Bucket in lieu of standard pin on type

AddAA)\$850.00
AB)\$850.00
AC)\$850.00
AD)\$1,480.00
AE)\$1,480.00
AF)\$2,271.00
AG)\$2,271.00
AH)\$2,271.00
AI)\$1,650.00
AJ)\$1,650.00
AK)\$1,650.00

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N) Cab controls for front loader hydraulics

AddAA)\$2,250.00
AB)\$2,250.00
AC)\$2,250.00
AD)\$726.00
AE)\$726.00
AF)\$3,955.00
AG)\$3,955.00
AH)\$3,955.00
AI)\$4,400.00
AJ)\$4,400.00
AK)\$4,400.00

O) Additional Eight Inch Backhoe Bucket

AddAA)\$825.00
AB)\$825.00
AC)\$825.00

P) Additional Twelve Inch Backhoe Bucket

AddAA)\$875.00
AB)\$875.00
AC)\$875.00
AD)\$1,090.00
AE)\$1,090.00
AF)\$1,092.00
AG)\$1,092.00
AH)\$1,092.00
AI)\$1,400.00
AJ)\$1,400.00
AK)\$1,400.00

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Q) Front Spare Wheel

AddAA)\$400.00
AB)\$400.00
AC)\$400.00
AD)\$365.00
AE)\$567.00
AF)\$312.00
AG)\$312.00
AH)\$312.00
AI)\$300.00
AJ)\$300.00
AK)\$300.00

R) Front Spare Tire (Mounted if Purchased with Option "Q")

AddAA)\$375.00
AB)\$375.00
AC)\$375.00
AD)\$1,037.00
AE)\$2,833.00
AF)\$665.00
AG)\$665.00
AH)\$665.00
AI)\$800.00
AJ)\$800.00
AK)\$800.00

S) Rear Spare Wheel

AddAA)\$820.00
AB)\$820.00
AC)\$950.00
AD)\$567.00
AE)\$567.00
AF)\$525.00
AG)\$525.00
AH)\$525.00
AI)\$700.00
AJ)\$700.00
AK)\$700.00

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T) Rear Spare Tire (Mounted if Purchased with Option "S")

AddAA)\$830.00
AB)\$830.00
AC)\$1,100.00
AD)\$2,833.00
AE)\$2,833.00
AF)\$1,775.00
AG)\$1,775.00
AH)\$1,775.00
AI)\$1,600.00
AJ)\$1,600.00
AK)\$1,600.00

U) Solid Tires Front and Back

AddAA)\$7,250.00
AB)\$7,250.00
AC)\$8,000.00
AD)\$3,369.00
AE)\$4,000.00
AI)\$9,500.00
AJ)\$9,500.00
AK)\$9,500.00

V) Snow Plow

AddAD)\$8,448.00
AE)\$8,448.00
AF)\$4,040.00
AG)\$4,040.00
AH)\$4,040.00
AI)\$6,500.00
AJ)\$6,500.00
AK)\$6,500.00

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W) Snow Pusher

Add AA) \$4,850.00
AB) \$4,850.00
AC) \$4,850.00
AF) \$3,200.00
AG) \$3,200.00
AH) \$3,200.00
AI) \$6,000.00
AJ) \$6,000.00
AK) \$6,000.00

X) Snow Pusher with Wings

Add AD) \$9,089.00
AE) \$9,089.00
AF) \$3,382.00
AG) \$3,382.00
AH) \$3,382.00

Y) Backup Camera

Add AF) \$975.00
AG) \$975.00
AH) \$975.00

Z) Automatic Lubrication System

Add AF) \$8,592.00
AG) \$8,592.00
AH) \$8,592.00

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AA) Standard Dipper Stick in lieu of extendable

DeductAA)\$4,500.00
AB)\$4,500.00
AC)\$4,500.00
AD)\$2,007.00
AE)\$2,007.00
AF)\$3,010.00
AG)\$3,010.00
AH)\$3,010.00
AI)\$3,500.00
AJ)\$3,500.00
AK)\$3,500.00

AB) Standard Backhoe Controls In Lieu Of Pilot Controls

DeductAA)\$1,250.00
AB)\$1,250.00
AC)\$1,250.00
AD)\$736.00
AE)\$4,690.00
AF)\$1,600.00
AG)\$1,600.00
AH)\$1,600.00
AK)\$4,500.00

AC) Two Wheel Drive in Lieu of Four Wheel Drive

DeductAA)\$7,750.00
AB)\$7,750.00
AC)\$7,750.00
AD)\$2,874.00
AF)\$7,120.00
AG)\$7,120.00
AH)\$7,120.00
AI)\$7,500.00
AJ)\$7,500.00
AK)\$7,500.00

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AD) Tires, Other: Firestone 21L-24 12PR & 12.5/80-18 12 PR Suregrip Add/DeductAA)\$+1,500.00
Firestone 21L-24 12PR & 12.5/80 1LPR Suregrip AC)\$+750.00
12.5/80X18 Front AF)\$+910.00
12.5/80X18 Front AG)\$+910.00
12.5/80X18 Front AH)\$+910.00

AE) Tires, Other: Add/Deduct
Michelin Radials AF)\$+2,200.00
Michelin Radials AG)\$+2,200.00
Michelin Radials AH)\$+2,200.00

AF) Other: "HL" Option (Heavy Lift Backhoe) Add/DeductAA)\$+2,495.00
"EP" option (74HP IT4) AB)\$-3,469.00
Halogen in lieu of LED lighting AC)\$-500.00
Wide Track Option AF)\$+3,962.00

AG) Other: Halogen in lieu of LED Lighting Add/DeductAA)\$-500.00
Halogen in lieu of LED Lighting AB)\$-500.00
Boom Protection Plate AC)\$+600.00
93" Wide Front Bucket AF)\$+705.00

State of New Mexico
 General Services Department
 Purchasing Division
 Price Agreement #:70-805-17-15899

AH) Other: Loader coupler package to include coupler, bucket and 48" Add/Deduct		AA) \$+7,250.00
Pallet Forks		
Anti Theft	_____	AB) \$+300.00
Loader coupler package to include coupler, bucket and 48" _____		AC) \$+7,250.00
Pallet Forks		
Gripper Teeth	_____	AF) \$+197.00
Gripper Teeth	_____	AG) \$+197.00
Gripper Teeth	_____	AH) \$+197.00

Item 2:
Percentage of discount for attachments not listed

Discount.....	AA) 15%
	AB) 15%
	AC) 15%
	AD) 12%
	AE) 12%
	AF) 20% Case factory with unit 10% Other
	AG) 20% Case factory with unit 10% Other
	AH) 20% Case factory with unit 10% Other
	AI) 15%
	AJ) 15%
	AK) 15%

Work Session

CITY COUNCIL MEETING AGENDA REQUEST

DATE: 04/27/18

DEPT: Utilities

MEETING DATE: 05/09/18

DISCUSSION ITEM/TOPIC: Publication of Ordinance No. 18-03 amending Ordinance No. 18-01 entering into a loan agreement with the New Mexico Finance Authority.

BACKGROUND/RATIONALE: Ordinance 18-01 was passed approved and adopted at the City Council Meeting on March 21, 2018 approving a loan with the NMFA for the purposes of obtaining for financing the acquisition of water storage rights.

A principal amount of up to \$4,200,000.00 together with interest will be repaid from the distributions of the revenues from GRT. The funding agency requires that the loan be approved through ordinance. The original ordinance must be amended to allow delegation of authority to make certain determinations concerning the terms of the loan agreement and authorizing the taking of other actions in connection with the execution and delivery of the loan agreement and the intercept agreement.

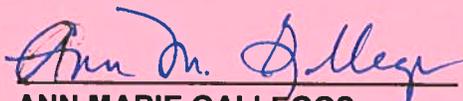
THIS REQUEST FORM MUST BE SUBMITTED TO THE CITY CLERK'S OFFICE NO LATER THAN 5:00 P.M. ON FRIDAY ONE AND A HALF WEEKS PRIOR TO THE CITY COUNCIL MEETING.


SUBMITTER'S SIGNATURE

REVIEWED AND APPROVED BY:


TONITA GURULE-GIRON
MAYOR

TANA VEGA
INTERIM FINANCE DIRECTOR
(PROCUREMENT)


ANN MARIE GALLEGOS
INTERIM CITY MANAGER

CITY ATTORNEY
(ALL CONTRACTS, ORDINANCES
AND RESOLUTIONS MUST BE
REVIEWED)

CITY OF LAS VEGAS, NEW MEXICO
ORDINANCE NO. 18-03

AN ORDINANCE AMENDING AND RESTATING ORDINANCE NO. 18-01; AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT AND INTERCEPT AGREEMENT BY AND BETWEEN THE CITY OF LAS VEGAS, NEW MEXICO (THE "GOVERNMENTAL UNIT") AND THE NEW MEXICO FINANCE AUTHORITY (THE "FINANCE AUTHORITY"), EVIDENCING A SPECIAL, LIMITED OBLIGATION OF THE GOVERNMENTAL UNIT TO PAY A PRINCIPAL AMOUNT OF UP TO \$4,200,000, TOGETHER WITH INTEREST THEREON, FOR THE PURPOSE OF FINANCING THE ACQUISITION OF WATER STORAGE RIGHTS FOR USE BY THE GOVERNMENTAL UNIT AND PAYING A LOAN PROCESSING FEE; PROVIDING FOR THE PAYMENT OF THE PRINCIPAL AND INTEREST DUE UNDER THE LOAN AGREEMENT SOLELY FROM THE DISTRIBUTIONS OF THE REVENUES OF THE ONE-QUARTER OF ONE PERCENT MUNICIPAL CAPITAL OUTLAY GROSS RECEIPTS TAX IMPOSED PURSUANT TO SECTION 7-19D-12, NMSA 1978; PROVIDING FOR THE DISTRIBUTIONS OF THE REVENUES OF THE MUNICIPAL CAPITAL OUTLAY GROSS RECEIPTS TAX FROM THE STATE TAXATION AND REVENUE DEPARTMENT TO BE REDIRECTED TO THE FINANCE AUTHORITY OR ITS ASSIGNS PURSUANT TO THE INTERCEPT AGREEMENT FOR THE PAYMENT OF PRINCIPAL AND INTEREST DUE ON THE LOAN AGREEMENT; DELEGATING AUTHORITY TO MAKE CERTAIN DETERMINATIONS CONCERNING THE TERMS OF THE LOAN AGREEMENT AND THE INTERCEPT AGREEMENT; RATIFYING ACTIONS HERETOFORE TAKEN; REPEALING ALL ACTION INCONSISTENT WITH THIS ORDINANCE; AND AUTHORIZING THE TAKING OF OTHER ACTIONS IN CONNECTION WITH THE EXECUTION AND DELIVERY OF THE LOAN AGREEMENT AND THE INTERCEPT AGREEMENT.

Capitalized terms used in the following recitals have the same meaning as defined in Section 1 of this Ordinance unless the context requires otherwise.

WHEREAS, the Governmental Unit is a legally and regularly created, established, organized and existing municipality under the general laws of the State; and

WHEREAS, the Governing Body has determined and hereby determines that the Project may be financed with amounts borrowed under the Loan Agreement and that it is in the best interest of the Governmental Unit and its residents that the Loan Agreement and Intercept Agreement be executed and delivered and that the financing of the Project take place by executing and delivering the Loan Agreement; and

WHEREAS, the Governmental Unit may use the Pledged Revenues to finance the Project and the Project will provide for the public health, peace and safety of the Governmental Unit and its citizens; and

WHEREAS, pursuant to the Act, the Governmental Unit has by the Tax Ordinance imposed the Municipal Capital Outlay Gross Receipts Tax pursuant to Section 7-19D-12, NMSA 1978, as amended, on the gross receipts of all persons engaging in business within the Governmental Unit, which provides for the Pledged Revenues; and

WHEREAS, the Governing Body has determined that it may lawfully pledge the Pledged Revenues for the payment of amounts due under the Loan Agreement; and

WHEREAS, as described in the Term Sheet, the Pledged Revenues have not heretofore been pledged to secure the payment of any obligation which is currently outstanding; and

WHEREAS, the Loan Agreement shall be a special, limited obligation of the Governmental Unit, payable solely from the Pledged Revenues and shall not constitute a general obligation of the Governmental Unit, or a debt or pledge of the faith and credit of the Governmental Unit or the State; and

WHEREAS, the Governmental Unit desires to provide that distributions of the Pledged Revenues be redirected to the Finance Authority or its assigns pursuant to an Intercept Agreement between the Governmental Unit and the Finance Authority (the "Intercept Agreement") for the payment of amounts due under the Loan Agreement; and

WHEREAS, the Loan Agreement shall be executed and delivered pursuant to Sections 3-31-1 through 3-31-12, NMSA 1978, as amended, and with an irrevocable first lien, but not necessarily an exclusive first lien, on the Pledged Revenues; and

WHEREAS, the Governing Body intends by this Ordinance to authorize the execution and delivery of the Loan Agreement in the amount and for the purposes set forth herein; and

WHEREAS, there have been presented to the Governing Body and there presently are on file with the City Clerk this Ordinance and the forms of the Loan Agreement and Intercept Agreement, which are incorporated by reference and considered to be a part hereof; and

WHEREAS, the Governing Body hereby determines that the Project to be financed with the Loan is to be used for governmental purposes of the Governmental Unit and will not be used for purposes which would cause the Loan Agreement to be deemed a "private activity bond" as defined by the Internal Revenue Code of 1986, as amended; and

WHEREAS, all required authorizations, consents and approvals in connection with (i) the use and pledge of the Pledged Revenues to the Finance Authority (or its assigns) for the payment of amounts due under the Loan Agreement, (ii) the use of the proceeds of the Loan Agreement to finance the Project, and (iii) the authorization, execution and delivery of the Loan Agreement and Intercept Agreement which are required to have been obtained by the date of this Ordinance, have been obtained or are reasonably expected to be obtained;

WHEREAS, the Governing Body adopted Ordinance No. 18-01 on March 21, 2018; and

WHEREAS, the Governing Body wishes to amend and restate Ordinance No. 18-01 in its entirety.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LAS VEGAS THAT:

Section 1. Definitions. As used in the Ordinance, the following terms shall, for all purposes, have the meanings herein specified, unless the context clearly requires otherwise (such meanings to be equally applicable to both the singular and the plural forms of the terms defined):

“Act” means the general laws of the State, including Sections 3-31-1 through 3-31-12, Section 6-14-10.2, NMSA 1978, Sections 6-21-1 through 6-21-31, NMSA 1978, Section 7-19D-12, NMSA 1978, each as amended, and enactments of the Governing Body relating to the Loan Agreement and the Intercept Agreement, including this Ordinance and the Tax Ordinance.

“Aggregate Annual Debt Service Requirement” means the total principal and interest payments due and payable pursuant to the Loan Agreement and on all Parity Obligations secured by a pledge of any of the Pledged Revenues for any one Fiscal Year.

“Authorized Officers” means the Mayor, City Manager, City Treasurer, and City Clerk of the Governmental Unit.

“Bonds” means public project revolving fund revenue bonds, if any, issued hereafter by the Finance Authority to fund or reimburse the Loan Agreement.

“Closing Date” means the date of execution, delivery and funding of the Loan Agreement.

“Code” means the Internal Revenue Code of 1986, as amended, and the applicable regulations thereunder.

“Completion Date” means the date of final payment of the cost of the Project.

“Distributing State Agency” means the department or agency of the State, as described on the Term Sheet, authorized to distribute the Pledged Revenues on behalf of the Governmental Unit.

“Expenses” means the cost of execution of the Loan Agreement and the costs of issuance of the Bonds, if any, and the periodic and regular fees and expenses incurred by the Finance Authority and the Trustee in administering the Loan Agreement, including legal fees.

“Finance Authority” means the New Mexico Finance Authority.

“Finance Authority Debt Service Account” means the debt service account in the name of the Governmental Unit established under the Indenture and held by the Finance Authority to pay principal and interest on the Loan Agreement as the same become due.

“Fiscal Year” means the period commencing on July 1 in each calendar year and ending on the last day of June of the next succeeding calendar year, or any other twelve-month period which any appropriate authority may hereafter establish for the Governmental Unit as its fiscal year.

“Governing Body” means the City Council of the Governmental Unit, or any future successor governing body of the Governmental Unit.

“Governmental Unit” means the City of Las Vegas, New Mexico.

“Herein,” “hereby,” “hereunder,” “hereof,” “hereinabove” and “hereafter” refer to the entire Ordinance and not solely to the particular section or paragraph of the Ordinance in which such word is used.

“Indenture” means the General Indenture of Trust and Pledge dated as of June 1, 1995, as amended and supplemented, by and between the Finance Authority and the Trustee, or the Subordinated General Indenture of Trust and Pledge dated as of March 1, 2005, as supplemented, by and between the Finance Authority and the Trustee, as determined by the Finance Authority pursuant to a Pledge Notification or Supplemental Indenture (as defined in the Indenture).

“Intercept Agreement” means the Intercept Agreement dated the Closing Date between the Governmental Unit and Finance Authority providing for the direct payment by the Distributing State Agency to the Finance Authority of Pledged Revenues in amounts sufficient to pay principal and interest due on the Loan Agreement, and any amendments or supplements to the Intercept Agreement.

“Loan” means the funds to be loaned to the Governmental Unit by the Finance Authority pursuant to the Loan Agreement.

“Loan Agreement” means the Loan Agreement dated the Closing Date between the Finance Authority and the Governmental Unit which provides for the financing of the Project and requires payments by or on behalf of the Governmental Unit to the Finance Authority and/or the Trustee and any amendments or supplements thereto, and including the exhibits attached to the Loan Agreement.

“Loan Agreement Principal Amount” means the original principal amount of the Loan Agreement as shown on the Term Sheet.

“NMSA 1978” means the New Mexico Statutes Annotated, 1978 compilation, as amended and supplemented.

“Ordinance” means this Ordinance No. 18-03 as adopted by the Governing Body on June 6, 2018, approving the Loan Agreement and pledging the Pledged Revenues to the payment of the Loan Agreement, as amended from time to time.

“Parity Obligations” means the Loan Agreement and any other obligations, now or hereafter issued or incurred, payable from or secured by a lien or pledge of the Pledged Revenues and issued with a lien on the Pledged Revenues on parity with the Loan Agreement, including those obligations described on the Term Sheet, if any.

“Pledged Revenues” means the revenues derived from the one-quarter of one percent (0.25%) Municipal Capital Outlay Gross Receipts Tax enacted pursuant to Section 7-19D-12,

NMSA 1978, as amended, and the Tax Ordinance, distributed to the Governmental Unit monthly by the Distributing State Agency.

“Pricing Certificate” means one or more certificates executed by the Chair of the Governing Body and/or County Manager, pursuant to and as authorized by Section 6-14-10.2, NMSA 1978, setting forth the final terms of the Loan.

“Processing Fee” means the processing fee to be paid by the Governmental Unit on the Closing Date to the Finance Authority for the costs of originating and servicing the Loan, as shown on the Term Sheet.

“Program Account” means the account in the name of the Governmental Unit established pursuant to the Indenture and held by the Trustee for the deposit of the net proceeds of the Loan Agreement for disbursement to the Governmental Unit for payment of the costs of the Project.

“Project” means acquiring water storage rights for the benefit of the Governmental Unit, as described in the Term Sheet.

“Tax Ordinance” means Governmental Unit Ordinance No. 06-11 adopted by the Governing Body on June 7, 2006 pursuant to Section 7-19D-12, NMSA 1978, which imposes a one-quarter of one percent (0.25%) Municipal Capital Outlay Gross Receipts Tax on the gross receipts of persons engaging in business within the Governmental Unit.

“State” means the State of New Mexico.

“Term Sheet” means Exhibit “A” to the Loan Agreement.

“Trustee” means BOKF, NA, or any successor trustee company, national or state banking association or financial institution at the time appointed Trustee by the Finance Authority.

Section 2. Ratification. All action heretofore taken (not inconsistent with the provisions of this Ordinance) by the Governing Body and officers of the Governmental Unit directed toward the Project and the execution and delivery of the Loan Agreement and the Intercept Agreement be, and the same hereby are, ratified, approved and confirmed.

Section 3. Authorization of the Project, the Loan Agreement, and the Intercept Agreement. The Project and the method of financing the Project through execution and delivery of the Loan Agreement and the Intercept Agreement are hereby authorized and ordered. The Project is for the benefit of the Governmental Unit.

Section 4. Findings. The Governmental Unit hereby declares that it has considered all relevant information and data and hereby makes the following findings:

A. The Project is needed to meet the needs of the Governmental Unit and its residents and the issuance, execution and delivery of the Loan Agreement is necessary and advisable.

B. Moneys available and on hand for the Project from all sources other than the Loan are not sufficient to defray the cost of the Project.

C. The Pledged Revenues may lawfully be pledged to secure the payment of amounts due under the Loan Agreement.

D. It is economically feasible to defray, in whole or in part, the costs of the Project by the execution and delivery of the Loan Agreement.

E. The Project and the execution and delivery of the Loan Agreement and the Intercept Agreement pursuant to the Act to provide funds for the financing of the Project are necessary and in the interest of the public health, safety, and welfare of the residents of the Governmental Unit.

F. The Governmental Unit will finance the Project, in whole or in part, with the net proceeds of the Loan.

G. Other than as described in the Term Sheet, the Governmental Unit does not have any outstanding obligations payable from Pledged Revenues which it has incurred or will incur prior to the initial execution and delivery of the Loan Agreement and the Intercept Agreement.

H. The net effective interest rate on the Loan shall not exceed twelve percent (12.0%) per annum, which is the maximum rate permitted by State law.

I. Pursuant to Section 7-19D-12, NMSA 1978, as amended, the Governmental Unit has heretofore adopted the Tax Ordinance, which imposes a Municipal Capital Outlay Gross Receipts Tax of one-quarter of one percent (0.25%) on the gross receipts of persons engaging in business within the Governmental Unit.

Section 5. Loan Agreement and Intercept Agreement - Authorization and Detail.

A. Authorization. This Ordinance has been adopted by the affirmative vote of a three-fourths majority of all of the members of the Governing Body. For the purpose of protecting the public health, conserving the property, protecting the general welfare and prosperity of the residents of the Governmental Unit and completing the Project, it is hereby declared necessary that the Governmental Unit, pursuant to the Act, execute and deliver the Loan Agreement and the Intercept Agreement evidencing a special, limited obligation of the Governmental Unit to pay a principal amount of up to \$4,200,000, plus interest, and the execution and delivery of the Loan Agreement and the Intercept Agreement are hereby authorized. The Governmental Unit shall use the proceeds of the Loan to (i) finance the Project, (ii) make a deposit to the Finance Authority Debt Service Account, and (iii) pay the Processing Fee and Expenses.

B. Detail. The Loan Agreement and Intercept Agreement shall be in substantially the forms presented at the meeting of the Governing Body at which this Ordinance was adopted. The Loan shall be in an aggregate principal amount of up to \$4,200,000, shall be payable in installments of principal due on the dates designated in the Loan Agreement and bear interest payable on the dates and at the rates designated in the Loan Agreement, all as approved by the Pricing Certificate. The Loan shall be sold in a private sale at par and shall have a maximum term of fifty years. The underwriter's discount for the Loan shall not exceed 2% of the par amount of the Loan.

Section 6. Approval of Loan Agreement and Intercept Agreement. The forms of the Loan Agreement and the Intercept Agreement as presented at the meeting of the Governing Body at which this Ordinance was adopted are hereby approved. Authorized Officers are hereby individually authorized to execute, acknowledge and deliver the Loan Agreement and the Intercept Agreement with such changes, insertions and omissions as are consistent with this Ordinance and as may be approved by such individual Authorized Officers, and the City Clerk is hereby authorized to affix the seal of the Governmental Unit on the Loan Agreement and the Intercept Agreement and attest the same. The execution of the Loan Agreement and the Intercept Agreement by an Authorized Officer shall be conclusive evidence of such approval.

Section 7. Special Limited Obligation. The Loan Agreement shall be secured by the pledge of the Pledged Revenues as set forth in the Loan Agreement and shall be payable solely from the Pledged Revenues. The Loan Agreement, together with interest thereon and other obligations of the Governmental Unit thereunder, shall be a special, limited obligation of the Governmental Unit, payable solely from the Pledged Revenues as provided in this Ordinance and the Loan Agreement and shall not constitute a general obligation of the Governmental Unit or the State, and the holders of the Loan Agreement may not look to any general or other fund of the Governmental Unit for payment of the obligations thereunder. Nothing contained in this Ordinance or in the Loan Agreement, or any other instruments, shall be construed as obligating the Governmental Unit (except with respect to the application of the Pledged Revenues), as incurring a pecuniary liability or a charge upon the general credit of the Governmental Unit or against its taxing power, nor shall a breach of any agreement contained in this Ordinance, the Loan Agreement, or any other instrument impose any pecuniary liability upon the Governmental Unit or any charge upon its general credit or against its taxing power. The Loan Agreement shall never constitute an indebtedness of the Governmental Unit within the meaning of any State constitutional provision or statutory limitation and shall never constitute or give rise to a pecuniary liability of the Governmental Unit or a charge against its general credit or taxing power. Nothing herein shall prevent the Governmental Unit from applying other funds of the Governmental Unit legally available therefor to payments required by the Loan Agreement, in its sole and absolute discretion.

Section 8. Disposition of Proceeds: Completion of the Project.

A. Program Account and Finance Authority Debt Service. The Governmental Unit hereby consents to creation of the Finance Authority Debt Service Account to be held and maintained by the Finance Authority and to the Program Account to be held and maintained by the Trustee pursuant to the Indenture, each in connection with the Loan. The Governmental Unit hereby approves: (i) the deposit of a portion of the proceeds of the Loan Agreement in the Program Account and the Finance Authority Debt Service Account; and (ii) the payment of the Processing Fee to the Finance Authority, all as set forth in the Term Sheet.

The proceeds derived from the execution and delivery of the Loan Agreement shall be deposited promptly upon the receipt thereof in the Finance Authority Debt Service Account and the Program Account, and the Processing Fee shall be paid to the Finance Authority, all as provided in the Loan Agreement and the Indenture.

Until the Completion Date, the money in the Program Account shall be used and paid out solely for the Project in compliance with applicable law and the provisions of the Loan Agreement and the Indenture.

The Governmental Unit will complete the Project with all due diligence.

B. Completion of the Project. Upon the Completion Date, the Governmental Unit shall execute and send to the Finance Authority a certificate stating that payment for the Project has been completed. As soon as practicable after the Completion Date, and, in any event, not more than sixty (60) days from the Completion Date, any balance remaining in the Program Account shall be transferred and deposited into the Finance Authority Debt Service Account, as provided in the Loan Agreement and the Indenture.

C. Finance Authority and Trustee Not Responsible. The Finance Authority and the Trustee shall in no manner be responsible for the application or disposal by the Governmental Unit or by its officers of the funds derived from the Loan Agreement or of any other funds herein designated.

Section 9. Deposit of Pledged Revenues, Distributions of the Pledged Revenues and Flow of Funds.

A. Deposit of Pledged Revenues. Pursuant to the Intercept Agreement, the Pledged Revenues shall be paid directly by the Distributing State Agency to the Finance Authority for deposit in the Finance Authority Debt Service Account and remittance to the Trustee in an amount sufficient to pay principal, interest, premium, if any, and other amounts due under the Loan Agreement.

B. Termination on Deposits to Maturity. No payment shall be made into the Finance Authority Debt Service Account if the amount in the Finance Authority Debt Service Account totals a sum at least equal to the entire aggregate amount to become due as to principal and interest on, and any other amounts due under, the Loan Agreement in which case moneys in such account in an amount at least equal to such principal and interest requirements shall be used solely to pay such obligations as the same become due, and any moneys in excess thereof in such accounts shall be transferred to the Governmental Unit and used as provided below.

C. Use of Surplus Revenues. After making all the payments hereinabove required to be made by this Section, any moneys remaining in the Finance Authority Debt Service Account shall be transferred to the Governmental Unit on a timely basis and shall be applied to any other lawful purpose, including, but not limited to, the payment of any Parity Obligations or bonds or obligations subordinate and junior to the Loan Agreement, or other purposes authorized by the Governmental Unit, the Constitution and laws of the State, as the Governmental Unit may from time to time determine.

Section 10. Lien on Pledged Revenues. Pursuant to this Ordinance and the Loan Agreement, the Pledged Revenues are hereby authorized to be pledged to, and are hereby pledged, and the Governmental Unit grants a security interest therein for, the payment of the principal, interest, and any other amounts due under the Loan Agreement subject to the uses thereof permitted by and the priorities set forth in this Ordinance. The Loan Agreement constitutes an irrevocable and first lien, but not necessarily an exclusive first lien, on the Pledged Revenues with the lien thereon of the Parity Obligations as set forth herein and in the Loan Agreement. The Governmental Unit shall not create a lien on the Pledged Revenues superior to that of the Loan Agreement.

Section 11. Authorized Officers. Authorized Officers are hereby individually authorized and directed to execute and deliver any and all papers, instruments, opinions, affidavits and other documents and to do and cause to be done any and all acts and things necessary or proper for carrying out this Ordinance, the Loan Agreement, the Intercept Agreement and all other transactions contemplated hereby and thereby. Authorized Officers are hereby individually authorized to do all acts and things required of them by this Ordinance, the Loan Agreement and the Intercept Agreement for the full, punctual and complete performance of all the terms, covenants and agreements contained in this Ordinance, the Loan Agreement and the Intercept Agreement, including but not limited to, the execution and delivery of closing documents in connection with the execution and delivery of the Loan Agreement and the Intercept Agreement, and the publication of the summary of this Ordinance set out in Section 17 of this Ordinance (with such changes, additions and deletions as may be necessary). Pursuant to Section 6-14-10.2, NMSA 1978, the Chair of the Board and/or County Manager are each individually hereby delegated authority to execute the Pricing Certificate, and to determine any or all of the final terms of the Loan Agreement, subject to the parameters and conditions contained in this Ordinance. The Chair of the Board or the County Manager shall present the Pricing Certificate to the Board in a timely manner, before or after delivery of the Loan Agreement, at a regularly scheduled public meeting of the Board.

Section 12. Amendment of Ordinance. Prior to the date of the initial delivery of the Loan Agreement to Finance Authority, the provisions of this Ordinance may be supplemented or amended by ordinance or resolution of the Governing Body with respect to any changes which are not inconsistent with the substantive provisions of this Ordinance. This Ordinance may be amended by ordinance of the Governing Body without receipt by the Governmental Unit of any additional consideration, but only with the prior written consent of the Finance Authority.

Section 13. Ordinance Irrepealable. After the Loan Agreement and Intercept Agreement have been executed and delivered, this Ordinance shall be and remain irrepealable until all obligations due under the Loan Agreement shall be fully paid, canceled and discharged, as provided therein.

Section 14. Severability Clause. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Section 15. Repealer Clause. All bylaws, orders, resolutions and ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, resolution or ordinance, or part thereof, heretofore repealed.

Section 16. Effective Date. Upon due adoption of this Ordinance, it shall be recorded in the book of the Governmental Unit kept for that purpose, authenticated by the signatures of the Mayor and the City Clerk of the Governmental Unit, and the title and general summary of the subject matter contained in this Ordinance (set out in Section 17 below) shall be published in a newspaper which maintains an office and is of general circulation in the Governmental Unit, or posted in accordance with law, and such Ordinance shall be in full force and effect thereafter, in accordance with law.

Section 17. General Summary for Publication. Pursuant to the general laws of the State, the title and a general summary of the subject matter contained in this Ordinance shall be published in substantially the following form:

(Form of Summary of Ordinance for Publication)

City of Las Vegas, New Mexico
Notice of Adoption of Ordinance

Notice is hereby given of the title and of a general summary of the subject matter contained in Ordinance No. 18-03 duly adopted and approved by the City Council of the City of Las Vegas, New Mexico, on June 6, 2018. A complete copy of the Ordinance is available for public inspection during the normal and regular business hours of the City Clerk, 1700 N. Grand Avenue, Las Vegas, New Mexico.

The title of the Ordinance is:

CITY OF LAS VEGAS, NEW MEXICO
ORDINANCE NO. 18-03

AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT AND INTERCEPT AGREEMENT BY AND BETWEEN THE CITY OF LAS VEGAS, NEW MEXICO (THE "GOVERNMENTAL UNIT") AND THE NEW MEXICO FINANCE AUTHORITY (THE "FINANCE AUTHORITY"), EVIDENCING A SPECIAL, LIMITED OBLIGATION OF THE GOVERNMENTAL UNIT TO PAY A PRINCIPAL AMOUNT OF UP TO \$4,200,000, TOGETHER WITH INTEREST THEREON, FOR THE PURPOSE OF FINANCING THE ACQUISITION OF WATER STORAGE RIGHTS FOR USE BY THE GOVERNMENTAL UNIT AND PAYING A LOAN PROCESSING FEE; PROVIDING FOR THE PAYMENT OF THE PRINCIPAL AND INTEREST DUE UNDER THE LOAN AGREEMENT SOLELY FROM THE DISTRIBUTIONS OF THE REVENUES OF THE ONE-QUARTER OF ONE PERCENT MUNICIPAL CAPITAL OUTLAY GROSS RECEIPTS TAX IMPOSED PURSUANT TO SECTION 7-19D-12, NMSA 1978; PROVIDING FOR THE DISTRIBUTIONS OF THE REVENUES OF THE MUNICIPAL CAPITAL OUTLAY GROSS RECEIPTS TAX FROM THE STATE TAXATION AND REVENUE DEPARTMENT TO BE REDIRECTED TO THE FINANCE AUTHORITY OR ITS ASSIGNS PURSUANT TO THE INTERCEPT AGREEMENT FOR THE PAYMENT OF PRINCIPAL AND INTEREST DUE ON THE LOAN AGREEMENT; DELEGATING AUTHORITY TO MAKE CERTAIN DETERMINATIONS CONCERNING THE TERMS OF THE LOAN AGREEMENT AND THE INTERCEPT AGREEMENT; RATIFYING ACTIONS HERETOFORE TAKEN; REPEALING ALL ACTION INCONSISTENT WITH THIS ORDINANCE; AND AUTHORIZING THE TAKING OF OTHER ACTIONS IN CONNECTION WITH THE EXECUTION AND DELIVERY OF THE LOAN AGREEMENT AND THE INTERCEPT AGREEMENT.

A summary of the subject matter of the Ordinance is contained in its title. This notice constitutes compliance with Section 6-14-6, NMSA 1978.

(End of Form of Summary for Publication)

Section 18. Amendment and Restatement. This ordinance amends, restates and supersedes Ordinance No. 18-01 in its entirety.

PASSED, APPROVED AND ADOPTED THIS 20th DAY OF JUNE, 2018.

CITY OF LAS VEGAS, NEW MEXICO

ATTEST:

Mayor Tonita Gurulé-Girón

Casandra Fresquez, City Clerk

APPROVED AS TO LEGAL SUFFICIENCY ONLY

City Attorney

CITY OF LAS VEGAS, NEW MEXICO
ORDINANCE NO. 18-01

AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT AND INTERCEPT AGREEMENT BY AND BETWEEN THE CITY OF LAS VEGAS, NEW MEXICO (THE "GOVERNMENTAL UNIT") AND THE NEW MEXICO FINANCE AUTHORITY (THE "FINANCE AUTHORITY"), EVIDENCING A SPECIAL, LIMITED OBLIGATION OF THE GOVERNMENTAL UNIT TO PAY A PRINCIPAL AMOUNT OF \$4,570,000, TOGETHER WITH INTEREST THEREON, FOR THE PURPOSE OF FINANCING THE ACQUISITION OF WATER STORAGE RIGHTS FOR USE BY THE GOVERNMENTAL UNIT, PAYING A LOAN PROCESSING FEE, AND FUNDING A LOAN AGREEMENT RESERVE ACCOUNT; PROVIDING FOR THE PAYMENT OF THE PRINCIPAL AND INTEREST DUE UNDER THE LOAN AGREEMENT SOLELY FROM THE DISTRIBUTIONS OF THE REVENUES OF THE ONE-QUARTER OF ONE PERCENT MUNICIPAL CAPITAL OUTLAY GROSS RECEIPTS TAX IMPOSED PURSUANT TO SECTION 7-19D-12, NMSA 1978; PROVIDING FOR THE DISTRIBUTIONS OF THE REVENUES OF THE MUNICIPAL CAPITAL OUTLAY GROSS RECEIPTS TAX FROM THE STATE TAXATION AND REVENUE DEPARTMENT TO BE REDIRECTED TO THE FINANCE AUTHORITY OR ITS ASSIGNS PURSUANT TO THE INTERCEPT AGREEMENT FOR THE PAYMENT OF PRINCIPAL AND INTEREST DUE ON THE LOAN AGREEMENT; RATIFYING ACTIONS HERETOFORE TAKEN; REPEALING ALL ACTION INCONSISTENT WITH THIS ORDINANCE; AND AUTHORIZING THE TAKING OF OTHER ACTIONS IN CONNECTION WITH THE EXECUTION AND DELIVERY OF THE LOAN AGREEMENT AND THE INTERCEPT AGREEMENT.

Capitalized terms used in the following recitals have the same meaning as defined in Section 1 of this Ordinance unless the context requires otherwise.

WHEREAS, the Governmental Unit is a legally and regularly created, established, organized and existing municipality under the general laws of the State; and

WHEREAS, the Governing Body has determined and hereby determines that the Project may be financed with amounts borrowed under the Loan Agreement and that it is in the best interest of the Governmental Unit and its residents that the Loan Agreement and Intercept Agreement be executed and delivered and that the financing of the Project take place by executing and delivering the Loan Agreement; and

WHEREAS, the Governmental Unit may use the Pledged Revenues to finance the Project and the Project will provide for the public health, peace and safety of the Governmental Unit and its citizens; and

WHEREAS, pursuant to the Act, the Governmental Unit has by the Tax Ordinance imposed the Municipal Capital Outlay Gross Receipts Tax pursuant to Section 7-19D-12, NMSA 1978, as

amended, on the gross receipts of all persons engaging in business within the Governmental Unit, which provides for the Pledged Revenues; and

WHEREAS, the Governing Body has determined that it may lawfully pledge the Pledged Revenues for the payment of amounts due under the Loan Agreement; and

WHEREAS, as described in the Term Sheet, the Pledged Revenues have not heretofore been pledged to secure the payment of any obligation which is currently outstanding; and

WHEREAS, the Loan Agreement shall be a special, limited obligation of the Governmental Unit, payable solely from the Pledged Revenues and shall not constitute a general obligation of the Governmental Unit, or a debt or pledge of the faith and credit of the Governmental Unit or the State; and

WHEREAS, the Governmental Unit desires to provide that distributions of the Pledged Revenues be redirected to the Finance Authority or its assigns pursuant to an Intercept Agreement between the Governmental Unit and the Finance Authority (the "Intercept Agreement") for the payment of amounts due under the Loan Agreement; and

WHEREAS, the Loan Agreement shall be executed and delivered pursuant to Sections 3-31-1 through 3-31-12, NMSA 1978, as amended, and with an irrevocable first lien, but not necessarily an exclusive first lien, on the Pledged Revenues; and

WHEREAS, the Governing Body intends by this Ordinance to authorize the execution and delivery of the Loan Agreement in the amount and for the purposes set forth herein; and

WHEREAS, there have been presented to the Governing Body and there presently are on file with the City Clerk this Ordinance and the forms of the Loan Agreement and Intercept Agreement, which are incorporated by reference and considered to be a part hereof; and

WHEREAS, the Governing Body hereby determines that the Project to be financed with the Loan is to be used for governmental purposes of the Governmental Unit and will not be used for purposes which would cause the Loan Agreement to be deemed a "private activity bond" as defined by the Internal Revenue Code of 1986, as amended; and

WHEREAS, all required authorizations, consents and approvals in connection with (i) the use and pledge of the Pledged Revenues to the Finance Authority (or its assigns) for the payment of amounts due under the Loan Agreement, (ii) the use of the proceeds of the Loan Agreement to finance the Project, and (iii) the authorization, execution and delivery of the Loan Agreement and Intercept Agreement which are required to have been obtained by the date of this Ordinance, have been obtained or are reasonably expected to be obtained.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LAS VEGAS THAT:

Section 1. **Definitions.** As used in the Ordinance, the following terms shall, for all purposes, have the meanings herein specified, unless the context clearly requires otherwise (such meanings to be equally applicable to both the singular and the plural forms of the terms defined):

“Act” means the general laws of the State, including Sections 3-31-1 through 3-31-12 and Sections 6-21-1 through 6-21-31, NMSA 1978, as amended, Section 7-19D-12, NMSA 1978, as amended, and enactments of the Governing Body relating to the Loan Agreement and the Intercept Agreement, including this Ordinance and the Tax Ordinance.

“Aggregate Annual Debt Service Requirement” means the total principal and interest payments due and payable pursuant to the Loan Agreement and on all Parity Obligations secured by a pledge of any of the Pledged Revenues for any one Fiscal Year.

“Authorized Officers” means the Mayor, City Manager, City Treasurer, and City Clerk of the Governmental Unit.

“Bonds” means public project revolving fund revenue bonds, if any, issued hereafter by the Finance Authority to fund or reimburse the Loan Agreement.

“Closing Date” means the date of execution, delivery and funding of the Loan Agreement.

“Code” means the Internal Revenue Code of 1986, as amended, and the applicable regulations thereunder.

“Completion Date” means the date of final payment of the cost of the Project.

“Distributing State Agency” means the department or agency of the State, as described on the Term Sheet, authorized to distribute the Pledged Revenues on behalf of the Governmental Unit.

“Expenses” means the cost of execution of the Loan Agreement and the costs of issuance of the Bonds, if any, and the periodic and regular fees and expenses incurred by the Finance Authority and the Trustee in administering the Loan Agreement, including legal fees.

“Finance Authority” means the New Mexico Finance Authority.

“Finance Authority Debt Service Account” means the debt service account in the name of the Governmental Unit established under the Indenture and held by the Finance Authority to pay principal and interest on the Loan Agreement as the same become due.

“Fiscal Year” means the period commencing on July 1 in each calendar year and ending on the last day of June of the next succeeding calendar year, or any other twelve-month period which any appropriate authority may hereafter establish for the Governmental Unit as its fiscal year.

“Governing Body” means the City Council of the Governmental Unit, or any future successor governing body of the Governmental Unit.

“Governmental Unit” means the City of Las Vegas, New Mexico.

“Herein,” “hereby,” “hereunder,” “hereof,” “hereinabove” and “hereafter” refer to the entire Ordinance and not solely to the particular section or paragraph of the Ordinance in which such word is used.

“Indenture” means the General Indenture of Trust and Pledge dated as of June 1, 1995, as amended and supplemented, by and between the Finance Authority and the Trustee, or the Subordinated General Indenture of Trust and Pledge dated as of March 1, 2005, as supplemented, by and between the Finance Authority and the Trustee, as determined by the Finance Authority pursuant to a Pledge Notification or Supplemental Indenture (as defined in the Indenture).

“Intercept Agreement” means the Intercept Agreement dated the Closing Date between the Governmental Unit and Finance Authority providing for the direct payment by the Distributing State Agency to the Finance Authority of Pledged Revenues in amounts sufficient to pay principal and interest due on the Loan Agreement, and any amendments or supplements to the Intercept Agreement.

“Loan” means the funds to be loaned to the Governmental Unit by the Finance Authority pursuant to the Loan Agreement.

“Loan Agreement” means the Loan Agreement dated the Closing Date between the Finance Authority and the Governmental Unit which provides for the financing of the Project and requires payments by or on behalf of the Governmental Unit to the Finance Authority and/or the Trustee and any amendments or supplements thereto, and including the exhibits attached to the Loan Agreement.

“Loan Agreement Principal Amount” means the original principal amount of the Loan Agreement as shown on the Term Sheet.

“Loan Agreement Reserve Account” means the loan agreement reserve account in the name of the Governmental Unit established under the Indenture, funded from the proceeds of the Loan Agreement or by the Governmental Unit, and administered by the Trustee pursuant to the Indenture.

“Loan Agreement Reserve Requirement” means the amount shown as the Loan Agreement Reserve Account Deposit on the Term Sheet attached as Exhibit “A” to the Loan Agreement, which amount shall not to exceed the least of (i) ten percent (10%) of the Loan Agreement Principal Amount, (ii) 125% of the average annual principal and interest requirements under the Loan Agreement, or (iii) the maximum annual principal and interest requirements under the Loan Agreement.

“NMSA 1978” means the New Mexico Statutes Annotated, 1978 compilation, as amended and supplemented.

“Ordinance” means this Ordinance No. 18-01 as adopted by the Governing Body on March 21, 2018, approving the Loan Agreement and pledging the Pledged Revenues to the payment of the Loan Agreement, as amended from time to time.

“Parity Obligations” means the Loan Agreement and any other obligations, now or hereafter issued or incurred, payable from or secured by a lien or pledge of the Pledged Revenues and issued with a lien on the Pledged Revenues on parity with the Loan Agreement, including those obligations described on the Term Sheet, if any.

“Pledged Revenues” means the revenues derived from the one-quarter of one percent (0.25%) Municipal Capital Outlay Gross Receipts Tax enacted pursuant to Section 7-19D-12, NMSA 1978, as amended, and the Tax Ordinance, distributed to the Governmental Unit monthly by the Distributing State Agency.

“Processing Fee” means the processing fee to be paid by the Governmental Unit on the Closing Date to the Finance Authority for the costs of originating and servicing the Loan, as shown on the Term Sheet.

“Program Account” means the account in the name of the Governmental Unit established pursuant to the Indenture and held by the Trustee for the deposit of the net proceeds of the Loan Agreement for disbursement to the Governmental Unit for payment of the costs of the Project.

“Project” means acquiring, extending, enlarging, bettering, repairing, improving, constructing, purchasing, furnishing, equipping or rehabilitating any independent fire district project or facilities, including where applicable purchasing, otherwise acquiring or improving the ground for the project, or any combination of such purposes, all within the Governmental Unit, as described in the Term Sheet.

“Tax Ordinance” means Governmental Unit Ordinance No. 06-11 adopted by the Governing Body on June 7, 2006 pursuant to Section 7-19D-12, NMSA 1978, which imposes a one-quarter of one percent (0.25%) Municipal Capital Outlay Gross Receipts Tax on the gross receipts of persons engaging in business within the Governmental Unit.

“State” means the State of New Mexico.

“Term Sheet” means Exhibit “A” to the Loan Agreement.

“Trustee” means BOKF, NA, or any successor trustee company, national or state banking association or financial institution at the time appointed Trustee by the Finance Authority.

Section 2. Ratification. All action heretofore taken (not inconsistent with the provisions of this Ordinance) by the Governing Body and officers of the Governmental Unit directed toward the Project and the execution and delivery of the Loan Agreement and the Intercept Agreement be, and the same hereby are, ratified, approved and confirmed.

Section 3. Authorization of the Project, the Loan Agreement, and the Intercept Agreement. The Project and the method of financing the Project through execution and delivery of the Loan Agreement and the Intercept Agreement are hereby authorized and ordered. The Project is for the benefit of the Governmental Unit.

Section 4. Findings. The Governmental Unit hereby declares that it has considered all relevant information and data and hereby makes the following findings:

A. The Project is needed to meet the needs of the Governmental Unit and its residents and the issuance, execution and delivery of the Loan Agreement is necessary and advisable.

B. Moneys available and on hand for the Project from all sources other than the Loan are not sufficient to defray the cost of the Project.

C. The Pledged Revenues may lawfully be pledged to secure the payment of amounts due under the Loan Agreement.

D. It is economically feasible to defray, in whole or in part, the costs of the Project by the execution and delivery of the Loan Agreement.

E. The Project and the execution and delivery of the Loan Agreement and the Intercept Agreement pursuant to the Act to provide funds for the financing of the Project are necessary and in the interest of the public health, safety, and welfare of the residents of the Governmental Unit.

F. The Governmental Unit will finance the Project, in whole or in part, with the net proceeds of the Loan.

G. Other than as described in the Term Sheet, the Governmental Unit does not have any outstanding obligations payable from Pledged Revenues which it has incurred or will incur prior to the initial execution and delivery of the Loan Agreement and the Intercept Agreement.

H. The net effective interest rate on the Loan does not exceed twelve percent (12.0%) per annum, which is the maximum rate permitted by State law.

I. Pursuant to Section 7-19D-12, NMSA 1978, as amended, the Governmental Unit has heretofore adopted the Tax Ordinance, which imposes a Municipal Capital Outlay Gross Receipts Tax of one-quarter of one percent (0.25%) on the gross receipts of persons engaging in business within the Governmental Unit.

Section 5. Loan Agreement and Intercept Agreement - Authorization and Detail.

A. **Authorization.** This Ordinance has been adopted by the affirmative vote of a three-fourths majority of all of the members of the Governing Body. For the purpose of protecting the public health, conserving the property, protecting the general welfare and prosperity of the residents of the Governmental Unit and completing the Project, it is hereby declared necessary that the Governmental Unit, pursuant to the Act, execute and deliver the Loan Agreement and the Intercept Agreement evidencing a special, limited obligation of the Governmental Unit to pay a principal amount of \$4,570,000, plus interest, and the execution and delivery of the Loan Agreement and the Intercept Agreement are hereby authorized. The Governmental Unit shall use the proceeds of the Loan to (i) finance the Project, (ii) fund the Loan Agreement Reserve Account, (iii) make a deposit to the Finance Authority Debt Service Account, and (iv) pay the Processing Fee and Expenses.

B. Detail. The Loan Agreement and Intercept Agreement shall be in substantially the forms presented at the meeting of the Governing Body at which this Ordinance was adopted. The Loan shall be in an aggregate principal amount of \$4,570,000, shall be payable in installments of principal due on _____ 1 of the years designated in Exhibit "B" to the Loan Agreement and bear interest payable on _____ 1 and _____ 1 of each year, commencing on _____ 1, 2018 at the rates designated in Exhibit "B" to the Loan Agreement.

Section 6. Approval of Loan Agreement and Intercept Agreement. The forms of the Loan Agreement and the Intercept Agreement as presented at the meeting of the Governing Body at which this Ordinance was adopted are hereby approved. Authorized Officers are hereby individually authorized to execute, acknowledge and deliver the Loan Agreement and the Intercept Agreement with such changes, insertions and omissions as are consistent with this Ordinance and as may be approved by such individual Authorized Officers, and the City Clerk is hereby authorized to affix the seal of the Governmental Unit on the Loan Agreement and the Intercept Agreement and attest the same. The execution of the Loan Agreement and the Intercept Agreement by an Authorized Officer shall be conclusive evidence of such approval.

Section 7. Special Limited Obligation. The Loan Agreement shall be secured by the pledge of the Pledged Revenues as set forth in the Loan Agreement and shall be payable solely from the Pledged Revenues. The Loan Agreement, together with interest thereon and other obligations of the Governmental Unit thereunder, shall be a special, limited obligation of the Governmental Unit, payable solely from the Pledged Revenues as provided in this Ordinance and the Loan Agreement and shall not constitute a general obligation of the Governmental Unit or the State, and the holders of the Loan Agreement may not look to any general or other fund of the Governmental Unit for payment of the obligations thereunder. Nothing contained in this Ordinance or in the Loan Agreement, or any other instruments, shall be construed as obligating the Governmental Unit (except with respect to the application of the Pledged Revenues), as incurring a pecuniary liability or a charge upon the general credit of the Governmental Unit or against its taxing power, nor shall a breach of any agreement contained in this Ordinance, the Loan Agreement, or any other instrument impose any pecuniary liability upon the Governmental Unit or any charge upon its general credit or against its taxing power. The Loan Agreement shall never constitute an indebtedness of the Governmental Unit within the meaning of any State constitutional provision or statutory limitation and shall never constitute or give rise to a pecuniary liability of the Governmental Unit or a charge against its general credit or taxing power. Nothing herein shall prevent the Governmental Unit from applying other funds of the Governmental Unit legally available therefore to payments required by the Loan Agreement, in its sole and absolute discretion.

Section 8. Disposition of Proceeds: Completion of the Project.

A. Program Account, Finance Authority Debt Service Account and Loan Agreement Reserve Account. The Governmental Unit hereby consents to creation of the Finance Authority Debt Service Account to be held and maintained by the Finance Authority and to the Program Account and Loan Agreement Reserve Account to be held and maintained by the Trustee pursuant to the Indenture, each in connection with the Loan. The Governmental Unit hereby approves: (i) the deposit of a portion of the proceeds of the Loan Agreement in the Program Account and the Finance Authority Debt Service Account; (ii) the deposit of funds in the amount of the Loan Agreement Reserve Requirement in the Loan Agreement Reserve Account as set forth in

the Term Sheet; and (iii) the payment of the Processing Fee to the Finance Authority, all as set forth in the Term Sheet.

The proceeds derived from the execution and delivery of the Loan Agreement shall be deposited promptly upon the receipt thereof in the Finance Authority Debt Service Account and the Program Account and Loan Agreement Reserve Account, and the Processing Fee shall be paid to the Finance Authority, all as provided in the Loan Agreement and the Indenture.

Until the Completion Date, the money in the Program Account shall be used and paid out solely for the Project in compliance with applicable law and the provisions of the Loan Agreement and the Indenture.

The Governmental Unit will complete the Project with all due diligence.

B. Completion of the Project. Upon the Completion Date, the Governmental Unit shall execute and send to the Finance Authority a certificate stating that payment for the Project has been completed. As soon as practicable after the Completion Date, and, in any event, not more than sixty (60) days from the Completion Date, any balance remaining in the Program Account shall be transferred and deposited into the Finance Authority Debt Service Account, as provided in the Loan Agreement and the Indenture.

C. Finance Authority and Trustee Not Responsible. The Finance Authority and the Trustee shall in no manner be responsible for the application or disposal by the Governmental Unit or by its officers of the funds derived from the Loan Agreement or of any other funds herein designated.

Section 9. Deposit of Pledged Revenues, Distributions of the Pledged Revenues and Flow of Funds.

A. Deposit of Pledged Revenues. Pursuant to the Intercept Agreement, the Pledged Revenues shall be paid directly by the Distributing State Agency to the Finance Authority for deposit in the Finance Authority Debt Service Account and remittance to the Trustee in an amount sufficient to pay principal, interest, premium, if any, and other amounts due under the Loan Agreement, including sufficient Pledged Revenues in the Loan Agreement Reserve Account to maintain the Loan Agreement Reserve Requirement.

B. Termination on Deposits to Maturity. No payment shall be made into the Finance Authority Debt Service Account if the amounts in the Finance Authority Debt Service Account and Loan Agreement Reserve Account total a sum at least equal to the entire aggregate amount to become due as to principal and interest on, and any other amounts due under, the Loan Agreement in which case moneys in such account in an amount at least equal to such principal and interest requirements shall be used solely to pay such obligations as the same become due, and any moneys in excess thereof in such accounts shall be transferred to the Governmental Unit and used as provided below.

C. Use of Surplus Revenues. After making all the payments hereinabove required to be made by this Section, any moneys remaining in the Finance Authority Debt Service Account shall be transferred to the Governmental Unit on a timely basis and shall be applied to any

other lawful purpose, including, but not limited to, the payment of any Parity Obligations or bonds or obligations subordinate and junior to the Loan Agreement, or other purposes authorized by the Governmental Unit, the Constitution and laws of the State, as the Governmental Unit may from time to time determine.

Section 10. Lien on Pledged Revenues. Pursuant to this Ordinance and the Loan Agreement, the Pledged Revenues are hereby authorized to be pledged to, and are hereby pledged, and the Governmental Unit grants a security interest therein for, the payment of the principal, interest, and any other amounts due under the Loan Agreement subject to the uses thereof permitted by and the priorities set forth in this Ordinance. The Loan Agreement constitutes an irrevocable and first lien, but not necessarily an exclusive first lien, on the Pledged Revenues with the lien thereon of the Parity Obligations as set forth herein and in the Loan Agreement. The Governmental Unit shall not create a lien on the Pledged Revenues superior to that of the Loan Agreement.

Section 11. Authorized Officers. Authorized Officers are hereby individually authorized and directed to execute and deliver any and all papers, instruments, opinions, affidavits and other documents and to do and cause to be done any and all acts and things necessary or proper for carrying out this Ordinance, the Loan Agreement, the Intercept Agreement and all other transactions contemplated hereby and thereby. Authorized Officers are hereby individually authorized to do all acts and things required of them by this Ordinance, the Loan Agreement and the Intercept Agreement for the full, punctual and complete performance of all the terms, covenants and agreements contained in this Ordinance, the Loan Agreement and the Intercept Agreement, including but not limited to, the execution and delivery of closing documents in connection with the execution and delivery of the Loan Agreement and the Intercept Agreement, and the publication of the summary of this Ordinance set out in Section 17 of this Ordinance (with such changes, additions and deletions as may be necessary).

Section 12. Amendment of Ordinance. Prior to the date of the initial delivery of the Loan Agreement to Finance Authority, the provisions of this Ordinance may be supplemented or amended by ordinance or resolution of the Governing Body with respect to any changes which are not inconsistent with the substantive provisions of this Ordinance. This Ordinance may be amended by ordinance of the Governing Body without receipt by the Governmental Unit of any additional consideration, but only with the prior written consent of the Finance Authority.

Section 13. Ordinance Irrepealable. After the Loan Agreement and Intercept Agreement have been executed and delivered, this Ordinance shall be and remain irrepealable until all obligations due under the Loan Agreement shall be fully paid, canceled and discharged, as provided therein.

Section 14. Severability Clause. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Section 15. Repealer Clause. All bylaws, orders, resolutions and ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, resolution or ordinance, or part thereof, heretofore repealed.

Section 16. Effective Date. Upon due adoption of this Ordinance, it shall be recorded in the book of the Governmental Unit kept for that purpose, authenticated by the signatures of the Mayor and the City Clerk of the Governmental Unit, and the title and general summary of the subject matter contained in this Ordinance (set out in Section 17 below) shall be published in a newspaper which maintains an office and is of general circulation in the Governmental Unit, or posted in accordance with law, and such Ordinance shall be in full force and effect thereafter, in accordance with law.

Section 17. General Summary for Publication. Pursuant to the general laws of the State, the title and a general summary of the subject matter contained in this Ordinance shall be published in substantially the following form:

(Form of Summary of Ordinance for Publication)

City of Las Vegas, New Mexico
Notice of Adoption of Ordinance

Notice is hereby given of the title and of a general summary of the subject matter contained in Ordinance No. 18-01 duly adopted and approved by the City Council of the City of Las Vegas, New Mexico, on March 21, 2018. A complete copy of the Ordinance is available for public inspection during the normal and regular business hours of the City Clerk, 1700 N. Grand Avenue, Las Vegas, New Mexico.

The title of the Ordinance is:

CITY OF LAS VEGAS, NEW MEXICO
ORDINANCE NO. 18-01

AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT AND INTERCEPT AGREEMENT BY AND BETWEEN THE CITY OF LAS VEGAS, NEW MEXICO (THE "GOVERNMENTAL UNIT") AND THE NEW MEXICO FINANCE AUTHORITY (THE "FINANCE AUTHORITY"), EVIDENCING A SPECIAL, LIMITED OBLIGATION OF THE GOVERNMENTAL UNIT TO PAY A PRINCIPAL AMOUNT OF \$4,570,000, TOGETHER WITH INTEREST THEREON, FOR THE PURPOSE OF FINANCING THE ACQUISITION OF WATER STORAGE RIGHTS FOR USE BY THE GOVERNMENTAL UNIT, PAYING A LOAN PROCESSING FEE, AND FUNDING A LOAN AGREEMENT RESERVE ACCOUNT; PROVIDING FOR THE PAYMENT OF THE PRINCIPAL AND INTEREST DUE UNDER THE LOAN AGREEMENT SOLELY FROM THE DISTRIBUTIONS OF THE REVENUES OF THE ONE-QUARTER OF ONE PERCENT MUNICIPAL CAPITAL OUTLAY GROSS RECEIPTS TAX IMPOSED PURSUANT TO SECTION 7-19D-12, NMSA 1978; PROVIDING FOR THE DISTRIBUTIONS OF THE REVENUES OF THE MUNICIPAL CAPITAL OUTLAY GROSS RECEIPTS TAX FROM THE STATE TAXATION AND REVENUE DEPARTMENT TO BE REDIRECTED TO THE FINANCE AUTHORITY OR ITS ASSIGNS PURSUANT TO THE INTERCEPT AGREEMENT FOR THE PAYMENT OF PRINCIPAL

AND INTEREST DUE ON THE LOAN AGREEMENT; RATIFYING ACTIONS HERETOFORE TAKEN; REPEALING ALL ACTION INCONSISTENT WITH THIS ORDINANCE; AND AUTHORIZING THE TAKING OF OTHER ACTIONS IN CONNECTION WITH THE EXECUTION AND DELIVERY OF THE LOAN AGREEMENT AND THE INTERCEPT AGREEMENT.

A summary of the subject matter of the Ordinance is contained in its title. This notice constitutes compliance with Section 6-14-6, NMSA 1978.

(End of Form of Summary for Publication)

PASSED, APPROVED AND ADOPTED THIS 21st DAY OF MARCH, 2018.

CITY OF LAS VEGAS, NEW MEXICO

ATTEST:



Tonita Gurulé-Girón, Mayor



Casandra Fresquez, City Clerk

Work Session

CITY COUNCIL MEETING AGENDA REQUEST

DATE: April 27, 2018

DEPT: Community Development Dept.

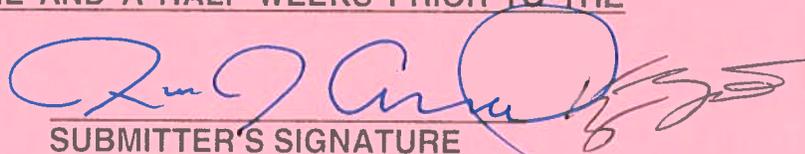
MEETING DATE: May 9, 2018

DISCUSSION ITEM/TOPIC: Adoption of the City of Las Vegas, NM, Metropolitan Redevelopment Plan, (Downtown Action Plan), Authorizing Resolution, Grant Agreement, Certificate of Grantee.

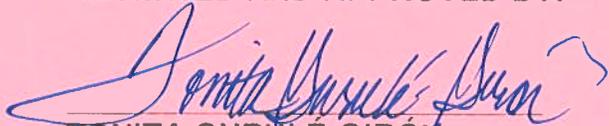
BACKGROUND/RATIONALE: The City of Las Vegas in collaboration with Architectural Research Consultants, Mainstreet New Mexico, New Mexico Finance Authority, Mainstreet de Las Vegas, New Mexico Historic Preservation, and NMDOT has completed the final draft of the plan and is now ready for adoption by the Governing Body. Also included is the Authorizing Resolution, Grant Agreement and Certificate of Grantee.

The plan defines community's vision for downtown, identifies priority projects for revitalization, examines existing conditions and assets, recommends redevelopment projects and implementation strategies, and identifies funding sources for downtown's future improvement. Projects can include land and building acquisition, vacant building adaptive, reuse or demolition, zoning regulations, transportation improvements, community facilities, and housing.

THIS REQUEST FORM MUST BE SUBMITTED TO THE CITY CLERK'S OFFICE NO LATER THAN 5:00 P.M. ON FRIDAY ONE AND A HALF WEEKS PRIOR TO THE CITY COUNCIL MEETING.

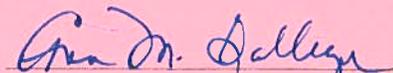

SUBMITTER'S SIGNATURE

REVIEWED AND APPROVED BY:



TONITA GURULE-GIRON
MAYOR

TANA VEGA
INTERIM FINANCE DIRECTOR
(PROCUREMENT)


ANN MARIE GALLEGOS
INTERIM CITY MANAGER

CITY ATTORNEY
(ALL CONTRACTS MUST BE
REVIEWED)

**CITY OF LAS VEGAS
RESOLUTION NO. _____**

AUTHORIZING THE EXECUTION AND DELIVERY OF A LOCAL GOVERNMENT PLANNING GRANT AGREEMENT BY AND BETWEEN THE NEW MEXICO FINANCE AUTHORITY (THE "FINANCE AUTHORITY"), AND THE CITY OF LAS VEGAS (THE "GRANTEE"), IN THE AMOUNT OF FIFTY THOUSAND DOLLARS (\$50,000) EVIDENCING AN OBLIGATION OF THE GRANTEE TO UTILIZE THE GRANT AMOUNT SOLELY FOR THE PURPOSE OF FINANCING THE COSTS OF THE METROPOLITAN REDEVELOPMENT ACT PLAN, AND SOLELY IN THE MANNER DESCRIBED IN THE GRANT AGREEMENT; CERTIFYING THAT THE GRANT AMOUNT, TOGETHER WITH OTHER FUNDS AVAILABLE TO THE GRANTEE, IS SUFFICIENT TO COMPLETE THE PROJECT; APPROVING THE FORM OF AND OTHER DETAILS CONCERNING THE GRANT AGREEMENT; RATIFYING ACTIONS HERETOFORE TAKEN; REPEALING ALL ACTION INCONSISTENT WITH THIS RESOLUTION; AND AUTHORIZING THE TAKING OF OTHER ACTIONS IN CONNECTION WITH THE EXECUTION AND DELIVERY OF THE GRANT AGREEMENT.

Capitalized terms used in the following preambles have the same meaning as defined in Section 1 of the Resolution unless the context requires otherwise.

WHEREAS, the Grantee is a political subdivision of the State, being a legally and regularly created, established, organized and existing incorporated municipality under the general laws of the State and more specifically, the Municipal Code, NMSA 1978, §§ 3-1-1 through 3-66-11, as amended; and

WHEREAS, the Grantee is qualified to receive the Planning Grant pursuant to the Finance Authority's Rules Governing the Local Government Planning Fund and NMSA 1978, § 6-21-6.4, as amended; and

WHEREAS, the Governing Body hereby determines that the Project may be financed with amounts granted pursuant to the Grant Agreement, that the Grant Amount, together with and other moneys available to the Grantee, is sufficient to complete the Project, and that it is in the best interest of the Grantee and the public it serves that the Grant Agreement be executed and delivered and that the funding of the Project take place by executing and delivering the Grant Agreement; and

WHEREAS, the Governing Body has determined that it may lawfully enter into the Grant Agreement, accept the Grant Amount and be bound to the obligations and by the restrictions thereunder; and

WHEREAS, the Grantee acknowledges and understands that the Planning Grant must be expended and a Planning Document must be completed within one (1) year from the Closing

Date, or the Grantee will forfeit the ability to draw Grant funds from the Local Government Planning Fund; and

WHEREAS, the Grant Agreement shall not constitute a general obligation of the Grantee or a debt of pledge of the faith and credit of the Grantee, the Finance Authority or the State; and

WHEREAS, there have been presented to the Governing Body and there presently are on file with the City Clerk this Resolution and the form of the Grant Agreement which is incorporated by reference and made a part hereof; and

WHEREAS, all required authorizations, consents and approvals in connection with (i) the use of the Grant Amount for the purposes described and according to the restrictions set forth in the Grant Agreement; and (ii) the authorization, execution and delivery of the Grant Agreement which are required to have been obtained by the date of this Resolution, have been obtained or are reasonably expected to be obtained.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF LAS VEGAS, NEW MEXICO:

Section 1. Definitions. All terms used herein have the same definition as contained in the draft Grant Agreement, dated May 25, 2018.

Section 2. Ratification. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Grantee and officers of the Grantee, directed toward the Project and the execution and delivery of the Grant Agreement, shall be and the same hereby is ratified, approved and confirmed.

Section 3. Authorization of the Project and the Grant Agreement. The Project and the method of funding the Project through execution and delivery of the Grant Agreement are hereby authorized and ordered. The Project is for the benefit and use of the Grantee and the public it serves.

Section 4. Findings. The Governing Body on behalf of the Grantee hereby declares that it has considered all relevant information and data and hereby makes the following findings:

A. The Project is needed to land use, housing, economic development and jobs.

B. The costs of the Project are beyond the local control and resources of the Grantee.

C. The Project and the execution and delivery of the Grant Agreement pursuant to the Act to provide funds for the financing of the Project are in the interest of the public health, safety and welfare of the public served by the Grantee.

D. The Grantee will perform (or cause to be performed) the Project with the proceeds of the Planning Grant, and will utilize the Project for the purposes set forth in the Grant Agreement.

E. The Grantee will forfeit the Planning Grant if the Grantee fails to utilize the Grant Amount within one (1) year of the Closing Date.

Section 5. Grant Agreement—Authorization and Detail.

A. Authorization. This Resolution has been adopted by the affirmative vote of **a majority of a quorum** of the Governing Body. For the purpose of protecting the public health, conserving the property, and protecting the general welfare and prosperity of the public served by the Grantee and performing the Project, it is hereby declared necessary that the Grantee execute and deliver the Grant Agreement evidencing the Grantee's acceptance of the Grant Amount of Fifty Thousand Dollars (\$50,000) to be utilized solely for the Project and solely in the manner and according to the restrictions set forth in the Grant Agreement, the execution and delivery of which are hereby authorized. The Grantee shall use the proceeds of the Grant to finance the performance of the Project. The Project will be owned by the Grantee and will be utilized by the Grantee as set forth in the Grant Agreement.

B. Detail. The Grant Agreement shall be in substantially the form of the Grant Agreement presented at the meeting of the Governing Body at which this Resolution was adopted. The Grant shall be in the amount of Fifty Thousand Dollars (\$50,000).

Section 6. Approval of Grant Agreement. The form of the Grant Agreement as presented at the meeting of the Governing Body at which this Resolution was adopted is hereby approved. Authorized Officers are hereby individually authorized to execute, acknowledge and deliver the Grant Agreement with such changes, insertions, and deletions as may be approved by such individual Authorized Officers, and the City Clerk is hereby authorized to affix the seal of the Grantee on the Grant Agreement and attest the same. The execution of the Grant Agreement shall be conclusive evidence of such approval.

Section 7. Disposition of Proceeds; Completion of Acquisition of the Project.

A. Grant Account. The Grantee hereby consents to creation of the Grant Account by the Finance Authority and approves of the deposit of the Grant Amount into the Grant Account. Until the Completion Date, the money in the Grant Account shall be used and paid out solely for the purpose of the Project in compliance with applicable law and the provisions of the Grant Agreement.

B. Completion of Acquisition of the Project. The Grantee shall proceed to acquire and complete the Project with all due diligence. Upon the Completion Date, the Grantee shall execute a certificate substantially in the form attached as Exhibit "C" to the Grant Agreement stating that acquisition of and payment for the Project have been completed. As soon as practicable and, in any event, not more than sixty (60) days after the Completion Date, any

balance remaining in the Grant Account shall be transferred and returned to the Local Government Planning Grant Fund.

C. Finance Authority Not Responsible. The Finance Authority shall in no manner be responsible for the application or disposal by the Grantee or by the officers of the Grantee of the funds derived from the Grant Agreement or of any other funds held by or made available to the Grantee's in connection with use of the Project.

Section 8. Authorized Officers. Authorized Officers are hereby individually authorized and directed to execute and deliver any and all papers, instruments, opinions, affidavits and other documents and to do and cause to be done any and all acts and things necessary or proper for carrying out this Resolution, the Grant Agreement, and all other transactions contemplated hereby and thereby. Authorized Officers are hereby individually authorized to do all acts and things required of them by this Resolution and the Grant Agreement for the full, punctual and complete performance of all the terms, covenants and agreements contained in this Resolution and the Grant Agreement, including, but not limited to, the execution and delivery of closing documents in connection with the execution and delivery of the Grant Agreement.

Section 9. Amendment of Resolution. This Resolution after its adoption may be amended without receipt by the Grantee of any additional consideration, but only with the prior written consent of the Finance Authority.

Section 10. Resolution Irrepealable. After the Grant Agreement has been executed and delivered, this Resolution shall be and remain irrepealable until all obligations of the Grantee under the Grant Agreement shall be fully discharged, as herein provided.

Section 11. Severability Clause. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 12. Repealer Clause. All bylaws, orders, resolutions, ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, resolution or ordinance, or part thereof, heretofore repealed.

Section 13. Effective Date. Upon due adoption of this Resolution, it shall be recorded in the book of the Grantee kept for that purpose, authenticated by the signatures of the Mayor and City Clerk of the Grantee, and this Resolution shall be in full force and effect thereafter, in accordance with law; provided, however, that if recording is not required for the effectiveness of this Resolution, this Resolution shall be effective upon adoption of this Resolution by the Governing Body.

Section 14. Execution of Agreements. The City of Las Vegas through its Governing Body agrees to authorize and execute all such agreements with the Finance Authority as are necessary to consummate the Grant contemplated herein and consistent with the terms and conditions attached hereto.

PASSED, APPROVED AND ADOPTED THIS 16th DAY OF MAY 2018.

CITY OF LAS VEGAS

By _____
Tonita Gurule-Giron, Mayor

[SEAL]

ATTEST:

By _____
Cassandra Frezquez, City Clerk

[Remainder of page intentionally left blank.]

Governing Body Member _____ then moved adoption of the foregoing Resolution, duly seconded by Governing Body Member _____.

The motion to adopt said Resolution, upon being put to a vote was passed and adopted on the following recorded vote:

Those Voting Aye: _____

Those Voting Nay: _____

Those Absent: _____

_____ (___) members of the Governing Body having voted in favor of said motion, the Mayor declared said motion carried and said Resolution adopted, whereupon the Mayor and the City Clerk signed the Resolution upon the records of the minutes of the Governing Body.

After consideration of matters not relating to the Resolution, the meeting on motion duly made, seconded and carried, was adjourned.

[Signature page follows.]

CITY OF LAS VEGAS

By _____
Tonita Gurule-Giron, Mayor

[SEAL]

ATTEST:

By _____
Cassandra Frezquez, City Clerk

[Remainder of page intentionally left blank.]

EXHIBIT "A"

Notice of Meeting

**\$50,000
PLANNING GRANT AGREEMENT**

dated

May 25, 2018

by and between

NEW MEXICO FINANCE AUTHORITY

and

CITY OF LAS VEGAS

PLANNING GRANT AGREEMENT

THIS PLANNING GRANT AGREEMENT (the "Grant agreement"), dated May 25, 2018, is entered into by and between the NEW MEXICO FINANCE AUTHORITY (the "Finance Authority") and the CITY OF LAS VEGAS (the "Grantee").

WITNESSETH:

WHEREAS, the Finance Authority is a public body politic and corporate, separate and apart from the State of New Mexico (the "State"), constituting a governmental instrumentality, duly organized and created under and pursuant to the laws of the State, particularly NMSA 1978 §§ 6-21-1 through 6-21-31, as amended, (the "New Mexico Finance Authority Act"); and

WHEREAS, NMSA 1978, § 6-21-6.4, as amended, creates the Local Government Planning Fund to be administered by the Finance Authority to make Grants to qualified entities to develop economic development plans, and pay administrative costs of the local government planning fund program; and

WHEREAS, Grantee is a political subdivision of the State, being a legally and regularly created, established, organized and existing incorporated municipality under the general laws of the State and more specifically, the Municipal Code, NMSA 1978, §§ 3-1-1 through 3-66-11, as amended; and

WHEREAS, the Grantee is qualified to receive the Planning Grant pursuant to the Finance Authority's Rules and NMSA 1978, § 6-21-6.4, as amended; and

WHEREAS, the Grantee has applied to the Finance Authority for Planning Grant (as defined below) funding and has determined that it is in the best interest of the Grantee and the public it serves that the Grantee enter into this Grant Agreement with the Finance Authority and accept a grant in the amount of Fifty Thousand Dollars (\$50,000) from the Finance Authority to carry out the Project, as more fully described in Exhibit "A" attached hereto; and

WHEREAS, the Grantee acknowledges and understands that the Planning Grant must be expended and the Planning Documents must be completed within one (1) year from the Closing Date, or the Grantee will forfeit the ability to draw Grant funds from the Local Government Planning Fund; and

WHEREAS, the Grantee is prepared to perform all its obligations and to observe and obey all restrictions on the use of the Grant set forth in this Grant Agreement.

NOW, THEREFORE, for and in consideration of the foregoing premises and the mutual promises and covenants contained herein, the parties hereto agree:

ARTICLE I: DEFINITIONS

As used in this Agreement, including the foregoing recitals, the following terms shall, for all purposes, have the meanings herein specified, unless the context clearly requires otherwise (such meanings to be equally applicable to both the singular and the plural forms of the terms defined):

“Agreement Term” means the term of this Grant Agreement as provided under Article III of this Grant Agreement.

“Authorized Officers” means in the case of the Grantee the any one or more of the Mayor, City Manager and City Clerk thereof, and in the case of the Finance Authority the Chairperson, Vice-Chairperson and Secretary of the Board of Directors and the Chief Executive Officer, or any other officer or employee of the Finance Authority designated in writing by an Authorized Officer.

“Closing Date” means the date of execution, delivery and funding of this Grant Agreement.

“Event of Default” means one or more events of default as defined in Article IX of this Grant Agreement.

“Finance Authority” means the New Mexico Finance Authority.

“Force Majeure” means any act of God, fire, floods, storms, explosions, accidents, epidemics, war, civil disorder, strikes, lockouts or other labor difficulties, or any law, rule, regulation, order or other action adopted or taken by any federal, state or local government authority, or any other cause not reasonably within such party’s control.

“Governing Body” means the Board of Trustees of the Grantee, or any future governing body of the Grantee.

“Grant or Grant Amount” means the sum of Fifty Thousand Dollars (\$50,000).

“Grant Account” means the account in the name of the Grantee established pursuant to this Grant Agreement and held by the Finance Authority for deposit of the Grant Amount for disbursement to the Grantee for payment of the costs of the Project.

“Grant Agreement” means this grant agreement and any amendments or supplements hereto, including the Exhibits attached hereto.

“Grantee” means the City of Las Vegas, San Miguel County, New Mexico.

“Herein,” “hereby,” “hereunder,” “hereof,” “hereinabove,” “hereafter” and similar words refer to this entire Grant Agreement and not solely to the particular section or paragraph of this Grant Agreement in which such word is used.

“Local Government Planning Fund” means the fund of the same name created pursuant to the Act and held and administered by the Finance Authority.

“Local Match” means \$0.

“NMSA 1978” means the New Mexico Statutes Annotated, 1978 Compilation, as amended and supplemented.

“Planning Document” means a written document in the form of a Metropolitan Redevelopment Act plan created for the purpose of evaluating and estimating the costs of alternatives to meet the Grantee’s public project needs, namely land use, housing, economic development and jobs.

“Planning Grant” or “Grant” means the amount provided to the Grantee pursuant to the Grant Agreement for the purpose of funding the Project, and is equal to the Grant Amount.

“Policy” or “Policies” means the New Mexico Finance Authority Local Government Planning Fund Project Management Policies.

“Project” means the preparation of the Planning Document as more particularly described in Exhibit “A” hereto.

“Resolution” means the Grantee’s Resolution No. _____ adopted on May 16, 2018 authorizing the Grantee’s acceptance of the terms and conditions of this Grant Agreement.

“Rules” mean the Rules governing the Local Government Planning Fund as adopted by the Board of Directors of the Finance Authority, as amended and supplemented from time to time.

ARTICLE II: REPRESENTATIONS, WARRANTIES AND COVENANTS

Section 2.1. Representations, Warranties and Covenants of the Grantee. The Grantee represents, warrants and covenants as follows:

(a) Binding Nature of Covenants. All covenants, stipulations, obligations and agreements of the Grantee contained in this Grant Agreement and the Resolution shall be deemed to be the covenants, stipulations, obligations and agreements of the Grantee to the full extent authorized or permitted by law, and such covenants, stipulations, obligations and agreements shall be binding upon the Grantee and its successors and upon any board or body to which any powers or duties affecting such covenants, stipulations, obligations and agreement shall be transferred by or in accordance with law. Except as otherwise provided in this Grant Agreement, all rights, powers and privileges conferred and duties and liabilities imposed upon the Grantee by the provisions of this Grant Agreement and the Resolution shall be exercised or performed by the Grantee or by such residents, officers, or officials of the Grantee as may be required by law to exercise such powers and to perform such duties.

(b) Personal Liability. No covenant, stipulation, obligation or agreement contained in this Grant Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any officer, agent or employee of the Grantee or member of the Governing Body in his or her individual capacity, and neither the members of the Governing Body nor any officer executing this Grant Agreement shall be liable personally on this Grant Agreement or be subject to any personal liability or accountability by reason of the execution and delivery thereof.

(c) Authorization of Grant Agreement. The Grantee is a political subdivision of the State, being a legally and regularly created, established, organized and existing incorporated municipality under the general laws of the State and more specifically, the Municipal Code, NMSA 1978, §§ 3-1-1 through 3-66-11, as amended. Pursuant to the laws of the State, as amended and supplemented from time to time, the Grantee is authorized to enter into the transactions contemplated by this Grant Agreement and to carry out its obligations hereunder. The Grantee has duly authorized and approved the execution and delivery of this Grant Agreement and the other documents related to the transaction.

(d) Use of Grant Agreement Proceeds. The Grantee shall apply the proceeds of the Grant solely to the acquisition and completion of the Project, shall not use the Grant proceeds for any other purpose, and shall comply with all applicable ordinances and regulations, if any, and any and all applicable laws relating to the Project. The Grantee shall immediately apply all Grant proceeds disbursed to it toward the Project. The Grantee shall use the Grant proceeds and complete the Planning Document within one (1) year of the Closing Date or shall forfeit the full amount of the Grant.

(e) Selection of Contractors. All contractors providing services or materials in connection with the Project shall be selected in accordance with applicable provisions of the New Mexico Procurement Code, NMSA 1978, §§ 13-1-28 through 13-1-199, as amended, or, if the Grantee is not subject to the New Mexico Procurement Code, shall be selected in accordance with a documented procurement process duly authorized and established pursuant to laws and regulations applicable to the Grantee.

(f) Completion of Project. The Project will consist of the preparation of the Planning Document to address land use, housing, economic development and jobs, and will be completed so as to comply with all applicable ordinances and regulations, if any, and any and all applicable laws, rules, and regulations of the State relating to the acquisition and completion of the Project and to the use of the Grant proceeds. If requested by the Finance Authority, the Grantee will allow the Office of the State Engineer, the New Mexico Environment Department, the New Mexico Economic Development Department or other appropriate agency of the State, or the Finance Authority to assist with completion of the Project and to review the Project as completed to assure compliance with applicable laws, rules and regulations of the State. The completed Planning Document must be in a form acceptable to and approved by the Finance Authority, in its sole discretion.

(g) Necessity of Project. The completion of the Project under the terms and conditions provided in this Grant Agreement is necessary, convenient and in furtherance of the

governmental purposes of the Grantee and is in the best interest of the Grantee and the public it serves.

(h) Legal, Valid and Binding Obligation. The Grantee has taken all required action necessary to authorize the execution and delivery of this Grant Agreement and this Grant Agreement constitutes a legal agreement of the Grantee enforceable in accordance with its terms.

(i) Benefit to Grantee. The Project will at all times be used for the purpose of benefiting the Grantee and the public it serves as a whole.

(j) Grant Amount Does Not Exceed Project Cost. The Grant Amount as provided herein does not exceed the cost of the Project.

(k) No Breach or Default Caused by Grant Agreement. Neither the execution and delivery of this Grant Agreement, nor the fulfillment of or compliance with the terms and conditions in this Grant Agreement, nor the consummation of the transactions contemplated herein conflicts with or results in a breach of any terms, conditions or provisions of, or any restrictions contained in, any agreement or instrument to which the Grantee is a party or by which the Grantee is bound or any laws, ordinances, governmental rules or regulations or court or other governmental orders to which the Grantee or its properties are subject, or constitutes a default under any of the foregoing.

(l) Irrevocability of Grant Agreement. The terms of this Grant Agreement shall be irrevocable until the Project has been fully acquired and completed, and shall not be subject to amendment or modification in any manner which would result in any use of the proceeds of this Grant Agreement in a manner not permitted or contemplated by the terms hereof.

(m) No Litigation. To the best knowledge of the Grantee, no litigation or proceeding is pending or threatened against the Grantee or any other person affecting the right of the Grantee to execute this Grant Agreement or to comply with its obligations under this Grant Agreement. Neither the execution of this Grant Agreement by the Grantee nor compliance by the Grantee with the obligations hereunder requires the approval of any regulatory body, or any other entity, which approval has not been obtained or which is not reasonably expected to be obtained.

(n) Occurrence of Event of Default. No event has occurred and no condition exists which, upon the execution and delivery of this Grant Agreement, would constitute an Event of Default on the part of the Grantee hereunder.

(o) Grantee's Existence. The Grantee will maintain its legal identity and existence for the Agreement Term, unless another political subdivision by operation of law succeeds to the liabilities, rights, and duties of the Grantee without adversely affecting to any substantial degree the privileges and rights of the Finance Authority.

(p) Reports to Finance Authority. The Grantee shall report at least semi-annually to the Finance Authority on the status of the Planning Document.

(q) Records. The Grantee shall properly maintain separate project accounts in accordance with generally accepted accounting principles and conduct an annual audit or review of the Grantee's financial records related to the Project.

Section 2.2. Representations, Warranties and Covenants of the Finance Authority. The Finance Authority represents, warrants and covenants as follows:

(a) The Finance Authority is a public body politic and corporate, separate and apart from the State, constituting a governmental instrumentality duly organized, existing and in good standing under the laws of the State, has all necessary power and authority to enter into and perform and observe the covenants and agreements on its part contained in this Grant Agreement and, by proper action, has duly authorized the execution and delivery of this Grant Agreement.

(b) This Agreement constitutes a legal, valid and binding obligation of the Finance Authority enforceable in accordance with its terms.

ARTICLE III: AGREEMENT TERM

The Agreement Term shall commence on the Closing Date and shall terminate upon the earliest of the following events: a determination by the Finance Authority that (a) the Grantee is unable to proceed with the Project for the foreseeable future or has failed to commence the Project in a reasonably timely manner, (b) the Grant or any portion thereof is not necessary for the Project (in which case the Grant Amount may be modified by the Finance Authority) or (c) the Grantee has failed to utilize the Planning Grant to complete the Planning Document within one year of the Closing Date.

ARTICLE IV: GRANT; APPLICATION OF MONEYS

On the Closing Date, the Finance Authority shall transfer the amount shown on Exhibit "A" into the Grant Account to be disbursed by the Finance Authority pursuant to Section 6.2 of this Grant Agreement at the direction of the Grantee, as needed by the Grantee to acquire and complete the Project.

ARTICLE V: GRANT TO THE GRANTEE

Section 5.1. Grant to the Grantee. The Finance Authority hereby grants and the Grantee hereby accepts an amount equal to the Grant Amount. The Finance Authority shall establish and maintain, on behalf of the Grantee, a Grant Account, which Grant Account shall be kept separate and apart from all other accounts of the Finance Authority. The Grantee hereby pledges to the Finance Authority all its rights, title and interest in the funds held in the Grant Account for the purpose of securing the Grantee's obligations under this Grant Agreement. Funds in the Grant Account shall be disbursed as provided in Sections 6.2 and 6.3 hereof.

Section 5.2. No General Obligation. No provision of this Grant Agreement shall be construed or interpreted as creating a general obligation or other indebtedness of the Grantee within the meaning of any constitutional or statutory debt limitation.

Section 5.3. Investment of Moneys in Grant Account. Money on deposit in the Grant Account may be invested by the Finance Authority for the credit of the Local Government Planning Fund.

ARTICLE VI: THE PROJECT

Section 6.1. Agreement to Acquire and Complete the Project. The Grantee hereby agrees that in order to effectuate the purposes of this Grant Agreement and to acquire and complete the Project it shall take such steps as are necessary and appropriate to acquire and complete the Project lawfully, efficiently and within one (1) year of the Closing Date.

Section 6.2. Disbursements from the Grant Account. So long as no Event of Default shall occur, the Finance Authority shall disburse moneys from the Grant Account, either to the Grantee or to vendors and contractors, as determined by the Finance Authority in its sole discretion, upon receipt by the Finance Authority of a requisition substantially in the form of Exhibit "B" attached hereto signed by an Authorized Officer of the Grantee, supported by certification by the Grantee's project architect, engineer, or other such authorized representative of the Grantee acceptable to the Finance Authority that the amount of the disbursement request represents the progress of completion, acquisition or other Project related activities accomplished as of the date of the disbursement request. The Grantee shall provide such records or access to the Project as the Finance Authority, in its sole discretion, may request in connection with the approval of the Grantee's disbursement requests made hereunder. No disbursement from the Grant Account may be made without receipt of evidence of the Local Match.

Section 6.3. Determination of Eligibility as condition Precedent to Disbursement. Prior to the disbursement of the Grant Amount or any portion thereof, the Finance Authority shall have determined that the Grantee has met the readiness to proceed requirements established for the Grant by the Finance Authority and no Event of Default shall have occurred. No disbursement shall be made from the Grant Account except upon a determination by the Finance Authority that such disbursement is for payment of Project expenses, and that the disbursement does not exceed any limitation upon the amount payable.

Section 6.4. Reimbursement for Prior Expenditures. The Finance Authority, so long as no Event of Default shall occur and upon presentation of the Grantee's disbursement request with such certification and records as are required in accordance with Section 6.2 hereof, may disburse moneys from the Grant Account for reimbursement of Project expenses incurred after the Finance Authority Board of Directors approved the grant on November 30, 2016.

Section 6.5. Completion of Disbursement of Grant Funds. Upon completion of disbursement of the Grant Amount, an Authorized Officer of the Grantee shall deliver a certificate of completion, substantially in the form attached to this Grant Agreement as Exhibit "C", to the Finance Authority stating that, to the best of the Authorized Officer's knowledge the

Project has been completed and the entire Grant Amount has been disbursed in accordance with the terms of this Grant Agreement. If any portion of the Grant Amount remains upon the delivery of the certificate of completion, the Finance Authority may, in its sole discretion, modify this Grant Agreement and reduce the amount of the Grant.

ARTICLE VII: COMPLIANCE WITH LAWS AND RULES; OTHER COVENANTS

Section 7.1. Further Assurances and Corrective Instruments. The Finance Authority and the Grantee agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the terms and intention hereof.

Section 7.2. Finance Authority and Grantee Representatives. Whenever under the provisions of this Grant Agreement the approval of the Finance Authority or the Grantee is required, or the Grantee or the Finance Authority is required to take some action at the request of the other, such approval or such request shall be given for the Finance Authority or for the Grantee by an Authorized Officer of the Finance Authority or the Grantee, as the case may be, and any party hereto shall be authorized to act or rely on any such approval or request.

Section 7.3. Requirements of Law. During the Agreement Term, the Grantee shall observe and comply promptly with all applicable federal, State and local laws and regulations affecting the Project, and all current and future orders of all courts and agencies of the State having jurisdiction over the Project and matters related to the Project.

ARTICLE VIII: NON-LIABILITY OF FINANCE AUTHORITY FOR ACTS OR OMISSIONS OF THE GRANTEE; INDEMNIFICATION

Section 8.1. Non-Liability of Finance Authority. The Finance Authority shall not be liable in any manner for the Project, Grantee's use of the Grant, the ownership, operation or maintenance of the Project, or any failure to act properly by the owner or operator of the Project.

Section 8.2. Indemnification of Finance Authority. The Finance Authority shall not be responsible for any act or omission of the Grantee upon which any claim, by or on behalf of any person, firm, corporation or other legal entity may be made, whether arising from the establishment or modification of the Project or otherwise. To the extent permitted by law, the Grantee shall and hereby agrees to indemnify and save harmless the Finance Authority and its designee, if any, from all claims by or on behalf of any person, firm, corporation or other legal entity arising from the acquisition and completion of the Project. In the event of any action or proceeding brought on any such claim, upon notice from the Finance Authority or its designee, Grantee shall defend the Finance Authority and its designee, if any, in any such action or proceeding.

ARTICLE IX: EVENTS OF DEFAULT AND REMEDIES

Section 9.1. Events of Default Defined. Any one of the following shall be an Event of Default under this Agreement:

(a) Use of the Grant Amount, or any portion thereof, by the Grantee for purposes other than the Project;

(b) Failure by the Grantee to utilize the Grant proceeds to complete the Project within one (1) year of the Closing Date;

(c) Failure by the Grantee to observe and perform any other covenant, condition or agreement on its part to be observed or performed under this Grant Agreement for a period of thirty (30) days after written notice, specifying such failure and requesting that it be remedied, is given to the Grantee by the Finance Authority, unless the Finance Authority shall agree in writing to an extension of such time prior to its expiration; provided, however, if the failure stated in the notice can be wholly cured within a period of time not materially detrimental to the rights of the Finance Authority, but cannot be cured within the applicable thirty (30) day period, the Finance Authority will not unreasonably withhold its consent to an extension of such time if corrective action is instituted by the Grantee within the applicable period and diligently pursued until the failure is corrected; and provided, further, that if by reason of Force Majeure the Grantee is unable to carry out the agreements on its part herein contained, the Grantee shall not be deemed in default under this paragraph during the continuance of such inability (but Force Majeure shall not excuse any other Event of Default); or

(d) Any warranty, representation or other statement by or on behalf of the Grantee contained in this Grant Agreement or in any instrument furnished in compliance with or in reference to this Grant Agreement is false or misleading in any material respect.

Section 9.2. Remedies on Default. Whenever any Event of Default has occurred and is continuing, and subject to Section 9.3 hereof, the Finance Authority may take whatever of the following actions may appear necessary or desirable to enforce performance of any agreement of the Grantee in this Grant Agreement:

(a) File a mandamus proceeding or other action or proceeding or suit at law or in equity to compel the Grantee to perform or carry out its duties under the law and the agreements and covenants required to be performed by it contained herein;

(b) Terminate this Grant Agreement;

(c) Cease disbursing any further amounts from the Grant Account;

(d) Demand that the Grantee immediately repay the Grant Amount or any portion thereof if such funds were not utilized in accordance with this Grant Agreement;

(e) File a suit in equity to enjoin any acts or things which are unlawful or violate the rights of the Finance Authority; or

(f) Take whatever other action at law or in equity may appear necessary or desirable to enforce any other of its rights hereunder.

The Grantee shall be responsible for reimbursing the Finance Authority for any and all fees and costs incurred in enforcing the terms of this Grant Agreement.

Section 9.3. Limitations on Remedies. A judgment requiring repayment of money entered against the Grantee may reach any available funds of the Grantee to the extent permitted by law.

Section 9.4. No Remedy Exclusive. No remedy herein conferred upon or reserved to the Finance Authority is intended to be exclusive, and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Finance Authority to exercise any remedy reserved in this Article IX, it shall not be necessary to give any notice, other than such notice as may be required in this Article IX.

Section 9.5. Waivers of Events of Default. The Finance Authority may in its sole discretion waive any Event of Default hereunder and the consequences of such an Event of Default; provided, however, all expenses of the Finance Authority in connection with such Event of Default shall have been paid or provided for. Such waiver shall be effective only if made by written statement of waiver issued by the Finance Authority. In case of any such waiver or rescission, or in case any proceeding taken by the Finance Authority on account of any Event of Default shall have been discontinued or abandoned or determined adversely, then the Finance Authority and the Grantee shall be restored to their former positions and rights hereunder, respectively, but no such waiver or rescission shall extend to any subsequent or other Event of Default, or impair any right consequent thereon.

Section 9.6. No Additional Waiver Implied by One Waiver. In the event that any agreement contained herein should be breached by either party and thereafter waived by the other party, such waiver shall be in writing and limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

ARTICLE X: MISCELLANEOUS

Section 10.1. Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when delivered as follows:

If to the Grantee, then to:

City of Las Vegas
Attn.: City Manager
1700 N. Grand Avenue
Las Vegas, New Mexico 87701

And if to the Finance Authority, then to:

New Mexico Finance Authority
Attn.: Chief Executive Officer
207 Shelby Street
Santa Fe, New Mexico 87501

The Grantee and the Finance Authority may, by written notice given hereunder, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

Section 10.2. Binding Effect. This Grant Agreement shall inure to the benefit of and shall be binding upon the Finance Authority, the Grantee and their respective successors and assigns, if any.

Section 10.3. Amendments. This Grant Agreement may be amended only with the written consent of the Finance Authority and the Grantee.

Section 10.4. No Liability of Individual Officers, Directors or Trustees. No recourse under or upon any obligation, covenant or agreement contained in this Grant Agreement shall be had against any member, employee, director or officer, as such, past, present or future, of the Finance Authority, or against any officer, employee, director or member of the Grantee, past, present or future, as an individual so long as such individual was acting in good faith and within the scope of his or her duties. Any and all personal liability of every nature, whether at common law or in equity, or by statute or by constitution or otherwise, of any such officer, employee, director or member of the Grantee or of the Finance Authority is hereby expressly waived and released by the Grantee and by the Finance Authority as a condition of and in consideration for the execution of this Agreement.

Section 10.5. Grantee Compliance. The Finance Authority shall not be responsible for assuring the Grantee's use of the Grant Amount or the Project for its intended purpose and shall have no obligation to monitor compliance by the Grantee with the provisions of this Grant Agreement.

Section 10.6. Severability. In the event that any provision of this Grant Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 10.7. Execution in Counterparts. This Grant Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 10.8. Applicable Law. This Grant Agreement shall be governed by and construed in accordance with the laws of the State.

Section 10.9. Captions. The captions or headings herein are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Grant Agreement.

[Remainder of page intentionally left blank.]

[Signature pages follow.]

IN WITNESS WHEREOF, the Finance Authority, on behalf of itself, and as authorized by the Finance Authority Board of Directors on November 30, 2016, has executed this Grant Agreement in its corporate name with its corporate seal hereunto affixed and attested by its duly Authorized Officers; and the Grantee has caused this Grant Agreement to be executed in its corporate name and the seal of the Grantee affixed and attested by its duly Authorized Officers. All of the above are effective as of the date first above written.

NEW MEXICO FINANCE AUTHORITY

By _____
Chief Executive Officer or Designee

[SEAL]

ATTEST:

By _____

Approved for Execution by Officers of the
New Mexico Finance Authority:

By _____
Daniel C. Opperman, General Counsel

CITY OF LAS VEGAS

By _____
Tonita Gurule-Giron, Mayor

[SEAL]

ATTEST:

By _____
Cassandra Frezquez, City Clerk

EXHIBIT "A"

TERM SHEET

Grantee:	CITY OF LAS VEGAS
Project Description:	Preparation of a Planning Document consisting of the Metropolitan Redevelopment Act plan addressing land use, housing, economic development and jobs.
Total Grant Amount:	Fifty Thousand Dollars (\$50,000)
Local Match:	\$0
Closing Date:	May 25, 2018

EXHIBIT "B"
FORM OF REQUISITION

RE: Fifty Thousand Dollars (\$50,000) Planning Grant Agreement (the "Grant Agreement") by and between the New Mexico Finance Authority ("Finance Authority") and the City of Las Vegas ("Grantee"), Finance Authority Grant Number 3656-PG (the "Grant Agreement").

Closing Date: May 25, 2018

TO: NEW MEXICO FINANCE AUTHORITY

You are hereby authorized to disburse funds from the Grant Account, with regard to the above-referenced Grant Agreement, the following:

REQUISITION NUMBER: _____

NAME AND ADDRESS OF PAYEE: _____

AMOUNT OF PAYMENT: \$ _____

PURPOSE OF PAYMENT: _____

WIRING INFORMATION

BANK NAME:	_____
ACCOUNT NUMBER:	_____
ROUTING NUMBER:	_____

Each obligation, item of cost or expense mentioned herein is for the Grant made by the New Mexico Finance Authority pursuant to the Grant Agreement to the Grantee, within the State of New Mexico, is due and payable, has not been the subject of any previous requisition and is a proper charge against the Grant Account held on behalf of the Grantee. All representations contained in the Grant Agreement and the related closing documents remain true and correct and the Grantee is not in breach of any of the covenants contained therein.

Capitalized terms used herein are used as defined or as used in the Grant Agreement.

DATED: _____

By: _____
Authorized Officer of the Grantee

Title: _____

EXHIBIT "C"

FORM OF CERTIFICATE OF COMPLETION

RE: Fifty Thousand Dollars (\$50,000) Planning Grant Agreement (the "Grant Agreement") by and between the New Mexico Finance Authority ("Finance Authority") and the City of Las Vegas ("Grantee"), Finance Authority Grant Number 3656-PG (the "Grant Agreement").

Closing Date: May 25, 2018

TO: NEW MEXICO FINANCE AUTHORITY

I, _____, the _____ of
[Name] [Title or position]

the Grantee, hereby certify as follows:

1. The project described in the Grant Agreement (the "Project") was completed and placed in service by the Grantee on _____, 20__.
2. The total cost of the Project was \$ _____.
3. The Project was completed and is and shall be used consistent with and subject to the covenants set forth in the Grant Agreement.

CITY OF LAS VEGAS

By: _____

Its: _____

\$50,000
City of Las Vegas
Planning Grant Agreement
Finance Authority No. 3656-PG

STATE OF NEW MEXICO)
) ss.
COUNTY OF SAN MIGUEL)

CERTIFICATE OF GRANTEE

IT IS HEREBY CERTIFIED by the undersigned, the duly chosen, qualified and acting Mayor and City Clerk of the City of Las Vegas (the "Grantee"), San Miguel County, State of New Mexico, that:

Capitalized terms used in this Certificate have the same meanings as defined in Resolution No. _____ adopted by the Governing Body of the Grantee on May 16, 2018, (the "Resolution") in connection with this Planning Grant, unless otherwise defined in this Certificate or the context requires otherwise.

1. The Grantee is a political subdivision of the State, being a legally and regularly created, established, organized and existing incorporated municipality under the general laws of the State and more specifically, the Municipal Code, NMSA 1978, §§ 3-1-1 through 3-66-11, as amended;
2. The resolutions, rules and regulations governing the Project and customer service by the Grantee have been duly adopted and are now in full force and effect;
3. The Authorized Officers and Governing Body of the Grantee were duly and validly elected or appointed and are empowered to act for the Grantee; and
4. The Grantee has all requisite corporate power:
 - (a) To perform or cause performance of the Project funded by the Planning Grant;
 - (b) To execute and deliver Grant documents, including but not limited to those identified above; and
 - (c) To perform all acts required by such Grant documents to be done by the Grantee.
5. All proceedings of the Grantee, its elected and appointed officers, and employees, required or necessary to be taken in connection with the authorization of the actions specified above have been duly taken and all such authorizations are presently in full force and effect.
6. The Resolution and the Grant Agreement have been duly signed and adopted in accordance with all applicable laws and neither has been repealed, rescinded, revoked, modified,

amended or supplemented in any manner except as set forth in the Resolution. The Resolution constitutes valid and sufficient legal authority for the Grantee to carry out and enforce the provisions of the Grant Agreement.

7. No event will result from the execution and delivery of the Grant Agreement that constitutes a default or an Event of Default under either the Grant Agreement or the Resolution, and no Event of Default and no default under the Grant Agreement or the Resolution has occurred and is continuing on the date of this Certificate.

8. The Grantee has duly authorized and approved the consummation by it of all transactions, and has complied with all requirements and satisfied all conditions, which are required by the Grant Agreement to have been authorized, approved, performed or consummated by the Grantee at or prior to the date of this Certificate. The Grantee has full legal right, power and authority to carry out and consummate the transactions contemplated by the Resolution and the Grant Agreement.

9. All approvals, consents and orders of any governmental authority having jurisdiction in the matter which would constitute a condition precedent to the enforceability of the Grant Agreement or any of the actions required to be taken by the Resolution or the Grant Agreement to the date of this Certificate have been obtained and are in full force and effect.

10. All approvals, consents and orders of any governmental authority having jurisdiction in the matter which would constitute a condition precedent to the completion of the Project have been obtained and are in full force and effect.

11. Neither the Grantee's adoption of the Resolution nor any action contemplated by or pursuant to the Resolution or the Grant Agreement conflicts or will conflict with, or constitute a breach by the Grantee of, or default by the Grantee under any law, court decree or order, governmental regulation, rule or order, resolution, agreement, indenture, mortgage or other instrument to which the Grantee is subject or by which it is bound.

12. There is no actual or threatened action, suit, proceeding, inquiry or investigation against the Grantee, at law or in equity, by or before any court, public board or body, nor to the Grantee's knowledge is there any basis therefore, affecting the existence of the Grantee or the titles of its officials to their respective offices, or in any way materially adversely affecting or questioning (a) the territorial jurisdiction of the Grantee, (b) the use of the proceeds of the Grant Agreement for the Project, (c) the validity or enforceability of the Grant Agreement or any proceedings of the Grantee with respect to the Grant Agreement or the Resolution, (d) the execution and delivery of the Grant Agreement or (e) the power of the Grantee to carry out the transactions contemplated by the Grant Agreement or the Resolution.

13. From at least April 17, 2018, to and including the date of this Certificate, the following were and now are the duly chosen, qualified and acting officers and members of the Governing Body of the Grantee:

Tonita Gurule-Giron, Mayor

David Ulibarri

Vince Howell

Barbara Perea-Casey

David Romero

Cassandra Frezquez, City Clerk

14. To the best of our knowledge and belief after due investigation, none of the Events of Default referred to in Article IX of the Grant Agreement has occurred.

15. The Grantee has complied with all the covenants and satisfied all the conditions on its part to be performed or satisfied at or prior to the date hereof, and the representations and warranties of the Grantee contained in the Grant Agreement and in the Resolution are true and correct as of the date of this Certificate.

16. To the best of our knowledge and belief after due investigation, neither the Mayor, the City Clerk, any member of the Governing Body of the Grantee, nor any other officer, employee or other agent of the Grantee is interested (except in the performance of his or her official rights, privileges, powers and duties), directly or indirectly, in the profits of any contract, or job for work, or services to be performed and appertaining to the Project.

17. Regular meetings of the Grantee's Governing Body and the meeting at which the Resolution was adopted have been held at [Council Chambers, 1700 North Grand Ave., Las Vegas, New Mexico 87701, the principal meeting place of the Grantee.

18. The Grantee's Governing Body has no rules of procedure which would invalidate or make ineffective the Resolution or other action taken by the Grantee's Governing Body in connection with the Grant Agreement. The Open Meetings Act Resolution No. 18-01 (the "Open Meetings Act Resolution") adopted and approved by the Governing Body on January 17, 2018, establishes notice standards as required by Section 10-15-1, NMSA 1978, as amended and supplemented. The Open Meetings Act Resolution has not been amended or repealed. All action of the Governing Body with respect to the Grant Agreement and Resolution was taken at meetings held in compliance with the Open Meetings Act Resolution.

19. The Mayor and the City Clerk on the date of the signing of the Grant Agreement and on the date of this Certificate, are the duly chosen, qualified and acting officers of the Grantee authorized to execute the Grant Agreement.

20. This Certificate is for the benefit of the Finance Authority.

21. This Certificate may be executed in counterparts.

WITNESS our signatures and the seal of the Grantee this 25th day of May 2018.

CITY OF LAS VEGAS

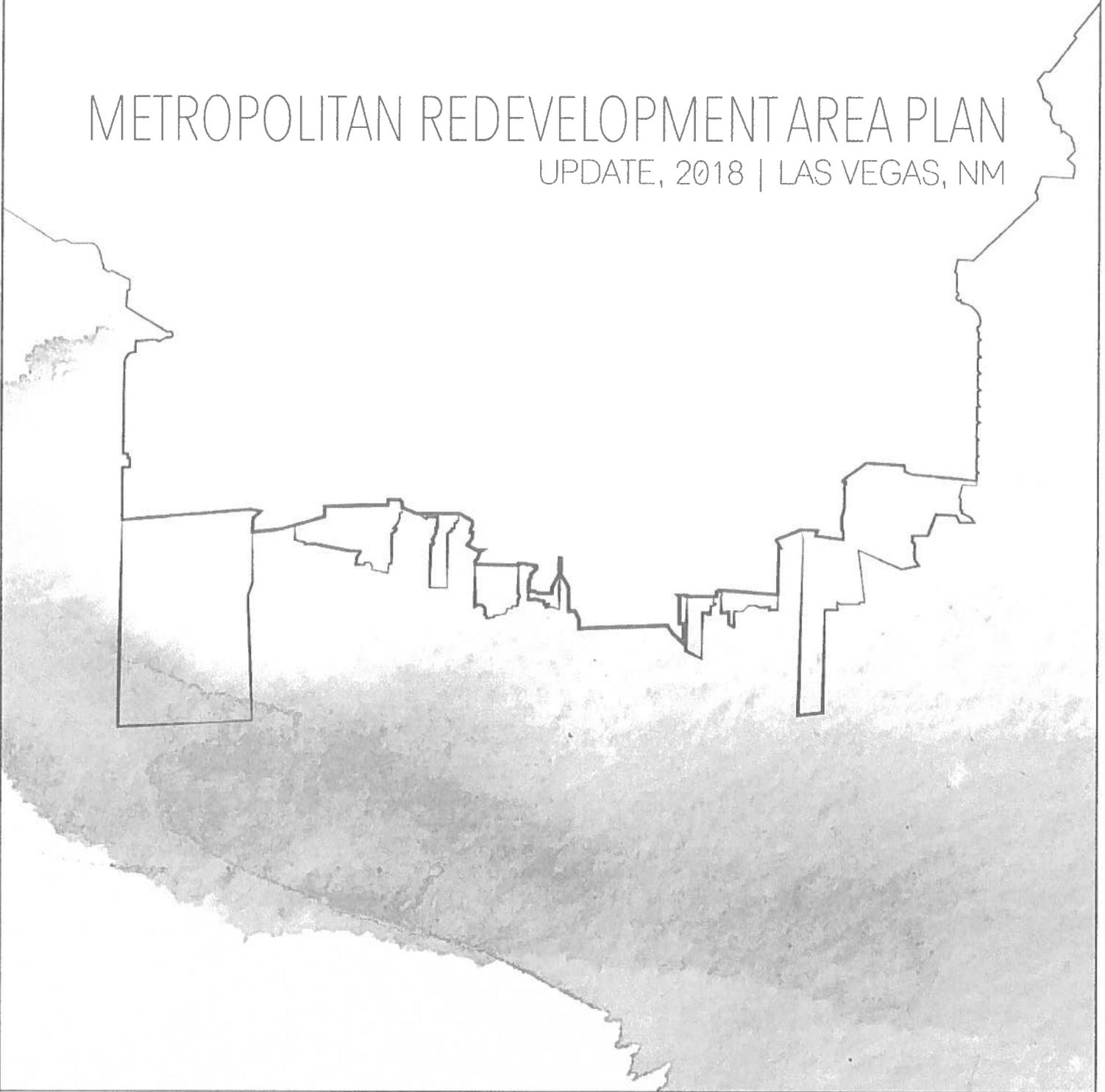
By _____
Tonita Gurule-Giron, Mayor

[SEAL]

ATTEST:

By _____
Cassandra Frezquez, City Clerk

METROPOLITAN REDEVELOPMENT AREA PLAN
UPDATE, 2018 | LAS VEGAS, NM



Acknowledgments

The staff at Architectural Research Consultants, Incorporated would like to take this opportunity to thank everyone who contributed to this report. The people of the City of Las Vegas welcomed us into their community with warm hospitality, civic pride, and a bold vision for their future. We hope this document serves them well in preserving, promoting, and developing all that makes their city great.

City of Las Vegas

Tonita Gurule-Giron, Mayor
David Ulibarri, Councilor, Ward 1
Vince Howell, Councilor, Ward 2
Barbara Perea-Casey, Councilor, Ward 3
David Romero, Former Councilor, Ward 4
David Romero, Jr., Councilor, Ward 4

Robert Archuleta, Grant Writer, Community Development
Renee Garcia, Director, Community Development
Maria Perea, Planning & Zoning Coordinator, Community Development
Tiara Shorty, Film and Events Coordinator, Community Development
Maria Gilvarry, Director, Utilities
Antonio Ortega, Zoning and Licensing
Billy Montoya, Chief, Fire Department
Pamela Marrujo, Community Services

MainStreet de Las Vegas

Cindy Collins, Executive Director
Corine Leger, Board Member

New Mexico MainStreet

Rich Williams, Director
Daniel J. Gutierrez, Assistant Director
Amy Bell, Urban Design & Planning/Landscape Architecture

New Mexico Department of Transportation, District Four

David E. Trujillo, P.E., District Four Engineer
Heather Sandoval, P.E., Assistant District Engineer
Gabe Lucero, District Traffic Engineer
John A. Herrera
Adam Romero

New Mexico State Historic Preservation Division

Karla McWilliams, Certified Local Government & Grants Program Coordinator
Harvey Kaplan, Tax Credits & Architectural Review

New Mexico Finance Authority

Mary L. Finney, Water Resources Administrator

New Mexico Highlands University

Dr. Sam Minner, President
Dr. Kimberly Blea, Dean of Students
Bill Taylor, Dean, NMHU School of Business, Media and Technology
Melanie Zollner, NMHU School of Business, Media and Technology

United World College

Victoria Mora, President
Christie Baskett, Vice President for Advancement

Luna Community College
Rickey Serna, President

West Las Vegas Schools
Christopher Gutierrez, Superintendent

Las Vegas City Schools
Kelt Cooper, Superintendent

Hermit's Peak Watershed Alliance/ Gallinas River Park Collaborative
Lea Knutzen, Executive Director
Reina Fernandez, Outreach Coordinator
Elizabeth Juarros, Education Coordinator
Paul Stagner
Patrick Alarid

Las Vegas Citizens' Committee for Historic Preservation
Doyle Daves

Las Vegas Arts Council
Janet H. Remenyik

Las Vegas First Independent Business Alliance
Andrea Gottschalk, President
Meredith Britt, Secretary
John Goodwin, Treasurer

Casa de Cultura
Miguel Angel

Sunrise Kiwanis
Carole T. Gonynor
Ana Murphy

Las Vegas Rotary Club
Bill Hendrickson
Marshall Poole

Las Vegas Skate Park Advocates
Brian Marquez
Justin Valdez
Martin Tapia

Las Vegas Tree Board
Tom Lamberth
John Spencer
Harry Leippe
Nancy Leippe
Bob Mishler

Business Participation

Allan Affeldt, the Plaza Hotel
Elmo Baca, Indigo Theatre
Jennifer Carbajal, Maia Consulting
Joaquin Garafalo, JC's NYPD Pizza
Chico Gallegos and Michelle Sandoval, El Fidel Hotel
Fred Kline, Kline Gallery
Robin Bellerby, Sanchez Auto Body
Isaac Sandoval, The Skillet

Community Participation

Linda Anderle
Yvette Arellanes
Anamaria Armijo-Glenn
Jen Braccialarghe
Frank Buerskens
Stella Burciaga
Amy Caldwell
Tom and Tina Clayton
Rose Contreras-Taylor
Jeanne Marie Crockett
Jacob Dekins
James Encinias
Reina Fernandez
Shane Flores
Abe Garcia
Mark Gillingham
Bernadette Gold
Ivan Gold
Maxine Gomez
Margaret Gorman
Jordan Grimm
Chris Horne
David Lobdell
Carlos Lopez

David Luna
Sara Mathews
Christian Mayeur
Mike Melton
Steve Daniel Montoya
Jonathan and Charlotte Moore
Kevin Murphy
Rae Dawn and Jess Price
Elizabeth Ratzlaff
Ben Rimmels
Jackson Revell
Aiden Rodgers
Jeff Salmon
Jennifer Sanchez
Joanne Sanchez
Isaac and Shawna Sandoval
Michael Siewert
Wid Slick
Jake Taylor
Shelle Timmer
Beth Urech
Raymond Valdez
Jonathan Whitten

Consultants

Architectural Research Consultants, Incorporated

Liza Miller, Planner, Project Manager

Ben Savoca, Planner

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INTRODUCTION

PROJECT PROCESS &
COMMUNITY VISION



INTRODUCTION

Project History

In 2017, The City of Las Vegas, New Mexico and MainStreet de Las Vegas contracted with Architectural Research Consultants, Incorporated (ARC) to develop the Las Vegas Downtown Metropolitan Redevelopment Area (MRA) Plan. This document builds upon and updates the Las Vegas Downtown Action Plan published in 2009.

This report documents existing conditions, establishes a vision for the future of downtown Las Vegas, proposes projects and policies to achieve that vision, and identifies potential funding streams for implementing those recommendations.

The plan considers the physical, social, economic, cultural, and natural assets of Las Vegas, and strives to leverage those qualities to promote economic development, improve the quality of life, and preserve the unique character of the city of Las Vegas' unique downtown area.

Metropolitan Redevelopment Areas

New Mexico state statute 3-60A empowers municipalities to establish "Metropolitan Redevelopment Areas" or MRAs in downtown areas suffering from blight, physical and economic deterioration, and/or facility underutilization. The statute grants municipal bodies the ability to implement certain activities within these areas that can stimulate economic development, including:

- Land and building acquisition
- Adaptive reuse or demolition
- Rezoning and modification of zoning regulations

- Transportation improvements
- Community facilities
- Housing projects

In June of 2010, the Las Vegas City Council approved the Las Vegas Downtown Metropolitan Redevelopment Area Designation Report, which identified a specific boundary in the core of the city, represented by the dashed line in Exhibit 1. This geographic area marks the limits of this project's scope.

Designating an MRA provides the City with various tools to promote economic development, including:

- Entering into public-private partnerships, such as a development agreement
- Funding projects through revenue bonds
- Acquiring funding through Community Development Block Grants and other state and federal sources
- Implementing Tax Increment Financing (TIF) districts
- Employing the Local Economic Development Act (LEDA)

(See Chapter 7 - Implementation for a complete discussion of funding options.)

Exhibit 1-1: Boundary of the Las Vegas Downtown Metropolitan Redevelopment Area



Source: Las Vegas Downtown Action Plan, 2009

Note: In the 2009 Las Vegas MRA Downtown Action Plan, the legal description of the MRA boundaries did not correspond with the graphic map of the boundaries. In this update, we are basing borders on the 2009 legal description of the MRA boundaries.

PROJECT PROCESS

The project process consists of four main tasks:

- **Existing Conditions:** gathering and analyzing data about the current urban fabric of the MRA, including zoning and land use, housing stock, socio-economic conditions, an inventory of cultural assets, and other relevant information
- **Visioning:** establishing a vision for the future of downtown Las Vegas, based on community and stakeholder input
- **Implementation:** based on community input, identifying and prioritizing potential projects, policies, processes, and other strategies to bridge the gap between the present condition and the desired future state. Prioritization is based on the importance of the project to the community, the project's potential for catalytic change, and the feasibility of the project given the resources available to the community.
- **Funding sources:** listing potential funding sources to implement the projects, based on project schedules, prioritization, and likelihood of securing funding

Community Participation

Architectural Research Consultants, Incorporated prides itself on adhering to a community-driven planning process. The recommendations and strategies outlined in this document arise from the voices of community members, local organizations, small businesses, institutions, and government entities.

City employees established a steering committee to work with planners to drive the project process, ensure compliance with MRA requirements, and execute the planning

contract. The steering committee consisted of representatives from several City of Las Vegas departments including Planning and Zoning, Transportation, and Community Development, as well as MainStreet de Las Vegas.

Focus Groups

As part of the public outreach process, ARC conducted a series of public visioning workshops with various stakeholder groups to document their goals and the struggles they faced, and to glean any information that would be useful to the plan.

- On January 19, 2018, the steering committee met with educational institutions: West Las Vegas Schools, United World College, and New Mexico Highlands University. Las Vegas City Schools was invited to attend.
- On January 26, 2018, the planning team met with a variety of nongovernmental organizations and community groups, including the Las Vegas Tree Board, Gallinas River Park Collaborative, MainStreet de Las Vegas, Las Vegas First Independent Business Alliance, Las Vegas Rotary Club, Las Vegas Arts Council, Animal Welfare Coalition of Northeastern New Mexico, Kiwanis Club, Hermit's Peak Watershed Alliance, Citizens Committee for Historic Preservation, Casa de Cultura, and Luna Community College.
- On February 12th, 2018, the planning team held a workshop with community youth and young leaders. Students from both high schools received personal invitations.
- On February 15, 2018, the planning team attended a meeting of the Las Vegas First Independent Business Alliance, and met with small business owners.

Exhibit 1-2: Design Charrette

Held at the Plaza Hotel Library on Friday, February 23 and Saturday, February 24., 2018

Clockwise from the right: The Library Room, community voting on projects and policy, writing in potential projects, presenting the plan to the community.



Additional Outreach

On February 20, 2018, ARC conducted an interview with radio personality J.P. Baca during the Over the Back Fence program on local radio station KFUN (AM 1230).

On February 21, 2018, ARC presented its initial findings to the Mayor and City Councilors at a City Council meeting.

Both opportunities also served to promote the public workshop, which took place later that week.

Public Workshop

Based on community input and comparing existing conditions to the desired future state of the MRA, ARC developed a list of recommended projects and policy changes, and presented these recommendations during an intensive two-day public workshop

on February 23 and 24, 2018, at the Plaza Hotel. Using an open-house format for the event, ARC provided a series of activities to solicit feedback from participants about the project area: strengths and weaknesses, opportunities, gaps in the services and businesses offered.

Using colored sticky tabs, participants “voted” on policies and projects that resonated with them, and wrote down new ideas for projects and policies on blank sheets of paper.

Based on these recommendations, the planning team made a final presentation to the public on the afternoon of Saturday, February 24 at Charlie’s Spic & Span, a local bakery and restaurant.

Based on the information that ARC gathered from our public outreach efforts, planners developed a series of vision statements, found in the section “Community Vision.”

Steering Committee

In fall of 2017, the City of Las Vegas staff formed a steering committee to guide the plan process. The steering committee consisted of a range of city staff and the MainStreet de Las Vegas director.

The steering committee guided the plan process, which included:

- Designating focus groups and invitees
- Designating the public role and timing of public input and design workshop
- Identifying potential priority projects, issues and opportunities, and goals
- Outlining public capacity and capability
- Guiding the plan through City Council workshops and approval

The steering committee convened on the following dates:

- October 20, 2017
- November 16, 2017
- January 19, 2018
- February 12, 2018

Over the course of these meetings, planners developed a series of slides that illustrated the process as it evolved. The slides are included in the Appendix of this document, along with sign-in sheets from the meetings.

APPROVAL AND ADOPTION

The planning team submitted the draft Metropolitan Redevelopment Area Plan Update for review by MainStreet de Las Vegas, the Historic Preservation Division of the New Mexico Department of Cultural Affairs, and New Mexico Department of Transportation - District 4, New Mexico Finance Authority, and the City of Las Vegas on XXXXX.

ARC submitted a final draft of the plan to the City of Las Vegas for review and approval on XXXX.

Las Vegas City Council approved the plan on ((DATE)).

COMMUNITY VISION

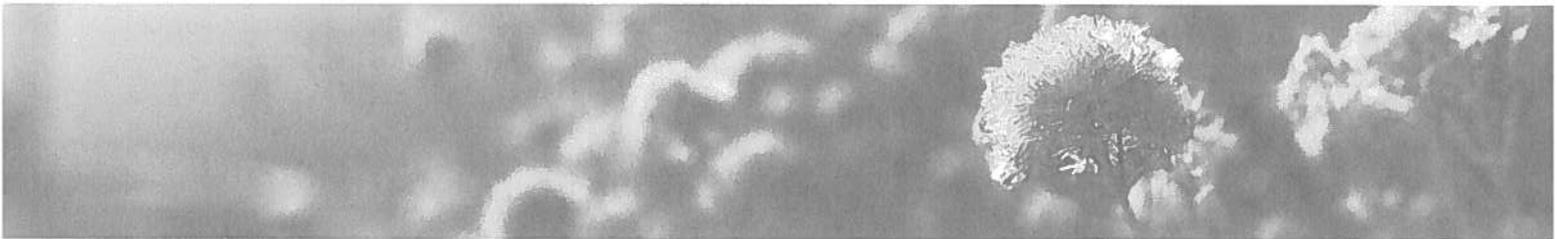
The community vision, established through extensive public involvement, drives all plan recommendations, with the goal of preserving and protecting the many assets of downtown Las Vegas, including its rich history, while fueling future growth and development to improve the lives of residents and the experience of visitors.

The plan vision is outlined in the following priority goals:

Priority Goals

- **Improve circulation and wayfinding for drivers, pedestrians, and other modalities**
 - Convert University Ave. to a two-way street between 8th St. and Douglas Ave.
 - Install wayfinding signs throughout the city, beginning with downtown
 - Improve the safety of pedestrians by improving and adding street crossings and walking trails
- **Preserve and protect historic assets in downtown Las Vegas**
 - Stabilize threatened historic buildings until they can be restored at a future date
 - Resume community efforts to nominate and list historic properties
 - Identify funding to restore and preserve historic properties
- **Preserve and protect natural assets, including urban trees and the Gallinas River and bosque**
 - Control storm water runoff in an ecologically appropriate manner
 - Continue restoration efforts in the Gallinas River and bosque
 - Invest in and promote outdoor recreational opportunities
 - Maintain urban canopy and replace aging trees regularly
 - Improve visibility and access to the river walk and bosque, and develop additional attractions highlighting nature and history
- **Continue to work to beautify downtown Las Vegas, including installing more street trees, lighting, benches, landscaping, and textured walkways**
- **Promote historical, cultural, and artistic assets, events, and destinations in Las Vegas**
 - Centralize promotion efforts to facilitate access by residents and visitors
- **Attract and retain young entrepreneurs and innovators**
 - Improve entrepreneurial outreach and assistance
 - Capitalize on national economic trends towards maker spaces, pop-ups, DIY and mobile business models
- **Improve recreational opportunities in the MRA, including developing a skate park and a playground**

PLANNING
CONTEXT
PLANS AND PROJECTS



PLANNING CONTEXT

Note: This section contains some material adapted from the 2009 Las Vegas Downtown Action Plan (adopted in December of 2010).

In the development of the Las Vegas Metropolitan Redevelopment Area Plan Update, planners considered previous and current city plans, policies, codes and programs. This subsection identifies and summarizes plans and related policies, public projects, and codes that impact the Metropolitan Redevelopment Area (MRA) Vision Statement and Goals. As planners gather new information or identify new goals and objectives, further research on the planning framework may be necessary. The goals identified in the various plans, the projects, policies and codes, and many of the strategies provide important support for the MRA vision and goals, and sound direction for achieving them.

MainStreet de Las Vegas

The City of Las Vegas became a certified MainStreet community with the New Mexico MainStreet Program in 2005. This certification allowed the MainStreet de Las Vegas organization to access resources and technical assistance from the State of New Mexico. The MainStreet Las Vegas District is a corridor comprised of the Old Plaza area, Bridge St., a segment of 12th St. to Douglas Ave. and the segment of Grand Ave. between University and Tilden and East Lincoln to the historic Railroad Depot. As the adjacent exhibit shows, this 1.2-mile corridor encompasses many of the historic architectural treasures of Las Vegas, as well as the historic commercial center of the city.

Las Vegas Arts & Cultural District

Over the last decade, downtown Las Vegas has been through several planning efforts. Most recently, during 2008 and 2009, the downtown area was the focus of the New Mexico MainStreet Arts & Cultural District Cultural Plan and the Strategic Plan for an Arts & Culture Environment (SPACE). As a result of these planning efforts, Las Vegas was one of two New Mexico municipalities approved as pilot cities under the New Mexico Arts & Cultural District Act. The act promotes implementation of a "...cohesive strategy with place-based arts and culture as an economic niche." Its intent is the enhancement of economies through local and state partnerships offering incentives and expertise necessary for the development of sustainable Arts & Cultural Districts.

Key Findings and Recommendations Relevant to the MRA:

Strategies:

- Preserve, protect and promote our multiplicity of authentic cultural and artistic traditions
- Celebrate the various histories and peoples of Las Vegas and the surrounding region
- Build bridges between east and west, sacred and secular, traditional and contemporary, past and future
- Develop rich artistic, cultural and economic opportunities for Las Vegas and its residents
- Put Las Vegas on the map as a unique American cultural treasure

Exhibit 2-1: MRA, MainStreet, and ACD Boundaries



Approaches and Tactics:

- Provide affordable physical and digital infrastructure to the local creative community
- Identify and implement working space and opportunities for exhibiting and/or performing work
- Develop an enterprise-zone style/general business environment

- Encourage and enable local property ownership
- Develop infrastructure
- Develop physical Infrastructure
- Initiate adaptive-reuse building renovations to create residential artist lofts
- Invest in the development of individual and co-op art studios

New Mexico Highlands University Campus Master Plan Update

Funding mechanisms:

- Institute measures such as a Local Option Gross Receipts Tax increment (LOGRT) to support the district's development, a doubling of the state tax credit for rehabilitation of historic structures, and Quality of Life Tax to fund the district's ongoing operations.

Current Operations and Incentives

In the intervening years since the district's formation, state funding was not allocated. The program operated under MainStreet de Las Vegas for a time, but was transferred and now operates under the umbrella of the Las Vegas Arts Council.

The state statute currently provides the following incentives to help investors and local municipalities conserve, grow and revitalize their ACDs economy.

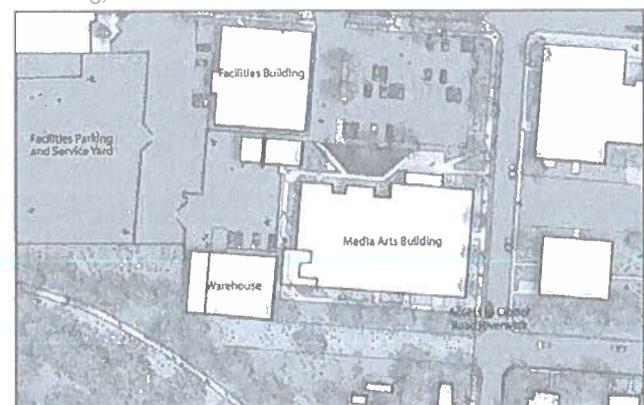
- Doubling of state historic district tax credits for eligible properties within the Arts & Cultural District (ACD)
- Access to municipal gross receipts taxes set aside for economic development projects through the state's Local Economic Development Act (LEDA)
- An ACD infrastructure fund for capital outlay and grant funds for infrastructure
- Technical assistance and services from cooperating partners in the state ACD Council
- Participation in the cultural and heritage Tourism Marketing program

In 2017, NMHU updated their master plan. The plan update identified several priorities in line with the goals and priorities identified in this plan, including improving pedestrian safety and improving connections between campus and the Gallinas River Walk.

Relevant Goals and Objectives:

- Objective 2.1 Minimize the use of vehicles at the campus core, reduce the number of conflict areas between vehicles and pedestrians, and provide clear orientation to campus visitors.
- Objective 2.2 Enhance the visibility and activity associated with important destination building entries and open spaces through the thoughtful design of outdoor spaces.
- Objective 2.3 Organize campus land use and pedestrian movement to create nodes of activity linked through a hierarchical network of pedestrian walkways to provide efficient pedestrian movement across campus and discourage cross-campus automobile use.

Exhibit 2-2: River Walk Access Point at Media Arts Building, NMHU



Source: NMHU Master Plan Update, 2017

- Objective 3.3 Create a visitor and admissions “front door” to welcome visiting students and guests with prominent and accessible pathways.
- Goal 4 To promote the historic, cultural, economic and social aspirations of the community through the collaboration with civic improvement enterprises and the encouragement of economic vitality to enhance both the University and the community
- Objective 4.1 Enhance the physical and perceptual connections from campus to adjacent community centers of activity, including Douglas Ave., Bridge St., and Gallinas River recreational corridor.

City of Las Vegas Comprehensive Master Plan Update

In 2011, the City of Las Vegas adopted the City of Las Vegas Comprehensive Master Plan Update. The update covered the following topics: land use, economic development, transportation and storm water, utilities, facilities and parks, greenhouse gas emissions, and hazards mitigation.

Relevant goals and policies overview:

- Promote infill development and mixed-use housing, especially in transitional areas
- Expand and update historic designations, districts, and overlay zones
- Promote Las Vegas assets
- Expand and develop amenities and attractions, especially businesses that stem economic leakage
- Improve and expand the Gallinas River Walk and continue working to improve its

ecology and water quality

- Improve and promote the arts and recreation in Las Vegas
- Support and pursue plans outlined in the 2009 Downtown Action Plan
- Use economic development tools such as LEDA to support economic development projects
- Provide wayfinding signage to the downtown and improve streetscaping
- Acquire and use unused historic buildings for municipal purposes when possible
- Improve and expand the quality and availability of city parks

Affordable Housing Plan

In 2012, the City of Las Vegas adopted the Affordable Housing Plan. The purpose of an affordable housing plan is to identify the existing and projected future housing needs of a community, and coordinate activities involving housing, economic development and other subjects. Affordable housing plans establish long-range priorities, goals and policies to guide efforts and assist in coordination of various private and nonprofit entities that provide housing.

Relevant Recommendations:

(Note: the plan is six years old and City priorities may have shifted.)

- Promote mixed income/tenure and live/work development
- Develop a pilot green project
- Employ incentives to promote housing development, e.g., donate land, infrastructure and other public facilities, waive development fees, establish density bonuses, offer discounted or free land, streamline regulatory review

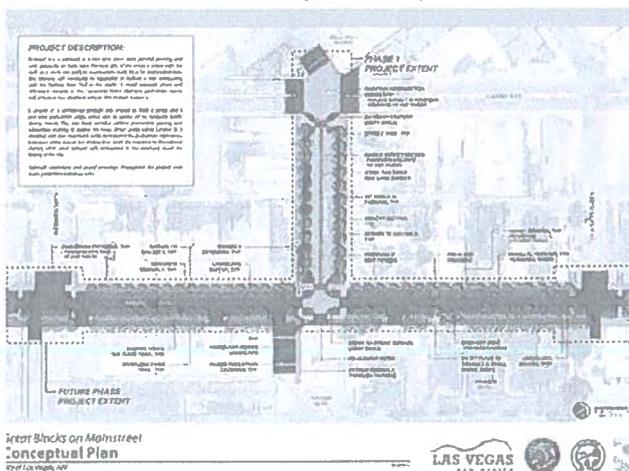
Great Blocks on Railroad Project Plans

MainStreet de Las Vegas applied for and received \$70,000 from the New Mexico Economic Development Department for construction-ready plans for three blocks of Railroad Ave. and East Lincoln Ave. to include infrastructure, utilities, lighting, parking and street furniture. The City of Las Vegas contracted with Sites Southwest to develop the plans which belong to the City of Las Vegas. MainStreet is currently researching federal and state funding opportunities for the \$2 million project to coincide with the Castañeda renovation. Additional investment and developments in the Railroad District will add weight to funding applications and improve the possibility for this important project to move forward.

This project would vastly improve the attractiveness of the Railroad District and would likely spur private development and investment, which often follows public investment projects, especially such dramatic streetscape improvements.

Applications for funding may require a letter of commitment from the City of Las Vegas to match and administer funds.

Exhibit 2-3: Great Blocks Project Conceptual Plan



Source: Great Blocks on MainStreet Conceptual Plan

Gallinas River Park / River Walk

The Hermit's Peak Watershed Alliance (HPWA) and the Gallinas River Park (GRP) Collaborative which consists of many community, municipal and institutional partners, continues work with including the City of Las Vegas and San Miguel County to improve ecological conditions in the Gallinas River, and develop and improve the pedestrian amenities along the River Walk. The ultimate goal of the project is to expand the River Walk to connect the Las Vegas National Wildlife Refuge, 6 miles southeast of Las Vegas, to Montezuma, north of the city.

Currently, the HPWA is working with a New Mexico Environment Department River Stewardship Program on river restoration between Bridge and Prince Streets.

The next steps are:

- Promote and build support for the project
- Obtain funding for pedestrian and park amenities between Bridge and Prince Streets (~\$250,000)
- Design and build pedestrian amenities
- Obtain funding for river restoration of the lower third of the Bridge and Prince Streets project
- Develop a concept plan for the entire project and identify the next priority area

Common Goals and Plans

The HPWA/GRP dreams and plans for revitalization of the Gallinas River Park include many ideas expressed by participants in the MRA public process, including:

- Install climbing walls/playscapes with boulders and logs

- Install public art (HPWA is working with the New Mexico Highlands University [NMHU] Department of Visual and Performing Arts to add a sculpture path in the GRP)
- Develop an outside theater/performance area and outdoor easels to encourage painting
- Design the trail with multiple modes of transportation in mind (bikes, skateboards, walking, running, horseback riding, wheel chairs)
- Locate a skateboard park in the downtown area next to the GRP, possibly at the city parking lot on the east side

of the GRP trail and just to the north of Bridge Street

- Include community gardens/orchards in the GRP design. HPWA has discussed with private property owners the possibility of locating them to the northwest of the bridge on Bridge St.
- Include recreation like urban fishing and birding

The Gallinas River restoration, river walk, and river park garnered extremely widespread and enthusiastic support from the public, community groups, institutions and officials during the MRA Plan Update process.

Exhibit 2-4: Gallinas River Park Conceptual Vision



Source: Gallinas River Park Collaborative

RECENT & UPCOMING PROJECTS

Grand Ave. Street Improvements (New Mexico Department of Transportation [NMDOT])

Grand Ave.: I-25 south exit to Tilden St.

Expected completion: 2020

This \$10.6 million project will stretch from I-25 exit 323 (south exit) to Tilden St. NMDOT is nearing the end of construction drawings. Work is expected to start in 2018, and complete in 2020. The project will include the following:

- Major rehabilitation of the street with new sidewalks
- Lighting from the Gallinas Bridge north will be ornamental, matching the lighting installed on the project from Tilden North. Lighting from the bridge south will be the standard roadway lighting. All lighting installed on the project will be LED.
- The project will place a new storm drain, but will not address the other utilities (water, sanitary sewer) on the corridor
- A 10-foot-wide multi-use path on the east side of the street
- Medians with left-turn bays
- Landscaping: some areas in the medians, wider and typically mid-block, will have landscaping
- Gateway signage at the south end of the route, on Grand Ave. and Dee Bibb Industrial Dr.

The project will eventually interconnect with

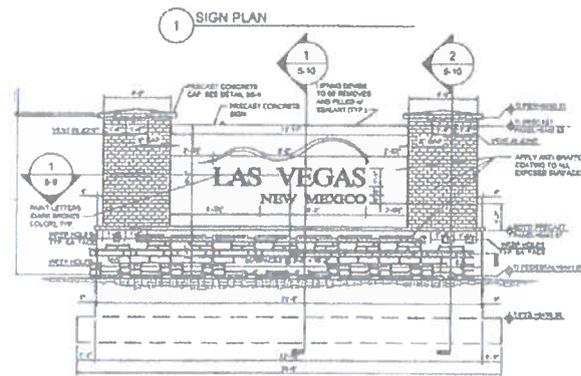


Exhibit 2-5: NMDOT Gateway Design for S. Grand Ave
Source: NMDOT Grand Ave. Project Drawings

the bike trails along the Gallinas River, on Mills Ave., and on County Road 65, although it will need additional connections provided by the City.

NMDOT recommends that the City develop a bicycle and pedestrian plan for the city and continue to coordinate projects with NMDOT.

The Castañeda Hotel Restoration

Railroad Ave.

Expected completion: Summer 2019

Long considered the architectural “crown jewel” of Las Vegas, the former Harvey House was empty for years. It is currently undergoing restoration work and the project is expected to be complete in summer 2019.

The restoration includes complete historic restoration and modernization, converting the hotel’s original 40 shared-bathroom rooms into 20 to 25 modern rooms with private bathrooms. The hotel will also feature a restaurant and bar to be operated by the CEO of The Range Cafe in Albuquerque and Bernalillo.

MainStreet de Las Vegas assisted in the application for a Certified Local Government (CLG) grant which funded, or helped to fund, a feasibility analysis for the project.

Rawlins Building Restoration

Railroad Ave.

Ongoing

The Rawlins Building served as a dorm for the Castañeda's "Harvey Girls" and is located across Railroad Ave. from the historic hotel. It is currently undergoing restoration and is planned to become a mixed-use building with two retail spaces on ground level and three residential apartments upstairs.

The Rawlins Building project also benefited from the same CLG grant awarded to the Castañeda for feasibility analysis, including stabilization and structural cost, environmental study and CAD drawings of the existing floor plan and schematic drawings for reuse.

E. Romero Firehouse and Museum Restoration

Bridge Street

Nearing completion

With help from a \$75,000 MainStreet capital outlay award, the state's oldest fire station, the E. Romero Hose & Fire Co., has been

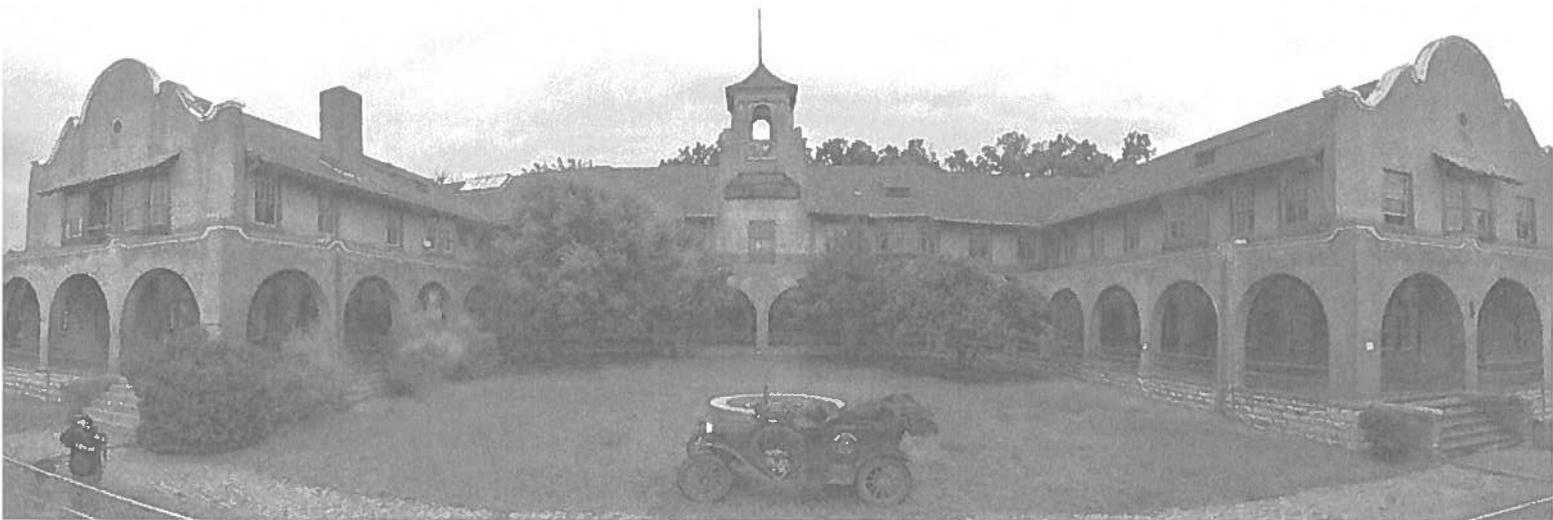
renovated for use as a fire truck museum with public restroom. It has the only public restroom in the Plaza area and although it will not meet all the public restroom needs for the area, especially during events, it is a valuable and much needed addition.

The Acequia Madre runs directly under the station. To honor the local culture and educate the public about local agricultural traditions, the building is slated to become a fire truck and acequia museum.

MainStreet de las Vegas recently applied for and conducted a public voting campaign to win a \$150,000 award in a national competition sponsored by the National Trust for Historic Preservation and American Express to build the E. Romero Hose & Fire Co. and Acequia Museum. The museum will be an important complement to the Las Vegas Rough Rider Museum on Mills Ave. and the Citizens' Committee for Historic Preservation exhibit space and museum just across Bridge St.

The City and MainStreet are currently developing the upper level as Fire Department offices.

Exhibit 2-6: The Castañeda Hotel



Source: Castañeda Hotel Facebook Page (<https://www.facebook.com/CastanedaHotel/>)

Skillet Restaurant Restoration

12th St.

Completed: 2018

The Skillet owners renovated the historic Taichert Warehouse into a full service restaurant and bar. After operating as a food truck since 2014, The Skillet reopened in 2017 in the new brick-and-mortar location year round.

The restaurant features local art, serves tacos and burritos, and often showcases local and touring musicians.

The renovated historic Taichert Warehouse is a stone building on 12th Street that abuts the Gallinas River Park to the back, and owners plan to open an outdoor space that engages the riverwalk and park in summer. This space is the first move towards reorienting river-fronting properties towards the river, as envisioned in the 2009 MRA plan.

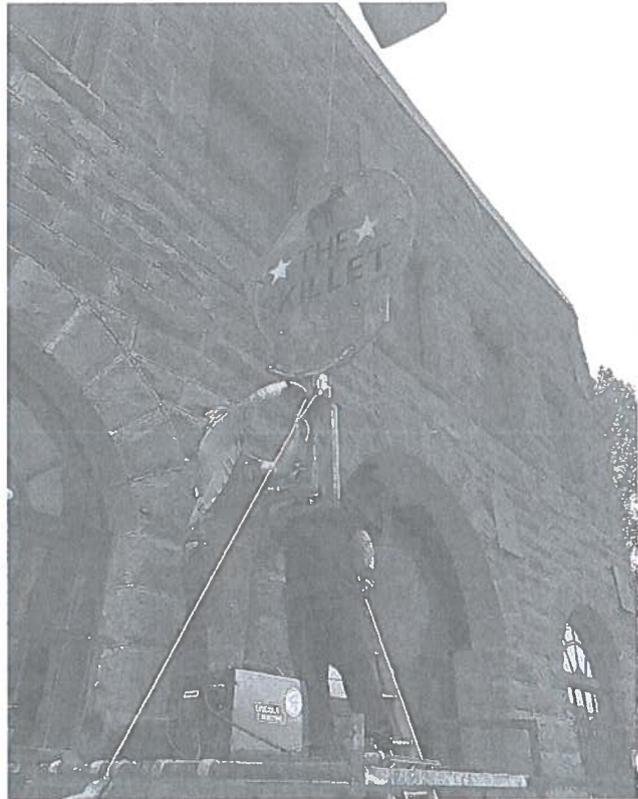
Trolley Building Media Arts Restoration, NMHU

12th Street at San Francisco Ave.

Completed: 2017

This \$8 million restoration houses NMHU Media Arts & Technology Department.

Exhibit 2-8: The Skillet



Source: www.giantskillet.com

Exhibit 2-7: NMHU Media Arts Building



Source: *NMHU Hot News*, 4/26/2017

It features three classroom labs, each equipped with 17 computer workstations with the latest design and multimedia software, along with 79-inch monitors with ultra high-definition 3-D printers and a large-scale laser cutter, and a modern television studio for creating videos with a special effects labs for studio photography and audio mixing. The facility also features an electronics maker space, an extensive equipment library that gives students access to the latest digital photography and video equipment and a two-story studio for graduate student work and research projects. Gallery space in the lobby can exhibit student work and community art.

The building defines the northern edge of the MRA and can serve as an important link between campus and the river walk. The

connection would require removing fencing and developing a path, but NMHU has expressed interest in building the connection.

The connection could also serve the **Outdoor Recreation Center at Highlands**, two blocks to the south on 11th St., which opened in 2016 and offers students access at no cost to recreational equipment including bikes, fishing gear, paddle boards and kayaks.

Railroad Depot Welcoming Center Restoration

Railroad Ave.

Completed: 2000

In 2000, the city accessed state, federal, and private funding sources to complete a \$1.2 million restoration of the historic Las Vegas Railroad Depot as a visitor’s center, waiting room, meeting room, and community offices including MainStreet de Las Vegas. The depot was built in 1899, and is a two-story brick station building designed in the Spanish Mission style.

The depot serves as an important “front door” to Las Vegas for train travelers, a dignified hub for the public in the Railroad district, and an important resource for all visitors seeking information or directions.

JC’s New York Pizza Department and Bowling Alley Restoration

Bridge St./ Plaza

Completed: 2016

JC’s Pizza originally opened on Bridge St., but recently moved into a renovated historic building on the Plaza and added a two-lane bowling alley to the space.

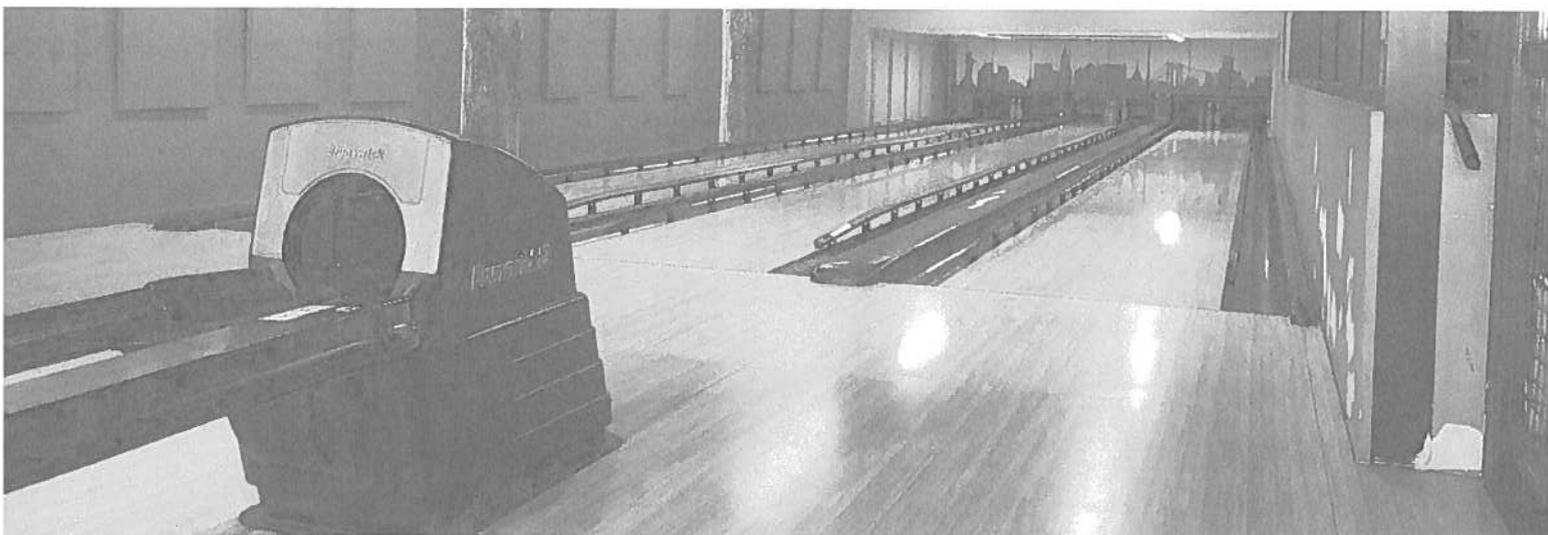
The pizzeria’s former location on Bridge St. now houses B3 BBQ, Burgers, and Beer. The two developments expand restaurant and recreation options and improve night life in the MRA, while preserving important historic buildings and creating jobs.

Carnegie Library Restoration work

National Ave.

Completed: 2017

In 2017, MainStreet de Las Vegas organized a fundraising gala to support dentil molding restoration on the original Andrew Carnegie Library which was built in 1904 and still serves as a community library. Restoration was completed and the gala saw significant attendance and support.



Bowling Alley at JC's NYPD Pizza. ARC photo..

Indigo Theatre Remodel

Bridge St.

Completed: 2015

After several years with no movie theatre in Las Vegas, the Indigo Theatre opened on Bridge Street in 2015. The theatre is housed in a completely remodeled, historic two-story brick building on Bridge St. The theatre seats 50 and shows first-run movies.

Old City Hall, condition assessment

6th St. at National Ave.

Scheduled: 2018

The City of Las Vegas applied for and was awarded a \$50,000 CLG grant to investigate structural problems at the Old City Hall Building. This multiphase project includes condition assessment, emergency stabilization, and renovation. The grant was recently executed and the City will now begin the procurement process to start the project.

The building is an important historic asset, but faces some serious condition issues. Currently, the Fire Department houses trucks in the bays on the ground level, but some day, the City would like to house other municipal services there.

El Fidel Hotel Remodel

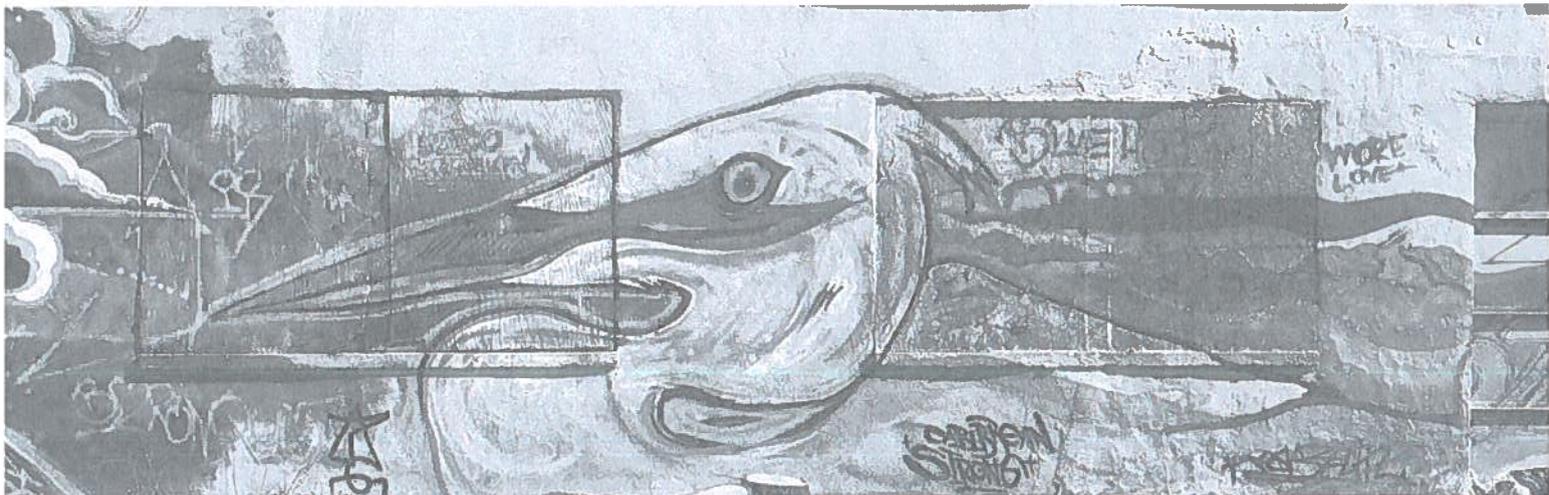
Douglas Ave. at Mills Ave.

Planned: 2018

In 2016 a new owner purchased the El Fidel, a 34-room hotel with apartments, a restaurant with beer and wine license, retail space and office space. The owner is remodeling the space to open a sushi restaurant, a fine dining restaurant, a coffee bar, a pub, and a health cafe, and is renovating the existing ballroom and events space.

The pub space, formerly the “Wolf’s Den” has been found to have vaulted ceilings along what were once “gentlemen’s walkways,” very similar to the Castañeda courtyard.

The hotel had served as a long-term stay establishment in recent years, adding to rental availability in the MRA but detracting from potential overnight visitor options in the Las Vegas downtown. It is the only hotel in the center of the MRA and when the Castañeda opens, all three MRA districts will boast a historic hotel experience with modern renovations.



Mural along Gallinas Riverwalk. ARC photo.

Completed Priority Projects, 2009 MRA Downtown Action Plan

The City has completed an impressive number of projects identified as priority projects in the 2009 Las Vegas Downtown Action Plan, a Metropolitan Redevelopment Area Plan.

Valencia St. Parking Lot

This paved public parking lot is located north of Bridge St. behind the retail corridor. Its connection for vehicles is on Valencia St. and for pedestrians through a breezeway on Bridge St. Original conceptual plans called for shade structures, which were not built, but the paved lot serves customers destined for the Plaza and Bridge St. and helps meet parking requirements for businesses in the area.

Bridge St. Breezeway

The breezeway provides a pedestrian connection between the Valencia St. Parking Lot and Bridge St. It has featured informational signage in the past and could be a priority location for wayfinding and other informational signage in the future.

City Police Building Renovation

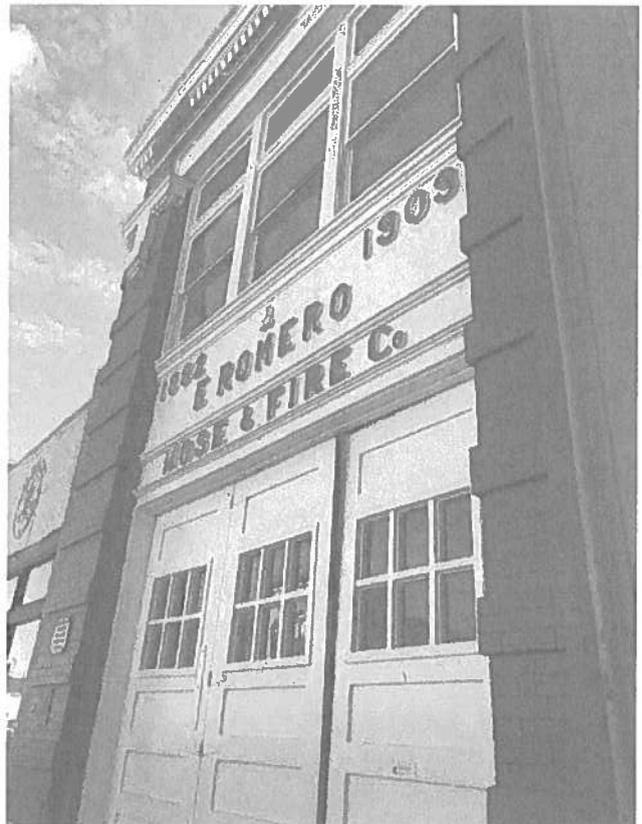
The Las Vegas City Police building on the western side of the Plaza has been renovated. Original conceptual plans suggested the building be restored to a historic look based on the Buffalo Hall bar, which once stood on the spot, but the current use was deemed incompatible.

Murals at Safeway Parking Lot

Murals along the north wall of the former Safeway parking lot on Douglas Ave. are completed and feature cultural imagery.

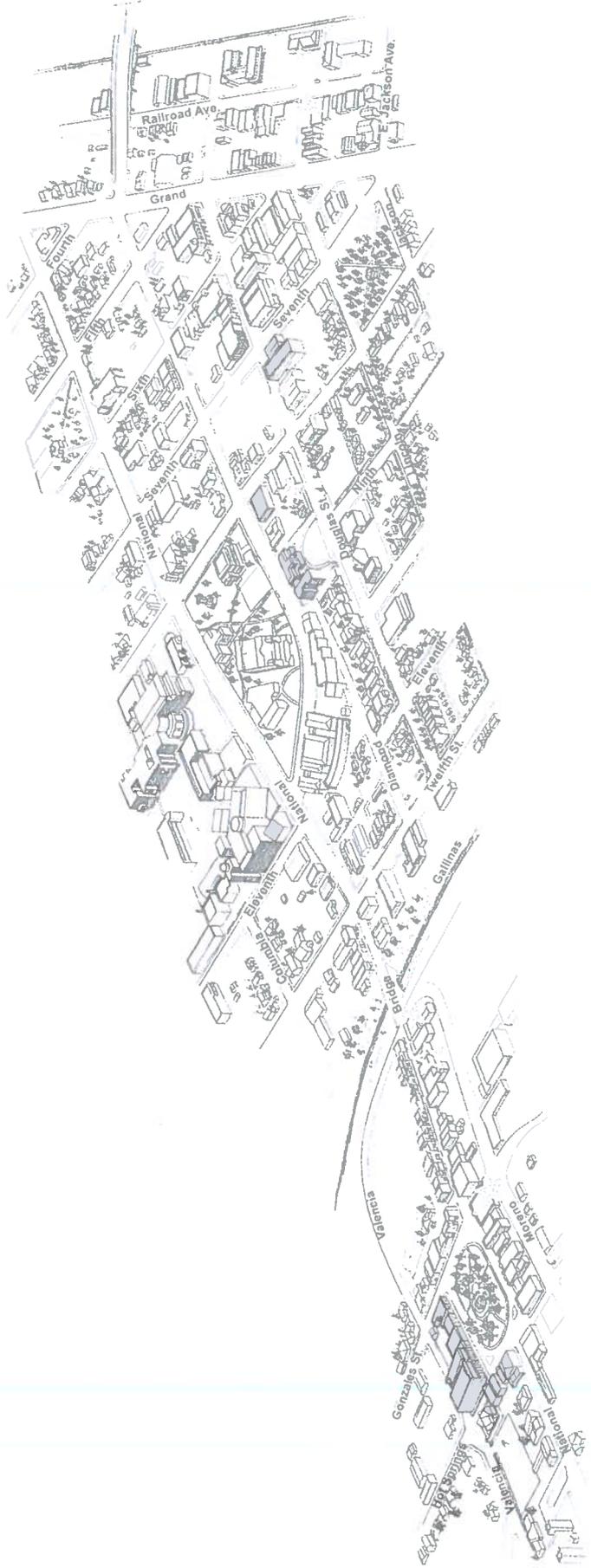
Streetscape and Façade Improvements in Downtown

MainStreet de Las Vegas continues to work to improve the appearance of downtown Las Vegas. Working with NMHU student athletes, local businesses, and community members, MainStreet has planted 75 pear and plum trees and installed 32 planters supplied by local businesses. The program's Façade Squad has painted the façades of 16 vacant buildings downtown.



Restored E. Romero Firehouse. ARC photo.

Exhibit 2-9: MRA: General Commercial Districts



COMMUNITY CHARACTER

The proposed downtown Las Vegas MRA is comprised of three main historic commercial districts and their adjacent residential neighborhoods. The three distinct, yet interrelated downtown neighborhoods are described as follows:

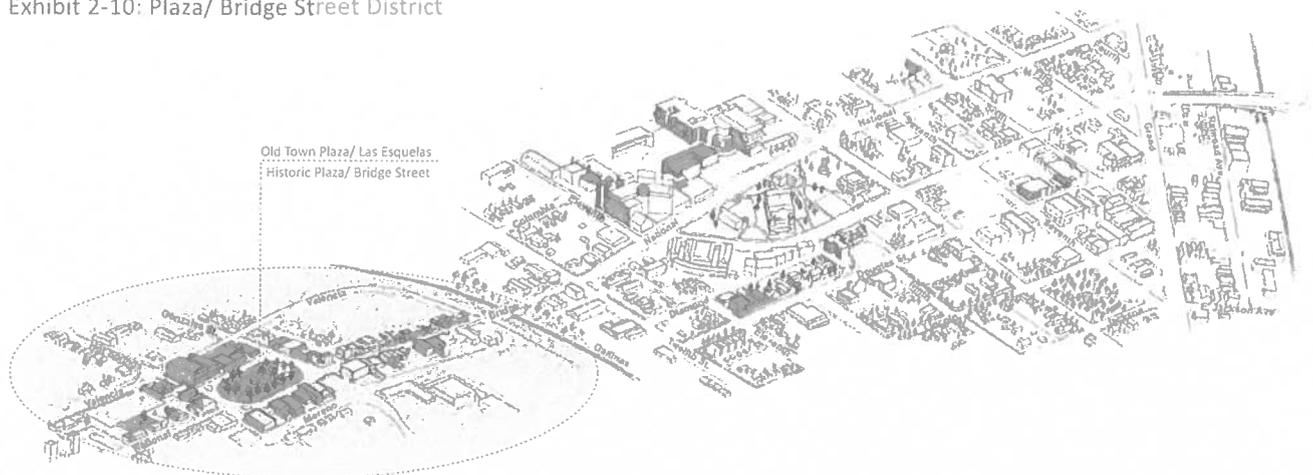
The Old Town Plaza and Las Escuelas District

The Old Town Plaza and Las Escuelas District extends west from the river crossing at Bridge St. to New Mexico Ave. west of the Plaza, taking in several blocks of historic residential neighborhoods associated with the Plaza, as well as the judicial district. Development in this portion of town is part of the original settlement with the layout based on the Law of the Indies (laws issued by the Spanish Crown that regulated social, political and economic life for its American possessions) (Source: Wikipedia). It grew around the roads leaving the Plaza, and homes and businesses were built right up to the streets or with short setbacks. Construction of the buildings that front Bridge St. and surround the Plaza was in

the late 1800s, predominately built of adobe and or stone with stucco or brick finish. Many are deteriorating due to age of materials and water damage caused by inadequate roofing and drainage. Most of this area is commercially zoned and under the Cultural Historic Overlay Zone which provides guidelines for historic preservation. Primary uses include retail, with an emphasis on tourism, community facilities such as churches and institutions related to the judicial complex. The Plaza Hotel, built in 1882, remodeled in the mid-1990s and expanded in 2008 is a key anchor for this area.

The adjacent residential areas developed on a very tight irregular lot layout are associated with the agricultural uses and acequia system of the past. Streets are narrow and irregular, and on-street parking is limited. Construction is primarily adobe and/or stone with stucco finish. Most homes are older; many are deteriorated or have a mix of additions and add-ons. Zoning is predominately R-2 (multifamily residential) with scattered R-3 (combination single family and/or mobile home).

Exhibit 2-10: Plaza/ Bridge Street District



Opportunity Sites & Significant Buildings

The most significant opportunity sites in this area involve wayfinding and include areas targeted for wayfinding, such as directional signage to public parking near the police station.

Other opportunity sites in this area include the river walk trail for general improvements and improved connection, and recreational opportunities along the trail, possibly a skate park.

The empty Navajo Textiles building and endangered Estella's Cafe building represent potential opportunity sites.

New Town District

The New Town District extends east from the river crossing at Bridge and includes the commercial development fronting National Ave., University Ave. and Douglas Ave., properties adjacent to the east bank of the river and the residential neighborhood between Douglas Ave. and Grand Ave. This area was developed between the 1880s and the 1920s on standard lots fronting a grid of spacious streets. It contains a mix of buildings that date from the 1880s through the 1950s, many of which are historically

and architecturally significant. Construction type includes one- to three-story, framed, stone, brick or adobe commercial buildings with a variety of stucco finishes and retail fenestration. Zoning categories in the commercial corridor are primarily C-2 (Central Business District) and C-1 (Neighborhood Commercial). Uses include businesses, professional offices, and financial institutions that serve local needs, as well as shops and galleries that cater to the tourist trade. Zoning in the adjacent residential areas is predominately R-2 (Multi-Family Residential) with a few scattered sites with R-1 (Single Family Residential) zoning.

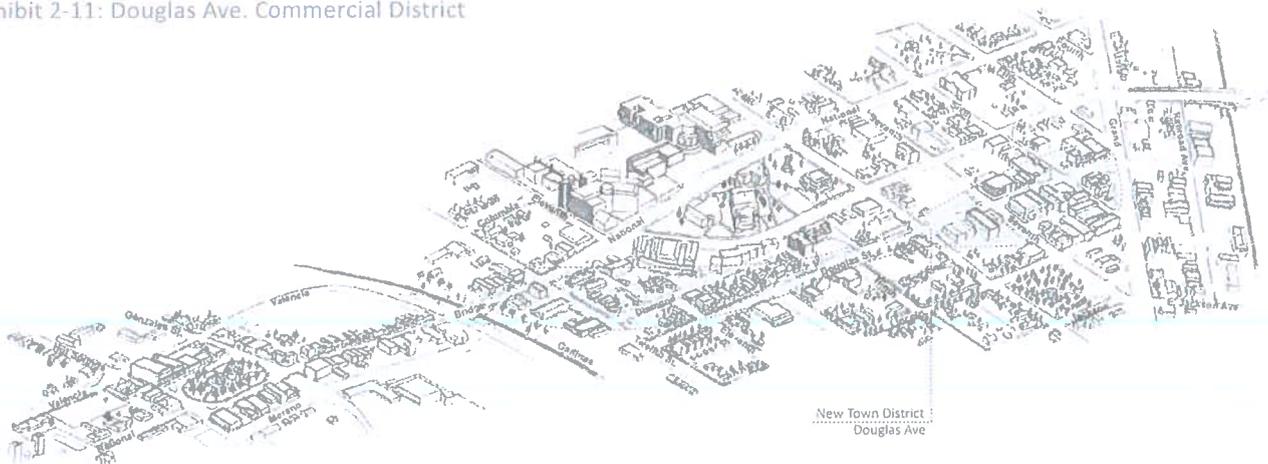
Opportunity Sites & Significant Buildings

Identified significant opportunity sites for this area include a circulation project to make University Ave. two-way between 8th St. and National Ave. in order to funnel visitors into downtown.

The vacant lot at 9th St. and Douglas Ave. represents a potential opportunity site, as does the former Bealls Building at 8th St. and Douglas Ave.

The district contains a number of significant historic buildings including many of the

Exhibit 2-11: Douglas Ave. Commercial District



buildings in the Douglas retail core between 7th St. and Grand Ave. that are not protected by a historic cultural overlay zone.

Railroad District

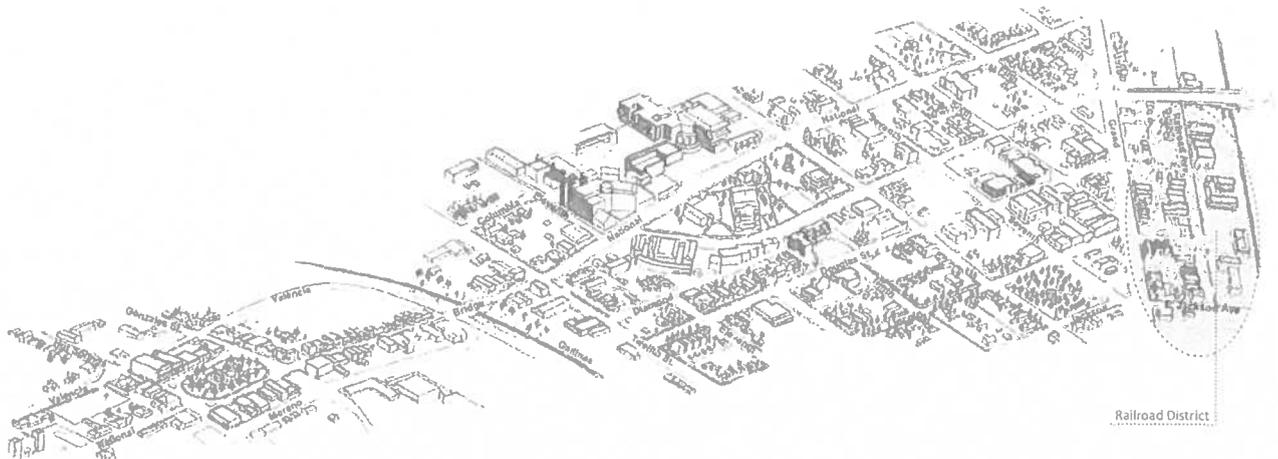
The Railroad District includes the area between Grand Ave. and the railroad tracks from the old roundhouse to National Ave. one block north of the University Ave. Overpass. This area began developing in the 1880s after the arrival of the railroad. Parcels are laid out in a rectangular grid, with the original survey of a single lot set at 25'x 150'. Buildings are primarily one- and two-story adobe and/or brick construction with stucco or brick finish. Some of the buildings are stabilized and rehabilitated, while others are on the verge of irreversible collapse. There are very few newer buildings except for a few scattered mobile homes. The area has several scattered vacant buildings and lots, and most likely some brownfields associated with the commercial rail uses of the past. The area is primarily zoned C-3 (General Commercial), although much of the area is in residential use. Property fronting Grand Ave. and much

of Railroad Ave. contains commercial uses, including retail, warehousing, manufacturing, services and open yard storage. The recently remodeled rail depot houses a visitor's center and welcomes Amtrak travelers twice a day. Adjacent to the depot are several City-owned offices and buildings.

Opportunity Sites & Significant Buildings

The area also contains the Castañeda Hotel and Rawlins Building restoration projects, and significant opportunity sites at the historic PNM building and at the intersection of Lincoln Ave. and Railroad Ave., for which MainStreet de Las Vegas and the City have shovel-ready improvement plans for Great Blocks on Railroad District.

Exhibit 2-12: Railroad District





ARC Photo.

EXISTING
CONDITIONS
HISTORY &
DEMOGRAPHICS



HISTORY

This section contains material from the 2009 Las Vegas Downtown Action Plan (adopted in December of 2010) and the City of Las Vegas Comprehensive Master Plan Update (finalized in September 2011).

Settlement

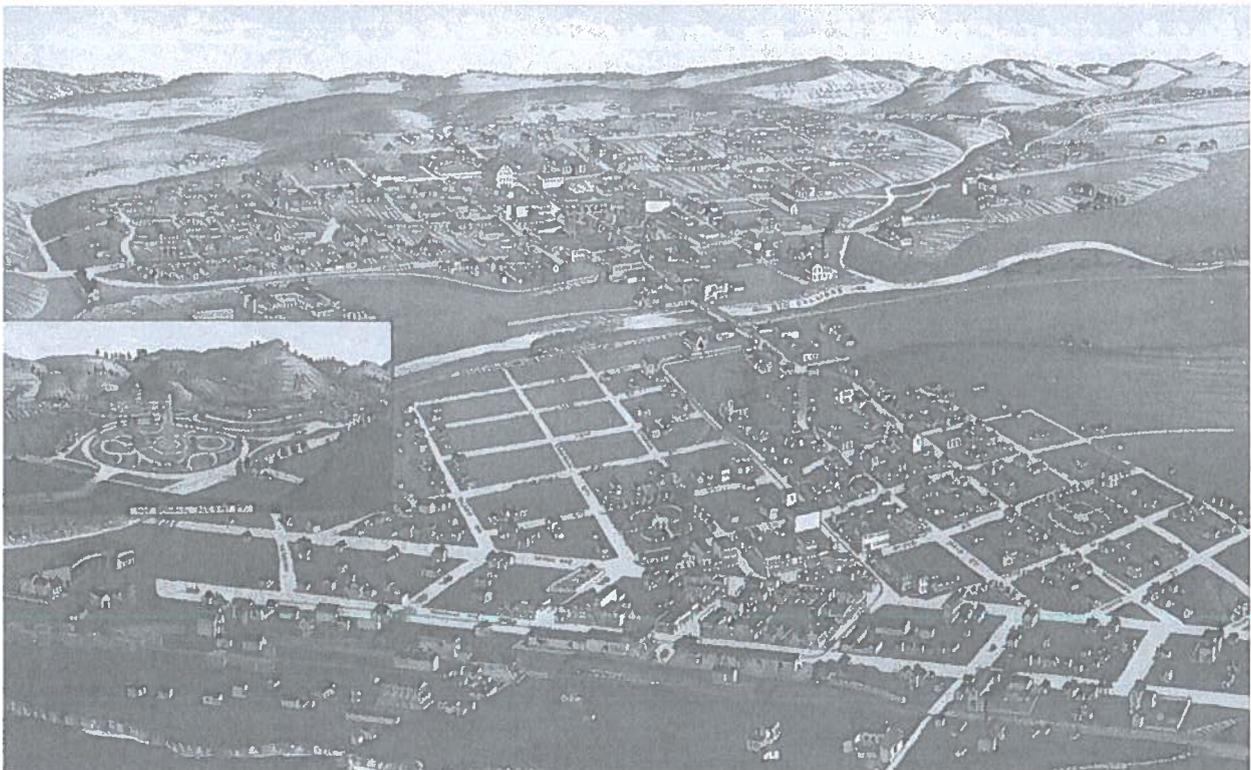
As far back as 10,000 years ago, Paleo-Indians took advantage of the natural resources of the Sangre de Cristo Mountains and the meadows of the Las Vegas Plateau for sustenance and livelihood. During the years 1100 to 1400 AD, Pueblo and Plains Indians used the mountain passes northwest and southwest of the city as trade routes.

Francisco Vázquez de Coronado and 30 of his troops were the first Europeans to experience the rich resources in the Las Vegas area on their initial exploration of the

“New World” in 1541. Between 1581 and 1808, at least 15 other Spanish and French expeditions traveled through the area and crossed the Gallinas River near the present-day location of Las Vegas.

In 1821, Luis Maria Cabeza de Baca and his sons received a land grant of approximately 500,000 acres along the west bank of the Gallinas River, and they attempted to settle in the area traditionally and presently known as Uppertown, or “Upper” Las Vegas, about 3 miles north of the present city. Unable to sustain a presence due to persistent attacks from the Native Americans defending their land, the family abandoned the area after several years. In 1835, a group of colonists from San Miguel del Bado received the same grant. They erected a permanent settlement on the west bank of the Gallinas River, situated along the Santa Fe Trail, the international trade route linking Mexico to the present day United States.

Exhibit 3-1: Bird's Eye View of Las Vegas, Looking East, Circa 1882



Source: U.S. Library of Congress

Development

Pre-Railroad

In accordance with regulations specified by the Law of the Indies, the original city consisted of a central plaza surrounded by simple one-story adobe buildings connected by common walls. This modest adobe town continued to flourish in a traditionally Spanish colonial settlement pattern, with narrow streets winding away from the Plaza to form the first mostly residential neighborhood, Distrito de las Escuelas.

Railroad

The arrival of the Atchison, Topeka and Santa Fe Railroad (AT&SF) on July 4, 1879, marked a shift in development patterns. Built a mile east of the Plaza on the opposite side of the Gallinas River, the tracks spurred new development. In contrast to the narrow, winding street layouts of Old Town, which responded to the agricultural landscape, organic pathways and natural terrain, East Las Vegas streets were wider, more formal, tightly gridded and oriented to existing property boundaries on the east side of the river. And unlike Spanish Colonial land planning concepts where the Plaza and Church were located on choice high ground, the grid model from the Midwest made no special provision for religious or civil structures.

Around this same time, property owners around the Plaza began to redevelop. Single-story adobe buildings gave way to elaborate, multi-story stone masonry buildings such as the Plaza Hotel. Designed in the Victorian and Railway Gothic styles, these structures featured ornate scrollwork at gables, porches and interiors such as the Plaza Hotel.

Bridge Street linked the settlements on each side of the river, but in 1884, the Territorial Legislature split the town into East and West Las Vegas. The two did not reunite as a single city until 1970.

The presence of the railroad brought wealth and notoriety to the city of Las Vegas, but in 1908, the Atchison, Topeka and Santa Fe Railway rerouted much of its freight traffic to the Belen cut-off, south of Albuquerque. New development grew around a third commercial district along Douglas Ave., which would thrive until the end of the 1920s.

Post Railroad

After declining throughout the Great Depression, Las Vegas experienced a minor uptick in population and economic activity during World War II. The Army Air Corps expanded Camp Luna to house and train enlisted service members, resulting in a boom in economic activity, especially bars, night clubs, movie theaters, and restaurants.

Once the war ended, like many of the communities around New Mexico, Las Vegas experienced a decline in population and economic activity as residents sought careers elsewhere. New Mexico Highlands University benefited greatly from the GI Bill, as many veterans of the war returned to New Mexico to receive an education, but this surge did not last.

Las Vegas endured major economic setbacks in the post-war era, including a drought in the 1950s and the closure of the AT&SF headquarters in 1959. Nevertheless, the city held a steady population of approximately 15,000 residents through the remainder of the 20th century.

DEMOGRAPHICS

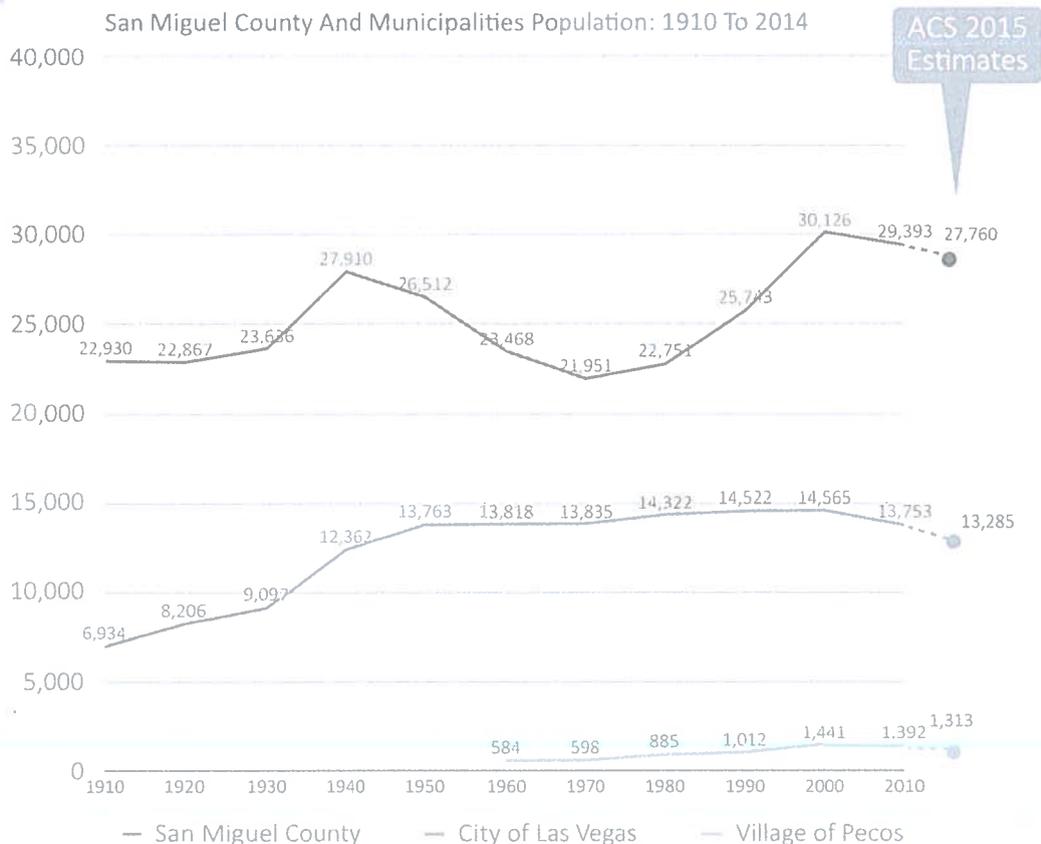
Population

Las Vegas is the largest municipality in San Miguel County; the village of Pecos in western San Miguel is the only other incorporated area in the county. While the population of San Miguel County has fluctuated, that of the city of Las Vegas has held mostly steady at just below 15,000 people since about 1950. In recent years, the population has declined somewhat, and the 2015 Census estimated the population of Las Vegas at 13,285.

The city of Las Vegas' population remained almost unchanged between 1990 and 2000, compared to a 1.8% annual growth rate in both San Miguel County and the state of New Mexico. From 2000 to 2010, Las Vegas'

Demographics Information relies heavily on two main sources. The U.S. Census Bureau conducts its Decennial Census count every ten years. These counts are considered most accurate and reliable. The Census Bureau also conducts the American Communities Survey (ACS) annually. ACS estimates results are based on surveys and do not represent a complete count. The ACS provides valuable information on data trends that occur in the years between the decennial census, but in smaller communities especially, it can carry a wide margin of error that can negatively impact accuracy and reliability.

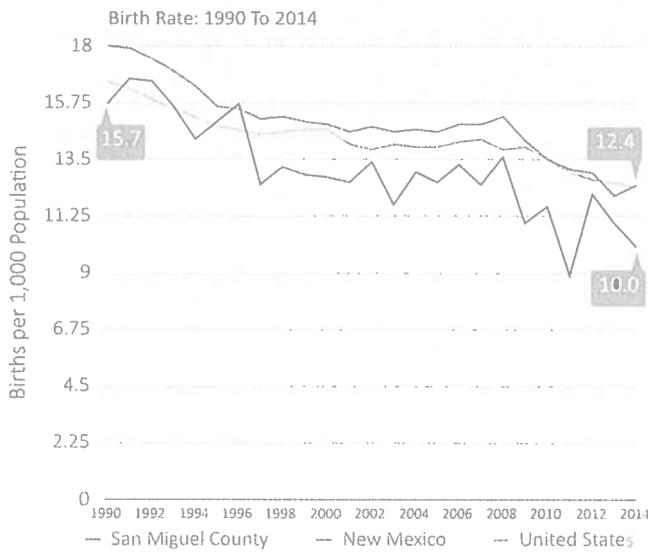
Exhibit 3-2: Population of San Miguel County and Municipalities, 1910 to 2014



Census Bureau. Decennial Census (1910-2010) and American Community Survey Estimates (2014)

Source: US

Exhibit 3-3: Live Births per 1,000 population, 1990 to 2014

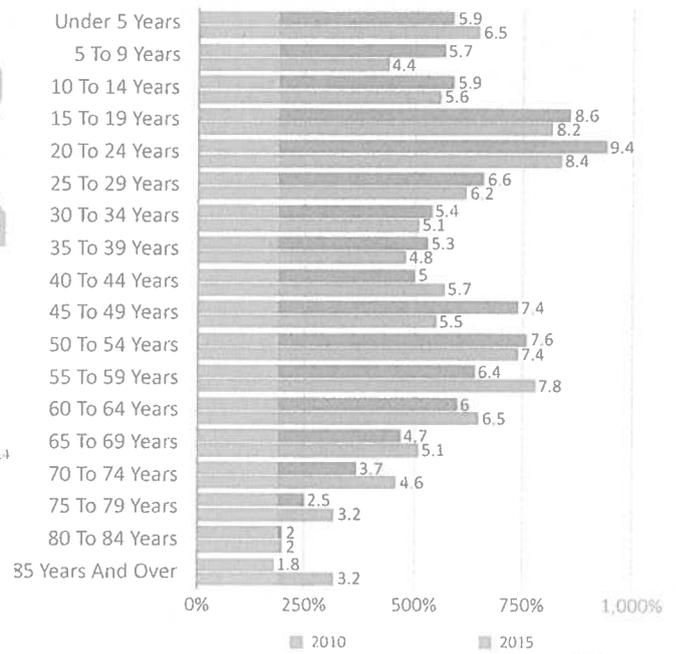


Source: New Mexico Department of Health, Vital Statistics

growth rate fell into negative territory, losing about 0.6% of its population each year.

This decline in population echoes trends in many rural communities in New Mexico and across the country. A decrease in birth rates and a general outmigration of residents to urban centers (such as nearby Santa Fe or Albuquerque) result in smaller and on average, older populations. The birth rate in San Miguel County declined from 15.7 births per 1,000 population in 1990 to 10.0 in 2014. This rate is below the state and national averages of 12.4 births per 1,000 population.

Exhibit 3-4: Population by Age as Percentage of Total Population, 2010-2015



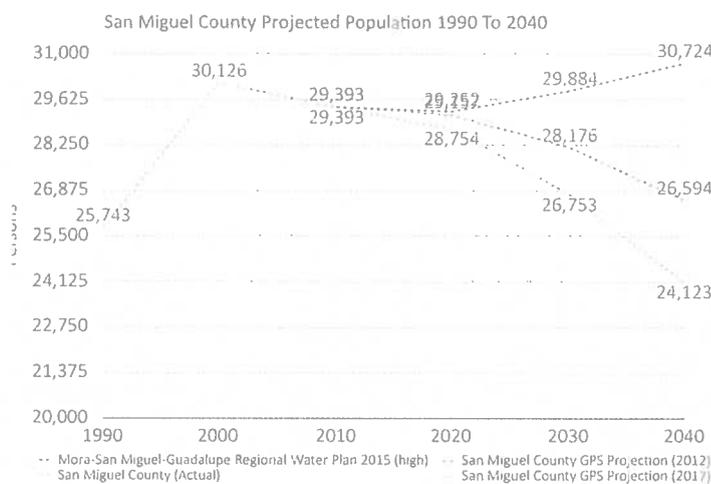
Source: US Census Bureau, American Community Survey, 2010-2015

The population pyramid shown in Exhibit 3-4 illustrates the distribution of Las Vegas residents by age group. Comparing data between 2010 and 2015 shows a generally aging population, with younger people migrating elsewhere. The fall in population above age 24 suggests that students graduating from New Mexico Highlands University and Luna Community College

leave after graduating to pursue careers elsewhere.

The Institute for Geospatial and Population Studies (GPS) at the University of New Mexico analyzes demographic and economic trends, and derives population projections for each county in New Mexico. The 2017 projections from GPS show an even steeper decline in population compared to the 2012 projections, estimating that the population of San Miguel County will drop below 25,000 by the year 2040.

Exhibit 3-5: Projected Population of San Miguel County



Source: UNM Institute for Geospatial and Population Studies

Housing

In 2016, the ACS estimated that Las Vegas was home to 6,609 total housing units. Housing stock appears to be holding steady in Las Vegas, and increasing in San Miguel County. ACS estimates a slightly diminishing housing stock, although it falls within the survey’s margin of error.

Of the 858 housing units listed as vacant, the ACS estimates 499 (3.3% of all housing units in the city) are “Other Vacant,” which typically refers to abandoned properties. The remaining vacant units are in some form of transition, for instance for rent, for sale, or seasonal housing.

Household size across New Mexico shrank between the 2000 and 2010 Censuses, but the 2016 ACS shows that the household size has risen to previous levels — approximately 2.51 people per household in San Miguel County and 2.58 people per household in Las Vegas.

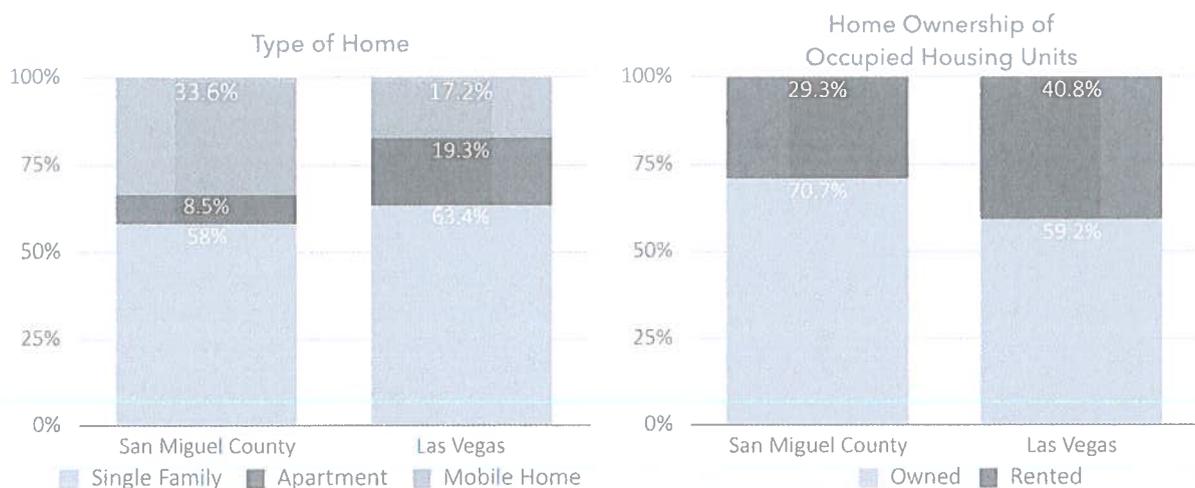
Approximately 19.3% of Las Vegas homes are apartments, compared to 18.6% of housing units in New Mexico. Las Vegas also has a much higher rate of renter-occupied homes (40.8%) compared to the state (32.2%).

The housing stock in Las Vegas is aging. Very few homes have been built within the last decade, and more than 20% of all housing units were built before 1940. While this age contributes to the historic character of Las Vegas, it may inhibit the city’s ability to attract new residents who want more modern residences.

The median housing value in the city of Las Vegas is \$114,900. This value is lower than the state median home value of \$162K, but higher than Mora and Guadalupe Counties at \$88K and \$84K, respectively.

The median monthly costs of owner-occupied housing with a mortgage is \$1,100. The median cost of renter-occupied housing is \$641 per month, with 83% of renters paying below \$1,000 per month.

Exhibit 3-6: Type of Home and Home Ownership in San Miguel County and Las Vegas

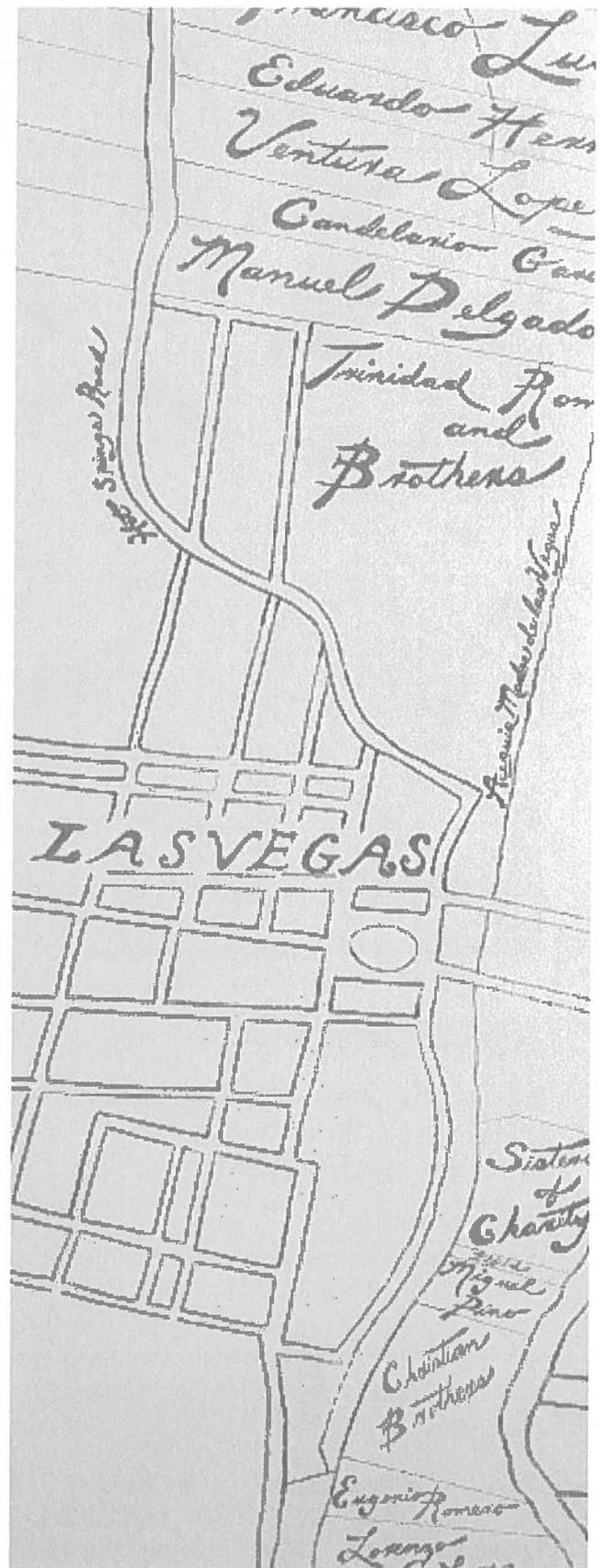


Source: American Community Survey Estimates 2012-2016, Table DP04

The Census Bureau defines households that spend 30% or more of total household income on housing costs as “housing cost burdened.” The ACS estimates that in 2016, 33% of households in San Miguel County were cost burdened. Approximately two-thirds of cost burdened households have incomes of \$20,000 per year or less.

Almost one-half of renters, 48% in 2016, in Las Vegas are cost burdened, although that number is slightly below the state and national average, both of which are about 51%. While the percentage of housing-cost-burdened homeowners with a mortgage in Las Vegas (17.9%) is below the state average (32.5%), the percentage of housing-cost-burdened homeowners without a mortgage in Las Vegas (19.6%) is higher than the state average (11.7%).

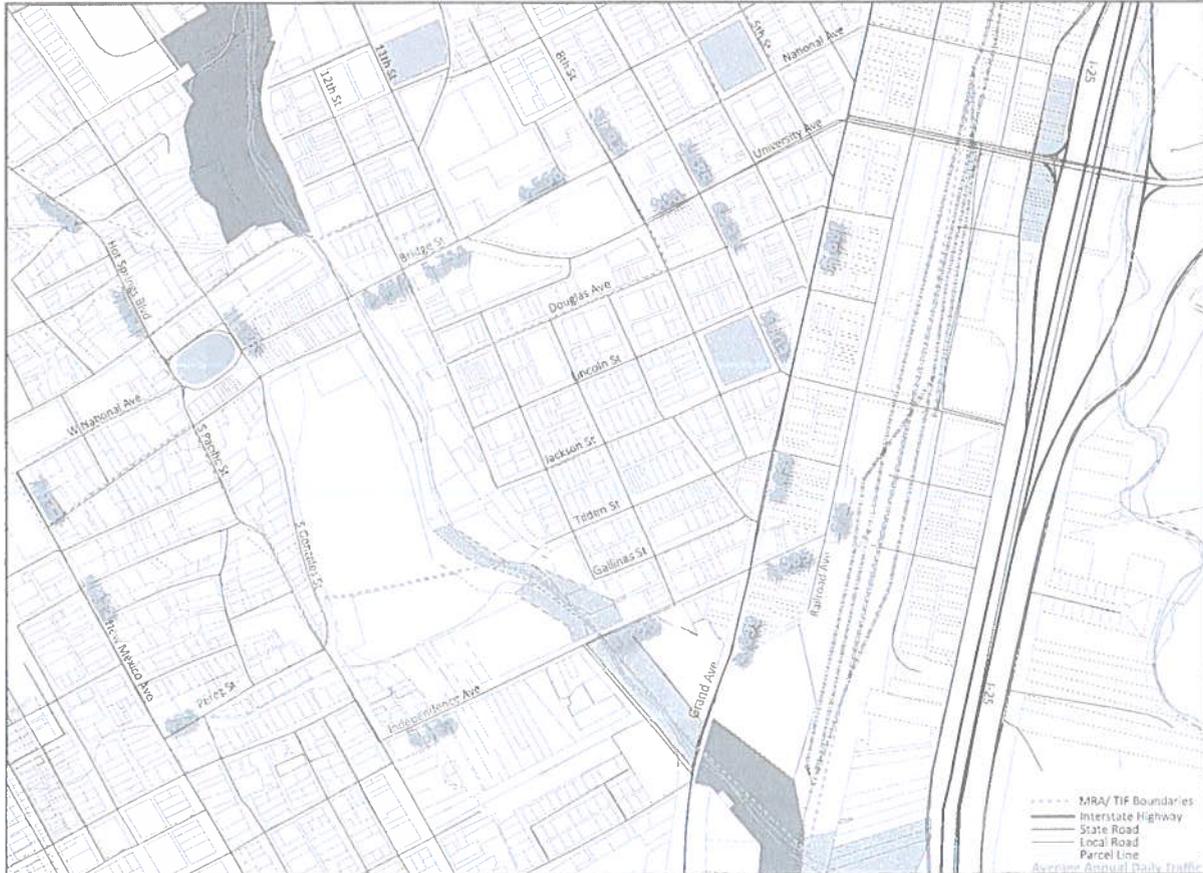
The City maintains 267 public housing units. Per the 2016 Public Housing Authority Annual Plan report, it has discontinued its homeownership program. The Housing Authority of the City of Las Vegas planned to eliminate five boarded-up units “that are beyond repair,” and is seeking to develop additional housing.



Map on the wall of the Las Vegas Citizens' Committee for Historic Preservation. ARC Photo.

TRANSPORTATION

Existing Roadways



Road Ownership

The City of Las Vegas owns the majority of roads within the Metropolitan Redevelopment Area (MRA).

The New Mexico Department of Transportation is responsible for maintenance of state-owned roadways, including Hot Springs Blvd. and Grand Ave. within the MRA, as well as 7th St. north of Mills, the highway to Trujillo, and Mineral Hill route outside the boundary.

Highlands University owns University Ave between 8th and National Ave. Highlands University representatives provided the

planning team with a quit claim deed issued by the New Mexico Department of Transportation (NMDOT) in October of 1990 which transfers title from state ownership to the University's sole jurisdiction for University Ave. (between National Ave. and 8th St.) and National Avenue (from 8th St. to 11th St.). To pursue guardianship continuity, the City of Las Vegas should enter into a binding memorandum of understanding with the University to formalize the University's jurisdiction over those roadways.

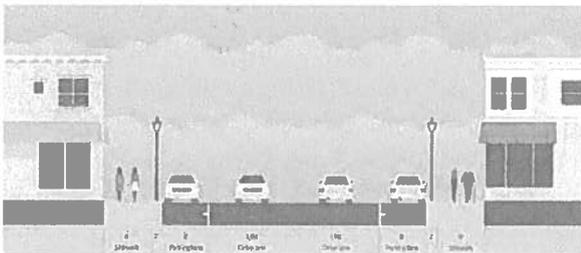
Planned Projects

NMDOT has completed construction documents for a \$9.1 million project to make improvements to Grande Ave. in Las Vegas between the southernmost I-25 exit and Tilden St. This project includes improvements to road surface, sidewalks and crosswalks, signage, and landscaping. This project will construct a multiuse path along the southeast side of Grand Ave., although it does not complete the connection to the existing River Walk path. A gap of approximately 700 feet will remain.

Sample Street Sections

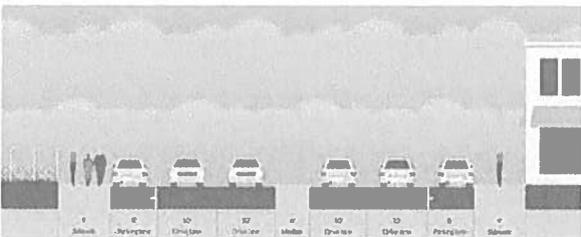
The following street section representations, created using the online tool Streetmix, provide a sense of the typical experience in various areas of the MRA.

Bridge Street



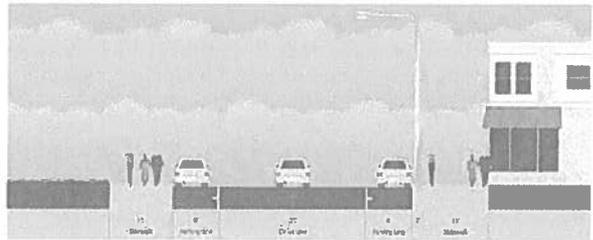
This commercial corridor features wide traffic lanes, buffered from the sidewalk by parallel parking on each side. Street lights illuminate the sidewalk at night.

Grand Avenue



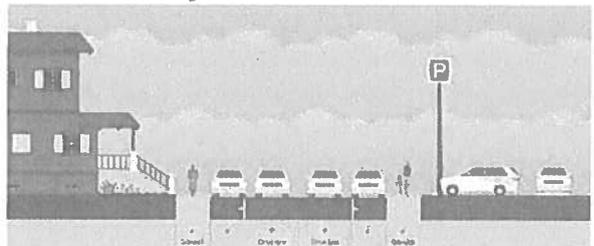
Among the busier streets in Las Vegas, Grand Ave. features two travel lanes in each direction, varying between 10 to 12 feet each, separated by a concrete median. Parallel parking on each side buffers the sidewalk from traffic. The proposed plans to redevelop the street include, at places, 5-foot bike lanes and a separated multiuse path.

Plaza



The historic Plaza includes a one-way counter-clockwise loop with a wide, single travel lane and parking on both sides. Unlike most roundabouts, traffic on the loop must yield to incoming traffic. Multiple crosswalks connect the Plaza park to the buildings surrounding it.

University Avenue



University Ave. has two narrow one-way lanes running eastbound from National to 11th St. Parallel parking exists on both sides of the street. Multiple crosswalks connect university parking areas buildings, including the Ifeld Auditorium.

Multi-Modal Transportation

An existing multiuse path runs along the Gallinas River in Las Vegas between Cinder Rd. and NM 65. The San Miguel County Public Works Department plans to extend the multiuse path to become a continuous trail from Montezuma to the wildlife refuge, a distance of approximately 12 miles.

Pedestrian

East of the river, Las Vegas follows a rigid and regular street grid, with crosswalks at most major intersections and pedestrian signals and signalized intersections. Las Vegas has some mid-block crossings throughout the MRA: there are several crossings on National Ave., one on Bridge St. at the breezeway, and several on the plaza.

Three crosswalks exist along the wide, busy Grand Ave.: at University, Douglas, and Jackson. NMDOT owns the street and has guidelines that stipulate minimum pedestrian traffic for establishing crosswalks, and states that present foot traffic does not justify crosswalks at any intersections where they do not already exist. However this condition could change with the opening of the Castañeda Hotel.

Bicycle

The city does not have any designated bicycle lanes, routes, or other bicycle infrastructure, although the public made several requests for bike lanes in Downtown during the public process to update this plan.

Rail

Amtrak operates the Southwest Chief passenger rail route, which runs roughly parallel to I-25 throughout San Miguel County. The route connects Los Angeles, CA to Chicago, IL, making five stops in New Mexico; Las Vegas is the only stop in the County. The schedule shows one passenger train in each direction stopping at the station every day (two train stops per day).

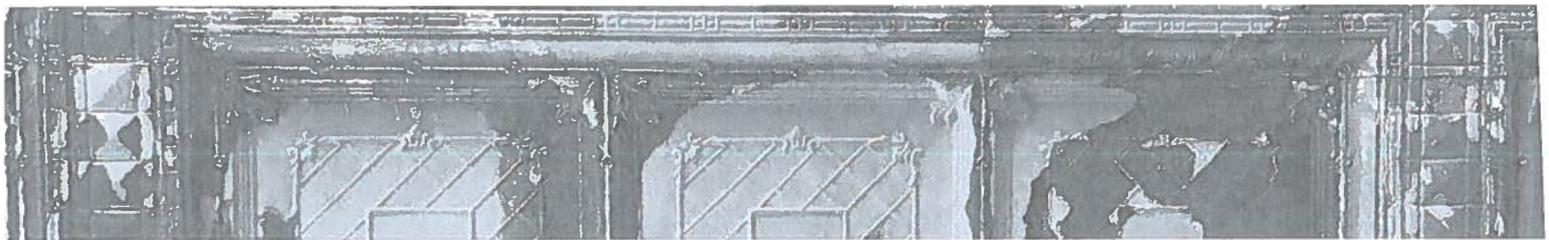
The 2017 Las Vegas station ridership was 4,487 passengers boarding and alighting, trending down from a 2012 peak of 5,653. Fares averaged \$82 per person, with an average trip length of 610 miles. The station accounts for approximately 3.6% of the 124,253 boardings and alightings at Amtrak stations in New Mexico.



NISSAN

LAND USE

LAND USE, ZONING, &
HISTORIC ASSETS



LAND USE

Existing Land Use

The Metropolitan Redevelopment Area (MRA) district is 279.7 acres, including rights-of-way for streets, railroads and some unplatted areas of the Gallinas River and nearby riparian (bosque) area.

Commercial uses constitute 30.4 acres and are the core land uses in the MRA. The three primary commercial areas are Plaza/Bridge St., Douglas Ave. and the Railroad District. The detailed existing land use presented in the Market Analysis section of this report provides a finer-grained perspective of the various commercial uses and how they complement one another.

A significant portion of the MRA, 53 acres, is in residential uses — in neighborhoods along the edges of the commercial areas, El Distrito de Las Escuelas, and New Town. Most of the area is single family, while some is attached housing (multifamily) and mobile homes. In addition, the area has some mixed-use residential on upper stories of commercial buildings.

Park space of 15.3 acres includes the Plaza, Lincoln Park, Carnegie Public Library and Park, Lion Park, Truder/ Triangle Park and the Gallinas River Walk south of Jackson St. Some right-of-way and unplatted land north of Lincoln St. is also used for the River Walk.

Exhibit 4-1: General Existing Land Use in MRA and Vicinity



Government and public uses include the Intermodal Center, Old City Hall, E. Romero Firehouse, City Police Department, Las Vegas Museum and Rough Rider Memorial Collection, and Post Office.

Institutional uses primarily include West Las Vegas High campus (excluding the middle school, which lies outside the MRA boundary) and West Las Vegas School Distinct administration building (a total of 26 acres). New Mexico Highlands University (NMHU) campus is adjacent to the MRA. The San Miguel County Courthouse complex and Catholic church are adjacent to the MRA north of National Ave.

Surface parking, 4.8 acres, consists of public and private parking. Business areas have three public parking lots:

- Valencia Street parking lot (0.70 acre)
- Douglas Street (0.56 acre)
- Police Department parking lot (0.89 acre).

The remaining parking areas are small private and government building parking lots.

Light industrial uses, 12.5 acres, border the Gallinas River to the east. The Franken Construction Company yard is the largest light industrial use in this area. Some industrial properties north of Franken have currently vacant buildings or are underused.

The rail yard, including the roundhouse, occupies 9 acres of the MRA.

Exhibit 4-2: Land Area - Existing Land Use in MRA

General Existing Land Use in MRA by Land Area		
Category	Parcels	Land Area (Acres)
Single Family Residential	322	47.04
Duplex Residential	9	1.34
Mobile Homes Residential	6	1.06
Multi-Family Residential	19	3.49
Commercial	166	30.35
Light Industrial	20	12.45
Public and Quasi-Public	8	4.13
Church	3	1.19
Government	1	0.37
Park	13	15.25
Public Education	5	25.96
Higher Education	1	0.44
Rail Yard	2	8.97
Surface Parking	27	4.78
Vacant	94	20.34
Right-of-Way / Unplatted		102.54
Total	696	279.70

Source: City of Las Vegas-owned property listing, and ARC inventory and GIS

Vacant Land Analysis

Vacant land, totaling 25.9 acres, consists of mostly scattered parcels in both residential and business areas of the MRA. The largest vacant properties are north of the Valencia Street parking lot, on the west side of Railroad St., and east of the River Walk between Independence and Grand Avenues.

Physical Relationships Between Different Uses

The MRA is the core area of the city with a great variety of uses. This area retains a pleasing small-city scale, excellent walkability, and moderate intensity of activity. Components of the variety of uses include:

- Three commercial districts
- Residential neighborhoods near each commercial district
- West Las Vegas School District inside the MRA and NMHU adjacent to the district
- Transitional areas, usually of less intense commercial uses, between residential neighborhoods and commercial districts
- Parks, river walks, library and other amenities and nearby conveniences.

The historic buildings and street layouts of the MRA, discussed in more detail below, provide great visual interest and enhance the pedestrian experience. Each commercial district and neighborhood possesses a distinct character and somewhat distinct functions.

Light industrial uses east of the river are of fairly low intensity, and thus are mainly compatible with nearby residential uses. This zone permits more intense uses such as body and fender shops, lumber yards, machine and metal shops, and kennels and animal shelters. If developed as larger scale operations, however, such uses may detract from the character of the MRA. Las Vegas has two industrial parks which may be more appropriate sites for such uses.

New Mexico Highlands University is physically related to the MRA business districts and activity level. The *Highlands University Master Plan, 2017* states:

In the long-term, Highlands University should continue to pursue mixed-use or community partnership district in order to strengthen the presence of the University within Las Vegas. The University has initiated this effort with the location of the Las Vegas-San Miguel County Economic Development Corporation in Hewett Hall and by inviting the public to attend movies in Ilfeld Auditorium. The south and west edges of campus present the best opportunities for engaging with an active business and community environment activity along Bridge Street and near-by downtown.

Exhibit 4-3: Property Zoning in the MRA

Zoning of Properties in the MRA			
Zoning		Parcels	Acres
C-1	Neighborhood Commercial	46	9.8
C-2	Central Business District	270	46.2
C-3	General Commercial	86	20.7
M-1	Light Industrial	42	27.4
M-2	Heavy Industrial	3	2.2
O-1	Office	10	3.1
R-1	Single Family Residential	4	0.4
R-2	Multi-Family Residential	220	40.4
R-3	Combination Single Family and/or Trailers	12	2.3
RA	Residential Agricultural	3	25.2
Total Zoned Property		696	177.7
Unzoned Land and River			103.0
Total in MRA			280.7

Source: City of Las Vegas Zoning Map (printed copy) and GIS by ARC

Note: Acreages by zone include properties that have base zoning as well as Cultural and Historic District overlay zoning.

ZONING

The West Las Vegas School District campus is a prominent use in the MRA south of the Plaza/Bridge St. business district. Students patronize some businesses because the various business districts are within easy walking distance. The school campus site is largely self-contained, with most access oriented to Paseo De Las Escuelas to the east, but also with several access points on S. Gonzales St. to the west.

Land Status

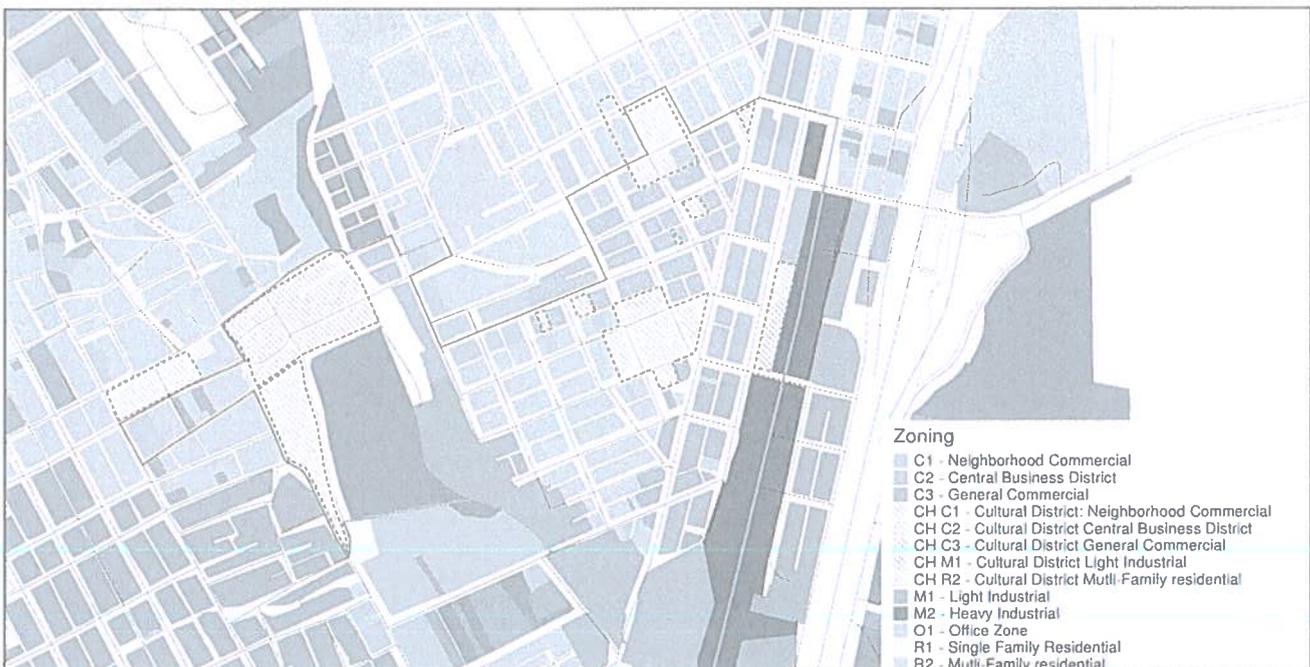
All lands in the MRA are private property and none are in the federal or state public domain. The West Las Vegas School campus is the largest institutional property in the district.

Following are summary descriptions of the main zone districts in the MRA.

C-2 Central Business District is the largest zoning category, with 46 acres located in the Plaza/Bridge St. area, University to Lincoln in the Douglas Ave. area and along Grand Ave. and Railroad St. north of Jackson St. to north of University Ave.

Uses allowed in C-2 include various retail and services, office, institutions, apartment buildings and second floor apartments by right. Single family houses (not mobile homes) are allowed by special use permit. No minimum lot area or setbacks are required. Height is limited to 30 feet, or three stories.

Exhibit 4-4: Zoning in the MRA



C-3 General Commercial encompasses just over 20 acres and allows for a wider variety of commercial uses than C-2, including some highway-oriented commercial uses. This zone district is along Grand Ave. south of Jackson St. and north of University Ave.

C-1 Neighborhood Commercial pertains to lower-impact retail and service uses, and allows apartments, institutions and office uses. This zone is mainly along Douglas and Bridge Streets, buffering single family neighborhoods to the north of these minor arterial streets.

Some 40 acres are zoned R-2 Multi-Family Residential, allowing single family, duplex and townhouses, up to six dwelling units per acre, with a height limit of 60 feet or four stories.

M-1 Light Industrial allows for various light manufacturing and heavy commercial uses, such as animal hospital, recycling, bakery, fuel yards, and lumber yards. Properties south of Douglas Ave. mostly on the east side of the Gallinas River to Grand Ave. are zoned M-1, totaling 27.4 acres.

The West Las Vegas High School campus is zoned RA Residential Agricultural (25.2 acres), which restricts uses to single family dwelling on a minimum of 1 acre by right. Public schools are conditional uses in the RA zone district

O-1 Office allows office uses for buildings at least 10,000 square feet, medical clinics, dwelling units, and, through special use permits, single-family, duplex and multi-family.

Parking Requirements

Section 450-33 of the City of Las Vegas Municipal Code requires off-street parking in all zone districts, including the C-2 Central Business District zone, which encompasses many of the MRA commercial areas.

Examples include:

- Banks must have 1 space per 400 square feet of gross floor area
- Restaurants must have 1 space per 3 patron seats or 1 space per 100 square feet of gross floor area
- Dwelling units must have 1 space per unit
- Retail must have 1 space for each 300 square feet of gross floor area up to 5,000 square feet, plus 1 space for each 200 square feet in excess of 5,000 square feet

Section 450-33 (D) (4) allows for common parking facilities in lieu of the individual requirements, subject to approval by the Planning and Zoning Commission.

Section 450-33 (E) allows areas to be exempted from the parking requirements for comprehensive planned parking districts which will reasonably serve the entire district. Comprehensive planned parking districts are delineated through the approval by the Planning Commission as an amendment to the Zoning Ordinance.

Signs

Municipal Code Section 347-24 allows commercial uses to have a wall sign not exceeding 500 square feet; roof signs not exceeding 300 square feet; horizontal projecting signs limited to 50 square feet; and vertical projecting signs limited to 100 square feet. In Cultural Historic Districts, the Design

Review Board reviews signs and awnings, and can provide guidance on size. However, since much of the MRA is outside of those districts, signs could be erected that are too large for the pedestrian character of the MRA.

Land-Use Related Ordinances Dealing with Vacant and Nuisance Properties

The City highly values its historic buildings and promotes preservation of those buildings through its cultural historic preservation code and other means. But the City is also very concerned about vacant, abandoned and unsafe buildings, both residential and non-residential within the downtown/ MRA. It foremost wants to encourage property owners to maintain, rehabilitate and occupy these buildings for productive purposes, including “adaptive reuse.” The City wants property owners to demolish unsafe buildings. As a last resort, the City needs the ability to demolish unsafe buildings in the MRA. Hopefully, new private construction would replace any demolished buildings.

Vacant Buildings Ordinance

Chapter 148 of the Municipal Code allows the city manager to notify property owners that they require a vacant building maintenance license. The City may inspect a building to determine whether firefighters or police can safely enter. The ordinance sets maintenance standards for vacant buildings. Violation of the ordinance can result in civil penalty of fines, which become progressively stringent at the discretion of the city manager. The City can place a lien on the property (Section 148-6(C)).

Nuisance Code

In Chapter 301 of the Municipal Code, nuisances include unsanitary and/or hazardous premises, including dangerous and unsafe buildings. The code enforcement officer can issue a violation notice (e.g., red tag) for violations. The City can abate the hazard and impose a lien on the property for costs incurred in abatement.

- Require findings for the record
- Create a method for determining reasonable costs

City Cultural Historic Overlay Zone Districts

The City of Las Vegas has City-designated historic cultural district overlay zones, as well as state and national register-designated historic districts. Overlay zones are often, but not always within historic districts. The City of Las Vegas sets and enforces rules governing structures within the overlays. Any structure within a historic cultural overlay zone must obtain approval of projects from the Las Vegas Design Review Board in order to obtain a building permit. The Review Board refers to The Historic Districts Design Guidelines for Las Vegas, New Mexico, prepared by Winter & Company, September 25, 2013. These guidelines provide excellent guidance for appropriate historic preservation practices in the City's cultural historic districts. The City should periodically update the guidelines

Chapter 200 of the Las Vegas Municipal Code establishes the Design Review Board. Duties and responsibilities of this board include issuing or denying certificates of approval for erection, alteration, removal or demolition of buildings within Cultural Historic Overlay Zones. The Board may issue a certificate of economic hardship, including for demolition, authorizing the work requested in an application.

The Design Review Board also reviews nominations of landmarks and historic districts. The State submits complete nominations, with certifying recommendations, to the National Park Service in Washington, D.C. for final review and listing by the Keeper of the Register. The National Park Service makes a listing decision within 45 days. (Source: www.nps.gov)

The National Park Service manages the digital archive on the NPGallery web site, including nomination forms.

Under the "maintenance and prevention of demolition by neglect" provision in Chapter 200, the Board can request a meeting with a property owner and tenant to discuss ways to improve the condition of the property, may request assistance of private parties, and can submit its concerns and recommendations to City Council.

A total of 33.3 acres of the MRA are zoned with a Cultural Historic Overlay Zone. Included within the MRA are:

- Old Town Plaza and El Distrito de Las Escuelas
- New Town District
- Railroad District
- Carnegie Library Park

Coverage

The overlays protect property owners from inappropriate development that may decrease their own property values and protect the city of Las Vegas residents by insuring that Las Vegas' wealth of historic assets is not threatened.

Some significant and important historic structures and areas do not receive protection under a historic overlay zone, including the northwestern corner of the Plaza and much of the Douglas business district.

Please see Master Plan Recommendations: Historic Assets Implementation Steps I and II.

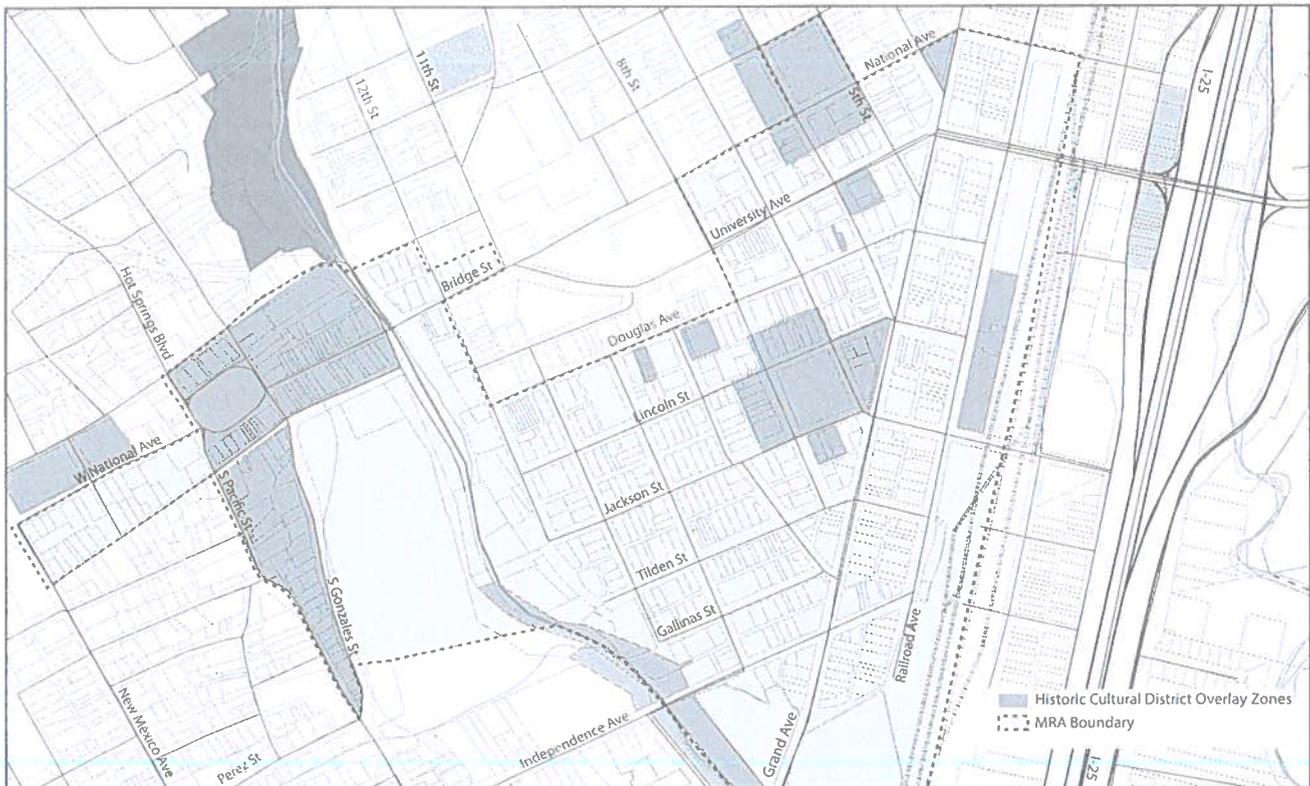
Exhibit 4-5: Property Zoning in Cultural Historic Districts

Zoning of Properties in Cultural Historic Districts within the MRA

Zoning	Parcels	Acres
CH C-1	9	2.5
CH C-2	87	15.0
CH C-3	1	0.4
CH M-1	2	1.9
CH R-2	50	13.5
Total	149	33.3

Source: City of Las Vegas owned property listing, ARC inventory and ARC GIS

Exhibit 4-6: Las Vegas Cultural Historic Overlay Zones



Resources

The following reports and/or background information about preservation and historic architecture in Las Vegas are valuable resources for the community:

- *Las Vegas Arts & Cultural District Cultural Plan*, June 2009
- *Architecture & Preservation in Las Vegas*, Volume I, June 1977 (Chris Wilson)
- *Architecture & Preservation in Las Vegas*, Volume II, 1982 (Chris Wilson et al)
- *Architecture & Preservation in Las Vegas*, Volume I, 1984 (Chris Wilson et al)
- *Las Vegas and the Santa Fe Trail*, 1995 (Michael L. Olsen)
- *Historic Las Vegas, New Mexico: Along the Santa Fe Trail* (CCHP)



HISTORIC ASSETS

The architecture of Las Vegas reflect snapshots of its eras of development. The city has nine National Register historic districts, containing 200 “significant” structures and nearly 500 “contributing” structures. About 200 are listed “noncontributing.” Not every structure in an historic district has a designation.

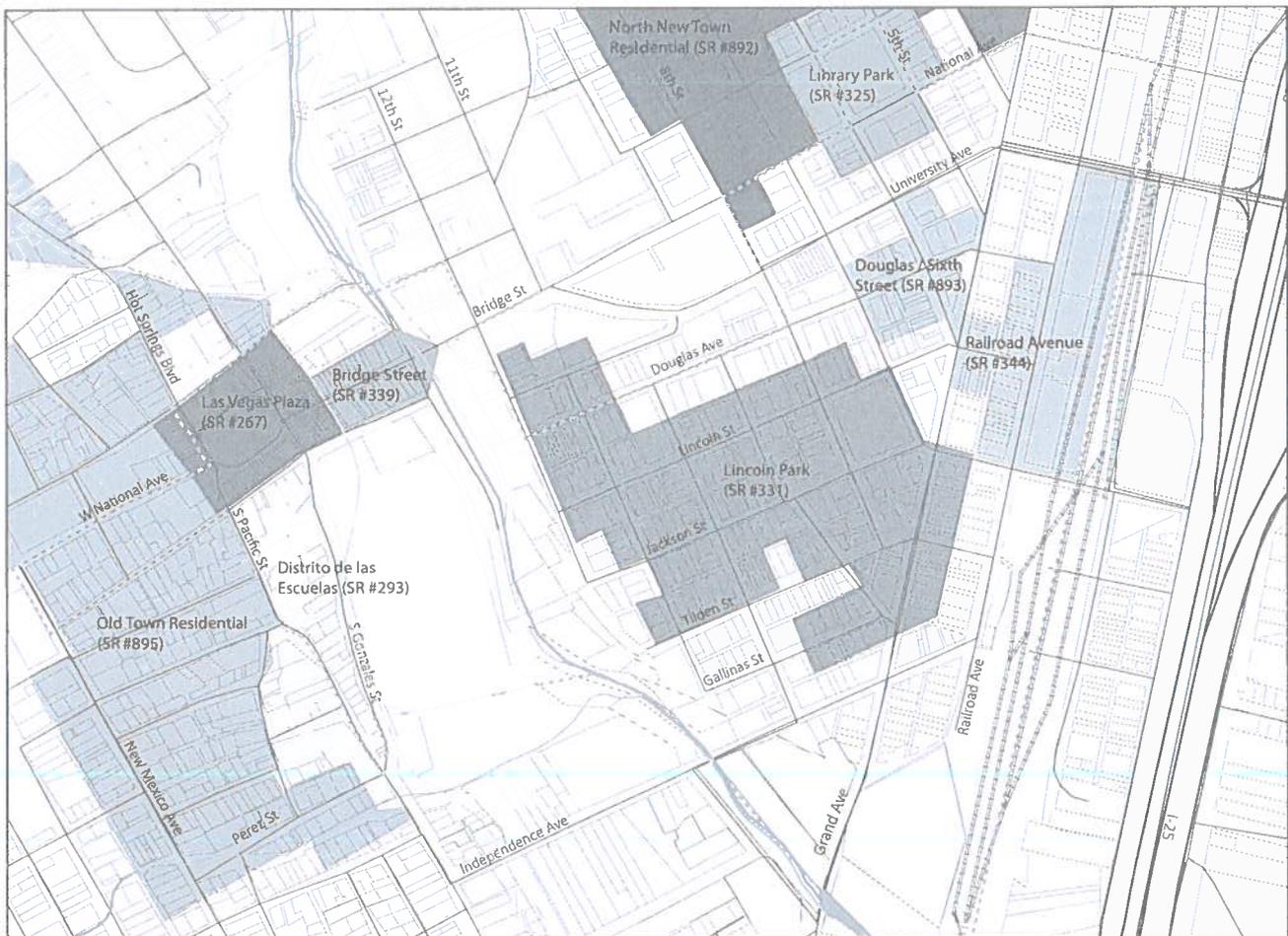
The rich historical legacy of Las Vegas is one of its greatest assets, but the responsibility of preserving this heritage carries with it great costs. Decades of economic stagnation have left the City with limited resources to preserve the physical, social, and cultural components that define the City’s spirit and character.

National Historic Districts in the MRA

The MRA district contains all or parts of nine districts listed in the National Register:

- Las Vegas Plaza Historic District
- Railroad Avenue Historic District
- Bridge Street Historic District
- Douglas-Sixth Street Historic District
- El Distrito de las Escuelas
- Lincoln Park Historic District
- Library Park Historic District
- North New Town Historic District
- Old Town Residential Historic District

Exhibit 4.7: Las Vegas Downtown Historic Districts



Historic districts possess significant concentrations, interrelationships and continuity of buildings and sites united historically or aesthetically. Each district has its own identity resulting from the interrelationship of its resources. Significance of the districts in Las Vegas primarily consists of the association with historic eras and architectural features, and, in some places, association with historic characters, events or the building design architect.

Tax Credits & Funding

Designation of historic districts and properties in the state and national registers helps to recognize, preserve and protect important properties in Las Vegas' history. It bestows a special status for a property that is a source of community and property owners' pride. Designation also opens up eligibility to participate in grant programs funded by the Historic Preservation Fund, as well as the federal historic preservation tax incentives (20% investment tax credit) and state tax credits for certified rehabilitation of listed structures. Technical assistance is also available through the New Mexico Historic Preservation Division (HPD).

Listing of a property in the National Register places no restrictions on what a private owner may do with property, up to and including destruction, unless the property is involved in a project that receives federal assistance, usually funding or licensing/permitting. If federal funding or a federal permit are involved, proposed changes to the listed property are subject to review by HPD and the Advisory Council on Historic Preservation. If state funding or city funding are used, proposed changes to a state-listed property are also subject to review by HPD. While designation does not enable state or national historic preservation offices to prohibit certain development or

improvement projects, such projects may endanger a structure's qualification for tax credits if the changes significantly alter the historic nature of the structure.

The State's Historic Preservation Grants Program has assisted in the past with funding for preservation planning and stabilization projects, State and National Register nominations, public education and outreach activities, conferences, publications and surveys, plans, and assessments.

The Certified Local Government (CLG) Program was established by Congress in 1980 to assist local governments with integrating historic preservation initiatives at the local level. The City of Las Vegas is a CLG and is eligible to apply for federal historic preservation grants, review National and State Register nominations, and receive technical assistance from the SHPO.

Structure Designation in a District

Buildings and sites individually listed on the national or state register have significant historic features as a whole, both structurally and functionally. If a building has lost basic structural elements through demolition, deterioration or modifications, it may be considered non-contributing.

The National Historic District nominations for historic districts in Las Vegas include structures designated as significant, contributing, and non-contributing to the historic period of significance of the district.

- "Significant" is the top of the hierarchy of classifications of historic buildings within a nomination for an historic district, often denoting significant architectural features or the work of a prominent architect and for structures that retain a high degree of integrity.

Exhibit 4-8: Historic Districts and Historic Properties

National Register Historic Districts and Individual Properties in Las Vegas				
District Name	National Register Date	Number and Types of Significant and Contributing Historic Structures in Districts		
		Residential	Commercial	Church, Government, Park
Plaza	12/10/74	0	23	1
Bridge Street	7/26/78	0	29	1
Railroad Avenue	8/6/79	0	22	0
El Distrito de las Escuelas	3/18/80	44	0	0
Carnegie Library Park	5/12/79	17	0	5
Lincoln Park	8/6/79	170	1	2
Douglas-Sixth Street	7/21/83	0	28	4
North New Town Residential	7/21/83	225	4	6
Old Town	10/28/83	250	6	6
Individual Properties	Various, Through 1984	58	8	5

Source: U.S. Department of the Interior, National Park Service, National Register of Historic Places Inventory Nomination Form for Railroad Avenue Historic District, 1984

The State Historic Preservation Office/Historic Preservation Division changed how it classifies structures in nominations for listing in the National Register of Historic Places and the State Register of Cultural Properties. Nominations from the 1970s and early 1980s use the three classifications of: non-contributing, contributing, and significant. Current nominations call for the use of only two classifications: contributing and non-contributing. The earlier nominations also identified the boundaries for an historic district with a map and but, did not include a building-by-building classification. Current nominations require a building-by-building classification. For those districts that have nominations that date from the 1970s and 1980s an updated nomination could support a building-by-building classification helping property owners to more easily identify if their property is eligible for financial incentives. CLG grants could be utilized to update existing nominations.

SHPO has Certified Local Government grants available that the City could apply for to update its survey and designations.

See Master Plan Recommendations: Historic Assets Implementation Step V.

- “Contributing” is second in the classification and refers to buildings that are built within the nomination’s period of significance and that retain integrity.
- “Non-contributing” refers to buildings that do not contribute to the period of significance for the historic district or that have been altered so that historic integrity is diminished.

of New Mexico Register. The following map shows buildings on the national and state registers. In total, 48 properties are individually listed, some of which are outside districts listed in the National Register and Cultural Overlay.

City Cultural Historic Overlay Zones

Individual Buildings

In addition to the historic districts listed in the National Register, individual buildings have been nominated to the National Register of Historic Places and the State

The overlays protect property owners from inappropriate development that may decrease their own property values and protect the city of Las Vegas residents by insuring that Las Vegas’ wealth of historic assets is not threatened.

Exhibit 4-9: Las Vegas Designated and Listed Historic Buildings



See the Appendix for a complete list of all structures in MRA Historic Districts.

Some significant and important historic structures and areas do not receive protection under a historic overlay zone, including the northwestern corner of the Plaza and much of the Douglas business district.

Tax Credits for Historic Properties.

For property owners, considering rehabilitation of historic property tax credits may be useful. The two types of credits are the federal Historic Tax Credit program and New Mexico's Preservation of Cultural Properties Income Tax Credit.

Federal Historic Tax Credit Program

To be eligible for the federal tax credit, the building must be an income-producing property and be individually listed in, or contribute to a historic district listed in the National Register of Historic Places. Eligible expenses for a rehabilitation project must be at least equal to the adjusted basis of the building and work must conform to the Secretary of the Interior's Standards for Rehabilitation. Up to 20% of eligible costs may be credited against federal income taxes owed. The National Park Service administers the program.

New Mexico Income Tax Credit for the Preservation of Cultural Properties

The state income tax credit was established in 1984 to encourage the restoration, rehabilitation and preservation of cultural properties across New Mexico. The program is administered by HPD. The state income tax credit is available to owners or long-term lessees of historic structures who complete a qualified, pre-approved rehabilitation of an historic structure. The property must be either 1) individually listed in the State Register of Cultural Properties, or 2) be a contributing building within an historic district listed in the State Register. Before rehabilitation work begins, the project must first be reviewed and approved by the State's Cultural Properties Review Committee and work must conform to existing guidelines. The maximum tax credit is 50% of eligible costs and the credit is against New Mexico income taxes.



ARC Photo.

MARKET STUDY

CONDITIONS & ANALYSIS



REGIONAL MARKET AND ECONOMY

Las Vegas serves as a commercial hub for a large portion of northwestern New Mexico, but is also in competition with the commercial market of nearby Santa Fe, an hour to the west. The business services that Las Vegas provides for the region include retail, health care, social assistance, education, support services, wholesale trade, and information.

The three districts within the Metropolitan Redevelopment Area — the Plaza and Bridge St., Douglas Ave., and the Railroad District — represent a concentration of commercial activity in Las Vegas, with food service, retail, professional services, and other significant destinations for visitors, residents, and those living nearby.

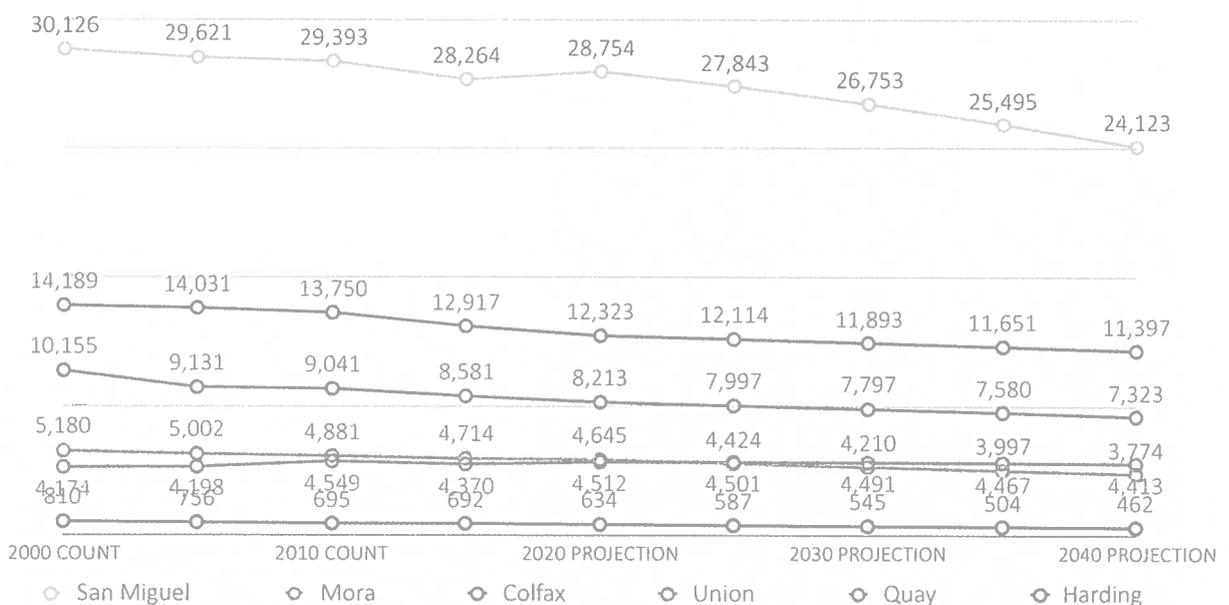
A second retail hub in the city is located to the north of the MRA along 7th St. north of Mills Ave. This retail strip features more national chains and big box stores and is dominated by a Walmart Supercenter.

Economic Trends

In 2016, University of New Mexico Geospatial and Population Studies (GPS) projected that the population in northeast New Mexico's six counties will decrease slowly, at an average annual rate of -0.6%. The regional projected change is from 62,309 persons in 2010 to 51,611 persons by 2040, for a loss of 10,698 persons over the 30-year period. GPS projects that San Miguel County, the most populous in the region, may have fewer than 25,000 residents by 2040. A decline in regional population may impact Las Vegas/San Miguel County market center trade.

Global factors have also impacted the economies of smaller communities such as Las Vegas. The consolidation and expansion of retail businesses into megaindustries have severely impacted traditional "mom and pop" businesses everywhere. The ubiquity of the Internet and smartphones has severely disrupted existing industries, notably, for Las Vegas, commerce and tourism. Less assured of lifelong career opportunities that once existed in smaller communities, younger workers tend to migrate to urban metro cities seeking employment.

Exhibit 5-1: Population Projections for Northeast New Mexico Counties



Source: US Census Count, 2000 and 2010. UNM BBER NM County Population Projections, 2017

Major Employers

The New Mexico Behavioral Health Institute is the largest employer in the county, followed by New Mexico Highlands University (NMHU). Both employers, along with many other large employers, have reduced their number of employees from early in this decade.

A worldwide trend of fiscal conservancy has caused reductions in government budgets and employment — an employment sector on which Las Vegas and many other communities in New Mexico rely. Major state employers in the county, including New Mexico Highlands University and the New Mexico Behavioral Health Institute, have adjusted to a period of more restrictive finances.

For comparison, adjacent Santa Fe County has a workforce more than seven times larger than San Miguel County. Santa Fe County lost 7% employment between 2008 and 2016

per the Bureau of Labor Statistics, while San Miguel County lost 4% during the same time period.

Employment and Income

Residents of San Miguel County have slightly lower educational attainment than in the state of New Mexico overall; nearly one-fifth do not possess a high school diploma or a GED, and about one-fourth possess a degree, compared to about one-third of the state.

In 2016, the U.S. Census American Community Survey (ACS) estimated household median income at \$27,000 in San Miguel County and \$24,220 in the City of Las Vegas, compared to the state median household income of \$45,674. Statewide, about 16.4% of New Mexican households earn below \$15,000 per year; that number is 31.5% in San Miguel County and 37.2% in Las Vegas.

Exhibit 5-2: Major Employers in San Miguel County

Employer	Sector	2011* Employees	2018 Employees	Change	% Change
N.M. Behavioral Health Institute*	Health Care	817	775	-42	-5%
New Mexico Highlands University	Education	559	446	-113	-20%
West Las Vegas Public Schools*	Education	385	260	-125	-32%
City of Las Vegas*	Government	254	252	-2	-1%
Walmart Supercenter*	Retail	246	250	4	2%
New Mexico DOT - District 4*	Government	256	244	-12	-5%
Luna Community College*	Education	326	222	-104	-32%
Alta Vista Regional Hospital*	Health Care	278	218	-60	-22%
Las Vegas City Public Schools*	Education	261	200	-61	-23%
Victory Home Health	Health Care	257	188	-69	-27%
San Miguel County	Government	140	131	-9	-6%
United World College	Education	100	111	11	11%
Professional Home Health Care	Health Care	200	90	-110	-55%
We Care Home Health, Inc (Transportation and Services)	Health Care	NA	72		
Franken Construction*	Construction	60	55	-5	-8%
Franken Oil and Distributing*	Oil	53	43	-10	-19%
Total		4,192	3,557	-635	-15%

Sources: Las Vegas San Miguel Economic Development Corporation, "Las Vegas at A Glance," 2009. *City of Las Vegas calls to employers, March-May, 2011. ARC calls to employers, February 2018.

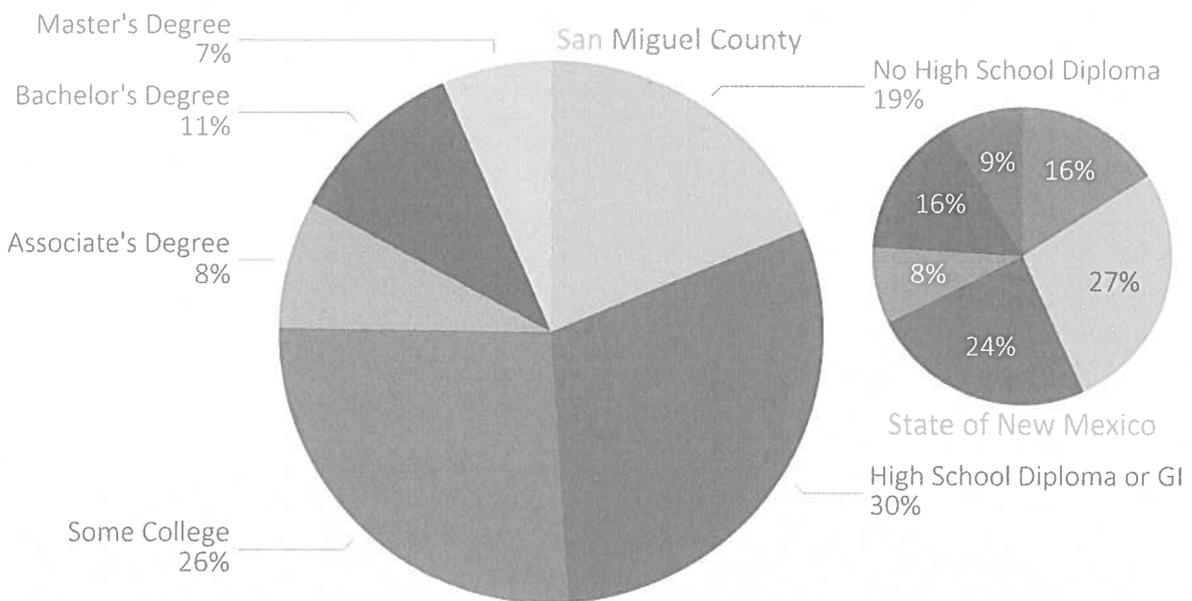
Per the New Mexico Department of Workforce Solutions (NMDWS) the largest sectors of covered employment in the county were healthcare and social assistance, educational services, and accommodation and food services; public administration remains a strong sector as well.

According to the New Mexico Department of Workforce Solutions, in 2018, most job openings in San Miguel County are in the healthcare and public administration sectors. The average wage of all postings in the area

was \$42,545, well above the county’s median household income. Some jobs — especially healthcare jobs — have been open and unfilled for over a year, suggesting that the County may struggle in attracting these kinds of workers to the area.

Employment fell heavily in 2010 as San Miguel County felt the effects of the recession. Unemployment peaked in that year 7.7% and remained above state averages in 2016.

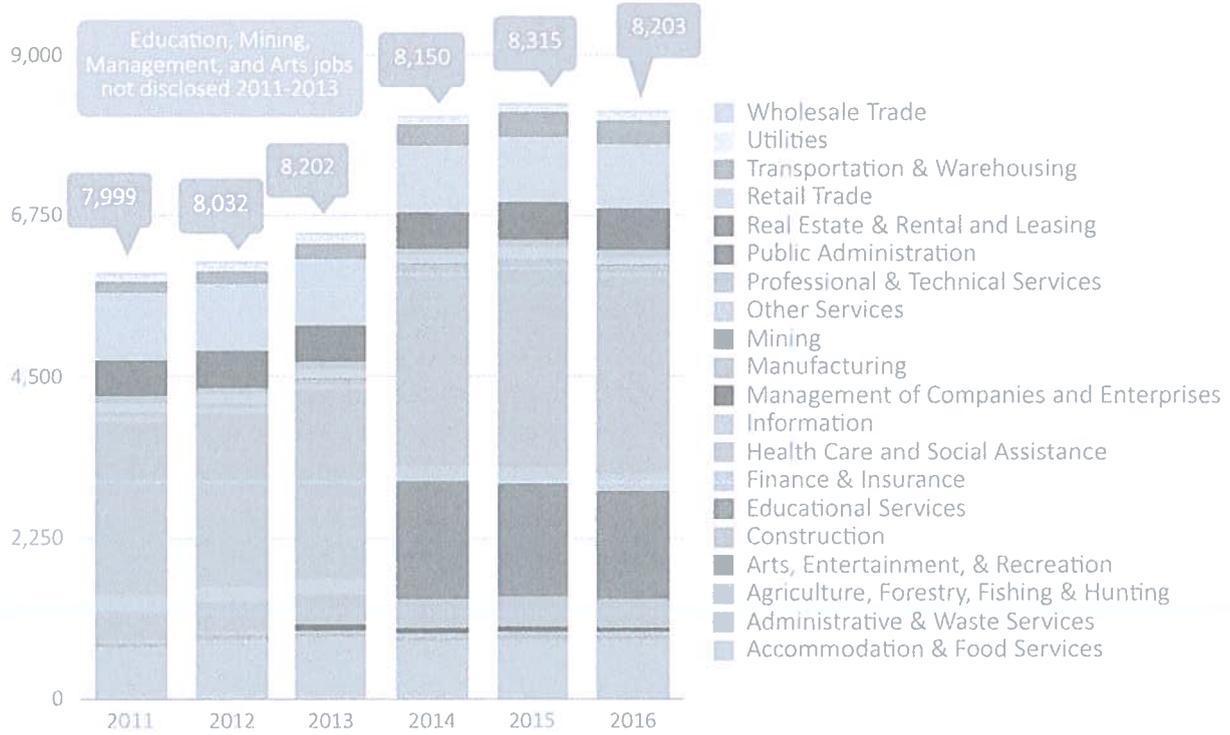
Exhibit 5-3: Educational Attainment of San Miguel County Residents Age 25 and Over



Source: Census ACS 5-year (2012-2016) estimates, Table I

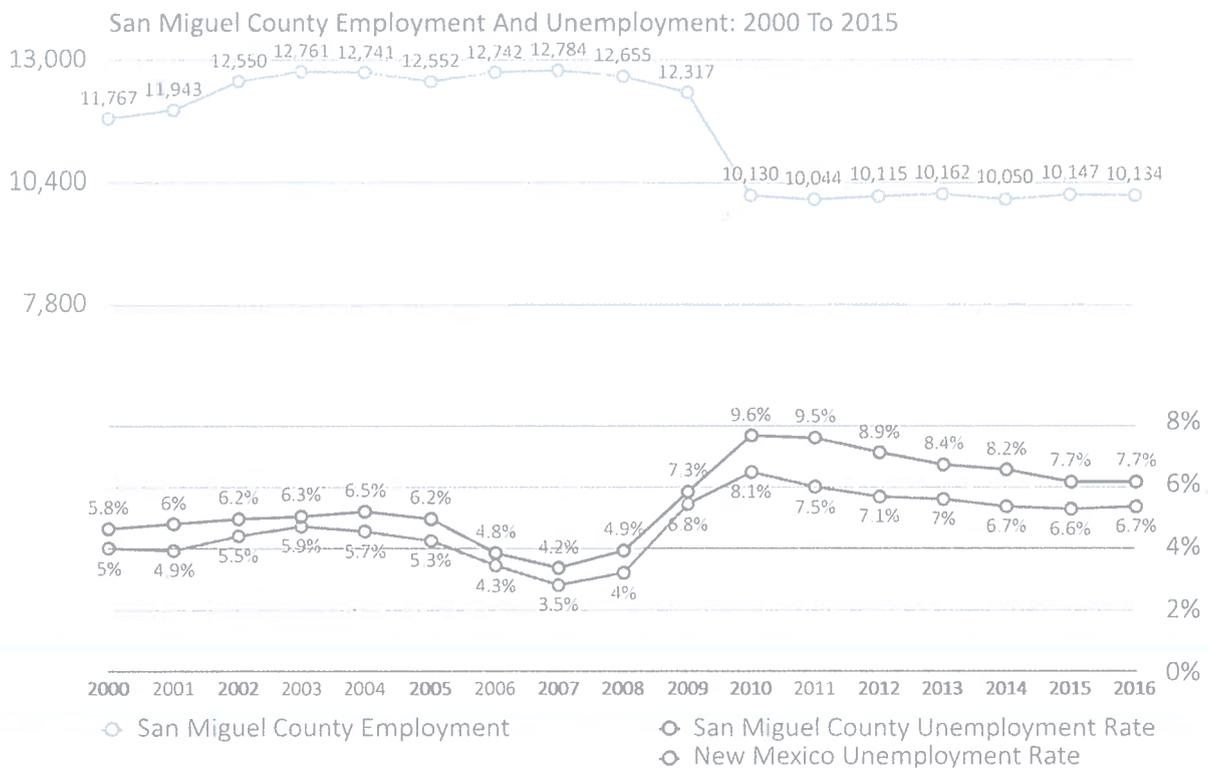
Source: US Census Bureau, American Community Survey, 5-Year Average Estimates (2012-2016), Table B15003

Exhibit 5-4: San Miguel County Employment by Sector: 2011 to 2016



Source: New Mexico Department of Workforce Solutions OCEW Annual Averages

Exhibit 5-5: San Miguel County Employment and Unemployment: 2000 to 2015



Source: New Mexico Department of Workforce Solutions Table C

WORKFORCE SKILLS

Degrees, certificates, and diplomas conferred by educational institutions can provide insights into the skills of the local workforce. Refer to the Existing Conditions in Chapter 3 for information on educational attainment.

Area Schools

Public Schools

The city of Las Vegas encompasses two public school districts — City of Las Vegas Schools and West Las Vegas Schools. High school enrollment for each has held roughly steady over the past four years at about 900 students total at each.

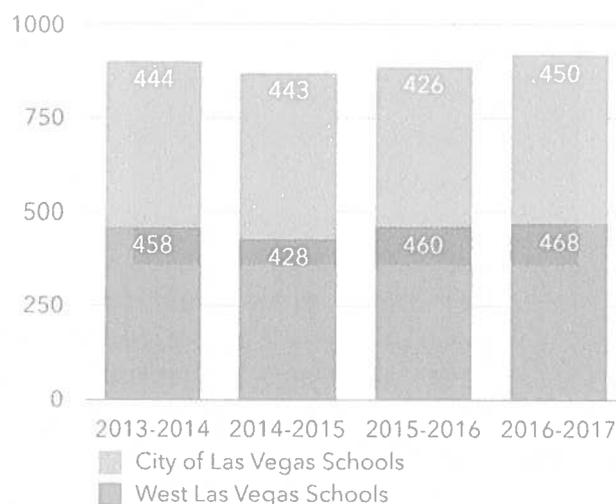
Secondary Education

Luna Community College

Luna Community College offers programs to the community Allied Health, Education, Humanities, Nursing, Business, STEM, and Vocational training. (Source: Luna Community College Institutional Research: https://www.luna.edu/enrollment_data/)

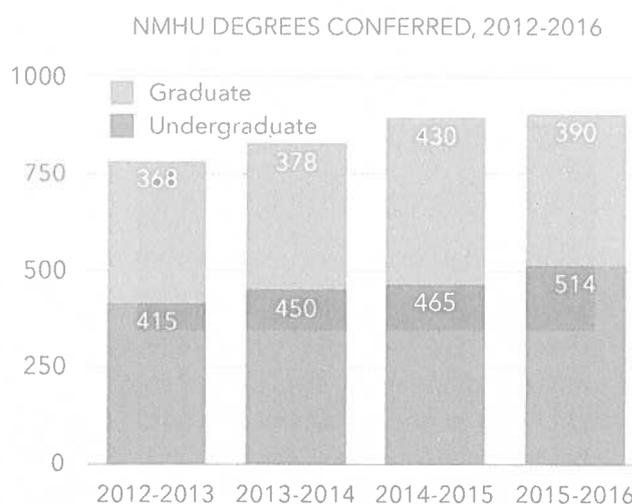
In the 2016-2017 academic year, according to the National Center for Education Statistics, Luna awarded 73 certificates, 67 associate degrees, and five 4-year certificates. The most popular programs at the college were in the fields of business, healthcare, and liberal arts. See Exhibit xx. Of the students who began their program in fall of 2012 or 2013, only 2% and 3% (respectively) completed their program within the typical amount of time required to complete the program. The overall program completion rate was 22%. (Source: <https://nces.ed.gov/>)

Exhibit 5-6: 40-Day Enrollment at High Schools in Las Vegas, 2003-2017



Source: New Mexico Public Education Department

Exhibit 5-7: NMHU Degrees Conferred, 2012-2016



Source: NMHU Office of Institutional Effectiveness, NMHU Fact Book

Exhibit 5-8: Luna Community College, Certificates and Degrees Conferred, 2016-2017 Academic Year

Program	Certificates	Associates Degrees	2-4 Year Certificates
Biological and Biomedical Sciences	-	5	-
Business, Management, Marketing, and Related Support Services	3	15	-
Communication, Journalism, and Related Programs	-	0	-
Computer and Information Sciences and Support Services	3	8	-
Construction Trades	2	-	-
Education	0	3	-
Engineering	-	0	-
Engineering Technology and Engineering-Related Fields	1	0	-
Health Professions and Related Programs	46	13	-
Homeland Security, Law Enforcement, Firefighting and Related Protective Services	2	4	-
Liberal Arts and Sciences, General Studies and Humanities	5	14	-
Mathematics and Statistics	-	0	-
Mechanic and Repair Technologies/Technicians	2	-	-
Parks, Recreation, Leisure, and Fitness Studies	-	0	-
Personal and Culinary Services	8	-	5
Precision Production	1	-	-
Visual and Performing Arts	-	5	-
Total Certificates and Degrees	73	67	5

Source: Luna Community College Institutional Research

New Mexico Highlands University

New Mexico Highlands University enrollment peaked in 2012 at 1,960 students (1,462 undergraduate and 498 graduate students) and has been declining since, according to the Annual NMHU Fact Book published by NMHU's Office of Institutional Effectiveness and Research. Graduate enrollment especially has seen a sharp decline, from 640 graduate students in 2005 to only 208 in 2016.

Despite this decline in enrollment, undergraduate degrees conferred have increased from 415 in the 2012-2013 academic year to 514 in 2015-2016, and graduate degrees have held steady, with a peak of 430 in 2014-2015. Programs in business, social work, and education graduated the most undergraduate and graduate students.

Expenditures

Esri ArcGIS Business Analyst estimates consumer spending derived from the 2014 and 2015 Consumer Expenditure Surveys from the U.S. Bureau of Labor Statistics. Survey data are then localized based on Esri's market segmentation analysis of the given geography. These data do not represent actual spending, but rather estimates based on national statistics and local demographics.

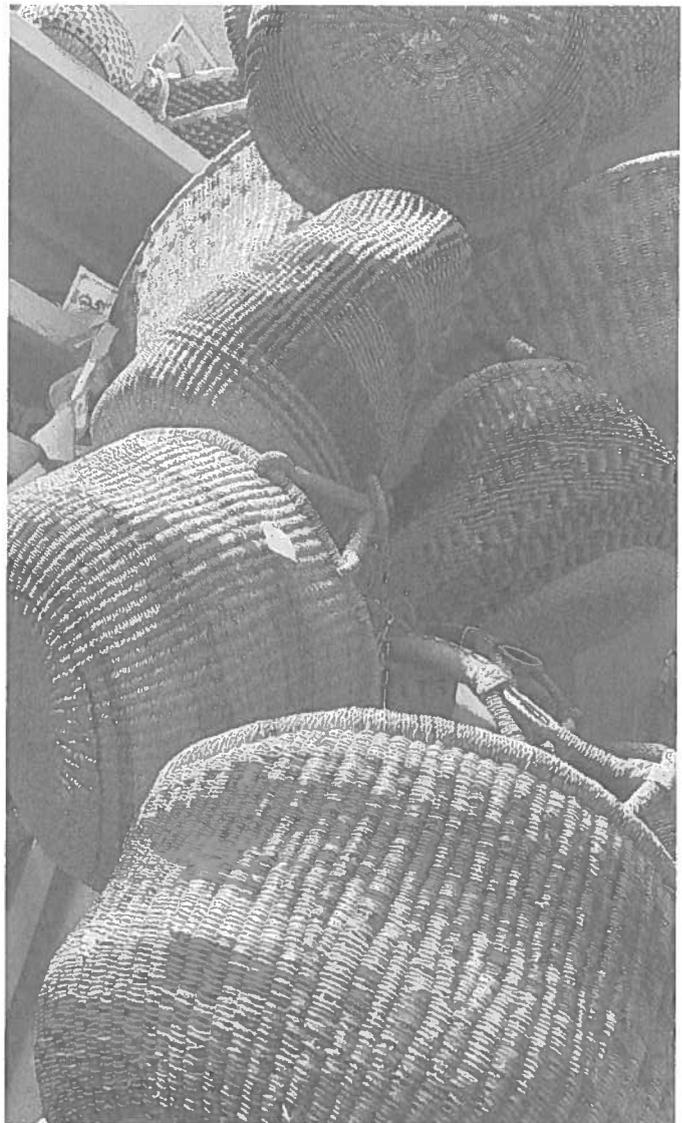
Per Esri, annual expenditures per capita total around \$42,524 for people within the MRA, \$47,726 within a five- to 10-minute driving radius, and \$50,062 for people within a 10- to 30-minute driving radius. Given that median household income is \$24,220 in Las Vegas and \$27,000 in San Miguel County, this estimate may be high.

The largest per capita expenditures for all three groups of residents are for housing costs ("Home") and savings and retirement ("Financial"). Residents of the greater county area appear to spend slightly more on groceries ("Food at home"), personal care products, smoking products, and insurance than those within the MRA.

Within the MRA, residents spent nearly 1.5 times as much on food at home (with a strong emphasis on snacks and packaged foods) than they did on restaurants and alcohol. TV, video, and audio expenditures dominated the entertainment sector, and women's apparel and footwear collectively represent over half of all apparel expenditures.

This study examines three market areas:

- Residents who live within the MRA
- People who live within a five- to 10-minute drive of the MRA boundary — which encompasses most of the city of Las Vegas
- People within a 10- to 30-minute drive of the MRA. Those who live beyond this boundary generally would seek other markets, particularly Santa Fe.



Goods for sale in New Moon Fashions on Bridge Street. ARC photo

Exhibit 5-9: Average Annual Spending Per Capita on Goods and Services in regional markets

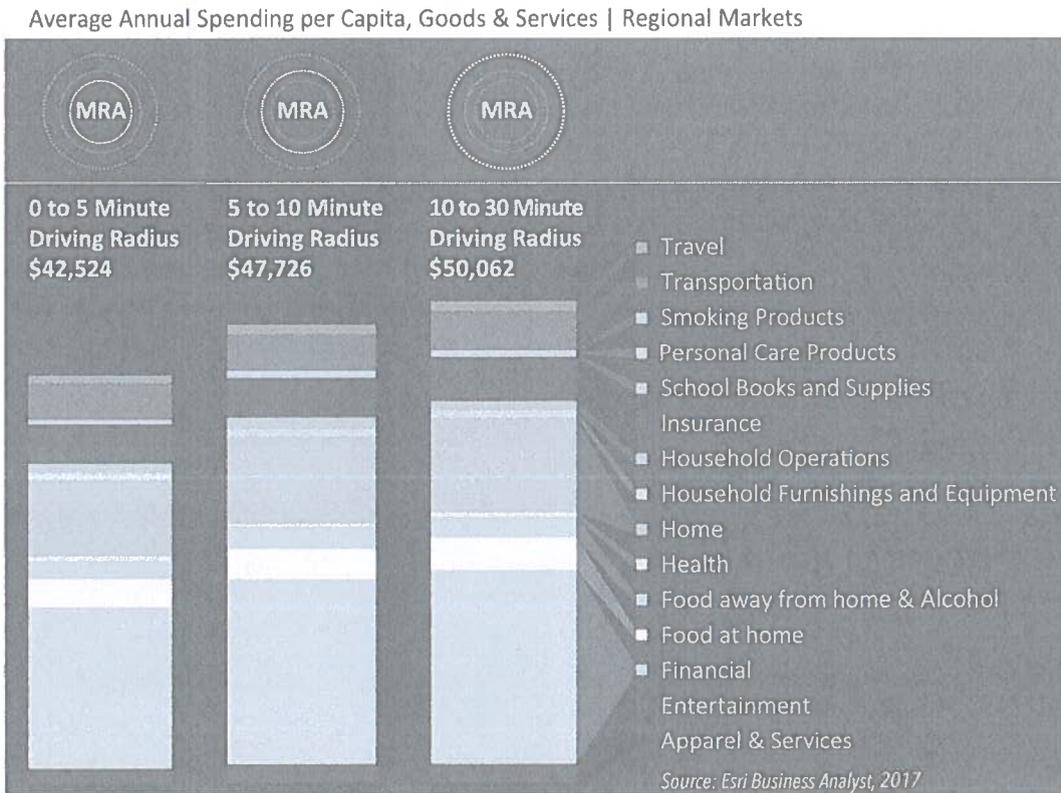
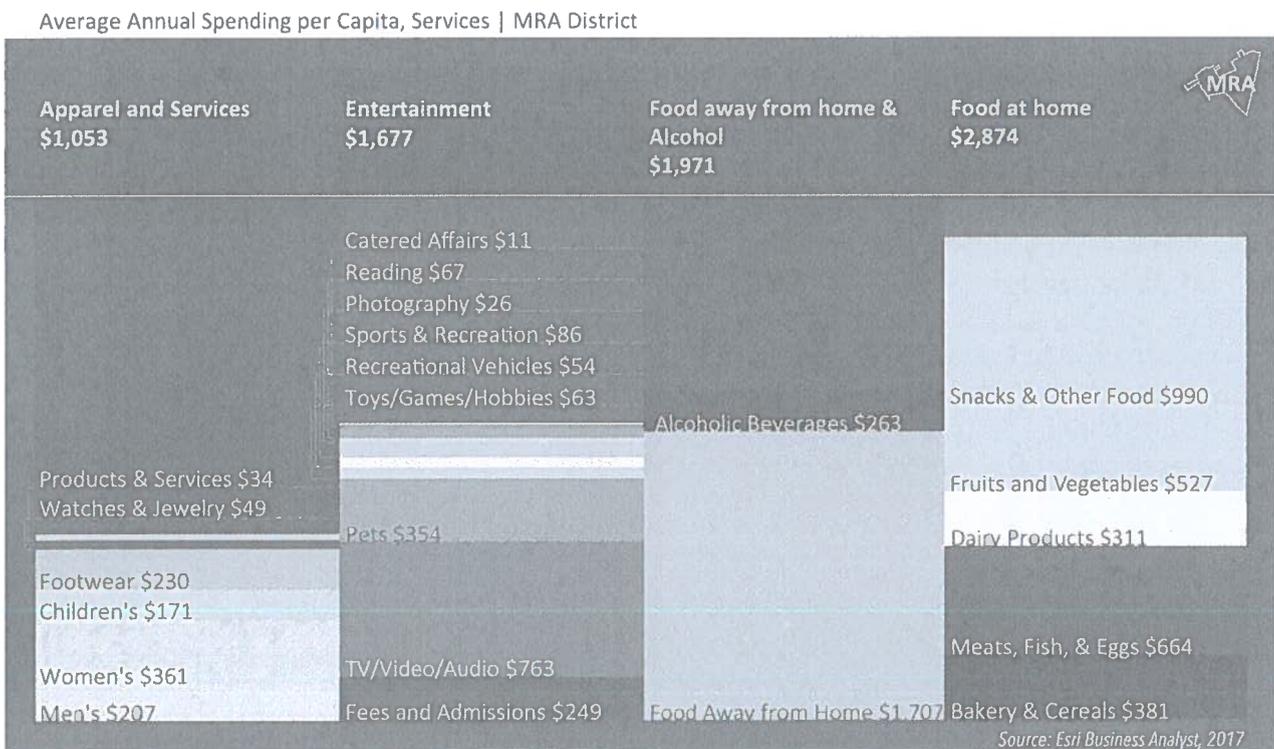


Exhibit 5-10: Average Annual Spending Per Capita on Goods and Services within the MRA District



Leakage and Surplus

“Leakage” refers to money residents spend outside of the study area. “Surplus” refers to money spent in the study area by those living outside it. Leakage in a particular industry may indicate a commercial need that local businesses do not meet. Surplus in an industry indicates that it is drawing customers from beyond the defined area, in this case, the MRA.

The Las Vegas MRA sees the greatest leakage from general merchandise stores, nonstore retailers, and motor vehicle and parts dealers. The Walmart Supercenter meets general merchandise needs for the region and represents the largest surplus in the city, attracting an estimated \$99M in visitor sales annually. Residents turning to nonstore

retailers (i.e., online retailers or call center purchases) to meet shopping needs represent another source of leakage. Other major leakage sectors are motor vehicle and parts dealers, and clothing and accessory stores.

In sheer number of sales, the furniture and food service sectors represent large surpluses for the MRA. Consumers who live outside the MRA accounted for 91% of furniture and home furnishing sales in 2017, representing a surplus of \$5,130,459. The majority of those customers live in the remainder of Las Vegas. For food service, the number was 72%, with a surplus of \$4,412,716. Other sectors with strong surpluses in the MRA include miscellaneous retailers, health and personal care stores, electronics appliance stores, and food and beverage stores.

Exhibit 5-11: Leakage and Surplus Factors within the Las Vegas MRA

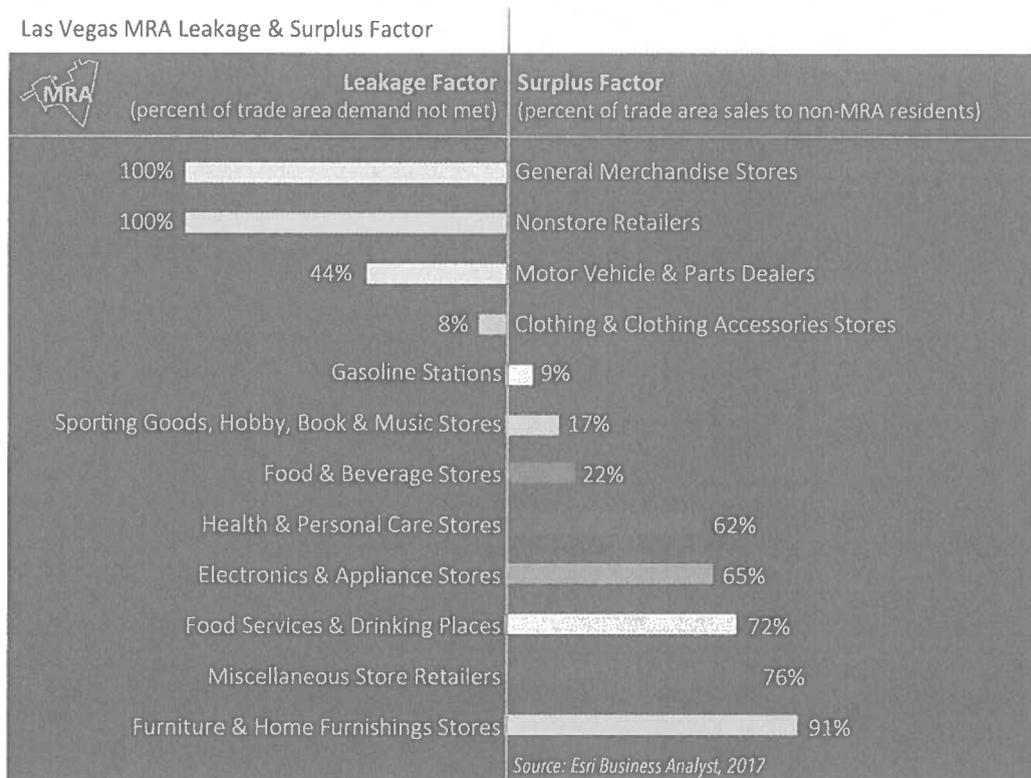


Exhibit 5-12: Leakage and Surplus Values within the Las Vegas MRA

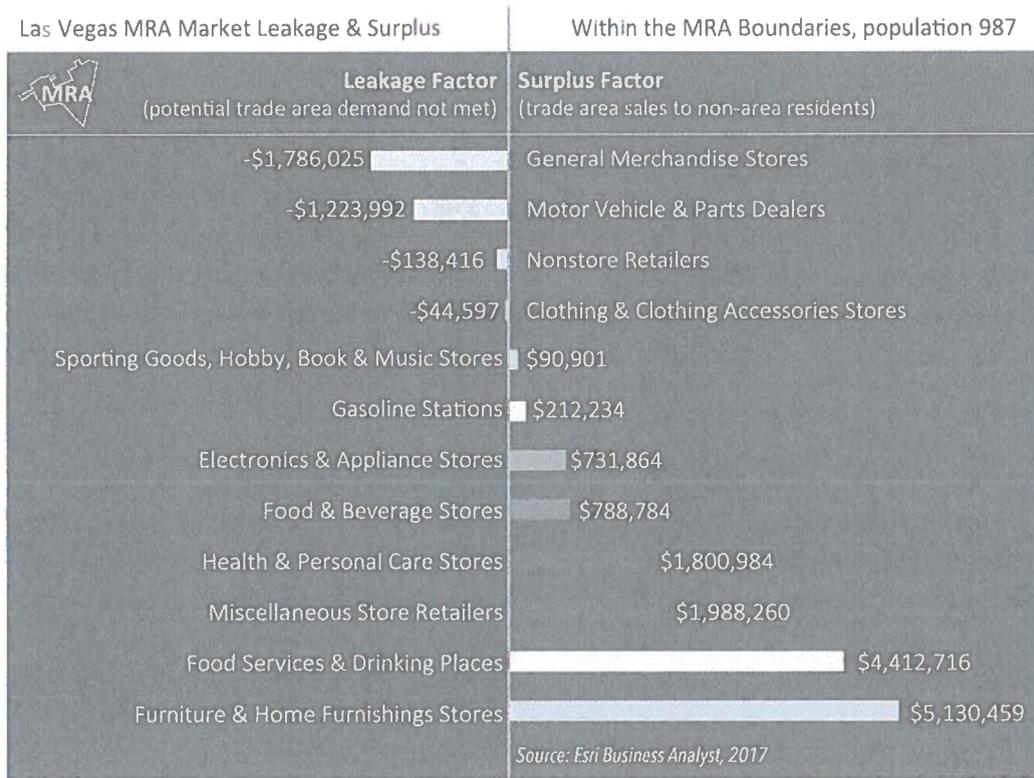
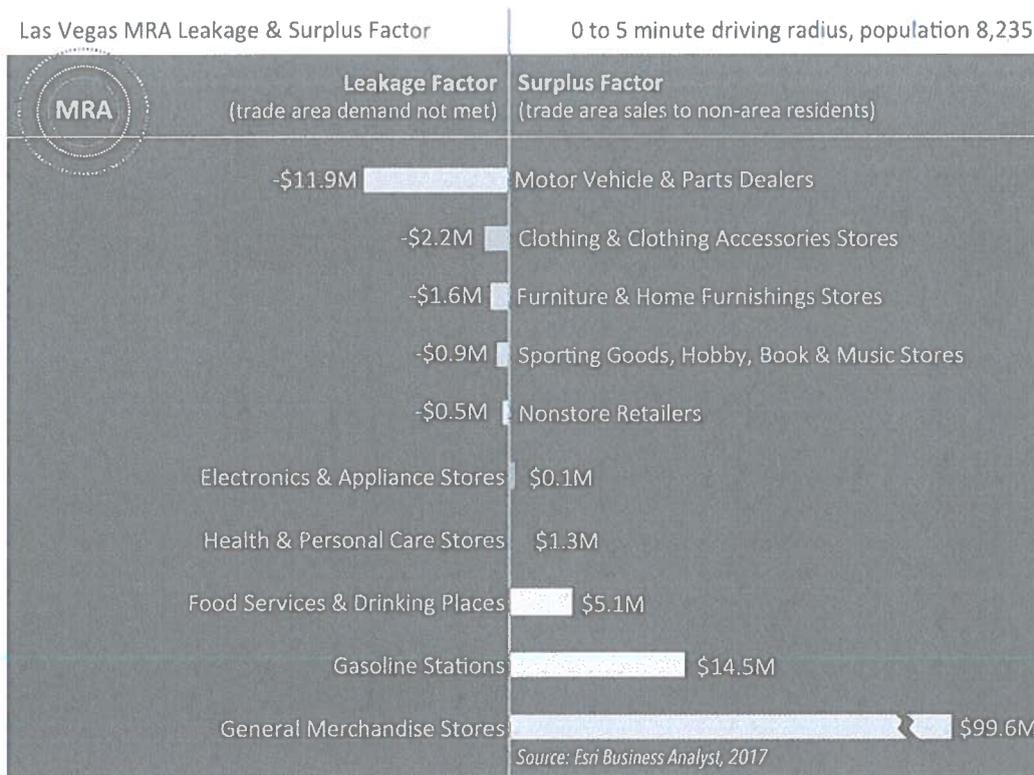


Exhibit 5-13: Leakage and Surplus Factors within a Five-Minute Driving Radius of the MRA District



Market Segmentation

As part of its demographics and economic development analysis, Esri has developed a market segmentation strategy it calls “Tapestry segmentation.” It developed 67 distinctive market segments based on socioeconomic and demographic composition, arranged into 14 groups it terms “LifeModes.”

Any attempt to categorize the diversity of the human condition carries inherent shortcomings, and Esri’s tapestry segmentation is no different. At times problematic or even offensive, the segmentation does inform broad trends in spending behaviors for an overall population.

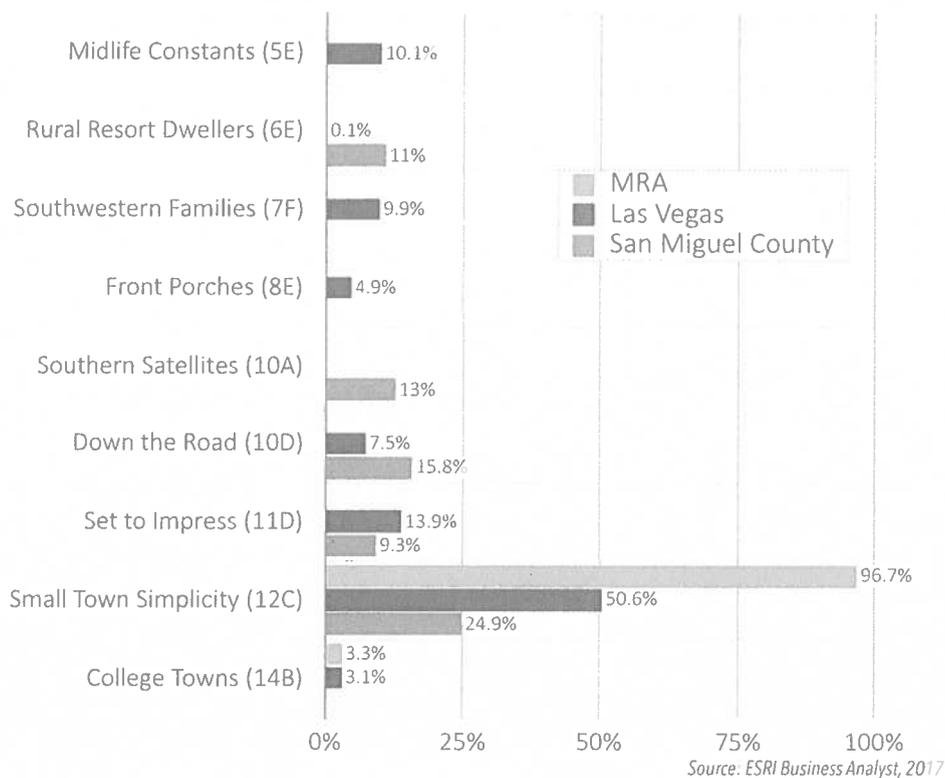
Exhibit 5-14 illustrates the percentage of the population within the MRA boundary, the City of Las Vegas, and San Miguel County categorized by “tapestry.” Within the MRA, the “Small Town Simplicity” tapestry makes up the vast majority of residents, with a small percentage occupying the “College Town” tapestry.

Note that Esri only provides the top five tapestries in any geography. Approximately 25% of San Miguel County residents remain unaccounted for. However, one can infer that Midlife Constants, Southwestern

Families, Front Porches, and College Towns make up at least some of the remainder.

Esri describes the “Small Town Simplicity” tapestry as including “... young families and senior householders that are bound by community ties.” Entertainment and leisure activities generally take place either at home — in the form of television and movies, video or mobile games, and gardening hobbies — or in the great outdoors, with activities like hunting and fishing. Compared to the nation as a whole, this market segment is older, has higher unemployment and lower labor force participation, and occupies mostly single-family homes with lower-than-average property values. One in four households in this segment are below the poverty level. Consumers tend to be price-conscious, keeping their finances simple and avoiding debt.

Exhibit 5-14: Comparative Populations by Characteristics



The remainder of residents within the MRA fall under the “College Towns” tapestry. Residents within this segment typically are either students or staff and faculty at universities. Housing is largely dormitories or low-rent apartments, occupied by non-families — i.e., roommates who are not related. The other portion is single-family homes, occupied by their owners. People

within this market segment tend to be thrifty, but spend money on fashionable clothes and environmentally friendly products. They often rely on online services for both socialization and shopping.

For descriptive definitions of all Esri tapestries identified in the city and county, please see the Appendix.



LC's Pizza Parlor on The Plaza. ARC photo

BUILDING INVENTORY

Windshield Survey

In January, 2018, the planning team conducted a study of the commercial corridor in the MRA. The team surveyed about 150 commercial parcels along Railroad Ave., Douglas Ave., and Bridge St., and noted the following attributes:

- Vacancy status
- Building condition
- Business type
- Hours of activity
- Historic appearance

Vacancy Status

This survey classifies buildings currently undergoing renovation as vacant, including the Rawlins Building and the Castañeda Hotel. Some parcels, like the El Fidel parcel, contain multiple storefronts with varying vacancy status.

In the study area, 47 buildings were vacant, eight were vacant upstairs only, and four were vacant downstairs only. The study area contains 13 surface parking lots and 19 vacant lots.

In all, just under half, 49%, or 86, of the parcels surveyed were occupied buildings.

The high number of vacant buildings and lots presents both an issue and an opportunity. A high number of buildings are not currently contributing either to the business offerings or in local tax revenue to their full potential, but are contributing to a sense of neglect in the Downtown. However, these buildings and lots also represent potential opportunities for future businesses development. Downtown Las Vegas has the building stock available for growing into a thriving downtown business economy.

Condition Assessment

The two buildings undergoing renovation (Rawlins and Castañeda) were rated as “marginal” here, although their condition is expected to change in the near future.

Planners measured building condition from the outside and the survey does not reflect the condition of roofs or interiors. They rated buildings with marginal paint peeling and other minor appearance issues as being in “good” condition, while buildings with exterior deterioration and/or broken windows were “marginal.” Buildings with apparent structural issues have a rating of “poor.” Reports note buildings with severe structural issues, including two on Bridge St. and one in the Railroad District, however, exterior condition alone informed ratings for this survey.

A majority of buildings in the study area appear to be in good condition. Even if issues exist inside a building, most buildings

Exhibit 5-15: Vacancy Status

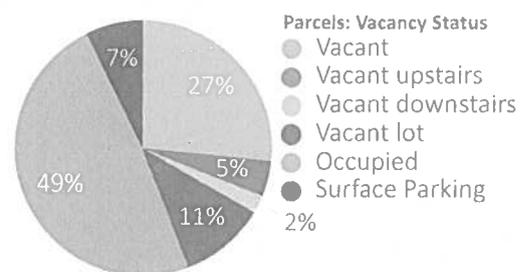


Exhibit 5-16: Building Condition

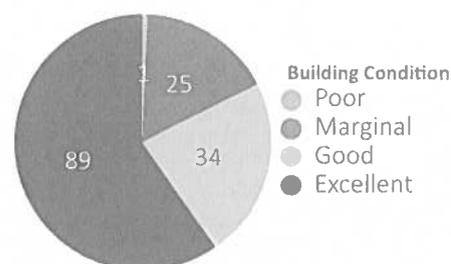


Exhibit 5-17: Building Condition Map

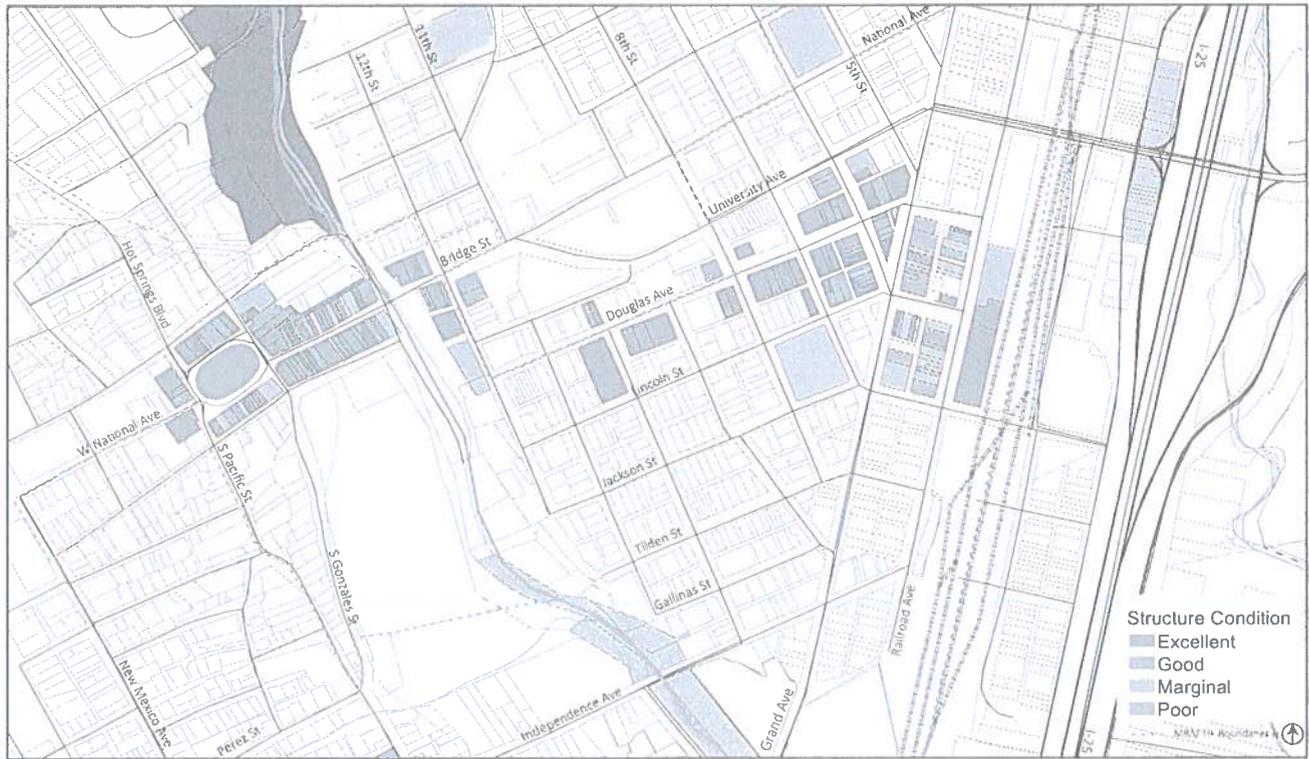


Exhibit 5-18: Vacancy Status Map



in the study area do not detract from the attractiveness of the area. Some stand-out exceptions include the building on the southwest corner of Railroad Ave. and Lincoln Ave., which has a collapsed roof.

The greatest cluster of blight is in the Railroad District, including along Grand Ave. where many buildings appear vacant and have peeling paint and/or broken windows. This circumstance is especially unfortunate because of their prominence, essentially serving as one of downtown's "front doors."

Condition & Vacancy

The vast majority of buildings in "marginal" condition, 21 of the total 25, are vacant. Of the buildings in "good" and "excellent" condition, 11 of each are vacant.

The study area currently has 22 vacant buildings in excellent and good condition. They could represent immediate opportunities for new businesses and uses in the area.

Hours of Operation

Thirteen establishments host evening activity in the study area, including a mortuary, two tattoo parlors, five restaurants, two hotels, a movie theatre, a bowling alley, and a ballroom. Together, they account for less than 10% of all establishments surveyed.

A well-functioning downtown core, especially in a college town, should have a variety of evening activities to draw people downtown both in the day and evening. Representatives from Highlands University and United World College have noted a demand for expanded

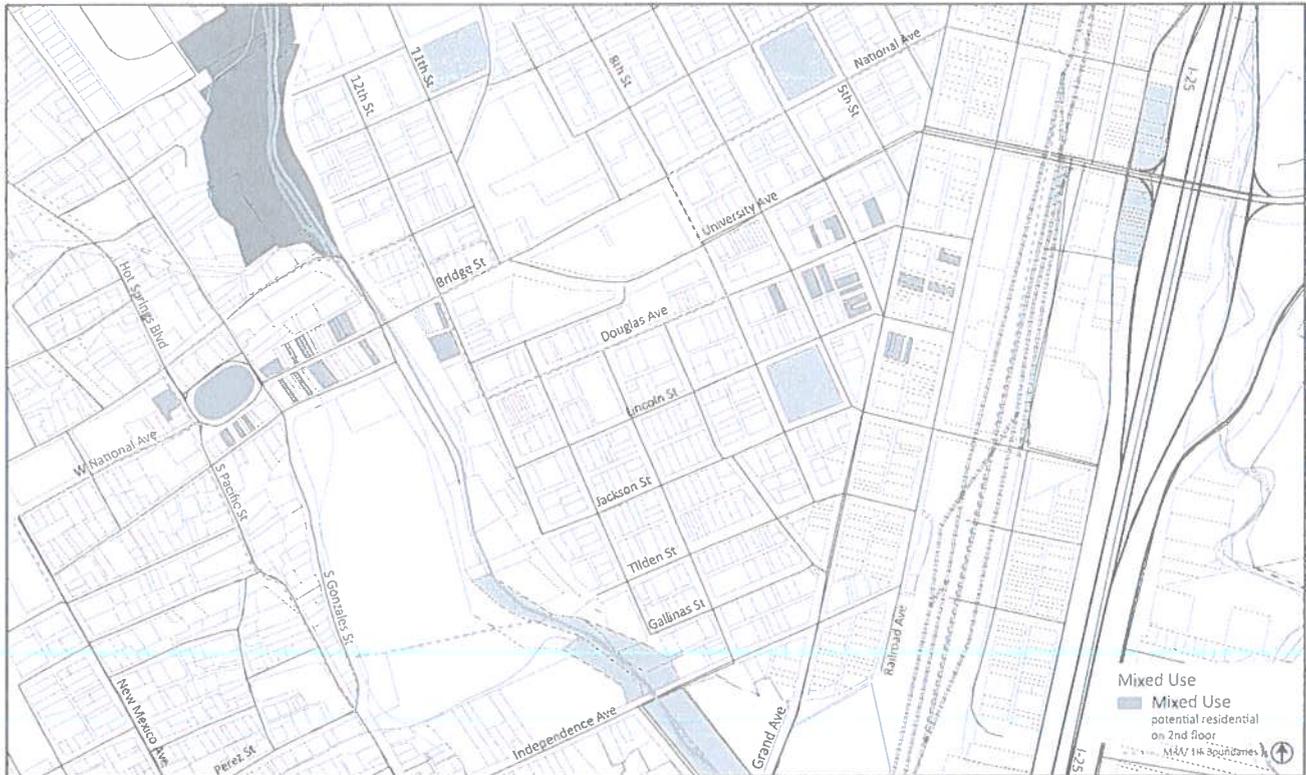
Exhibit 5-19: Map of Vacant Buildings, Land, and Surface Parking



Exhibit 5-20: Map of Areas with Mixed-Use Potential



Exhibit 5-21: Map of Buildings with Mixed-Use Potential



Benefits of Downtown Residential Units:

- Increases property tax revenue
- Contributes to downtown customer base
- Improves walkability and safety of downtown
- Highly desirable, especially to younger people
- Improves the feeling of a bustling downtown
- Extends hours of activity
- Adds to the overall housing stock

nightlife opportunities. The development of the Indigo Theatre and bowling alley at JC's New York Pizza Department, as well as the establishment of Borracho's and The Skillet in the Plaza/ Bridge area, the development of the Serf Theatre in the Douglas area, and additional project currently in development such as the Castañeda Hotel in the Railroad District are vastly improving evening options across all three downtown districts.

As momentum builds and additional uses are added, such as mixed-use residential and recreational activities, the MRA will be well on its way to becoming a vibrant and active city center.

Potential Mixed-Use Residential

Establishments with business on the ground floor and the potential for residential or offices on higher levels are categorized here as "mixed use." If they are used as residential, mixed-use buildings can greatly increase the activity in an area while providing much needed rental housing units. Mixed-use areas, especially in downtowns and on main streets represent the walkable, active neighborhoods that are highly sought after, especially by younger demographics and students.

The study area has many attractive and historic potential mixed-use buildings. They are clustered in the Plaza/ Bridge St. district and the Railroad District and most have existing uses downstairs. From planners' drive-by estimates, the study area has over 30 potentially mixed-use buildings, some of which may accommodate more than one apartment.

The City could encourage these areas to develop as college-town enclaves with more urban rental housing and plenty of shopping and activities.

Business Inventory

Business Type

The planning team categorized businesses in the study area according to general industries. Planners counted establishments that offer services in more than one category as belonging to several industries. For example, the Plaza Hotel is included as both "restaurant" and "accommodation."

"Services" is the most prevalent business type among MRA businesses. This group includes financial services, medical and wellness services, mechanical, community, and advisory services. Thirty-four of the 149 establishments surveyed provide the area with a service.

Retail is the second most prevalent use in the MRA area with 29 establishments. Offerings range from furniture to candy and gifts.

The area currently has two accommodation establishments: the Plaza Hotel and the El Fidel, which is an extended-stay establishment. The Castañeda will bring this tally to three when it opens and add to the restaurant total as well.

Detailed Land Use

MRA Districts

The study area currently has 14 restaurants in the study area offering cuisines that include New Mexican, pizza, tacos, American, BBQ, and pastries.

Opportunities for entertainment are limited, but have improved significantly over 2009. The Serf Theatre on Douglas Ave. offers music and other entertainment; the relatively new Indigo Theatre on Bridge St. offers movies and JC's Pizza on the Plaza recently added bowling lanes. The Plaza Hotel has two ballrooms that can host events. The Kiva Movie Theatre on Bridge St. could provide additional entertainment opportunities if it reopens.

Offices and public sector buildings comprise the remainder of occupied nonresidential parcels in the study area.

A detailed mapping of land use within the MRA shows a varied retail corridor bordered predominantly by educational and residential uses. Bridge St. and the Plaza boast the highest concentration of retail uses and restaurants, with a lower concentrations on Douglas Ave. and 6th St.

Bridge St. and the Plaza area have a good mix of commercial uses and several vacant buildings as well, most notably at the east end of Bridge St. and along the southern edge of the Plaza. These buildings are opportunity sites to expand the retail and commercial offerings in the Plaza/ Bridge St. District.

A large amount of surface parking and vacant buildings on and near 8th St. north of Douglas could be repurposed to serve as a gateway area. With the proposed opening

Exhibit 5-22: Land Use in the Las Vegas MRA



of University Ave. to two-way traffic, the surface parking on the southwestern corner of 8th St. and University Ave. would be an ideal location for a welcoming or directional gateway pointing visitors to the Plaza, NMHU, the Douglas shopping district, and the Railroad District.

Grand Ave., between University Ave. and 7th St., with its attractive historic buildings and high vacancies, has the potential to develop into a valuable and attractive retail core. The area has on-street parking, but the sidewalk is not wide or buffered enough to eliminate a sense of vulnerability to the fast, two-lane traffic on Grand Ave. Adding planters or street trees would buffer pedestrians and improve the area's viability as a retail core.

Vacant buildings currently dominate the Railroad District, many of which are historic in character and could be restored as attractive storefronts and businesses or mixed-use development. Recent efforts to renovate apartment buildings in the area have proven to be successful. When the Castañeda Hotel opens, the area will likely see an uptick in development activity.

The Railroad district offers an excellent opportunity for public investment in an anchor project, such as reuse of the PNM building.

Exhibit 5-23: Top Uses by Count

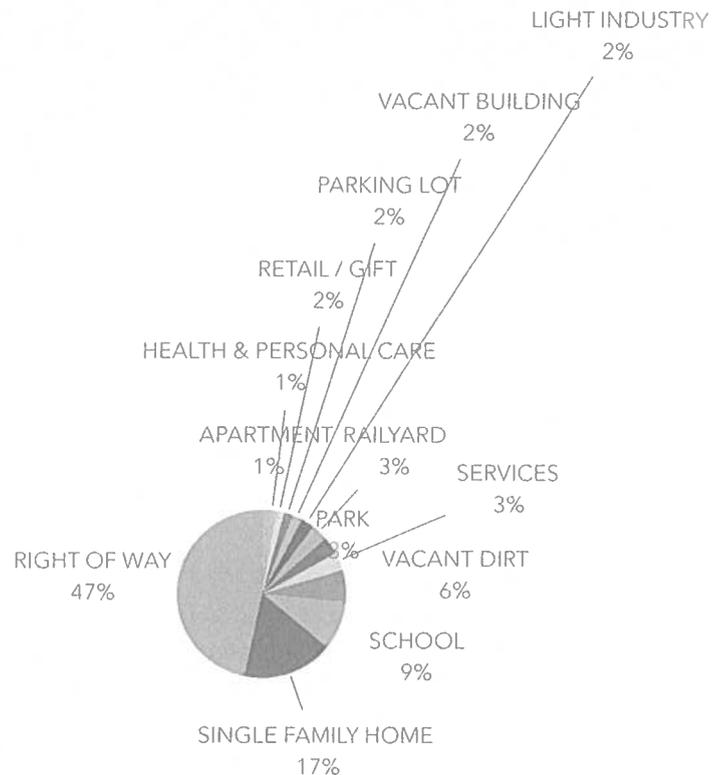
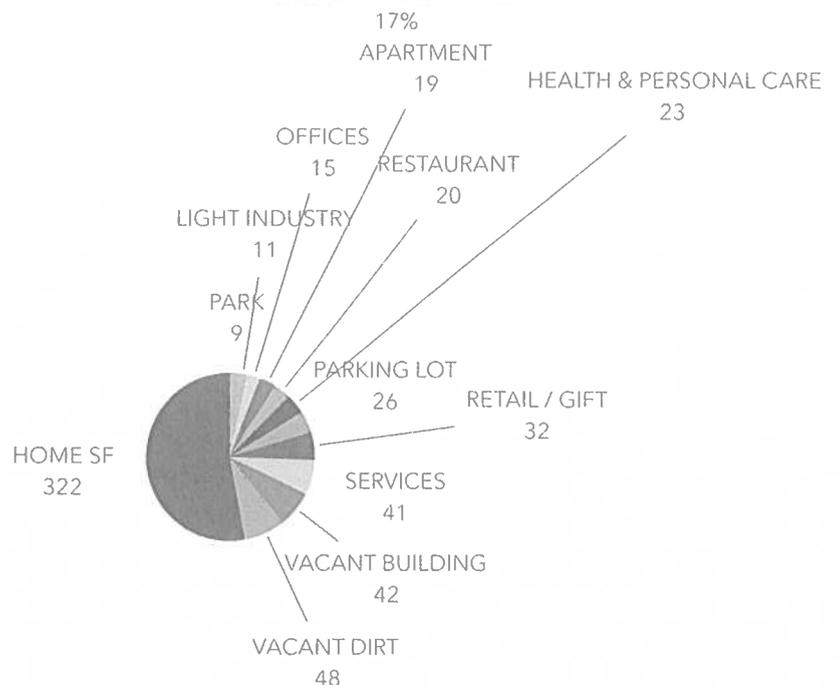


Exhibit 5-24: Top Uses by Acreage



Educational Uses

Two very large school campuses are within walking distance of the retail corridor in the MRA: Highlands University and West Las Vegas High School.

While NMHU represents the greatest opportunity for interaction, the high school could also be an important partner in developing a rich and busy downtown core. An ongoing example is student work with the Hermit's Peak Watershed Alliance on river restoration. Other examples could include clean-up days, mural painting, and even internships and apprenticeships with local businesses.

University students should be welcomed into the community, with opportunities for shopping, eating, and recreation. Indigo Theatre and JC's Pizza work with the NMHU to provide students with vouchers. Such collaborations are good examples of working to bring students into the community and of fostering an overall "college town" feel.

Residential Uses

A significant residential area is located to the south of the commercial area in the MRA. For the most part, residences are single family, although some are duplexes and apartments. Unlike the residential areas near New Mexico Ave., the residential portion of the MRA has no vacant lots.

Parcels & Acreage

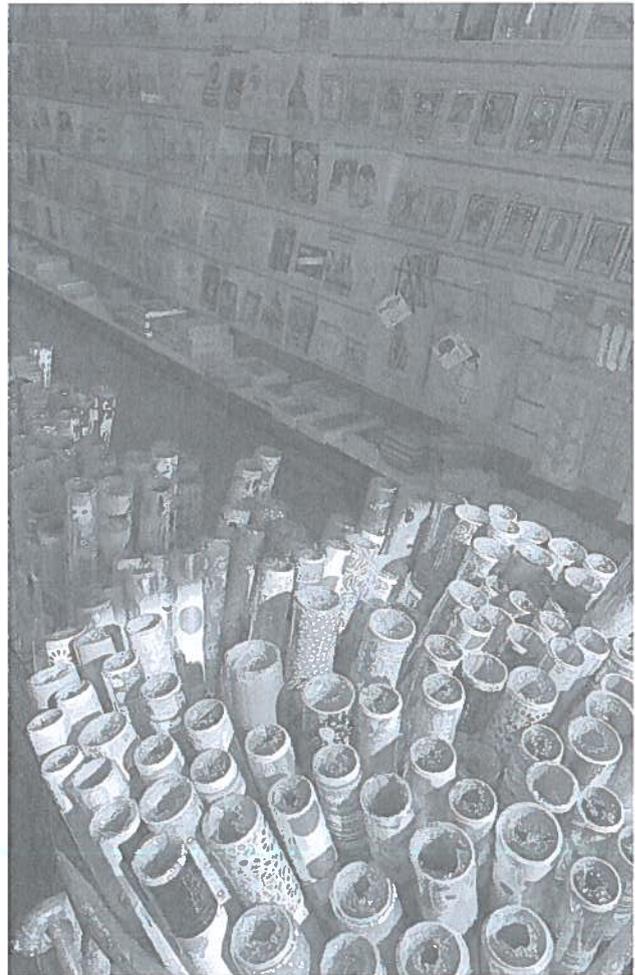
By far, the highest acreage of use in the MRA is the right-of-way, making up just under half of the total area with 279 acres or 49.89% of the total acreage in the MRA. Single-family homes make up the highest parcel count in the MRA at 322, and the second highest acreage with a total of 47.04 acres.

Vacant land and vacant buildings account for 90 parcels totaling just under 23 acres in the MRA. This amount represents significant room for growth in the MRA in the long term, and a symptom of current underuse.

Another 26 parcels in the MRA are dedicated to parking.

Retail, services, restaurants and offices all have significant parcel use, but the MRA has only two entertainment establishments and just one grocery store.

Esri Business Analyst reports that 32 retail businesses are within the MRA and 112 retail businesses are within a five- to 10-minute driving radius.



Goods for sale at Paper Trail on Bridge Street. ARC photo

Exhibit 5-25: Top Uses by Count

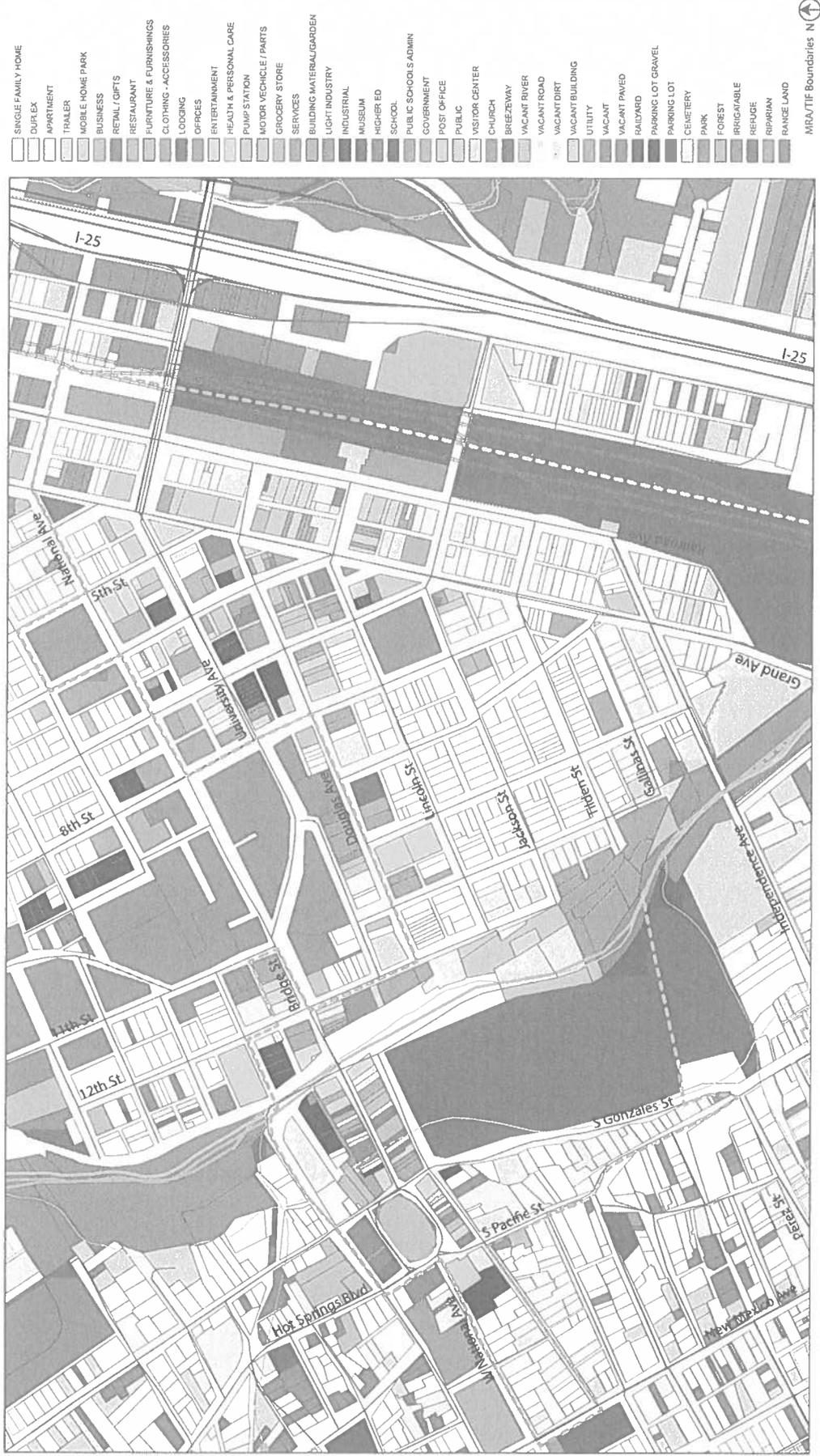


Exhibit 5-26: Land use by Parcel

Land Use Type	Count	Acreage	% of total
Single Family Home	322	47.04	16.76%
Vacant Dirt	48	16.82	5.99%
Vacant Building	42	5.37	1.91%
Services	41	9.46	3.37%
Retail / Gift	32	4.11	1.46%
Parking Lot	26	4.67	1.66%
Health and Personal Care	23	3.52	1.25%
Restaurant	20	2.38	0.85%
Apartment	19	3.49	1.24%
Offices	15	2.60	0.93%
Light Industry	11	6.80	2.42%
Duplex	9	1.34	0.48%
Motor Vehicle / Parts	9	2.51	0.89%
Park	9	9.02	3.21%
Other	8	1.88	0.67%
Furniture and Furnishings	6	0.93	0.33%
Trailer	5	1.01	0.36%
Gas Station	5	1.65	0.59%
Vacant Paved	5	0.59	0.21%
Clothing - Accessories	4	0.46	0.16%
School	4	25.74	9.17%
Vacant Road	4	0.75	0.27%
Building Material/Garden	3	0.85	0.30%
Lodging	3	1.75	0.62%
Vacant River	3	2.42	0.86%
Entertainment	2	0.24	0.09%
Rail Yard	2	8.97	3.20%
Church	2	0.73	0.26%
Grocery Store	1	0.16	0.06%
Parking Lot Gravel	1	0.11	0.04%
Utility	1	0.30	0.11%
Visitor Center	1	0.44	0.16%
Breezeway	1	0.07	0.03%
Museum	1	0.37	0.13%
Fire Station	1	0.30	0.11%
Public	1	0.50	0.18%
Public Schools Administration	1	0.22	0.08%
Quasi Public	1	0.38	0.14%
Post Office	1	1.23	0.44%
Right Of Way (Roads and Curbs, etc)		279.47	49.89%
Total Acreage minus Right Of Way		280.70	50.11%
Total Acreage		560.17	100%

MARKET ANALYSIS

Employers

Within the MRA boundaries, educational services employs 320, followed by public administration (243), accommodation and food service (222), retail (144), other services (104), and healthcare and social assistance (100).

In all, Esri Business Analyst reports that 1,913 people are employed within the MRA boundaries. Industries range widely from building material retail to legal services.

Businesses

Public administration and other services account for 41 of the 199 businesses listed within the MRA by Esri Business Analyst. Finance and insurance, and healthcare and social services as shown in the table on the following page, account for another 31 businesses. Retail accounts for 25 businesses.

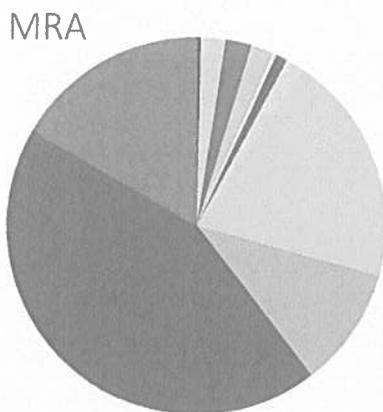
In the “retailers” category, aside from miscellaneous retailers (seven), furniture and home furnishings represent the largest number of businesses at six. Nearly all categories of retail are represented by at least one business, except for general merchandise and nonstore retailers (Internet businesses, call centers, and other non-brick-and-mortar establishments).

Regional Trends

The jobs profile of the MRA matches fairly well that of the city of Las Vegas as a whole. Also compared to the city as a whole, a slightly higher percentage of businesses is comprised of furniture stores and a lower percentage is general retail, but overall the trends are quite similar. Services account for the greatest share, followed by retail, then government.

Exhibit 5-27: Jobs by industry

Jobs by Industry
as percentage of total jobs



- Government
- Agriculture & Mining
- Construction
- Manufacturing
- Transportation
- Communication
- Utility
- Wholesale Trade
- Retail Trade Summary
- Finance, Insurance, Real Estate Summary
- Services Summary

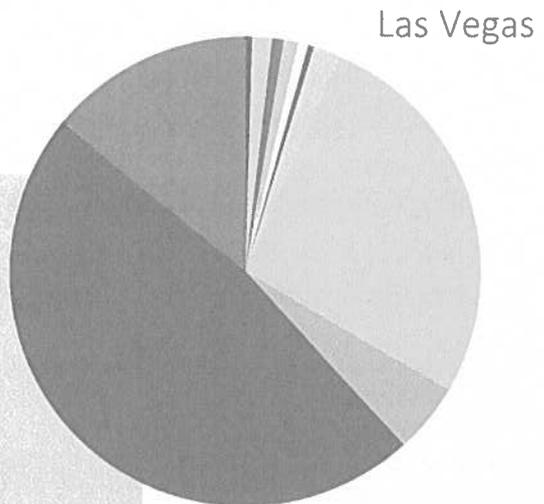


Exhibit 5-28: Businesses and Employees by NAICS Codes

MRA Businesses and Employees by NAICS Codes	Businesses	Employees
Agriculture, Forestry, Fishing and Hunting	1	4
Mining	0	0
Utilities	1	14
Construction	5	31
Manufacturing	1	9
Wholesale Trade	4	23
Retail Trade	25	144
Motor Vehicle and Parts Dealers	2	9
Furniture and Home Furnishings Stores	6	40
Electronics and Appliance Stores	1	7
Bldg Material and Garden Equipment and Supplies Dealers	1	11
Food and Beverage Stores	1	22
Health and Personal Care Stores	1	15
Gasoline Stations	1	1
Clothing and Clothing Accessories Stores	2	3
Sport Goods, Hobby, Book, and Music Stores	2	4
General Merchandise Stores	0	0
Miscellaneous Store Retailers	7	31
Nonstore Retailers	0	0
Transportation and Warehousing	4	30
Information	4	40
Finance and Insurance	13	74
Central Bank/Credit Intermediation and Related Activities	9	62
Securities, Commodity Contracts and Other Financial Investments	1	4
Insurance Carriers and Related Activities; Funds, Trusts	2	8
Real Estate, Rental and Leasing	2	12
Professional, Scientific and Tech Services	7	18
Legal Services	4	9
Management of Companies and Enterprises	2	63
Administrative and Support and Waste Management and Remediation	0	0
Educational Services	6	320
Health Care and Social Assistance	18	100
Arts, Entertainment and Recreation	2	10
Accommodation and Food Services	11	222
Accommodation	3	78
Food Services and Drinking Places	8	144
Other Services (except Public Administration)	20	104
Automotive Repair and Maintenance	1	4
Public Administration	21	243

TRENDS & OPPORTUNITIES

As the largest retail center between Santa Fe, Raton, and Roswell, the City serves as a regional shopping hub, serving many northeastern New Mexico cities and small towns such as Mora and Santa Rosa. Las Vegas also has great tourist draw and potential with an impressive amount of intact historic city fabric and buildings. It is a picturesque and vibrant small town, and located just off of busy I-25 highway and within a short driving distance of New Mexico tourism hubs Santa Fe and Taos.

Capitalizing on Existing Assets

Improving tourist attractions should be a priority. The city's attractive historic accommodations and walkable commercial districts complemented by modern entertainment and attractions should be prioritized for promotion and development.

Film in Las Vegas

The city and region have an extremely rich film history. Over 50 movie and television productions have been filmed in Las Vegas, including some very popular and iconic titles such as *Easy Rider*, *Red Dawn*, *No Country for Old Men*, and, most recently the television series *Longmire*. This history should be on prominent display in the city in the form of mapping, a film museum, and/or plaques at the sites of iconic scenes. Publicizing this history is essential to creating appreciation of it.

Arts & Culture

Las Vegas has a rich cultural history and a deep well of traditional and modern artists and an innovative creative class. Although the city has a wealth of artistic talent, it remains somewhat under the radar. Members of the artistic community should develop events and attractions, expand gallery options, and design promotional material, wayfinding and public art. Already in place are the Las Vegas Arts Council, the Arts and Culture District, the NMHU Iron Tribe and other local arts and technology groups that are valuable assets and potential partners in developing the arts and culture economy in Las Vegas.

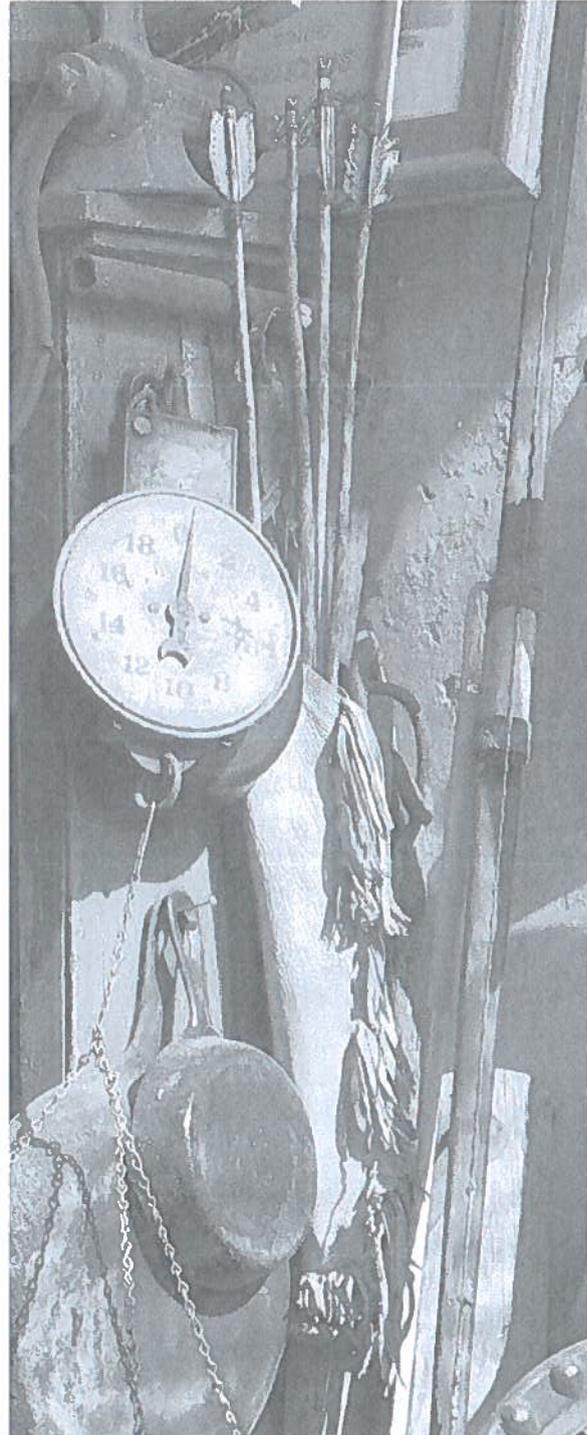
Museums

The City of Las Vegas Museum and Rough Rider Memorial is located on Mills Ave., just north of University Ave. It was named after Teddy Roosevelt's Spanish American War volunteer group that held reunions in Las Vegas after their time in service. The museum should be retooled, organized and redesigned to showcase its historic memorabilia. On Bridge St., the Citizens Committee for Historic Preservation curates public exhibitions on the history of Las Vegas. The recently developed E. Romero Firehouse on Bridge St. is the newest addition to Las Vegas' museum assets, with specialized focus on acequias and fire trucks. The valuable and rich history of the city provides an opportunity for additional history showcases focused on the popular, often dramatic, but also culturally, architecturally and historically significant past.

Did you know...

- Doc Holliday opened a dental practice and saloon on Lincoln Ave. south of Grand Ave. in 1879, but was shortly run out of town by a lynch mob for shooting a man in his saloon in July of that year. The shooting is Doc Holiday's first known homicide.
- Reportedly, the *Las Vegas Optic* obtained Billy the Kid's index finger, sent in a jar from Fort Sumner. The newspaper reported the incident:
It [his finger] is well-preserved in alcohol and has been viewed by many in our office today. If the rush continues we shall purchase a small tent and open a side show to which complimentary tickets will be issued to our personal friends.
- During the city's "notorious days" (around 1880), Las Vegas was called home or visited by a rainbow of colorful characters, including Doc Holliday, Big-Nose Kate, Jesse James, Billy the Kid, Bob Ford, Wyatt Earp, Rattlesnake Sam, Cock-Eyed Frank, Web-Fingered Billy, Hook Nose Jim, Stuttering Tom, Durango Kid, Handsome Harry the Dancehall Rustler, Vicente Silva and his gang, and Belle Sidons (alias Monte Verde).

Source: © Kathy Weiser/Legends of America, updated April 2018 <https://www.legendsofamerica.com/nm-lasvegas/2/>



Vintage Items on Display on Bridge Street. ARC Photo

Promotion

The city should continue working with the state on promotion and establish a comprehensive, high quality marketing identity and brand. This effort should include community input and be geared to appeal to a wide and variable segment of potential customers.

Las Vegas should improve the accessibility of its assets by developing clear, easy-to-access resources such as maps, mobile apps and a community calendar to help visitors learn about and find historic attractions, events and shows, local arts assets, retail stores, and recreational attractions. Such resources currently need improvement. Visitors, potential visitors, and even residents who wish to enjoy Las Vegas can have difficulty finding attractions.

The City has other resources that can contribute to promotion. It should work with local school IT programs, historians, community, arts, and historic groups, state film liaison, and web site development talent to design and publish information about tourist attractions and events, and develop a mobile app with maps of attractions and a current events calendar.

Potential Economic Development

Outdoor recreation is fast becoming an essential element of western economic development efforts and with its lakes, mountains, ranches, and prairies, the Las Vegas area has vast untapped outdoor recreational opportunities. The City should work with San Miguel County to develop and promote recreational assets across the region and provide accommodations and support services such as bike rental shops.

Improving regional shopping opportunities should be another focus for the area. Walmart, at the north end of town, attracts a massive spending stream, and small, locally owned retail is fairly well represented in Las Vegas, but mid-size, more specialized retail is not available. People in Las Vegas and the region take their dollars to Santa Fe, or even Albuquerque to shop at Trader Joe's or T.J. Maxx, for example. Several vacant buildings in the MRA could accommodate mid-size stores and the City should actively work to recruit them. Southwest Las Vegas has a noticeable lack of grocery stores in and attracting a mid-sized grocery such as Trader Joe's would be a great accomplishment.

Note: Trader Joe's is known for its willingness to set up shop with surface parking lots that are smaller than most American retailers demand. If additional parking were developed south of the Plaza, the Navajo Textiles building could be an ideal location for such an establishment.

Opposite: Goods for Sale at Blowin' in the Wind on Bridge Street, ARC Photo



PRIORITY PROJECTS

MASTER PLAN
RECOMMENDATIONS
& PROJECTS



OPPORTUNITY SITES

Plaza / Bridge Street District

Named by the American Planning Association in 2013 as one of the Great Places in America, Bridge Street between the Gallinas River and the Plaza is an example of a great American Main Street.

Located in the finest example of New Mexico's territorial-era commercial districts, Bridge Street blends its "Wild West" origins as a crossroads along the Santa Fe Trail with a heterogeneous mix of restored Greek Revival, Italianate, Georgian Revival, Queen Anne, Neoclassical, and Colonial Revival architecture constructed after the Atchison, Topeka and Santa Fe Railroad arrived in 1879 and unleashed a building boom.

Source: APA Great Streets designation Summary <https://www.planning.org/greatplaces/streets/2013/bridgestreet.htm>

The street has a wide variety of small, local retail shops and several restaurants, with the potential to continue to diversify into the several vacant buildings there. The vacant Estella's Café faces structural deterioration, including a damaged roof, and should be prioritized for stabilization and redevelopment.

Retail, entertainment, restaurant and accommodation options have all been on the rise in the district, and currently

cover a wide variety of needs. Continuing the trend of commercial diversification should be encouraged. Downtown has a dearth of recreational opportunities, and the community has expressed a desire for improved options. Improving and expanding the River Walk and River Walk Park will add a much needed outdoor element to the shopping district and should be accompanied by improved wayfinding, informational and gateway signage.

Parking is adequate in the district for the most part, and underused public parking at the police station on the Plaza should have directional signage. To expand event parking and potential future parking needs, the City potentially could expand the public lot, but it would require purchasing the small private parcel at the corner of Moreno and South Pacific Streets.

The Plaza Park is the city's central gathering place. Featuring a gazebo for music, sidewalks and trees, the Plaza hosts several local events, including the popular 4th of July Fiestas. While the landscaping in the Plaza Park is attractive and well kept, the entry median at the west end of Bridge St. needs landscaping and possibly the addition of a sculpture or gateway. Repurposing the three-sided gateway sign currently on Mills Ave. at University Ave. with new text would be an attractive addition.

The Navajo Textiles building at the southeast corner of the Plaza has been vacant for many years, but is reportedly in excellent condition inside. One of the larger buildings in the Plaza/ Bridge Street district, it represents significant potential for redevelopment.

Exhibit 6-1: West Bridge Street, Existing



Source: City of Las Vegas Website, <http://www.lasvegasnm.gov/>

Exhibit 6-2: West Bridge Street, Proposed



Douglas Avenue District

The Douglas Avenue commercial district features many attractive historic buildings, a performance venue, restaurants, and furniture stores, but Douglas Ave. between 8th St. and Mills Ave., and 6th St. between Douglas Ave. and Mills Ave. rivals Bridge St. as an attractive built environment with handsome historic buildings.

The area features retail that serves local furniture shoppers and services, but has few establishments attractive for browsing, shopping and strolling, and so is less popular than Bridge St. The area holds great potential to become an important attraction with the addition of a wider variety of small retail shops.

This area also has two larger, vacant retail buildings that could house grocery or general merchandise shops, or even light industry. The former Bealls building at 9th and Douglas Avenues is a two-story building with a large glass store front. Another vacant large one-story retail building is caddy-corner from that.

The Railroad District

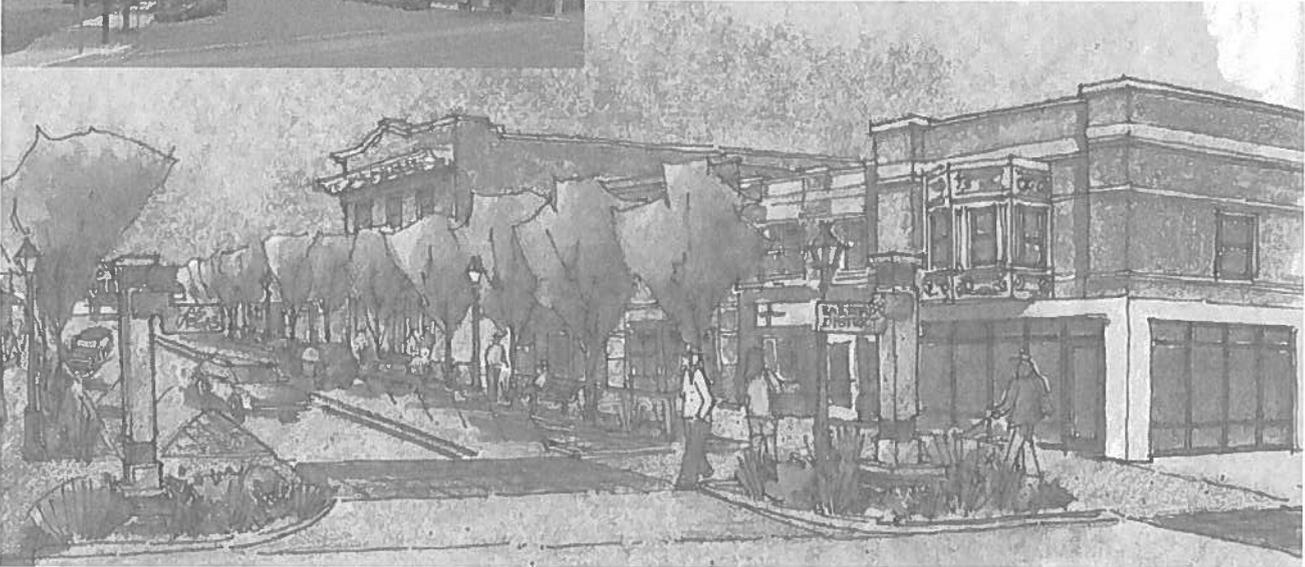
The Railroad District is Las Vegas' greatest potential as a catalytic development area.

With the Castañeda and Rawlins Building undergoing restoration, redevelopment plans rumored for the large Moonlite Welding building north of the Castañeda, and shovel-ready street improvement plans for Railroad and Lincoln Avenues, the area is poised to become the next redevelopment focus in Las Vegas. The district has many vacant and underused historic buildings, and several potential mixed-use buildings that could be redeveloped to expand housing options in the MRA.

The PNM building is possibly the greatest current opportunity in the district. The City should conduct a feasibility study to establish best potential uses, including possibly housing the City's municipal offices. A grand, centrally located City Hall in the Railroad District would complement the restored train depot and visitor center next door, and would balance the municipal cluster of county government facilities at the west end of the MRA.



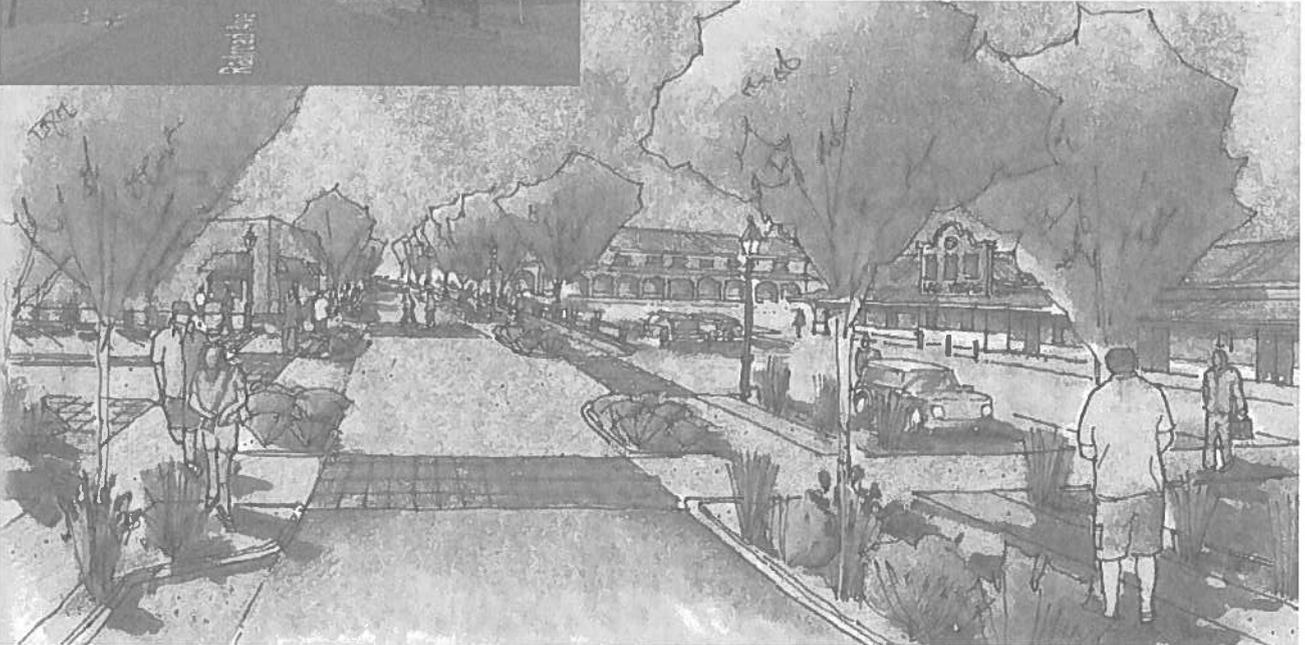
Exhibit 6-3: Great Blocks on Railroad Project Rendering



Source: Las Vegas MRA Downtown Action Plan, 2009



Exhibit 6-4: Great Blocks on Railroad Project Rendering



Source: Las Vegas MRA Downtown Action Plan, 2009

Exhibit 6-5: Task Implementation Matrix

Task	Responsible Party	Time frame	Cost	Funding Source
Implement wayfinding installation				
Develop University Ave. as a two-way street between 8th St. and National Ave.	ColV, NMHU, NMDOT	1-2 years		
Develop MOU with Highlands University ceding ownership of University Ave. between 8th St. and 11th St. to the University	ColV, NMHU	1 year		
Work with NMHU and New Mexico Department of Transportation (NMDOT) to complete the opening of University Ave. to two-way traffic	ColV, NMHU	6 months	Staff hours	
Develop shop plans and drawings of signage and begin installation	ColV, NMHU, NMDOT	1 year		NMHU
Request that DOT erect a sign at the University exit directing people to Downtown / Plaza and NMHU	ColV	1-2 years	Staff hours	San Miguel County Lodger's Tax
Develop and install gateways to welcome visitors into Las Vegas, designed in accordance with NMDOT standards	ColV, NMDOT, MSdLV	6 months	Staff hours	
Repurpose / relocate the three-sided sign at the southeast corner of Grand Ave. and University Ave.	ColV, MSdLV	1-2 years		
Expand wayfinding efforts beyond the Downtown/MRA area to include all Las Vegas exits and attractions	ColV	2-3 years		
Enact Tax Incremental Financing (TIF) in the MRA	ColV, SMC	6 months		
Formally request that the County Assessor establish baseline property values in the TIF district and establish a separate account to hold TIF funds	ColV, SMC	6 months	Staff hours	
Continue to expand and improve the Gallinas River Walk and Park	ColV, SMC	6 months	Staff hours	
Support HPWA / GRCP efforts to restore the Gallinas River ecology	ColV, HPWA/GRPC	Ongoing		
Improve pedestrian amenities along the trail, including benches, paving, and lighting	ColV, MSdLV	Ongoing		
Improve and expand recreational opportunities along the river	ColV, MSdLV	1-2 years		TIF, ICIP
Promote and protect the cultural heritage associated with the river and local agricultural traditions	ColV, HPWA/GRPC	1-2 years		
Improve connectivity between the NMHU campus and River Walk	ColV, various community groups	3-4 years		
Connect the River Walk to the bike path that NMDOT plans to install as part of its Grand Ave. project	ColV, HPWA/GRPC, NMHU	1-2 years		
Protect historic assets in Las Vegas, NM	ColV, HPWA/GRPC, NMDOT	3-4 years		
Expand Historic Cultural Historic Overlay Zones	ColV, MSdLV, ACD, CCHP	Ongoing	Staff hours	
Support work to list historic assets on state and national registers	ColV, MSdLV, ACD, CCHP	1-2 years		
Act preemptively in extreme cases to protect essential historic assets (i.e., Estrella's)	ColV, MSdLV, ACD, CCHP	Ongoing		
Work actively with community groups to identify and secure historic preservation tools.	ColV, MSdLV, ACD, CCHP, SHPO	1-2 years, Ongoing	\$60-100,000	Certified Local Government (CLG) Grant
Work with property owners to protect, maintain, and restore historic buildings	ColV, MSdLV, ACD, CCHP, SHPO	Ongoing		
Apply for a CLG grant to update historic districts' surveys and designations	ColV, MSdLV, ACD, CCHP, SHPO	Ongoing		
Support and promote economic development in the MRA	ColV, MSdLV, LVEDC	Ongoing	\$50,000	NMHU, MainStreet, TIF
Identify and promote economic development incentives such as LEDA and TIF funds	ColV, MSdLV, LVEDC	1-2 years		
Work with area schools and businesses to develop apprenticeship / internship programs	ColV, LVEDC, Schools and Businesses	2-3 years		
Support business incubators, maker spaces, and artisanal crafts	ColV, various community groups	Ongoing		
Enable the best use of the PNM building in the Railroad District	ColV, PNM	1-2 years		
Work with PNM to enable exchange of city property for PNM building in Railroad district	ColV, PNM	1-2 years		
Conduct a feasibility study to determine the highest and best use of the building and grounds	ColV, PNM	1-2 years	\$30,000	Municipal funds, TIF
Enable realization of best use, including holding deed for future a project, or relocating Municipal Services to the PNM building	ColV, PNM	1-2 years		
Continue work to beautify and improve the MRA district	ColV, MSdLV	Ongoing		
Install and maintain additional street trees and planters, and improve and expand lighting, landscaping, and sidewalks	ColV, MSdLV	Ongoing		
Support the Great Blocks on Railroad District project at the intersection of Lincoln Ave. and Railroad Ave., including pledging support and grant match as needed	ColV, MSdLV	1-2 years		

Task	Responsible Party	Timeframe	Cost	Funding Source
Prioritize projects that improve walkability and encourage pedestrian activity	1	Ongoing		
Encourage and enable an expansion of public art installations across downtown	ColV, MSdLV	Ongoing		
Develop a street trees plan to regularly replace and maintain the urban canopy in Las Vegas	ColV, LVTB	1-2 years		
Improve Pedestrian Safety and Accessibility in the MRA	ColV, NMDOT	Ongoing		
Install "yield-to-pedestrians" signs in the center lane on Bridge St. at crosswalks	ColV	6 months		
Request that NMDOT install a crosswalk on Grand at Lincoln Ave.	ColV, NMDOT	1-2 years		
Expand walking and multi-modal trails connecting Downtown to the greater community	ColV, MSdLV	Ongoing	\$250,000 per mile	ICIP, NMDOT, FHWA, HPWA
Expand efforts to promote Las Vegas and the MRA area	ColV, MSdLV	Ongoing		
Consolidate and promote an events calendar and attractions map for visitors and residents	ColV, MSdLV, LCC, community groups	6 months		
Develop and distribute a historic walking tour map of buildings/film sites	ColV, CCHP	1-2 years		
Establish and maintain a consolidated presence on social media (Facebook, Instagram) to promote businesses and events	ColV, community groups	1-2 years		
Continue working with New Mexico True and San Miguel County to promote the city	ColV, NMFA	Ongoing		
Support local artists and promote the arts community	ColV, community groups	Ongoing		
Support and promote traditional and modern artists and craftspeople in Las Vegas	ColV, community groups	Ongoing		
Work with local groups, galleries, artists, and business people to develop arts and cultural attractions and events	ColV, community groups	Ongoing		
Expand and improve recreational opportunities in Las Vegas	ColV, MSdLV, ColV, HPWA/GRPC	Ongoing		
Allocate funding to conduct a feasibility study to determine the best location for a skate park	ColV	Ongoing		
Develop a public skate park	ColV	6 months	\$75,000	ICIP
Encourage and develop additional recreational activities downtown including a playground	ColV, MSdLV, ColV, HPWA/GRPC	1-2 years	\$75,000	ICIP
Relocate James A. Murrero playground equipment to a more appropriate and accessible area within the Railroad District	ColV, MSdLV	Ongoing		
Expand transportation options and improve the City's capacity to implement transportation projects	ColV, MSdLV	3-4 years		
Coordinate the establishment of a trolley route running between Downtown and the Railroad District	ColV, MSdLV	Ongoing		
Consider working with area schools to expand bike share and bus services	ColV, MSdLV, area schools	6 months	\$40,000 (initial capital only)	
Conduct an audit to inventory all City-owned streets	ColV	3-4 years		
Minimize the prevalence of vacant buildings in the MRA	ColV	1-2 years		
Establish incentives and disincentives to decrease the number of vacant buildings in Downtown. Consider the options presented on page 6-27 of this plan.	ColV	Ongoing		
Develop zoning and permitting tools that incentivize development	ColV	3-4 years		
Expand public parking and reduce parking requirements for downtown businesses	ColV	3-4 years		
Streamline the building permit process by supporting state permit approvals or consider hiring a building inspector	ColV	2-3 years		
Improve the availability and variety of housing in the MRA	ColV	Ongoing		
Support the development of new mixed-use housing as infill development in Downtown	ColV	Ongoing		
Offer a mixed-use development tools resource guide for property owners	ColV	Ongoing		
Identify incentives, such as LEDA funds, to offer to promote mixed-use development	ColV, MSdLV, LVEDC	1-2 years		
Abbreviation	Entity	Abbreviation	Entity	Entity
ColV	City of Las Vegas	MSdLV	Main Street de Las Vegas	New Mexico Highlands University
NMDOT	New Mexico Department of Transportation	SMC	San Miguel County	Hermit's Peak Watershed Alliance/ Gallinas River Park Collaborative
ACD	Las Vegas Arts and Culture District	CCHP	Las Vegas Citizen's Committee for Historic Preservation	Las Vegas/ San Miguel Economic Development Corporation
PNM	Public Service Company of New Mexico	LCC	Luna Community College	Las Vegas Tree Board

Implementation Plan

I. Develop University Ave. as a two-way street between 8th St. and National Ave., feeding traffic into Downtown

- Establish ownership of National Ave. between 8th and 11th Streets
 - Enter into a legally binding, permanent agreement (memorandum of understanding or MOU) with NMHU recognizing its ownership of the street to enable circulation improvement and campus safety projects
- Work with NMHU and New Mexico Department of Transportation (NMDOT) to complete the opening of University Ave. to two-way traffic
- Support closing National Ave. between 8th and 11th Streets to create a pedestrian mall

II. Develop shop plans and drawings of signage and begin installation

- Plans should include signage quantity, location, and verbiage to follow the signage program included in this plan
- Include vehicular and pedestrian signage directing people to areas of interest, such as the Plaza, commercial districts, the riverwalk, and parking areas ((including the Valencia lot and the parking lot behind the police station)

III. Request that DOT erect a sign at the University Exit directing people to Downtown/ Plaza and NMHU

- Signs should be placed along I-25 and at the top of the off-ramp, visible from the stop sign and directing drivers to the Downtown Historic Plaza, Railroad District and New Mexico Highlands University

IV. Develop and install gateways designed in accordance with NMDOT standards and designs to welcome visitors into Las Vegas

- Locate gateway signage in accordance with the signage plan included in this plan
- Consider working with NMHU Iron Tribe on the design and fabrication of gateways
- Repurpose / relocate the three-sided sign at the southeast corner of Grand Ave. and University Ave.

V. Expand wayfinding efforts beyond the Downtown/MRA area to include all Las Vegas exits and attractions

- Future phases should place signage at the two other I-25 exits and along portions of Grand Ave. beyond the MRA boundary, and cooperate with NMDOT in the installation of wayfinding signage at all exits.
 - Future signage programming should consider and include the proposed truck stop on North Grand Ave.

Wayfinding | two-way traffic on University Avenue to Downtown

The 2009 MRA plan recommended a wayfinding plan for the Metropolitan Redevelopment Area (MRA), and proposed a conceptual design vocabulary for signage. Other efforts since 2009 have moved incrementally forward in achieving this goal.

This plan builds on efforts to:

- Establish a priority vehicular route
- Resolve circulation issues
- Offer proposed locations and verbiage for vehicular directional signage and pedestrian orientation signage
- Delineate a detailed step-by-step action plan for achieving the city’s wayfinding goals

An adjustment to vehicular circulation is critical to improving wayfinding throughout the MRA. At present, University Ave. allows only east-bound one-way traffic on a critical portion. This configuration disorients visitors, often resulting in visitors never finding the

Plaza and Bridge St. area. By opening the road to east-bound traffic along its length, visitors will be naturally funneled into Downtown. As an added benefit, traffic will decrease along National Ave. between 8th and 11th Streets, a major crossing point for N.M. Highlands University (NMHU) students, and pedestrian safety will be improved.

NMHU has expressed interest in closing National Ave. to traffic between 8th and 11th Streets for development as a pedestrian mall, uniting the university and vastly improving the overall campus experience.

Opening University Ave. is the critical first step to realizing wayfinding in Las Vegas.

With the road open to east-bound traffic, signage directing visitors to all MRA districts can be put in place.

To accomplish this critical step, the City will need to remove an existing island on National Ave. at the intersection with University Ave., and design and install traffic control at the intersection.

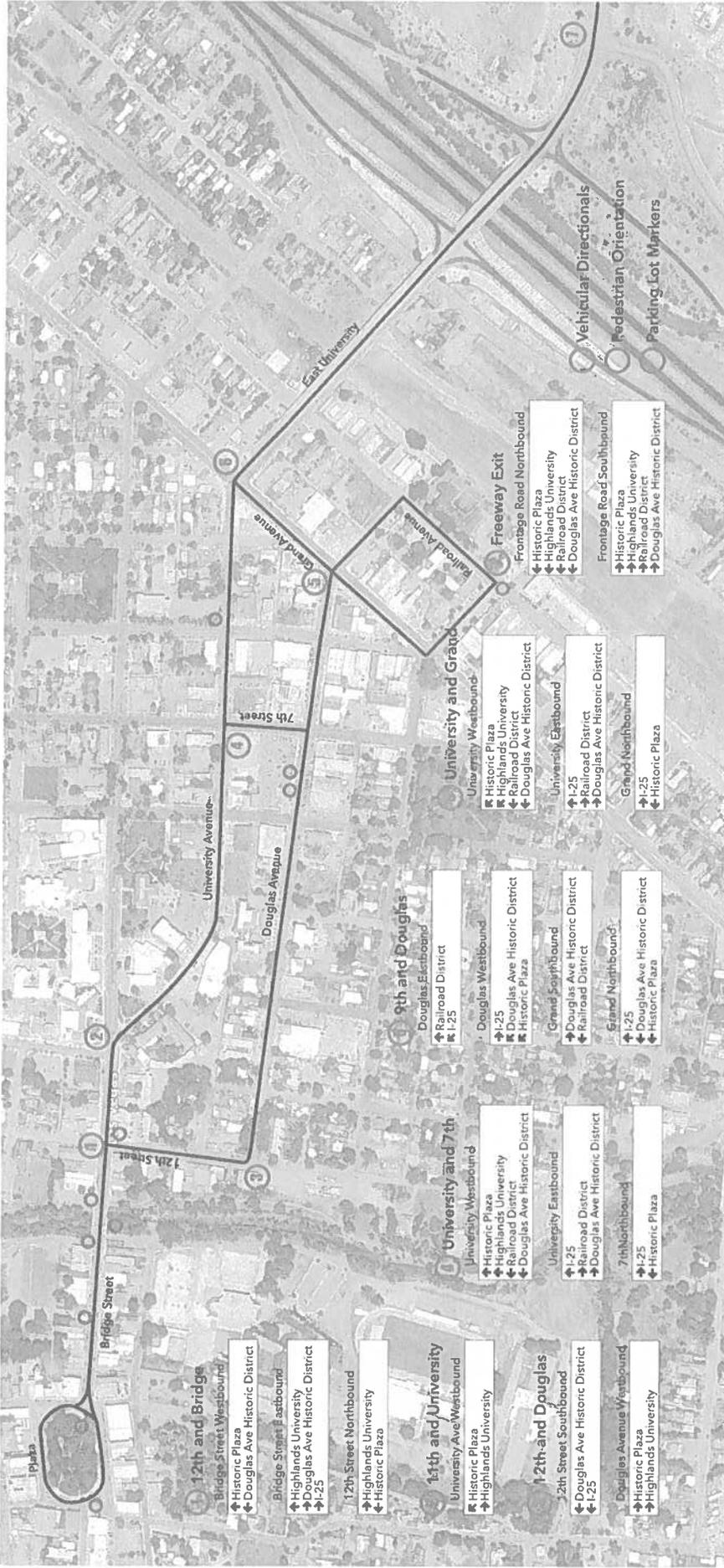
The Downtown/MRA is the focus of this first phase of wayfinding implementation. The City should conduct a wayfinding study for the north and south interstate exits and the rest of Las Vegas in later phases.

Exhibit 6-7: Proposed Route to Valencia Parking Lot via Reoriented University Avenue



Wayfinding Plan

Exhibit 6-8: Proposed Programming and Verbiage for a Wayfinding System



NMHD
 On February 12th, the planning team met with NMHU President, Dr. Sam Minner, Dr. Minner expressed enthusiastic support for the proposed circulation route and indicated that the University would be interested in implementing the plan as soon as the City of Las Vegas verified and agreed upon the University's ownership of National Ave. between 8th St. and University Ave.

NMHD
 Note: NMHD will only install directional signage for the Downtown / MRA area at one exit. Signs at the north and south exits should direct visitors to other Las Vegas attractions.

TAX INCREMENT FINANCE DISTRICT

PRIORITY 1

Implement Tax Increment Financing (TIF) in the MRA

In 2009, with the adoption of the MRA Downtown Action Plan, the City of Las Vegas adopted a tax increment financing (TIF) district as well. The TIF district has the same boundaries as the MRA.

At the time of the district's adoption, the City of Las Vegas met legal requirements for notification of property owners within the TIF district. The district's adoption is still valid, and the City can enact it at any time.

A tax increment financing district allows a municipality to define a geography within an MRA and use the taxes from future property tax increases to redevelop the area. It sets a baseline property value and taxes from that baseline continue to flow to their usual recipients. Tax increases due to property value increases, however, are set aside and used exclusively within the TIF district for improvement and redevelopment projects. As redevelopment and improvements progress in the area, property values continue to increase and the TIF fund increases to pay for more improvement and redevelopment projects. Thus, the process creates a positive feedback loop that enables community-focused improvements.

A municipality enacts a TIF by establishing start and end dates. Ideally, it should set the start date before completion of any large projects in order to capture the increment that results.

In the Las Vegas MRA, it is essential that the TIF be enacted before the Castañeda Hotel opens.

When the TIF expires, all property taxes are directed back to their usual recipients. The usual property tax recipients never lose this source of funding, as they continue to receive the baseline tax revenues throughout the life of the TIF. When the TIF expires, this source of funding is larger than it would have been otherwise.

This plan outlines the steps the City should take to enact the MRA TIF. Legislators are currently working to add additional TIF funding streams options, such as GRT.

Implementation Plan

I. Adopt a TIF ordinance establishing start and end dates, and reaffirming boundaries

II. Formally request that the County Assessor establish baseline property values in the TIF district

Note: County Assessors are legally required to comply with this request

III. Formally request that the County Assessor establish a separate account to hold TIF funds

IV. As TIF functionality expands at the state level, incorporate additional funding streams to the MRA TIF

GALLINAS RIVER

PRIORITY 1

Continue to expand and improve the Gallinas River Walk and Park

As the seam binding east and west Las Vegas, the base of traditional agriculture, and the city's richest ecological resource, the Gallinas River plays a central role in Las Vegas.

In continuing efforts to restore the river's ecology, support and encourage development of multimodal amenities and community attractions along the river.

The City should continue to encourage the built environment along the river to open access to the river.

Implementation Plan

I. Support HPWA/ GRCP efforts to restore the Gallinas River ecology

- Prioritize developing a healthy, restored river ecology
 - Support HPWA/ GRCP efforts and restoration projects
 - Use ecologically appropriate approaches and plant species in city projects that affect river and riparian ecology
 - Work with the New Mexico Department of Game & Fish to restock the river with fish

II. Improve pedestrian amenities along the trail, including benches, paving, and lighting

III. Improve and expand recreational opportunities along the river

- Install a playground near Bridge St., ideally with equipment that reflects the historical context of Las Vegas
- Work with NMHU and United World College (UWC) to expand access for recreational bicycles, fishing gear and kayaks

IV. Promote and protect the cultural heritage associated with the river and local agricultural traditions

- Consider entering a public/private partnership to develop interactive community and heritage gardens in the Gallinas bosque to promote local culture, including acequias, and ecology
- Install public art along the river, ideally with an educational component
- Encourage local schools to become involved in bosque restoration projects and community gardens

V. Improve connectivity between the NMHU campus and River Walk

- Develop a pleasant and well-lit connection between the Media Arts (Trolley) Building and the River Walk

VI. Connect the River Walk to the bike path that NMDOT plans to install as part of its Grand Ave. project

- Establish a bike lane on Prince Street.

Protect Historic Assets in Las Vegas, NM

This plan and many other plans, documents, and histories have described extensively the many historic assets in Las Vegas. Protecting the integrity of these assets is a priority to the community and will serve to insure that these assets continue to benefit the economic and cultural landscape of the city for the future.

Historic Value

This project is many-faceted, with multiple approaches, priorities, and players including the City, community groups, and private property owners. Although it is complex, it is arguably one of the most important elements of preserving the city's urban fabric and building on that asset as an engine for economic development and community pride.

Catastrophic Risks

The 2009 MRA plan identified the Center Block building as an asset and priority. Just a year later, in 2010, that asset collapsed and had to be demolished.

Losing further historic assets would be a blow to economic progress and community fabric of Las Vegas. Historic buildings are often constructed from materials and using skill sets that are currently only available at unattainable costs to communities like Las Vegas. Furthermore, along Bridge St. in particular, these buildings create a continuous architectural face and share walls with neighboring buildings so that if one

building is lost, the character of the entire district as well as the stability of its adjacent buildings are destroyed.

It is imperative to employ public effort to preserve these integral historic foundations of the community.

Community Effort

Community group and public interest in historic preservation in Las Vegas is understandably high. In the past, the Citizen's Committee for Historic Preservation (CCHP) worked to nominate and list historic districts and buildings in the state and national registers. This effort was extremely effective, resulting in the designation and plaquing of dozens of buildings in the city.

Currently, the CCHP focuses on developing history exhibitions at the group's attractive and centrally located Bridge St. location. The value of the CCHP storefront and exhibits is essential and incredibly valuable, especially considering a general underuse of museums and exhibits to showcase the city's rich history. A broadening of community effort to establish and maintain the historic status of districts and buildings would contribute vastly to the community's capacity to protect and fund the rehabilitation of its historic assets.

Goals

It is in the vital interest of the city as a whole, its citizens, and property owners in the MRA to actively work to protect the historic assets that define the urban character of the MRA districts.

Implementation Plan

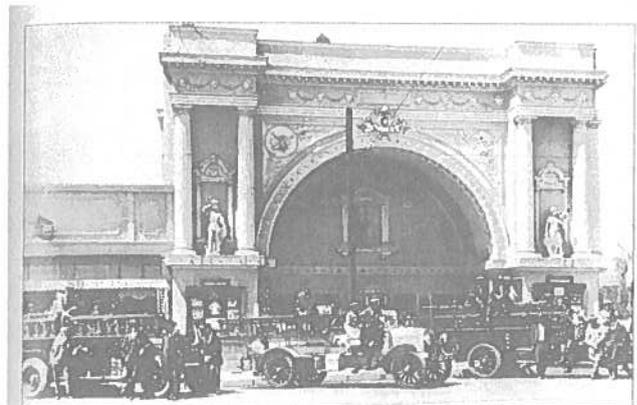
I. Protect and preserve the historic assets of Las Vegas, NM

- Dedicate public resources, and support community / private efforts to protect essential historic buildings that define and are elemental to the historic and community fabric of Las Vegas
- Support, promote, and work to expand community efforts to list historic buildings on state and national registers
- Support property owners' and community efforts to restore historic assets, especially potentially catalytic or keystone projects
- Act preemptively in extreme cases to protect essential historic assets
 - Consider purchasing and stabilizing vital historic assets to prevent collapse, especially in cases where collapse could threaten lives or safety, damage other valuable historic assets, and / or permanently alter the historic character of Downtown
- Preserve historic exteriors by stabilizing exterior and redeveloping interiors
 - For example, develop historic exterior at the southwest corner of Railroad Ave. and Lincoln as an open-air "starlight" theatre/ events hall

II. Expand the City's Historic Cultural Overlay Zones to include essential historic buildings, including the northwest side of the Plaza and areas of Douglas Ave. *see map*

- Educate property owners about the benefits of adopting preservation ordinances and designations

III. Work actively with MainStreet de Las Vegas, CCHP, and other community groups to identify and secure additional historic preservation tools.



Coronado Theatre, 6th Street: Original (top) and Current Condition, with Plaster Facade

ECONOMIC DEVELOPMENT

PRIORITY 1

Support and promote economic development in the MRA

Implementation Plan

I. Promote Downtown Las Vegas as a business opportunity and work to recruit new economic development projects

- Identify resources and incentives that the City can offer to promote economic development in Las Vegas
 - Employ LEDA and TIF funding to support economic development
- Support economic development groups and organizations in the city

II. Encourage graduates from Highlands, Luna, and the high schools to start businesses in Las Vegas

- Foster greater collaboration between the business community and educational institutions, including apprenticeships and internships

III. Support business incubators, maker spaces, and artisanal crafts

- Encourage the development and promotion of new events that highlight a variety of assets including technology, the arts, history, and culture (i.e., drone rodeo)
- Consider providing support, such as space or funding grants, for groups and organizations that work to expand access to technology and the arts

Enable the best use of the PNM building in the Railroad District

The PNM building in the Railroad District is a 30,000 sf historic brick building. The company's staffing needs in Las Vegas have decreased and the building is now too large for it. PNM has expressed interest in working with the City to trade the building for one that better meets their current needs.

The possibility of moving some or all City administrative functions or finding other public or quasi-public users would be a valuable opportunity to add to activity in the Railroad District by enabling the best use of this important building.

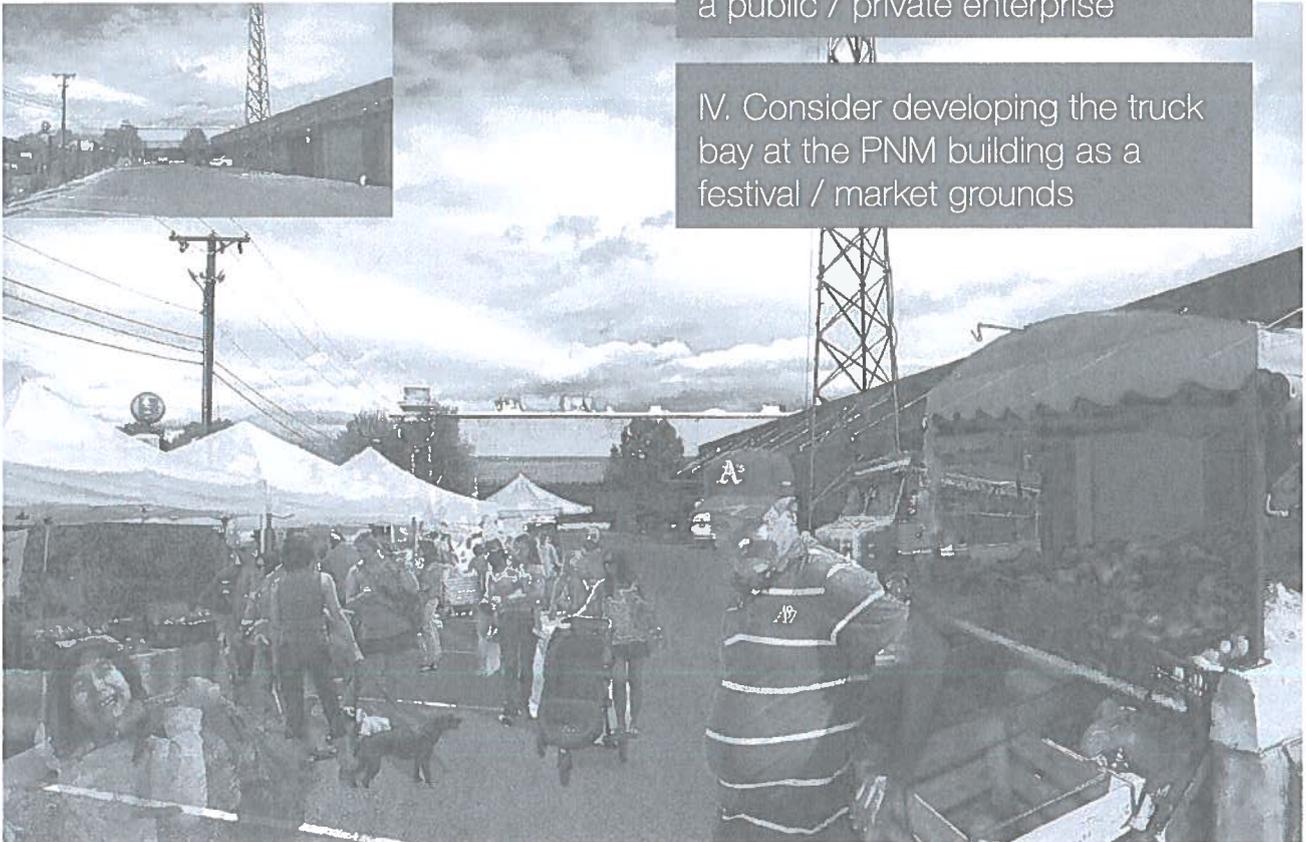
Implementation Plan

I. Support the donation of a City property to PNM in exchange for PNM's donation of its building on Railroad Ave. to the City

II. Conduct a feasibility study to determine the highest and best use of the building and grounds

III. If Las Vegas City Hall offices do not occupy the building, the City can hold the deed for future commercial development as part of a public / private enterprise

IV. Consider developing the truck bay at the PNM building as a festival / market grounds



BEAUTIFICATION

Continue work to beautify and improve the MRA district

Implementation Plan

I. Continue working to beautify Downtown Las Vegas, including working to install and maintain additional street trees and planters, and improve and expand lighting, landscaping, and sidewalks

- Maintain beautification improvements, like street trees, to protecting these public investments

II. Support the Great Blocks on Railroad District project at the intersection of Lincoln Ave. and Railroad Ave.

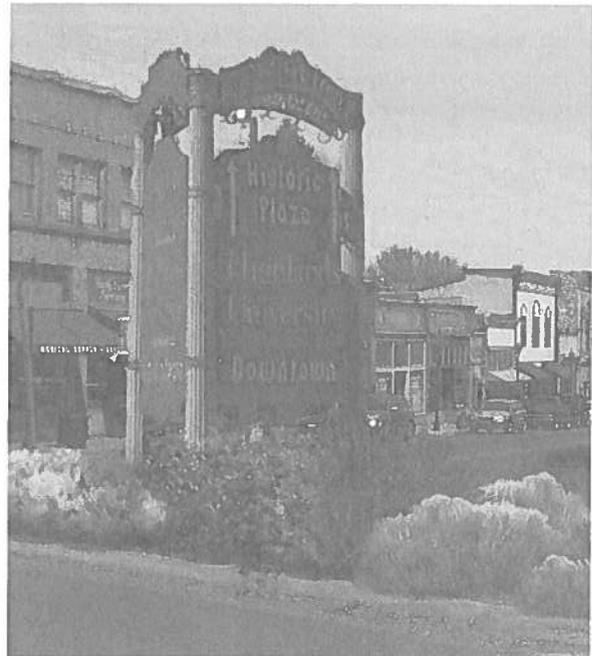
- Pledge support and grant match as needed for grant applications

III. Prioritize projects that improve walkability and encourage pedestrian activity

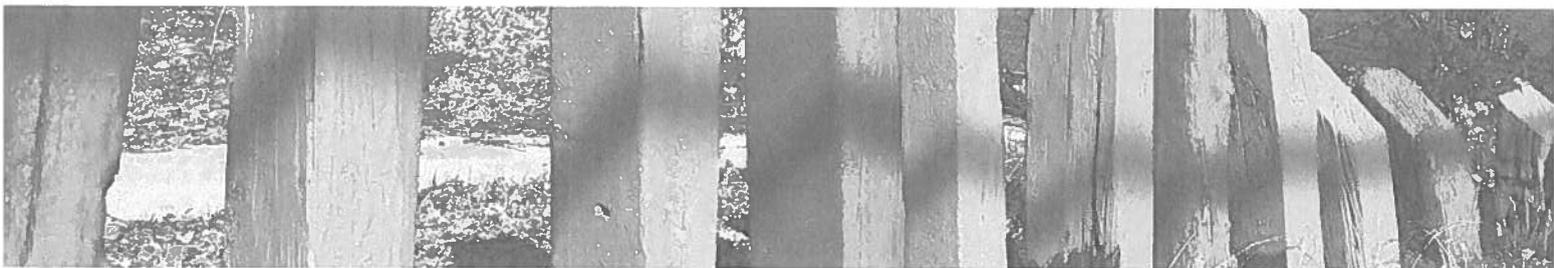
IV. Encourage and enable an expansion of public art installations across Downtown

- Include works that highlight Las Vegas' history and culture, as well broader themes

V. Develop a street trees plan to regularly replace and maintain the urban canopy in Las Vegas



Proposed Island Landscaping/ Sign Reuse



PEDESTRIAN SAFETY & ACCESS

Improve Pedestrian Safety & Accessibility in the MRA

Walkability and pedestrian safety are essential to an attractive and functional downtown shopping and activity district. Bridge St. has gained recognition as one of the nation's most attractive downtown main streets, in large part because of its walkability. However, there is room for improvement.

Other areas of the MRA have greater room for improvement, especially on Grand Ave. Still, sidewalks do run throughout the MRA commercial core, insuring pedestrian accessibility throughout the MRA.

Many improvements are low cost and would provide a high return on investment in terms of pedestrian safety. For example, placing "yield-to-pedestrians" signs in the road at crosswalks on Bridge St. would add to the pedestrian's sense of security and driver's awareness of them.



Implementation Plan

I. Install "yield-to-pedestrians" signs in the center lane on Bridge St. at crosswalks

II. Request that NMDOT conduct a study to determine the feasibility of installing a crosswalk on Grand at Lincoln Ave.

- To improve the chances for approval, wait to submit the request until after the Castañeda Hotel is open and established

III. Expand walking and multi-modal trails connecting Downtown to the greater community

- Connect city trails to the New Mexico Department of Transportation trails to build a network of trails in the region
- Work with San Miguel County to expand the River Walk trail from Montezuma to the Las Vegas National Wildlife Refuge
- Continue to work with and support the Hermit's Peak Watershed Alliance and others to improve and expand the Gallinas River walk

PROMOTION

Expand efforts to promote Las Vegas and the MRA area

Promotion, marketing and quality branding are essential to improving visitorship and boosting community pride. Las Vegas already employs many effective marketing tools to promote its wealth of historic assets and attractive commercial areas.

These efforts should be expanded to include tools for visitors and residents to learn about events and attractions already available in the city.

While some community calendars are available, the city has no central calendar that is regularly updated to promote local events and attractions. As one resident put it, "I need to subscribe to 20 different newsletters just to be able to find out what's going on in town."

The city and county also lack mapping for the public with directions to its many historic assets and attractions.

Las Vegas has a wide variety of public events, and arts and cultural assets. Expanding and publicizing them will bring visitors to the city.

Capitalize upon and publicize the city's rich film history.



Implementation Plan

I. Consolidate and promote an events calendar and attractions map for visitors and residents

- Consider working with NMHU or Luna Community College to develop a mobile app with a well-maintained events calendar and interactive map of attractions and assets
 - Include film sites in mapping efforts
- Consider installing an attractions map in the breezeway on Bridge St.

II. Develop and distribute a historic walking tour map of buildings / film sites

III. Establish and maintain a consolidated presence on social media (Facebook, Instagram) to promote businesses and events

IV. Continue working with New Mexico True and San Miguel County to promote the city

V. Continue to support and expand public events such as arts fairs

VI. Consider developing a film museum

ARTS & CULTURE

Support local artists and promote the arts community

Las Vegas has a strong arts community, representing traditional and modern artists and craftspeople. The Las Vegas Arts Council and Arts and Culture District are important partner in developing the local arts economy.

RECREATION

Expand and improve recreational opportunities in Las Vegas

Outdoor recreation has become a major economic driver for many rural western towns. The many rivers, mountains, and lakes in and around the city, including the Riverwalk Trail should be promoted and developed as outdoor recreational attractions.

In the MRA, many residents identified a need for expanded recreation downtown and expressed a desire for improved local recreational opportunities.



View South from the Plaza Park

Implementation Plan

I. Support and promote traditional and modern artists and craftspeople in Las Vegas

II. Work with local groups, galleries, artists, and business people to develop arts and cultural attractions and events

Implementation Plan

I. Encourage and develop additional recreational activities including playgrounds

II. Develop a skate park

- Allocate funding to conduct a feasibility study to determine the best location for a skate park
 - Location should be central and visible
- Support local skate park advocates
- Site future recreational facilities along walkable, bikeable routes close to population centers and schools

III. Relocate James A. Marrujo playground equipment to a more appropriate and accessible area within the Railroad District

TRANSPORTATION

Expand transportation options and improve the City's capacity to implement transportation projects

Referencing Las Vegas' historic trolley line by establishing a rubber-tire trolley route between the Plaza and train depot would provide train riders, students, and the general public with an option for travel between these two important hubs.

Other options for improving transportation in the city include working with local schools to partner on transportation projects.

To improve the capacity of the City of Las Vegas to manage streets and implement transportation projects, the City should develop a database that describes its transportation assets, including all city-owned streets.



Plaza Park Gazebo

Implementation Plan

I. Coordinate the establishment of a trolley route running between Downtown and the Railroad District

- Purchase or lease a trolley, or provide assistance (i.e., storage space, fare subsidy) to a private operator

II. Consider working with NMHU to expand its bike share to serve the entire city

III. Conduct a feasibility study to unify and consolidate the various bus systems that serve local institutions (NMHU, UWC) and expand service to residents where possible

IV. Conduct an audit to inventory all city-owned streets

VACANT BUILDINGS

Minimize the prevalence of vacant buildings in the MRA

Implementation Plan

I. Establish incentives and disincentives to decrease the number of vacant buildings in Downtown

- Consider “Clean & Lien” ordinances, or requiring annual inspection of vacant buildings
- Identify funding sources for property owners to rehabilitate buildings
- Connect property owners with nonprofit organizations, entrepreneurs, and other potential tenants
- Research methods to streamline or fast-track the permitting process for rehabilitating vacant historic properties

II. Support and prioritize adaptive reuse over demolition where at all possible

III. Conduct outreach to property owners of vacant buildings to offer cooperation and support

PERMITTING

Develop zoning and permitting tools that incentivize development

Implementation Plan

I. Consider creating comprehensive planned parking districts to exempt off-street parking requirements for new businesses or residences in the MRA commercial areas

- Purchase private lot at the northwest corner of Moreno and South Pacific to expand public parking
- In the future, consider purchasing private land around Valencia parking lot for expansion

II. Support streamlining the building permitting process

- Exert pressure on state agencies to expedite permit approvals
- Consider hiring a city building inspector to eliminate the need for state permitting approval

HOUSING

Improve the availability and variety of housing in the MRA

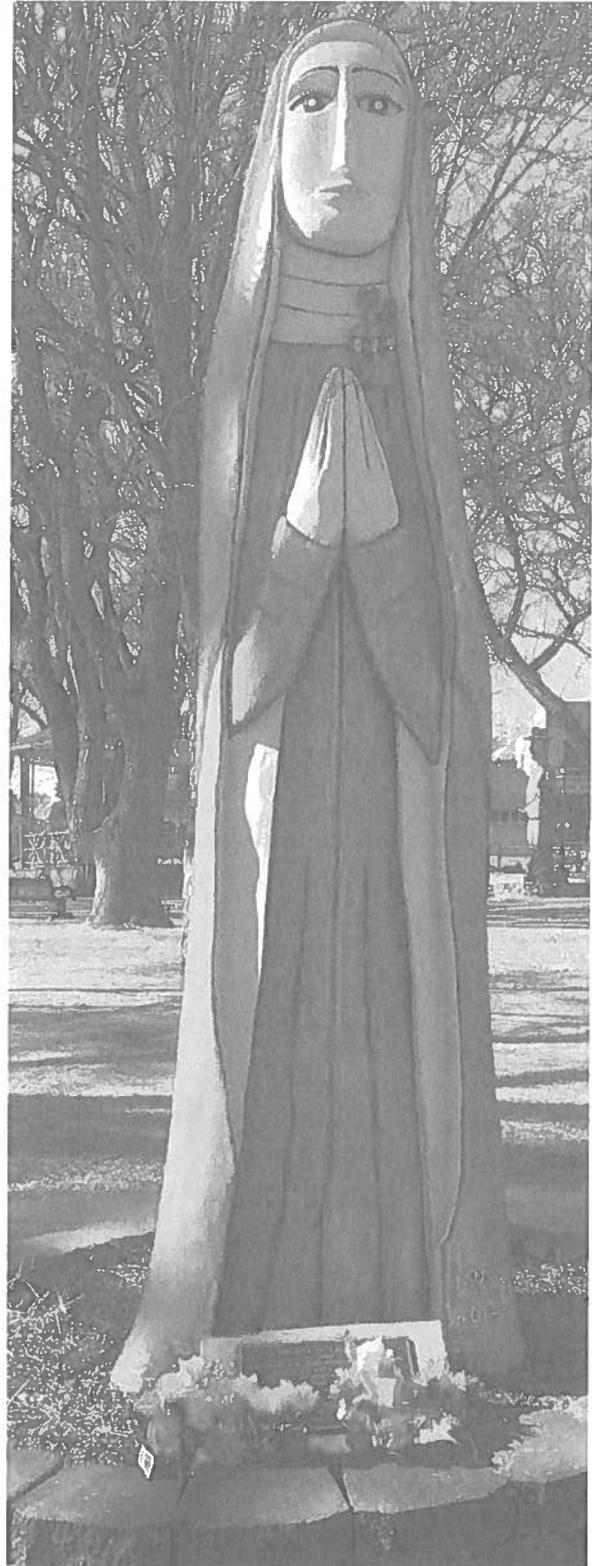
Implementation Plan

I. Support the development of new mixed-use housing as infill development in Downtown

- Develop a liaison or compile a list of resources for property owners seeking to restore or adaptively reuse existing buildings for mixed-use projects

II. Support the expansion of housing opportunities in the MRA

- Identify resources and incentives that the city can offer to promote the development of housing in the MRA
 - Employ Local Economic Development Act (LEDA) and TIF funding to support the development of housing in the MRA
 - Prioritize mixed-income and affordable housing
 - Support the development of market-rate housing in the MRA



Plaza Park Public Art

LAND USE PLAN WITH LIVABILITY/DESIGN GUIDELINES

Following are recommendations for changes in land use and zoning.

Zoning and Land Use- Related Ordinances

Expand Cultural Historic Districts

One of the most important tools for promoting historic preservation is the City's Cultural Historic Districts Overlay Zone. This zoning designation enables the City to have greater influence in preserving historic character than do the historic districts listed in the national or state registers. The City's overlay zone currently covers 33 acres, significantly smaller than the area covered by districts listed in the state and national registers. As Exhibit 6-9 shows, many historic buildings are outside the city's Cultural Historic Districts. They include buildings identified as significant and contributing to National Register historic districts, as well as individually listed national and state register properties.

In 2013, the City adopted the *Historic Districts Design Guidelines, Las Vegas, New Mexico*. These guidelines thoroughly address the range of subjects that the Design Review Board must consider, including, but not limited to: proposed restoration, renovation, additions, signage, in-fill development, and demolition.

Fortunately, even without regulations of historic buildings not in Cultural Historic Districts, many Las Vegas property owners have completed highly appropriate and very much appreciated restorations and

renovations to their historic buildings and grounds. However, preserving these great resources is ongoing, and the City should renew its emphasis on preservation and compatible in-fill in the MRA to maintain and enhance the future character of the area and better promote economic development.

M-1 Light Industrial Zone

The MRA contains 27 acres of land zoned M-1. While there are several current light industrial uses in M-1, many of the properties are vacant or have vacant buildings. The City should guide redevelopment towards more mixed use, residential and neighborhood commercial. The range of uses allowed in the M-1 zone district are no longer appropriate in this inner-city area.

The City should meet with M-1 property owners and discuss whether they are interested in rezoning to C-1 neighborhood commercial. If the area were rezoned to C-1, light industrial uses still in operation would be grandfathered in, allowing the transition to commercial or residential uses at property owners' desired pace. Given the character of the neighborhoods in the MRA, C-1 zoning may make these properties more attractive to future developers.

Much of the M-1 zoned properties in the MRA are within Flood Zone AE 1% Annual Flood Risk area which is restricted from full development. This zoning further decreases the likely intensity of development in the area. The map below shows the designated flood zone areas (all Flood Zones AE) in and around the MRA.

Parking

New businesses coming into the MRA should not be stifled by on-site parking requirements. Nonetheless, customer parking is extremely important for all businesses. Planners recommend a multi-pronged approach:



Exhibit 6-10: Flood Zones in the MRA (all are AE)

Zone AE: areas that have a 1% probability of flooding every year (also known as the “100-year floodplain”), and where predicted flood water elevations above mean sea level have been established. Properties in Zone AE are considered to be at high risk of flooding under the National Flood Insurance Program (FEMA)

- Designate one or more comprehensive planned parking districts to exempt off-street parking requirements for new businesses or residences in the MRA commercial areas
 - Alternately, require either off-street parking or a fee in lieu of parking to help to fund additional municipal parking commensurate with added demand
- Expand the Valencia St. Public Parking Lot, but in the short term continue to use the unpaved portion as overflow parking for events
- Create additional public parking lots or possibly construct a parking garage to accommodate growth in retail, lodging and residential uses in the future
- Develop parking plan for downtown special events to identify available parking lots and on-street parking that may not usually serve as public parking. The plan can be modified for special activities during the special events permit process.
- If MainStreet de Las Vegas and merchants determine that parking is a critical problem, then the City should conduct a parking study to evaluate the existing supply and demand for parking and parking management practices. It should then identify short-term and longer-term solutions.
- Improve wayfinding signage directing visitors to both the Valencia Public Parking Lot and the public lot behind the police station

On-Building Signage

The City should consider limiting the dimensions of signs within a sign overlay zone that corresponds to the MRA boundary, or alternately, in the C-2 central business district zone.

The City should add to its sign code a prohibition against painting over historic wall signs in the MRA, as is also addressed in the *Historic District Design Guidelines*. In addition, some communities that promote murals also want to assure that any new murals preserve historic murals and to review the design (not content) as public art. The City of Ellensburg, WA has an ordinance that allows its Arts Council to review the design and restricts murals to the side or rear of nonhistoric buildings.

Vacant Buildings Ordinance

Vacant buildings pose life safety hazards due to risk of fire or collapse. The City should further “disincentivize” owners from leaving buildings vacant to deteriorate and/or become a safety hazard.

The City should add a provision to the vacant buildings ordinance clarifying that owners must authorize annual city inspections to identify immediate safety violations which would tend to present a danger to property or persons and must be abated.

Demolition Ordinance

The City Community Development Department has drafted a demolition ordinance. Planners recommend that the following provisions be added to the draft:

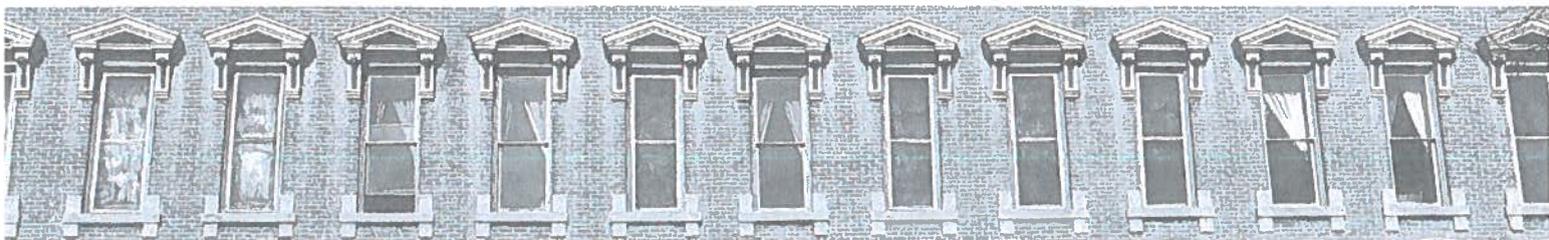
- Preferably combine provisions of the draft demolition ordinance with the vacant buildings ordinance and nuisance ordinance to assure that provisions are consistent and not contradictory.
- If the City determines that a stand-alone demolition ordinance is preferable to a combined ordinance:
 - Clarify that the purpose of the ordinance is for the City to demolish dangerous structures only as a last resort
 - Include a public appeal process



ARC Photo.

IMPLEMENTATION

FUNDING SOURCES



A number of funding sources from local, state and federal agencies are potential opportunities to finance the implementation of the Las Vegas MRA Plan.

Public/Private Partnerships

There are a number of opportunities for partnerships between various government agencies and private nonprofit organizations, trusts and building owners. Partnerships hold the highest potential for redevelopment opportunities to occur in the Downtown. The City can provide incentives through public financing, and land holdings, to serve as incentive/collateral for groups such as the New Mexico Community Development Loan Fund, Accion, WESST Corp., Small Business Administration, and private developers.

New Mexico Community Development Loan Fund

The New Mexico Community Development Loan Fund is a private, nonprofit organization that provides loans, training and technical assistance to business owners and nonprofit organizations. Its services support the efforts of low-income individuals and communities to achieve self-reliance and control over their economic destinies. It offers loans to new and existing small businesses for such needs as equipment, inventory, building renovations and operating capital. It provides loans to nonprofits for requests such as bridge financing against awarded private and public contracts, and capital improvements and equipment.

General Obligation (GO) Bonds

GO bonds provide funding for infrastructure, property and building acquisition and rehabilitation, and public improvements and community facilities, after approval by voters through an election. New bond projects often receive approval when they are additional phases of a successful program.

Tax Increment Financing (TIF) Districts and Tax Increment Development Districts (TIDD)

Creation of tax increment financing is through local government property tax assessment increments, and in the case of TIDDs, gross receipt tax increments. The incremental difference in tax finances the improvements within the district. In New Mexico, tax increment financing is enabled in 3-60 Section A-19 of the Metropolitan Redevelopment Code. Creating a TIF district would be beneficial to the downtown area and provide an incentive for private sector reinvestment. Given the low tax base in the area, it would be advantageous for both City and County to participate in contributing their respective increments to the TIF district. TIDDs can also include the State's gross receipts tax portion if approved by New Mexico Finance Authority Board and the state Legislature and Governor.

Infrastructure Capital Improvement Plan

The purpose of the City's Infrastructure Capital Improvement Program (ICIP) is to enhance the physical and cultural development of the city by implementing the Las Vegas MRA Plan and other adopted plans and policies. Through a multiyear schedule of public physical improvements, ICIP administers approved capital expenditures for systematically acquiring, constructing, replacing, upgrading and rehabilitating the city's built environment. In practice, the ICIP develops, and sometimes directly implements, diverse projects and improvements to public safety, and rehabilitation of aging infrastructure such as roads, drainage systems and the water and wastewater network, public art projects, libraries, museums, athletic facilities, parks and trails, and senior, community and multi-service centers.

Fixing America’s Surface Transportation (FAST) Act

Congress passed the transportation funding legislation on 12/4/2015. This program provides federal transportation funds to states, which have more control over how they are used. Funds allocated for sub-programs such as the Transportation Alternatives Program (TAP) for multi-modal projects and enhancement projects may be used for pedestrian, bicycle and transit, and regional trail improvements. The NMDOT also administers the four-year State Transportation Improvement Plan (STIP) that is updated every two years with regular amendments between updates through NERTPO.

Low-Income Housing Tax Credits (LIHTC)

This program provides ten-year credit for owners of newly constructed or renovated rental housing, setting aside a percentage for low-income individuals for a minimum of 15 years. The amount of the credit varies for new construction and renovation. The project must receive allocation of the State of New Mexico’s annual credit ceiling or use multifamily housing tax-exempt bonds that receive allocation of the State’s bond volume cap. Allocations are made on the basis of the State’s Qualified Allocation Plan (QAP).

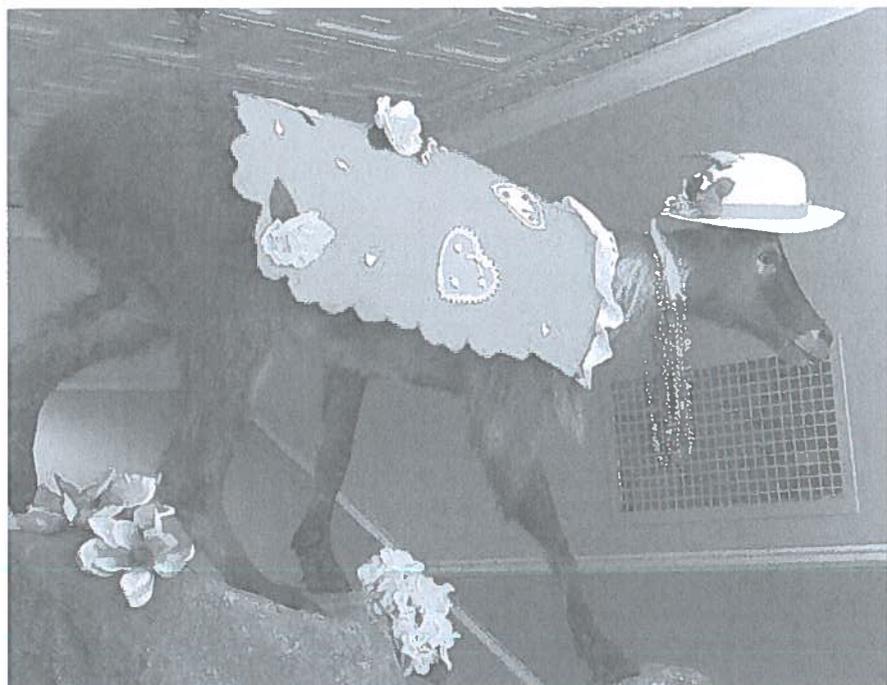
Local Economic Development Act (LEDA)

There are several funding and partnership programs under the LEDA state statute. The Local Option Gross Receipts Tax (LOGRT)

of LEDA provides a means of financing improvements in the downtown through an increase in gross receipts tax that is earmarked for public improvements, and arts and cultural facilities. The City can also set aside up to 5% of its general revenue for economic development projects as identified in its Economic Development Plan. The New Mexico Economic Development Department (EDD) also manages a LEDA Capital Outlay Program to communities and businesses that can demonstrate a viable job creation metric through public / private partnerships.

Public Fundraising

Public fundraising can be a powerful resource. With the Internet and social media, crowd-funding and challenges can be a powerful additional tool for such classic methods as charity events (like the taxidermied goat wedding planned at the Plaza Hotel, illustrated below) and sponsorships.



Plaza Hotel Goat & Potential Spouse to “Andrew the Mouflon”

Community Development Block Grants (CDBG)

This program is administered by the State of New Mexico through the Local Government Division of the Department of Finance and Administration for communities with populations under 50,000. Uses of these funds include planning projects, economic development activities, emergency activities, construction or improvement of public buildings, and rehabilitation or repair of housing units. Cities engaged in downtown revitalization can use CDBG funds; projects may include redevelopment of streets and funding facade improvement programs. The program has a \$500,000 grant limit per applicant (\$50,000 maximum for planning efforts) and requires a 5% cash match by the applicant.

Community Development Revolving Loan Fund

The purpose of this loan program is to assist local governments in attracting industry and economic development through acquisition of real property, construction, and improvement of necessary infrastructure, and other real property investments. The funds are intended to create jobs, stimulate private investment, and promote community revitalization. All incorporated municipalities and counties are eligible. Loans are limited to \$250,000 per project and repayment is not to exceed 10 years. The political subdivision must pledge gross receipts tax to repay the loan. Local governments can obtain request forms and technical assistance from the New Mexico Economic Development Department.

U.S. Department of Agriculture (USDA) Rural Development Programs

The USDA provides assistance to rural communities, including loan and grant programs that address small businesses

and rural businesses, rural housing, rural community facilities, and rural utilities. The program provides loan programs such as the Business and Industry Loan (similar to a SBA 7A loan, but can be made for higher amounts), and also grant programs. USDA rural development grants can be made directly to small businesses that are accomplishing innovative economic development work or energy efficiency installations, but must flow through a nonprofit or local government intermediary.

State and Federal Tax Credits for Registered Cultural Properties

This program is available to owners of historic structures for qualified rehabilitation on a structure or stabilization or protection of an archaeological site. The property must be individually listed in, or contributing to a historic district listed in the State Register of Cultural Properties. The program applies credit against New Mexico income taxes owed in the year the project is completed and the balance may be carried forward for up to four additional years. The maximum in eligible expenses is \$50,000 for a tax credit of \$25,000. There is no minimum project expense. This program has proved accessible and useful for small projects that can include facade improvements. Similarly, buildings listed in the National Register of Historic Places may be eligible for the federal income tax credit program for the certified rehabilitation of historic properties.

Brownfields Program Funds

The U.S. Environmental Protection Agency (EPA) and New Mexico Environment Department (NMED), through their Brownfields Program, provides funding for rehabilitating affected historic properties. This program provides direct funding for brownfields assessment, cleanup, revolving loans, and environmental job training. In

addition to direct brownfields funding, NMED and EPA also provide technical information on brownfields financing matters.

New Mexico Mortgage Finance Authority (MFA)

The MFA is a quasi-public entity that offers financing for housing and other related services to low- to moderate-income New Mexicans. It administers 37 state and federal programs that provide financing for housing, including low-interest mortgage loans and down-payment assistance, weatherization, green building and rehabilitation, and tax credit programs. The MFA partners with lenders, realtors, nonprofits, local governments, and developers. It has provided more than \$4.1 billion in affordable housing.

Public Project Revolving Fund (PPRF)

The Public Project Revolving Fund (PPRF) is a New Mexico Finance Authority (NMFA) fund to finance public projects such as water system upgrades and other infrastructure improvements, fire and law enforcement equipment, and public buildings. Both market rate-based loans and loans to disadvantaged communities at subsidized rates are made from PPRF funds. Enacted in 2003, the Statewide Economic Development Finance Act (SWEDFA) authorizes the Finance Authority to issue bonds, make loans and provide loan and bond guarantees on behalf of private for-profit and nonprofit entities. In 2005, the Finance Authority also created the Smart Money Loan Participation Program, a business lending program designed to use a \$5.1 million appropriation to create greater access to capital throughout New Mexico.

New Mexico MainStreet Capital Outlay Fund

The State legislature has allocated between \$0.5 million and \$2 million during the past three years for MainStreet communities

in New Mexico. These funds can be used for master planning, design, engineering and construction purposes for projects identified in a community-based downtown master planning process. These grants are competitive, awarded in October.

Burlington Northern Santa Fe (BNSF) Railway Foundation Grants

The Burlington Northern Santa Fe Railway Foundation had been the railway's main vehicle for charitable giving since 1996, when the Burlington Northern and Santa Fe Railroads merged to form the Burlington Northern Santa Fe Railway (BNSF Railway). The Foundation has supported and helped improve the quality of life for thousands of communities across the 28 states through which BNSF operates, and where BNSF employees live, work and volunteer. Information about grants and scholarships can be found at <http://www.bnsffoundation.org/programs/>.

The National Endowment for the Arts (NEA)

NEA's Our Town grant program supports creative placemaking projects that help to transform communities into lively, beautiful, and resilient places with the arts at their core. Creative placemaking is when artists, arts organizations, and community development practitioners deliberately integrate arts and culture into community revitalization work, placing arts at the table with land-use, transportation, economic development, education, housing, infrastructure, and public safety strategies. This funding supports local efforts to enhance quality of life and opportunity for existing residents, increase creative activity, and create a distinct sense of place. Through Our Town, subject to the availability of funding, the National Endowment for the Arts will provide a limited number of grants for creative placemaking. The Our Town

program requires partnerships between arts organizations and government, other nonprofit organizations, and private entities to achieve livability goals for communities. Our Town offers support for projects in two areas: 1) arts engagement, cultural planning, and design projects — these projects require a partnership between a nonprofit organization and a local government entity, with one of the partners being a cultural organization. Matching grants range from \$25,000 to \$200,000. 2) Projects that build knowledge about creative placemaking — these projects are available to arts and design service organizations, and industry or university organizations that provide technical assistance to those doing place-based work. Matching grants range from \$25,000 to \$100,000 (<https://www.arts.gov/grants-organizations/our-town/introduction#sthash.Az1f3l9.dpuf>.)

The Kresge Foundation

The Kresge Foundation also has a major granting program that supports arts and community building, as well as artists' skills and resource development. This initiative seeks to support arts and culture as a tool to revitalize communities by funding exemplary programs that integrate cultural organizations and artists into community.

Artspace

Artspace is a nonprofit organization specializing in creating, owning and operating affordable spaces for artists and creative businesses. Artspace is the nation's leading developer of arts facilities including live/work housing, artist studios, arts centers, commercial space for arts-friendly businesses and other projects. Artspace works in three major areas: consulting services, property development and asset management. Consulting services study the feasibility of new Artspace projects.

Property development efforts create new Artspace projects through a mix of historic renovation and new construction. Artspace's asset management group ensures long-term financial stability and affordability for artists. At present, Artspace owns and operates 35 projects across the country. Twenty-six are live/work or mixed-use projects comprised of more than 1,100 residential units.

ArtPlace

ArtPlace has four core areas of activity: a national grants program that annually supports creative placemaking projects in communities of all sizes across the country; community development investments in six place-based community planning and development organizations that are working to permanently and sustainably incorporate arts and culture into their core work; field building strategies that work to connect and grow the field of practitioners; and research strategies to understand, document, and disseminate successful creative placemaking practices.

Certified Local Government (CLG) Program

The Certified Local Government Program is administered by the State Historic Preservation Office (HPD) for local governments that have become certified in administering a local historic preservation program. Eligibility for certification consists of the adoption of an historic preservation ordinance for the designation and protection of historic resources and establishing a preservation commission. Benefits to becoming a CLG include: establishing public policy at the local level providing greater control over preservation concerns, technical assistance, a role in nominations for listing in the National Register, and eligibility to apply for CLG Grants. As a CLG, the designation pertains to the entire community and not just the work of the preservation commission.

The CLG Program was established in 1980 and requires 10% of the annual federal grant that HPD receives to be used for a grant program. As a CLG since 1986, the City of Las Vegas has received CLG grants for preservation planning projects like preservation plans for buildings and brick and mortar projects. There are nine CLGs in New Mexico and all are eligible to apply for CLG grants, but grants are awarded on a competitive basis. Annual funding for CLG grants is about \$75,000.

New Mexico Clean and Beautiful Program

Operation of this program is under the New Mexico Tourism Department and offers no-match grants usually of up to \$40,000 for placemaking, beautification, and improvement of deteriorated areas. The property must be publicly owned and the local government serves as the fiscal agent. The grant application process opens in March. (<https://www.newmexico.org/industry/work-together/grants/clean-and-beautiful/>)

New Mexico Resiliency Alliance (NMRA)

The mission of the New Mexico Resiliency Alliance is to support economic resiliency in New Mexico's rural and underserved communities by mobilizing and leveraging resources towards locally driven community development, and researching and advocating for asset-based economic development strategies. The Resilient Communities Fund is the flagship program of the New Mexico Resiliency Alliance. In just its first two years of operation, the NMRA made community development awards averaging \$2,500 to 23 New Mexican communities. In 2014 and 2015, investments totaling \$90,000 were locally matched by \$200,000 in cash and in-kind resources; 600+ community members donated more than 1,500 hours of volunteer time; and the New Mexico MainStreet

Program provided \$100,000 in technical assistance. The Resilient Communities Fund focuses on projects in the following priority areas: placemaking, civic/youth engagement, marketing and promotions, food security, and environmental stewardship. (<http://www.nmresiliencyalliance.org/>)

New Mexico Department of Transportation (NMDOT) Transportation Alternatives Program and Recreational Trails Program (TAP / RTP)

Several of the projects identified in this plan align with the multimodal and quality-of-life goals set forth in NMDOT's long-range "2040 Plan," and may be eligible for the TAP and/or RTP funding sources. These reimbursement programs, administered by NMDOT, support a variety project types, including street-adjacent sidewalks; streetscape improvements (as part of bike/pedestrian projects); ADA improvements; bike lanes; sharrows and signage related to on-street bicycle facilities; stormwater projects related to bicycle or pedestrian improvements; trailhead facilities; and path/trail and road intersection improvements. (http://dot.state.nm.us/content/dam/nmdot/planning/FFY18-19_TAP-RTP_Guide.pdf)

National Park Service (NPS) Route 66 Corridor Preservation Program

NPS' Route 66 Corridor Preservation Program provides technical assistance and cost-share grants for the preservation, rehabilitation and restoration of significant and representative Route 66 buildings, structures, signs and road segments. (See <https://www.ncptt.nps.gov/rt66/>)

New Mexico Arts

New Mexico Arts is the state arts agency and a division of the Department of Cultural Affairs. Its primary function is to provide financial support for arts services and programs to nonprofit organizations statewide, and to administer the One Percent for Art Program for public art for the State of New Mexico. (<http://www.nmarts.org/>)

New Mexico MainStreet

Created in 1984 by the New Mexico Legislature, the New Mexico MainStreet Program fosters economic development in the state by supporting local MainStreet organizations and their revitalization work in downtowns and adjacent neighborhoods. The program provides resources, education, training and services that preserve and enhance the built environment, retain local history and culture, and stimulate the economic vitality of each participating community.

Based at the New Mexico Economic Development Department, New Mexico MainStreet works with selected local nonprofit organizations and municipalities to establish and enhance local downtown revitalization programs. Using the highly successful Main Street Four-Point Approach developed by the National Trust for Historic Preservation, New Mexico MainStreet assistance and services are structured

around those four points to help participating communities address the full range of challenges and opportunities in their downtown districts. New Mexico MainStreet services include a variety of consulting, training, advisory, planning, networking and evaluation offerings to build and strengthen local MainStreet organizations and downtowns within the state. (<http://nmmainstreet.org/>)

McCune Foundation Grants Agency: McCune Charitable Foundation

The McCune Charitable Foundation awards grants to communities, nonprofits, public schools, and government agencies that are engaged in community-based projects related to the Foundation's nine foundational priorities. They include projects that build capacity in the nonprofit sector, promote economic development, education and childhood development, healthcare, local food, the arts and community engagement, natural resources, urban design, and rural development. The average grant award is \$15,000, with some as large as \$25,000.



ARC Photo.

APPENDIX

SUPPORT MATERIAL



PUBLIC DESIGN WORKSHOP:

February 12, 2018 at Plaza Hotel



**DESIGN YOUR DOWNTOWN TO
PRESERVE PLAY SHOP EXPLORE GROW
BE AWESOME.**

Friday 2/23: 9am to 2pm at Plaza Hotel
Saturday 2/24: 9am to noon at Plaza Hotel
Final Presentation: Saturday 2/24 1pm
at Charlie's Spic & Span

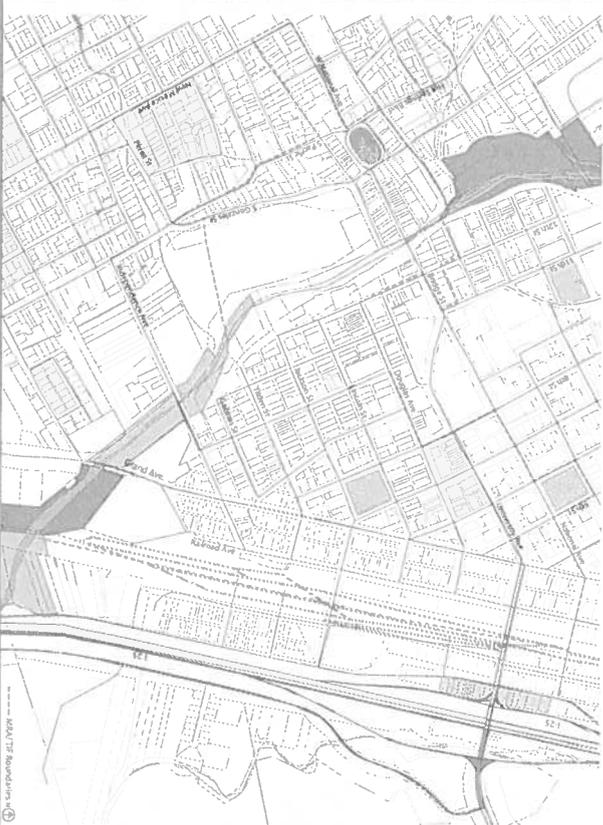


**DESIGN YOUR DOWNTOWN TO
PRESERVE PLAY SHOP EXPLORE GROW**

What is an MRA?

METROPOLITAN REDEVELOPMENT ACT

This Act is a New Mexico State Statute that empowers municipalities to rehabilitate and redevelop downtown areas that are deteriorated, blighted or underutilized in order to stimulate economic development and encourage well-being by establishing those areas as Metropolitan Redevelopment Areas (MRAs).
 In June, 2010, the City Council approved the Las Vegas Downtown Metropolitan Redevelopment Area Designation Report. The designated MRA boundary is in yellow.



WHAT DOES AN MRA PLAN DO?

- The plan identifies specific redevelopment projects that, when implemented, will eliminate blighted conditions and stimulate economic activity. These projects can include:
 - Land and building acquisition
 - Vacant building adaptive reuse or demolition
 - Zoning regulations
 - Transportation improvements
 - Community facilities
 - Housing

WHAT ARE THE PLAN'S?

- The MRA Plan:
 - Defines the community's vision for downtown, and identifies priority projects and programs to revitalize the downtown area
 - Examines existing conditions and assets
 - Recommends redevelopment projects and implementation strategies
 - Identifies funding sources for downtown's future improvements

PUBLIC ENGAGEMENT

- Recommendations and strategies are intended to help achieve the vision and goals developed by the community through an extensive participatory planning process which includes the following meetings:
 - Steering Committee
 - Four meetings
 - Community interviews and focus groups
 - Community organizations
 - Small business owners
 - Youth and young professionals
 - Educational institutions
 - Community workshop/charrette
 - Draft presentation and input session

PROCESS

- Plan Development | 2017/2018
 - Public engagement
 - Research
- Draft Plan Development | March/April 2018
 - Plan Review | April 2018
 - Reviewers include New Mexico MainStreet, New Mexico Historic Preservation Division, and New Mexico Department of Transportation
- Draft presentation and adoption — May 2018
 - City of Las Vegas City Council will review the draft plan and vote to adopt the plan in May
 - Plan implementation
 - City of Las Vegas, MainStreet de Las Vegas, and other community groups will work to accomplish goals outlined in the plan

MRA TOOLS

- Public/private partnerships (Development Agreement)
- Creation or revision of zoning regulations/incentives
- Land or building acquisition
- Revenue bond financing
- CDBG/state/federal brownfield funding opportunities
- LEDA
- Tax Increment Financing (TIF) Districts
 - A&CD Administrative/operational funding (TIF District)
 - Las Vegas has an approved TIF over the MRA district

LAS VEGAS MRA PLAN \ PUBLIC CHARTER

MRA PLANNING

DOWNTOWN PLAN UPDATE



2009 MRA Downtown Action Plan

2009 PRIORITY PROJECTS

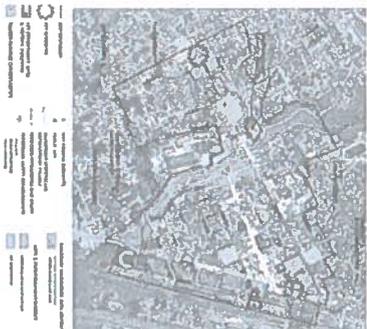
- TIF/TID District implementation
- Rubber Tire Trolley Shuttle
- Old City Hall to house Community Services
- Farmer's Market at Safeway Parking Lot
- Triangle Park gateway
- 12th Street Extension to Grand Ave.
- Municipal services and parking at Safeway parking lot

OTHER PLANNING EFFORTS

- Railroad and Downtown Districts Initiative, 2003-2005
- City of Las Vegas Community Master Plan, 2011
- Grand Ave. Improvements and MainStreet Las Vegas Streetscape Renovation Project, ongoing
- New Mexico Highlands University Campus Master Plan Update 2010
- Las Vegas Commercial Design Guidelines
- City of Las Vegas Zoning Ordinance 2008
- City of Las Vegas Comprehensive Plan 2011

LAS VEGAS MRA PLAN \ PUBLIC CHARTER

DOWNTOWN ACTION PLAN, 2009



The Downtown Master Plan developed for the 2009 Downtown Action Plan identified locations for gateways, public art, streetscape improvements and bike and pedestrian pathways.

PRIORITY PROJECTS & OUTCOME

Project: Wayfinding



Request: City of LV Lodger Tax Board has recommended allocation of \$20,000 to plan for wayfinding signage. This plan recommends updating the route to more effectively funnel visitors into downtown on University Ave. *(see "wayfinding" board for more information.)*

Project: Valencia Parking Complete



Results: MainStreet de Las Vegas received funding for engineered plans and the City of Las Vegas implemented parking for Bridge Street.

Project: Arts & Entertainment District ongoing



Results: The Shillee represents a significant improvement on 17th Street and river restoration continues.

Project: River Park Improvements

Results: City of Las Vegas made improvements and Galinas Watershed Alliance will begin a \$315,000 improvement of the river soon. *(see River walk board for more information.)*

Project: 12th St. extension stalled

Results: This extension of 12th St. from Jackson to Grand Ave will require acquisition of approximately 2,000 feet of right-of-way from private properties.

Project: Rubber Tire Trolley Shuttle ongoing



Results: a vintage rubber tire trolley has been offered recently to the City. City of Las Vegas Lodgers Tax Advisory Board is considering recommending its purchase to City Council for operation by an

Project: Lion Restoration stalled



Results: MainStreet donated three grant applications. The City must consult NIMHPO on all work. It has submitted a protective covering project to the Lodgers Tax Advisory Board

Project: Railroad Ave. Studios/housing Nearing Completion



Results: Castañeda hotel and Rawlins building are under renovation. Moonlite Welding renovation planned.

Project: U7 Youth Center Stalled



Results: The building is now privately owned.

Project: Streetscape Improvements Complete



Results: 70 crabapple and pear trees are planted on Douglas Ave and East Lincoln St. along with 10 trash receptacles and 4 benches funded by community members.

Project: Community Services in Old City Hall stalled

Results: City has submitted a \$50,000 grant to conduct a "high reach" inspection of the building to begin addressing condition issues.

Project: Downtown Bike Routes recommended

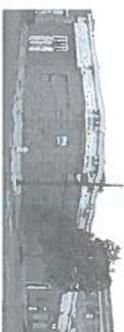
Results: The plan update will recommend downtown bike routes and possibly a bike share. (depending on the results of this design workshop)

Project: Farmer's Market and Mural at Safeway Parking Lot Partial



Results: A mural is completed, but water access and a shade structure for Farmer's Market were not

Project: Facade Improvements Complete



Results: MainStreet has painted 17 vacant buildings with NIMHU athletic volunteers

Project: Center Block Park mixed



Results: The Center Block building collapsed. MainStreet received a PIM grant for clean up and with NIMHU athletic volunteers, re landscaped and planted the site, which is owned by a private individual.

Project: Police Dept. Building Renovation Complete

Results: City of Las Vegas renovated the Police Department building on Plaza Park.

Project: E. Romero Fire Station Complete



Results: Building restoration is complete. E. Romero Horse & Fire Co. and Accquia Museum project won a national contest that awarded \$150,000 to MainStreet de Las Vegas to begin development.



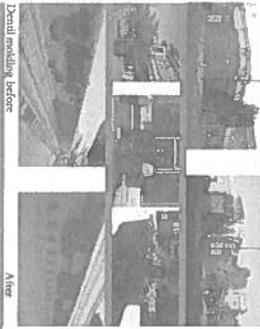
Progress

We are highlighting recent projects developed by business people and organizations who have worked hard to improve Las Vegas. This plan will build off of these successes to develop an even stronger downtown.

MAIN STREET DE LAS VEGAS

Main Street de Las Vegas continues to work to improve downtown by:

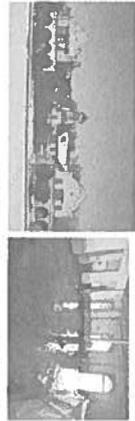
- Developing projects and securing development funding
- Assisting private developers to secure funding
- Developing plans for improvement projects
- Working with community members and groups to:
 - Improve facades
 - Paint buildings
 - Install and maintain planters and trees
 - Facilitate restoration projects



Detail modeling before

After

LAS VEGAS MRA PLAN / PUBLIC CHARTERTE PROGRESS SINCE THE 2009 PLAN



RESTORATION PROJECTS

Castañeda Hotel

Undergoing restoration to historic standards and plans to reopen as a hotel and restaurant

E. Romero Hose & Fire Co.

Has been restored and is being developed as a fire and acequia museum with a public bathroom. Acequia Madre runs beneath the station.

Rawlins Building

Plans to open as apartments upstairs and retail downstairs

JC's New York Pizza Department

Restored historic plaza building and added bowling lanes

McCaffrey Historic Trolley Building

Houses Highlands University's Department of Media Arts & Technology

The Skillet Restaurant

Includes a bar and food; the patio connects to Gallinas Bosque

Indigo Theatre

Historic Bridge Street building restored as a movie theatre



COMPLETED & ONGOING PROJECTS

Valencia Street Parking Lot

The 2009 MRA Downtown Action Plan enabled the construction of the Valencia Street Parking Lot which now serves as public parking for businesses all along Bridge Street and the Plaza

Bridge Street Breezeway

The 2009 MRA Downtown Action Plan enabled turning the Bridge Street Breezeway from a liability into an asset by removing a condition and safety issue and connecting Bridge Street to parking while preserving the street's retail front

Great Blocks Design & Plans

Thanks to the work of MainStreet de Las Vegas, shovel-ready plans are in place for street improvements on Lincoln Ave. and Railroad Ave. MainStreet is working to secure construction funding.

River Restoration

The Gallinas Watershed Alliance continues work on restoring the river and developing plans for expansion of the project

Grand Ave Improvements

\$9M DOT project to improve Grand Ave between the first exit and Tilden. Will include gateway, multi-modal trail, and lighting.

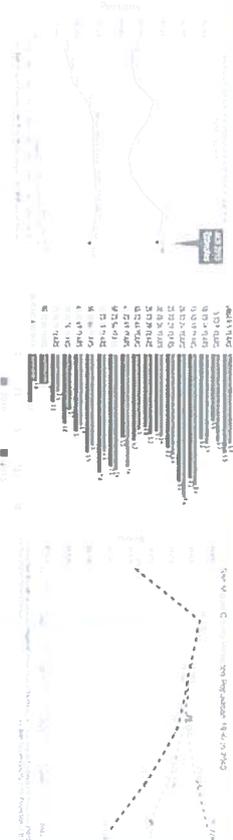


Population

Population had been steady since the 1950s, but has recently declined. This decrease reflects national trends of declining birth rates, urbanization, and the continued effects of the economic recession.

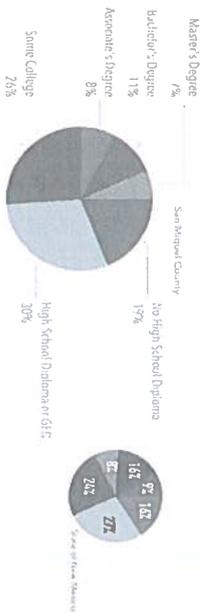
As with many communities across New Mexico, the population of Las Vegas is aging. Young people tend to leave the city after finishing high school or college, presumably to pursue career options elsewhere.

The UNM Geospatial Population Survey (GPS) forecasts population changes for each county in New Mexico. The most recent GPS projections suggest that county population may drop below 25,000 people by 2040.



Education

The educational attainment of people living in San Miguel County is slightly lower than that of the state of New Mexico overall. Almost one in five people do not have a high school diploma or GED. Approximately 26% of residents have a college degree, compared to 33% of New Mexicans. This percentage may reflect an aging population, as older residents are less likely to have earned degrees than younger residents.



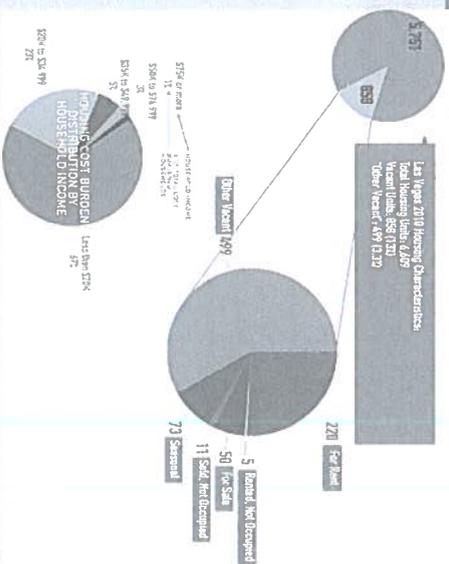
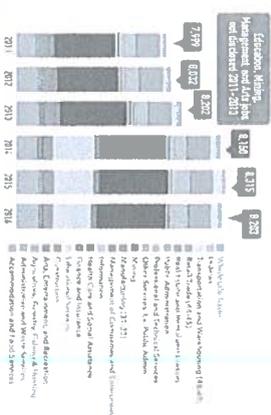
Economy

Employment fell heavily in 2010 as San Miguel County felt the effects of the recession, and has not returned to pre-recession levels. Unemployment peaked in 2010 at 9.6% and has remained above state averages.

Healthcare, education, wholesale, trade, and food service are major employment sectors.

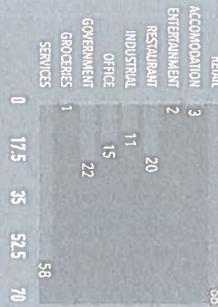
Housing

Las Vegas has a low vacancy rate compared to many other communities in New Mexico. Only about 3% of homes in the city are listed as "Other Vacant," which generally means they have been abandoned. Approximately 33% of San Miguel County households are cost-burdened (spending 30% or more of household income on housing), which is comparable to the state of New Mexico.



LAS VEGAS MRA PLAN \ PUBLIC CHARTERTE EXISTING CONDITIONS: DEMOGRAPHICS

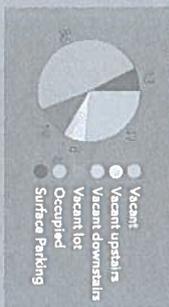
Business Types in the MRA



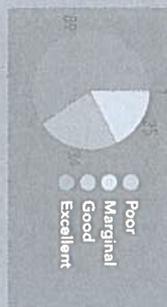
Land Use by Acreage



Parcel Vacancy Status

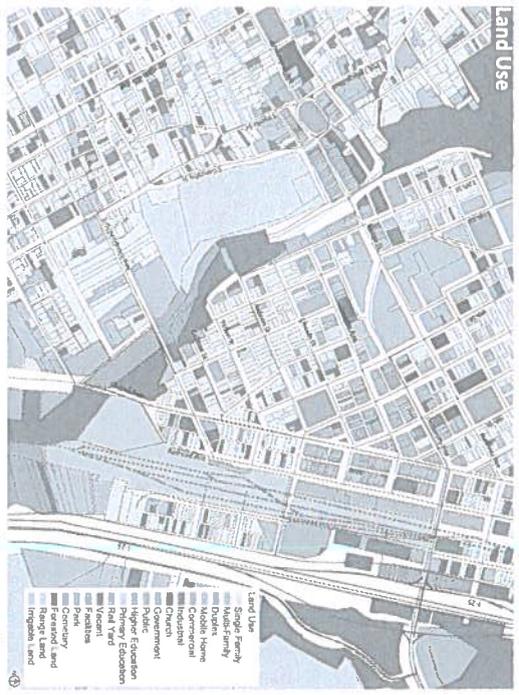


Building Condition



LAS VEGAS MRA PLAN \ PUBLIC CHARTERETTE

BUSINESS & BUILDING SURVEY RESULTS



DOWNTOWN PLAN UPDATE
LAS VEGAS

Priority Projects:

Gallinas River Walk & Bosque

HERMIT'S PEAK WATERSHED ALLIANCE



Our focus is the reach

Gallinas River Park Collaborative:
 Hermit's Peak Watershed Alliance
 City of Las Vegas, San Miguel County
 Las Vegas Tree Board
 Casa de Cultura
 MainStreet de Las Vegas
 Las Vegas/San Miguel Economic Development Corp.
 Citizens' Committee for Historic Preservation
 N.M. Highlands University
 Interested community members



LAS VEGAS MRA PLAN \ PUBLIC CHARTER

PRIORITY PROJECTS | GALLINAS RIVER WALK



DREAM BIG & PLAN PRACTICALLY

OUR GOALS

We are working towards the look, sound and feel of a healthy, natural river and bosque.



Park amenities encourage multiple uses and enhance safety and cleanliness. We would like to see large open areas for events, multiple uses, new businesses and businesses that provide access to the river. We plan to use low-maintenance, green infrastructure in techniques and materials.



GETTING STARTED: REMINDING THE GALLINAS

Upcoming Project

The N.M. Environment Department's River Stewardship Program is providing funding

- Restoration of the Gallinas River and bosque from Bridge St. to Prince St.
- Construction planned for fall of 2018

Next Steps

- Promote and build support for the project
- Obtain funding for pedestrian/park amenities between Bridge St. and Prince St. (~\$250,000). Design and build pedestrian amenities.
- Obtain funding for river restoration of the lower third of the Bridge/Prince Streets project
- Develop a concept plan for the entire project and identify the next priority area

Ultimate goal: to complete the trail between Montezuma and the Las Vegas National Wildlife Refuge



Customize River Park from Las Vegas



What you can do

- Help build support
- Join the Gallinas River Park Collaborative
- Donate or start a fundraising campaign
- Participate in public meetings
- Help out on work days

Contact: rfernandez@hermitspeakwatersheds.org

DOWNTOWN PLAN UPDATE

LAS VEGAS 2018

Signage

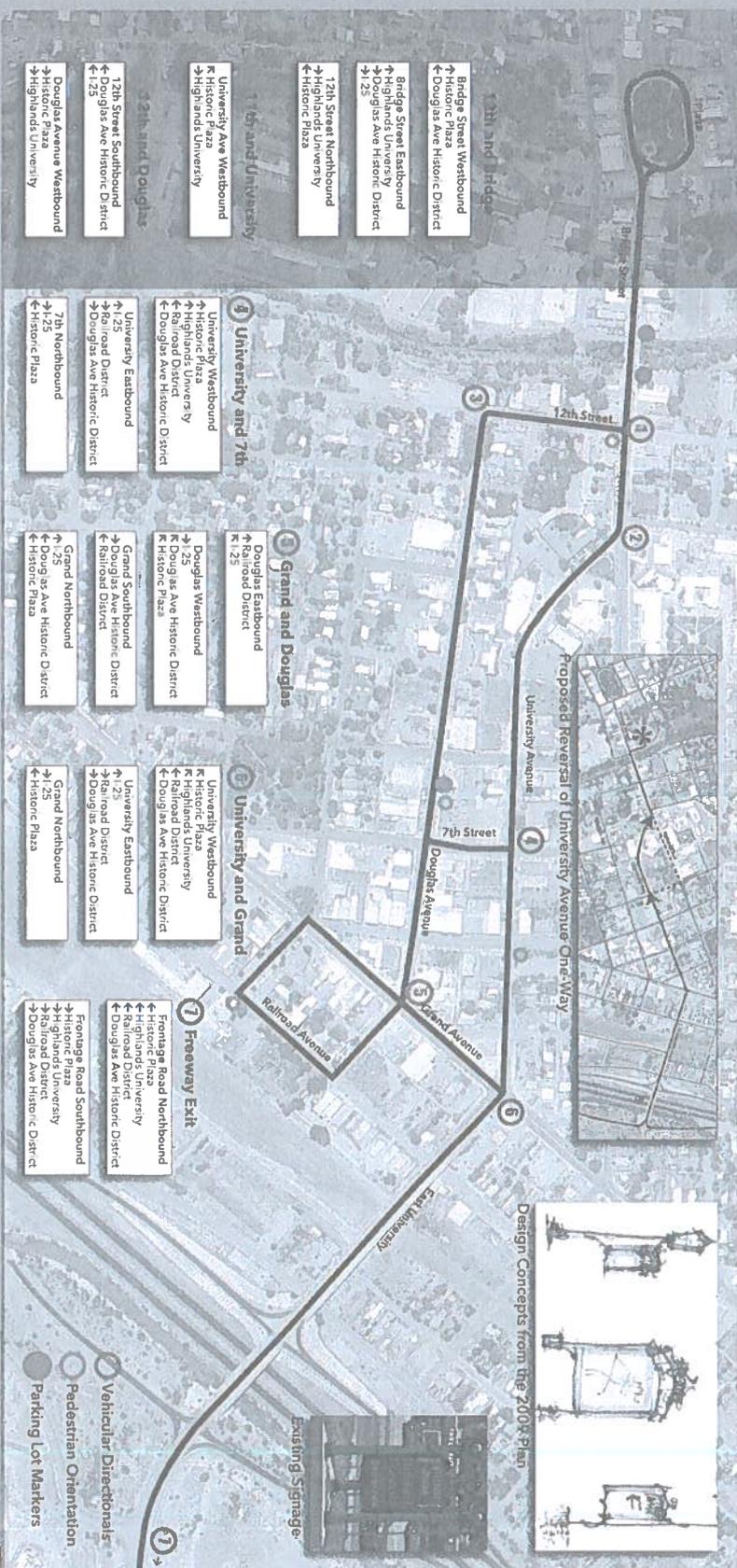
This wayfinding plan directs visitors to the three major areas in Las Vegas: Bridge Street and the Historic Plaza, Douglas Avenue, and the Railroad District.

Vehicular Travel

Reversing the one-way direction of University Avenue creates a much simpler loop for vehicular circulation through the three major districts.

Pedestrian Orientation

Pedestrian signs display maps and information to enhance appreciation of the culture, history, and natural beauty of Las Vegas. Markers direct people to the Riverwalk, museums, and other key landmarks.



LAS VEGAS MRA PLAN - PUBLIC CHARRETTE

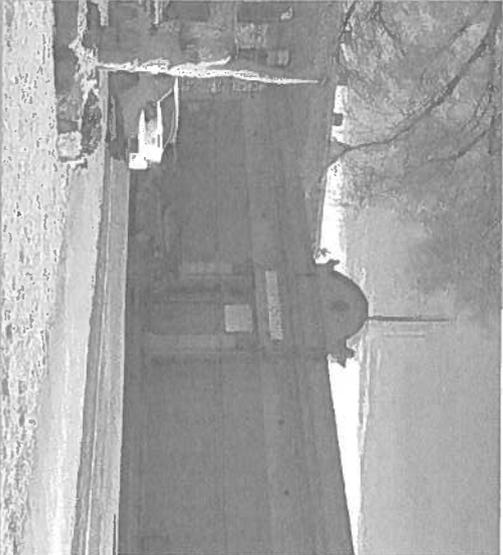
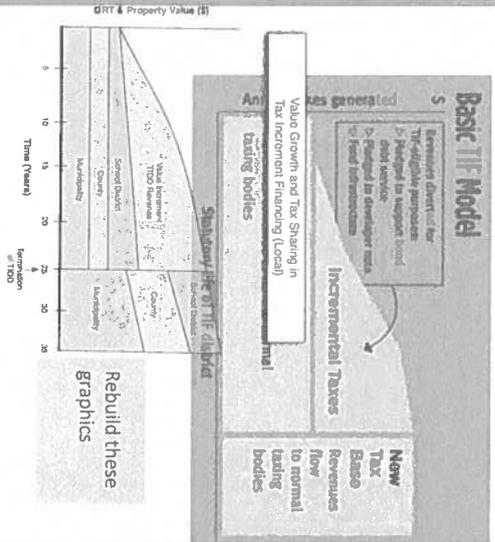
PRIORITY PROJECTS: SIGNAGE AND WAYFINDING

DOWNTOWN PLAN UPDATE



TIF District

As areas improve, property values increase, which grows the property tax base. Tax Increment Financing (TIF) allows Las Vegas to shift a portion of this increased revenue and recycle it back into the MRA district. The city has approved a TIF but has not implemented it.



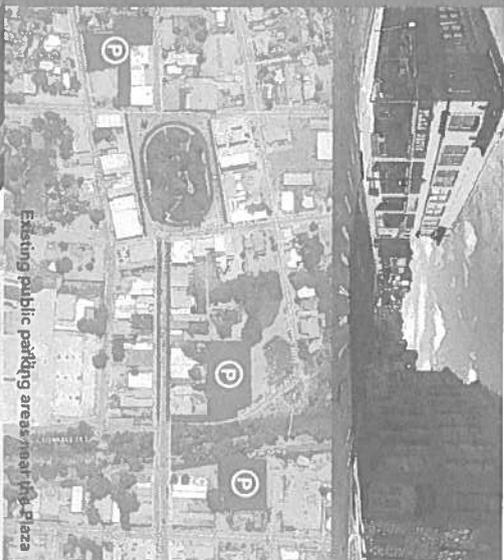
Vacant Buildings

Vacant buildings pose a safety threat and discourage economic development.

Require property owners to register and insure vacant buildings, and inspect them annually for safety risks. Permit the city to demolish dangerous structures as a last resort.

Parking

Existing zoning requires off-street parking, which often does not exist on historic parcels. Designate a parking district to exempt these requirements for businesses in the MRA. Establish a fund for the city to purchase additional public parking.



Existing public parking areas near the Plaza

Signs

The sign code governs size and placement of signs, awnings, and murals.

Ensure that these have safe placement, that they have an appropriate, pedestrian scale, and that they reflect the surrounding architectural context.



LAS VEGAS MRA PLAN \ PUBLIC CHARRETTE

PROJECTS: POLICIES AND ZONING

DOWNTOWN PLAN UPDATE

LAS VEGAS

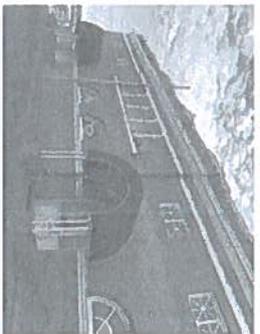
Priority Projects

PNM BUILDING

A much smaller staff is required at PNM's Las Vegas office than before, and PNM is looking to find more appropriate use for their large, historic building in the Rail Road District. PNM has expressed willingness to donate the building in exchange for a smaller office for their staff.

Adding a use with more staff and more activity will improve the visibility of the area, add eyes on the street and begin to balance the draw of the Plaza on the other side of the district.

The plan will recommend supporting finding a best use for the building.



EVENT VENUE

The back of the PNM building has a number of truck bays, a parallel parking lane, and attractive lighting features. This area may serve as a staging ground for events such as farmer's markets or art fairs. Trucks can pull in and sell to the crowd, and booths and food trucks can set up adding a lively draw to the Rail Road district.



CULTURAL RESOURCES APP

Las Vegas has much to offer to visitors and residents. Historic sites and museums, natural landscapes and recreational opportunities, restaurants and lodging, and daily arts and culture events.

Consider an app, website, or other means of guiding people to the best Las Vegas has to offer in a user-friendly, easily updatable format.

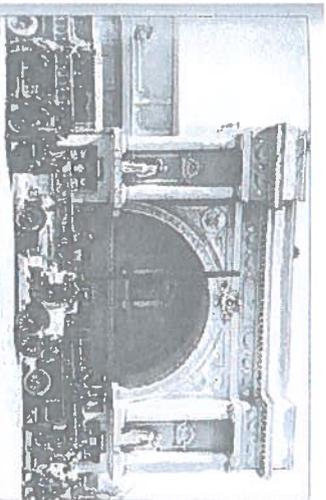
BIKE SHARE AND BIKE ROUTES

Consider working with Highlands University to expand their bike share program to serve the city. Identify gaps in trails and route networks.



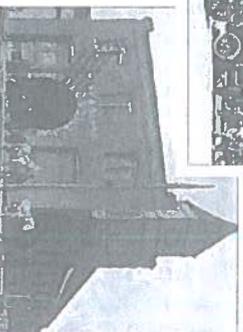
SKATE PARK

Several youth groups have expressed interest in establishing a skate park in Las Vegas to provide opportunities for recreation and entertainment. Skate parks promote community involvement, healthy lifestyles, and a better quality of life for Las Vegas residents and visitors.



HISTORIC RESTORATION

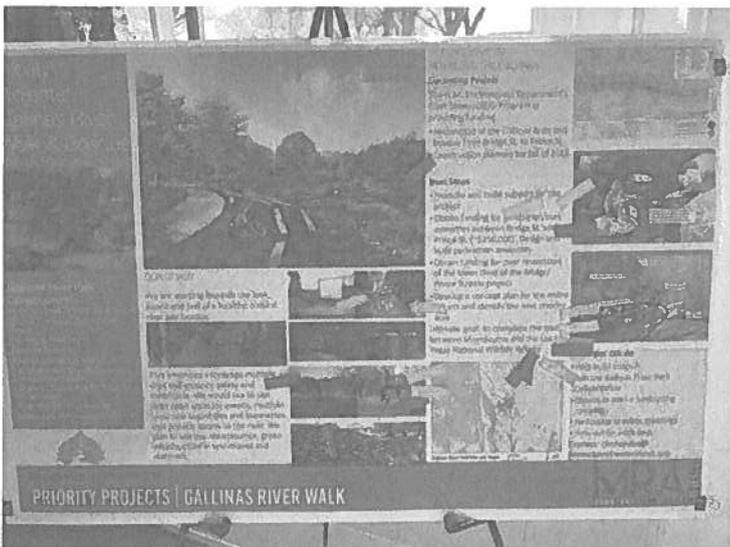
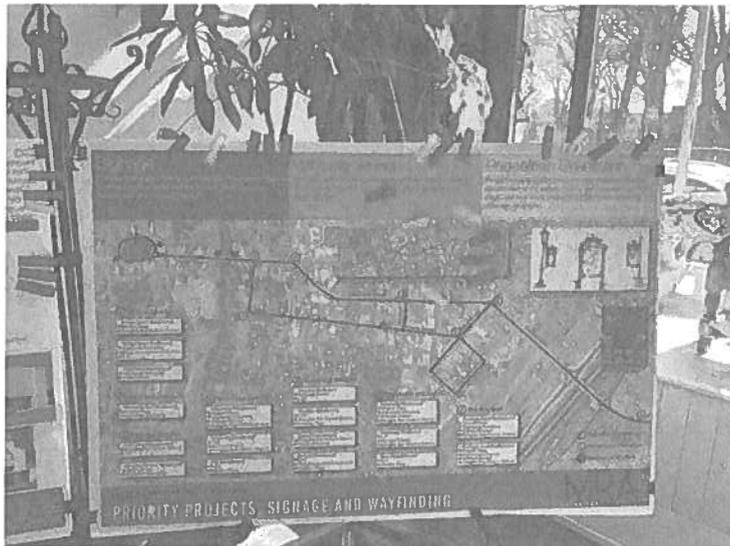
Provide incentives for owners of historic properties owners to restore, renovate, and refurbish those properties.



LAS VEGAS MRA PLAN \ PUBLIC CHARRETTE

PRIORITY PROJECTS





SIGN-IN SHEETS (EVENTS & MEETINGS)

LAS VEGAS MRA PLAN UPDATE DESIGN WORKSHOP SIGN-IN SHEET			
Project: Las Vegas MRA Plan Update		Meeting Date: 2/23 and 2/24/2018	
Facilitator: ARC Planning		Place/Room:	
Name	Role / Affiliation	E-Mail	
Tom Lamberth	LV 73rd Runoff	lamberthtom@gmail.com	
Robert Lamberth	City of LV	robert.lamberth@lasvegas.nv.gov	
Shelby	LV First BA Christian	shelbybarstons@gmail.com	
Fred Kline	Kline Gallery	fred@klinegallery.com	
Jennifer Carbajal	Mana Consulting	jennifer.m.carbajal@gmail.com	
Joanne Sanchez	Citizen for LV	sanchezdentist@msn.com	
Jennifer Sanchez	Sanchez Law	jens.f.sanchez.law@gmail.com	
MARIE GOMEZ		mgomez10@aol.com	
Elizabeth Rutledge	Community Member	elizabethr@gmail.com	
Bill Taylor	MSLV	billtaylor10@gmail.com	
Jose Contreras Taylor	Community	josecontreras@hotmial.com	
Beth Urech	Community	beth@bethurech.com	
Paula Stinson	Community	paulastinson@earthlink.net	
Robin Bellerby	Sanchez Auto Body	robin.bellerby@gmail.com	
Patricia	City of Henderson	patricia@cityofhenderson.com	
Patrick Alarid	City of Henderson	jpalarid@hotmail.com	
Chris Herber	Community	chrisherber@hotmail.com	

Page 1 of 1

LAS VEGAS MRA PLAN UPDATE DESIGN WORKSHOP SIGN-IN SHEET			
Project: Las Vegas MRA Plan Update		Meeting Date: 2/23 and 2/24/2018	
Facilitator: ARC Planning		Place/Room:	
Name	Role / Affiliation	E-Mail	
Vanessa Slick	Wynn Golf Course	vanslick10@gmail.com	
FRANK KIDIC	LV Rent	frank@kidicdesign.com	
Melanie Zollner	NMMA Community	melanie.zollner@hotmail.com	

Page 1 of 1

SAN MIGUEL COUNTY COMPREHENSIVE PLAN UPDATE TOPICS SIGN-IN SHEET				
Project: Las Vegas MRA Plan		Meeting Date: 10/22/19		
Facilitator: ARC Planning		Place/Room:		
Name	Role / Affiliation	Phone	E-Mail	
Robert Archuleta	Community	420-3376	rarchuleta@ci.lasvegas.nv.us	
Billy Madson	LVSD	425-6321	bmadson@ci.lasvegas.nv.us	
Freddy Muroyo	Community	476-3242	fmuroyo@ci.lasvegas.nv.us	
Miguel Sanchez	Community	326-2314	msanchez@ci.lasvegas.nv.us	
Rafael T. Garcia	Community	458-4400	rgarcia@ci.lasvegas.nv.us	
Condy Collins	Main Street	677-6280	mainstreet@ci.lasvegas.nv.us	

Page 1 of 1

LAS VEGAS, NM MRA PLAN UPDATE SIGN-IN SHEET			
Project: Las Vegas MRA Plan		Meeting Date: 10/22/18	
Facilitator: ARC Planning		Place/Room:	
Name	Role / Affiliation	E-Mail	
Robert Archuleta	City of Las Vegas	rarchuleta@ci.lasvegas.nv.us	
DAVID C. TRULLUS	NM OOT D+	david.trullus@state.nm.us	
Heather Sanchez	NM OOT D+	heather.sanchez@state.nm.us	
John A. Herrera	NM OOT D+	john.a.herrera@state.nm.us	
Rafael T. Garcia	CLV Community Development	rgarcia@ci.lasvegas.nv.us	
Ron Sanchez	ARC	ron.sanchez@arc.com	

Page 1 of 1

MRA Survey source: The Main Street Sandwich Method, from the Utah Community Development Office, adapted from Andrea Quary and Emily Talen, 2011.

MAIN STREET CORE		SECTION SCORE / 10	NOTES
DESIGN Is it an inviting, attractive area? Is there a defined sense of arrival?	<input type="checkbox"/> Yes, an obvious change in the way things are done <input type="checkbox"/> No, there is no real difference		
Is there a clear main street and side street?	<input type="checkbox"/> Very clear and obvious, but not clear of design and/or function and/or not used at all <input type="checkbox"/> Somewhat clear, but not clear of design and/or function and/or not used at all		
Are the rights to walk (or run, bicycle, stroller, etc.) clear? How wide are sidewalks?	<input type="checkbox"/> Sidewalks 7.5 or 10 feet wide, with clear markings and/or curbs <input type="checkbox"/> Sidewalks 5-7.5 feet wide <input type="checkbox"/> Sidewalks 3-5 feet wide <input type="checkbox"/> No sidewalks		
Are buildings set back from the sidewalk?	<input type="checkbox"/> Buildings set back 10 feet or more <input type="checkbox"/> Buildings set back 5-10 feet <input type="checkbox"/> Buildings set back 3-5 feet <input type="checkbox"/> Buildings set back 0-3 feet		
SAFETY Is it safe to enjoy this space? Is there safe walking space?	<input type="checkbox"/> Pedestrian walking and/or bicycle riding is encouraged and/or encouraged <input type="checkbox"/> Pedestrian walking and/or bicycle riding is discouraged and/or discouraged		
Is the area well lit at night?	<input type="checkbox"/> Well lit, with street lighting and/or building lighting <input type="checkbox"/> Somewhat lit, with street lighting and/or building lighting <input type="checkbox"/> Not lit, with street lighting and/or building lighting		
What is the posted speed? How fast do vehicles actually travel?	<input type="checkbox"/> 15-25 mph (or less, with signs) <input type="checkbox"/> 25-35 mph (or less, with signs) <input type="checkbox"/> 35-45 mph (or less, with signs) <input type="checkbox"/> 45-55 mph (or less, with signs)		
Is it safe to cross the street?	<input type="checkbox"/> Good crosswalks, with crosswalks and/or crosswalks <input type="checkbox"/> Fair crosswalks, with crosswalks and/or crosswalks <input type="checkbox"/> Poor crosswalks, with crosswalks and/or crosswalks		
Is it safe to drive through?	<input type="checkbox"/> Good traffic control, with traffic and/or traffic <input type="checkbox"/> Fair traffic control, with traffic and/or traffic <input type="checkbox"/> Poor traffic control, with traffic and/or traffic		
SECURITY Do you feel secure in this space? Is there evidence of respect or decay?	<input type="checkbox"/> Well maintained and attractive <input type="checkbox"/> Somewhat maintained and attractive <input type="checkbox"/> Poorly maintained and unattractive		
Are there other people using the space? How many people are using the space?	<input type="checkbox"/> Pedestrians, cyclists, runners, joggers, etc. <input type="checkbox"/> Pedestrians, cyclists, runners, joggers, etc. <input type="checkbox"/> Pedestrians, cyclists, runners, joggers, etc.		
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Is the space open without solid walls? (No 100% open?)	<input type="checkbox"/> Open, with high walls and/or high walls <input type="checkbox"/> Somewhat open, with high walls and/or high walls <input type="checkbox"/> Not open, with high walls and/or high walls		
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WALK A MILE IN SOMEONE ELSE'S SHOES.
Rate how the following factors affect your walking experience on this street (use the section scores of 1-10). How do the perceptions of people and designers affect your walking experience?

	YOUNG CHILD	MULTIPLE OF HANDICAPS	REDACTED	RETIRED	COLLEGE STUDENT	REGULAR DRIVER	UPPER MIDDLE CLASS
ADULT	10	10	10	10	10	10	10
TOP CONCERN	10	10	10	10	10	10	10
DESIGN	10	10	10	10	10	10	10
SAFETY	10	10	10	10	10	10	10
SECURITY	10	10	10	10	10	10	10
CONCRETE	10	10	10	10	10	10	10
ACCESS	10	10	10	10	10	10	10
WALKABILITY	10	10	10	10	10	10	10
CONCRETE	10	10	10	10	10	10	10
DO YOU FEEL SAFE IN THIS SPACE?	10	10	10	10	10	10	10
DO YOU FEEL SECURE IN THIS SPACE?	10	10	10	10	10	10	10

NOTES



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WALK A MILE IN SOMEONE ELSE'S SHOES...

Rate how the following types of people would experience your street, using a similar scale as the person icons (1-10). Think about the perspective of each and comment.



WHO	YOUNG CHILD	WOMEN OF VARIOUS AGES	TEENAGER	PEDEST	WHEELER	BUSINESS OWNER	ELDERLY PERSON
ADULT	10	10	10	10	10	10	10
TOP CONCERN	SAFETY	SAFETY	SAFETY	SAFETY	SAFETY	SAFETY	SAFETY

DESIGN / USER	YOUNG CHILD	WOMEN OF VARIOUS AGES	TEENAGER	PEDEST	WHEELER	BUSINESS OWNER	ELDERLY PERSON
DESIGN	1	1	1	1	1	1	1
SAFETY	1	1	1	1	1	1	1
SECURITY	1	1	1	1	1	1	1
COMFORT	1	1	1	1	1	1	1
ACCESS	1	1	1	1	1	1	1
INTEREST	1	1	1	1	1	1	1
OVERALL	1	1	1	1	1	1	1
DOES CHANGE THE WAY YOU WOULD WANT TO BE?							
QUALITY OF MAIN STREET							

NOTES



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WALK A MILE IN SOMEONE ELSE'S SHOES...

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ADULT	10	10	10	10	10	10	10
TOP CONCERN	SAFETY	SAFETY	SAFETY	SAFETY	SAFETY	SAFETY	SAFETY

DESIGN / USER	YOUNG CHILD	WOMEN OF VARIOUS AGES	TEENAGER	PEDEST	WHEELER	BUSINESS OWNER	ELDERLY PERSON
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SAFETY	1	1	1	1	1	1	1
SECURITY	1	1	1	1	1	1	1
COMFORT	1	1	1	1	1	1	1
ACCESS	1	1	1	1	1	1	1
INTEREST	1	1	1	1	1	1	1
OVERALL	1	1	1	1	1	1	1
DOES CHANGE THE WAY YOU WOULD WANT TO BE?							
QUALITY OF MAIN STREET							

NOTES
Committee Vision for - Down for walking



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WALK A MILE IN SOMEONE ELSE'S SHOES...

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TOP CONCERN	SAFETY	SAFETY	SAFETY	SAFETY	SAFETY	SAFETY	SAFETY

DESIGN / USER	YOUNG CHILD	WOMEN OF VARIOUS AGES	TEENAGER	PEDEST	WHEELER	BUSINESS OWNER	ELDERLY PERSON
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SAFETY	1	1	1	1	1	1	1
SECURITY	1	1	1	1	1	1	1
COMFORT	1	1	1	1	1	1	1
ACCESS	1	1	1	1	1	1	1
INTEREST	1	1	1	1	1	1	1
OVERALL	1	1	1	1	1	1	1
DOES CHANGE THE WAY YOU WOULD WANT TO BE?							
QUALITY OF MAIN STREET							

NOTES



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2 MINUTE SURVEYS...

During the survey of main street, ask pedestrians and business owners 10MRS about their experience with the street

INDIVIDUAL SURVEY	BUSINESS OWNER / OPERATOR SURVEY
<p>Do you think you would like to walk on this street?</p> <p><i>From time to time, but not often</i></p> <p>top 3 things you like about this street</p> <p><i>Urban landscaping</i></p> <p>What is one thing that would cause you to stop walking here?</p> <p><i>High amount of vacant properties</i></p>	<p>Do you think you would like to walk on this street?</p> <p><i>top 3 things you like about this street</i></p> <p>What is one thing that would cause you to stop walking here?</p>

NOTES

MRA Survey source: The Main Street Sandwich Method, from the Utah Community Development Office, adapted from Andrew Quary and Emily Talen, 2001

2 MINUTE SURVEYS...
 During a survey of main street, a job is to be done or operation about their experience with the main street

GENERAL SURVEY
 "Is there anything you'd like to see on this street?"
 "What is the most interesting thing you see on this street?"
 "Is there anything you'd like to see on this street?"
 "What is the most interesting thing you see on this street?"

BUSINESS OWNER / OPERATOR SURVEY
 "Do you have a business on this street?"
 "If so, what is it?"
 "What is the most interesting thing you see on this street?"

NOTES

MRA Survey source: The Main Street Sandwich Method, from the Utah Community Development Office, adapted from Andrew Quary and Emily Talen, 2001

USES ON MAIN STREET...
 Main Street uses of main street are listed in the table below. It may be helpful to divide between a particular use as a core by the main types (e.g. parks and recreation) and other uses.

PARKS & REC
 Public parks, sports fields

FOOD SERVICES
 Restaurants, fast food, deli, cafe

RETAIL
 Stores, shops, clothing, art shops

ENTERTAINMENT, ARTS & CULTURE
 Theaters, galleries, museums

LODGING
 Motels, inns, B&Bs

CIVIC SERVICES
 Government, post office, schools

COMMUNITY & FAITH ORGS
 Churches, nonprofits, social clubs

LOCAL SERVICES
 Banks, grocery stores, dry cleaners, day care

10 + 10 + 10 RULE (CRITICAL MASS)
 To get the most out of a main street, you need a minimum of ten places that serve food, shops, dining, cafe, entertainment, recreation, and other uses. These are NOT big box and chain stores, but the specialty shops, these might include galleries, clothing boutiques, art shops, antique shops, etc. (10 specialty shops) (one specialty shop, parking and gourmet cooking stores, and the other 10 places open after 5:00 p.m. or later)

BUILDINGS

TOTAL	
VACANT	HISTORIC

PARKING

ON STREET	OFF STREET
NUMBER	PERCENT

SERVE FOOD **SPECIAL RETAIL** **OPEN AFTER 5PM**

MRA Survey source: The Main Street Sandwich Method, from the Utah Community Development Office, adapted from Andrew Quary and Emily Talen, 2001

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LOCAL SERVICES
 Banks, grocery stores, dry cleaners, day care

10 + 10 + 10 RULE (CRITICAL MASS) Building Street
 To get the most out of a main street, you need a minimum of ten places that serve food, shops, dining, cafe, entertainment, recreation, and other uses. These are NOT big box and chain stores, but the specialty shops, these might include galleries, clothing boutiques, art shops, antique shops, etc. (10 specialty shops) (one specialty shop, parking and gourmet cooking stores, and the other 10 places open after 5:00 p.m. or later)

BUILDINGS

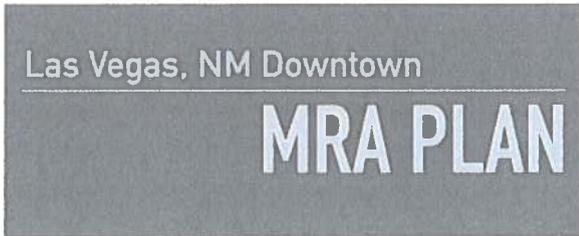
TOTAL	
VACANT	HISTORIC

PARKING

ON STREET	OFF STREET
NUMBER	PERCENT

SERVE FOOD **SPECIAL RETAIL** **OPEN AFTER 5PM**

STEERING COMMITTEE SLIDES



Las Vegas MRA

Plan Process

Plan Boundaries

NM State Statute that empowers municipalities to rehabilitate and redevelop downtown areas that are deteriorated, blighted or underutilized in order to stimulate economic development and community well-being by establishing it as a Metropolitan Redevelopment Area (MRA).



Plan Boundaries

- In June, 2010 the City Council approved the Las Vegas Downtown Metropolitan Redevelopment Area Designation Report.
- The designated Metropolitan Redevelopment Area (MRA) boundary is shown in yellow



MRA Plan

The MRA Plan

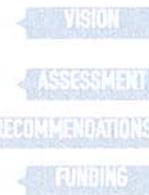
- Identifies specific redevelopment projects that when implemented will eliminate the blighted conditions and stimulate economic activity. These projects can include:
 - land and building acquisition
 - adaptive reuse or demolition
 - zoning regulations
 - transportation improvements
 - community facilities
 - housing

5

MRA Plan

What the Plan will do

- The MRA Plan:
 - defines the community's vision for the downtown and identifies priority projects and programs to revitalize the downtown area.
 - examines existing conditions and assets
 - recommends redevelopment projects and implementation strategies
 - identifies funding sources for downtown's future improvements.



6

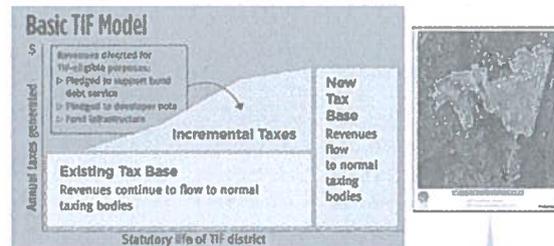
MRA Plan

MRA Tools

- Public/private partnerships (Development Agreement)
- Create or revise zoning regulations/incentives
- Land or building acquisition
- Revenue bond financing
- CDBG/State/Federal Brownfield funding opportunities
- LEDA
- Tax Increment Financing (TIF) Districts
 - A&CD Administrative/operational funding (TIF District)
 - Las Vegas has an approved TIF over the MRA district

7

Basic TIF Model



THE TIF IS GEOGRAPHICALLY CONSTRAINED WITHIN MRA BORDERS. INCREMENTAL TAXES COLLECTED WITHIN THE MRA CAN ONLY BE SPENT WITHIN THE MRA DURING THE LIFE OF THE TIF.

8

Community-Driven Planning

- › The recommendations and strategies are intended to help achieve the vision and goals developed by the community through an extensive participatory planning process
 - › Steering Committee
 - › Community interviews & focus groups
 - › Community workshop/ charrette
 - › Draft presentation & input session

9

Steering Committee

- › Will hold meetings throughout the process to inform process design, issues & opportunities identification
 - › Identifies key issues & opportunities that the plan should address
 - › Identifies goals and strategies for community meetings
 - › Identifies City & partner capacity
 - › Aids in identifying funding opportunities
 - › Aids in identifying groups & individuals to involve

10

Focus Groups: Developing Invitation Lists

- › Planners will hold focus group discussions with groups of invited stakeholders including local
 - › Institutions:
 - › Highlands, UWC, WLW, LVCS, Luna
 - › Community groups
 - › Business/ property owners:
 - › Developers, realtors, investors, bankers
 - › Youth and young professionals

11

ARC Planning, Inc.

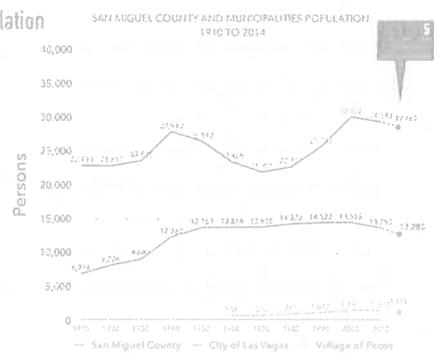
- › Who is ARC Planning?
- › We are planning consultants contracted by the City to develop the plan update
 - › New Mexico's largest and longest-established firm specializing in planning for communities and facilities (41 years in business)
 - › Planning experience in the area
 - › The Las Vegas Comprehensive Plan, 2011
 - › San Miguel County Comprehensive Plan, currently
 - › Village of Pecos Comprehensive Plan, currently
 - › Pecos Schools Facilities Master Plan, 2017

12

Las Vegas MRA

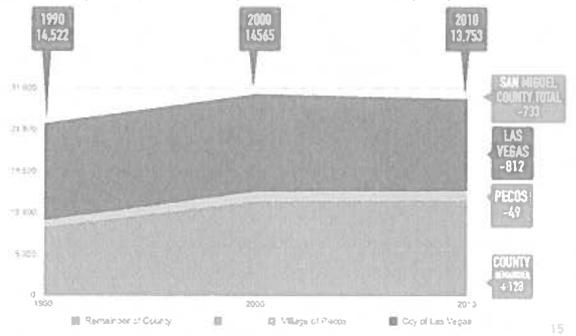
Existing Conditions

Historic Population



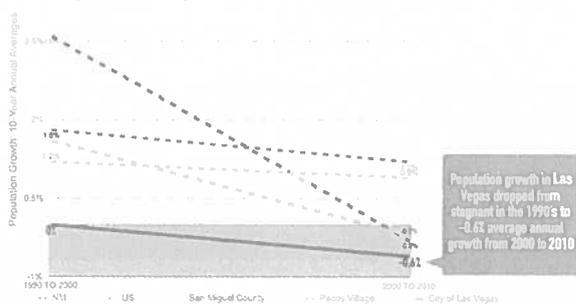
13

Las Vegas Population as portion total of County Population



15

Average Annual Population Growth

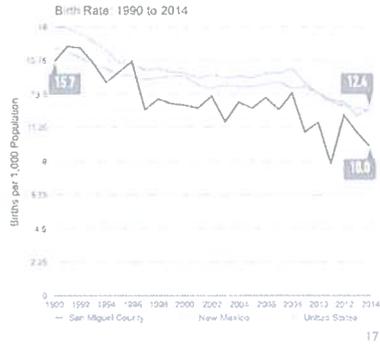


16

San Miguel

County Birth Rate

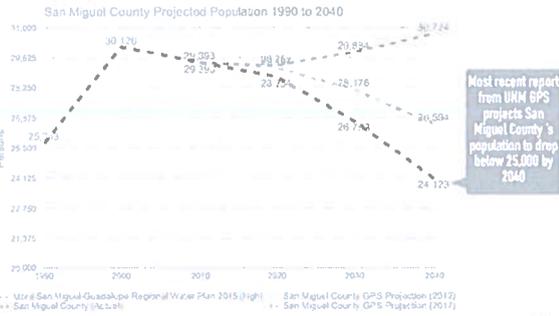
- Defined as the number of births per 1,000 population
- San Miguel County birth rate is lower than state and national averages
- Has fallen from 15.7 in 1990 to 10 in 2014



17

San Miguel

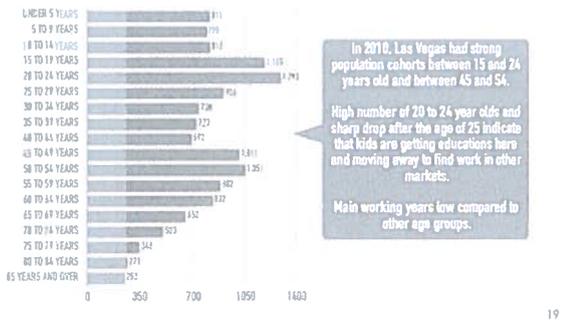
County Population Projections



18

Las Vegas

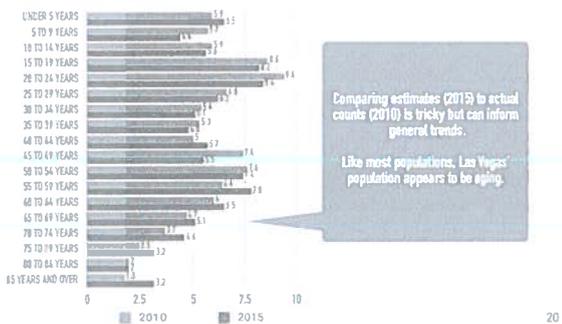
Las Vegas Population by Age, 2010



19

Las Vegas

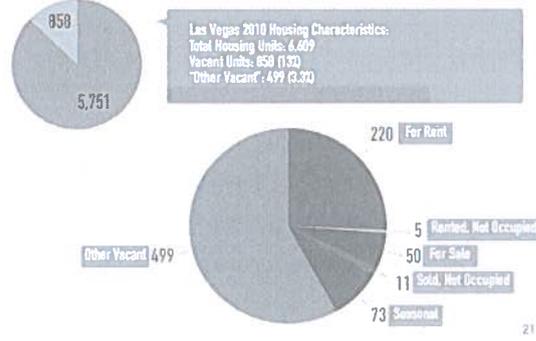
Las Vegas Population by Age as Percentage of Total Population, 2010 and 2015



20

Las Vegas

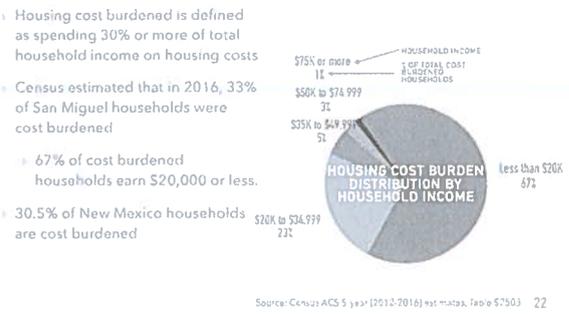
Las Vegas Housing Characteristics



21

Las Vegas

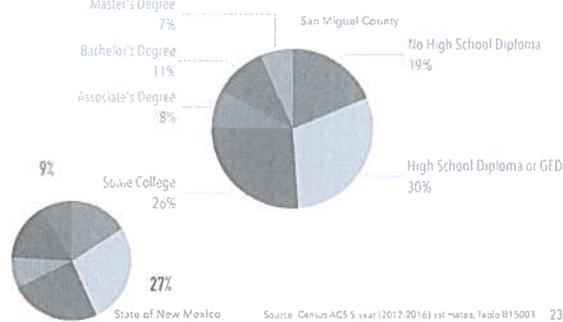
Housing Cost Burden



Source: Census ACS 5 year (2012-2016) est. data, Table S7503 22

Las Vegas

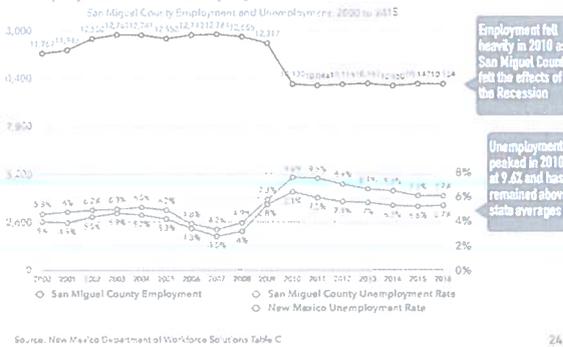
Educational Attainment, Age 25 and Over



Source: Census ACS 5 year (2012-2016) est. data, Table B15003 23

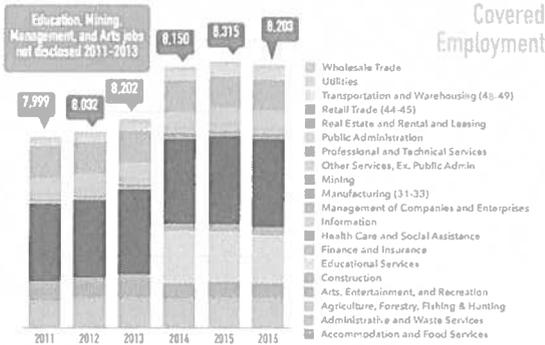
Las Vegas

Employment and Unemployment



Source: New Mexico Department of Workforce Solutions Table C 24

Las Vegas



25

Mainstreet De Las Vegas

- › Mainstreet program area shown in yellow



Las Vegas

Job Openings

- › Most job openings in San Miguel County are in the Healthcare and Public Administration sectors
- › Average wage of all postings: \$42,545
- › Some jobs have been unfilled for over a year

Industry	Job Openings
Accommodation and Food Services	29
Administrative and Support and Waste Management and Remediation Services	26
Educational Services	7
Finance and Insurance	7
Health Care and Social Assistance	57
Information	5
Management of Companies and Enterprises	4
Manufacturing	2
Other Services (except Public Administration)	2
Professional, Scientific, and Technical Services	10
Public Administration	88
Real Estate and Rental and Leasing	2
Retail Trade	20
Transportation and Warehousing	10
Wholesale Trade	6

Source: New Mexico Department of Workforce Connection, Job Openings by Industry

26

LV ACD

- › The Las Vegas Arts and Culture District boundaries are shown in yellow
- › ACD Phase 1 in pink



Las Vegas Downtown

2010 Plan

27

Assets

- › Identifies the 6 historic districts in the plan area:
 - › Las Vegas Plaza
 - › Railroad Avenue
 - › Bridge Street
 - › Douglas-Sixth Street
 - › El Distrito de las Escuelas
 - › Lincoln Park
 - › Library Park



Railroad and Downtown Districts Initiative

- › 2003 community planning effort to identify improvements to Grand Ave and adjacent areas (downtown and railroad)
- › The plan identified the following catalytic projects

- › **Building collapsed:** Center Block: Redevelop landmark buildings to link Grand to transportation center & highlight IT
- › **Construction:** Lincoln Ave Work Building: Live/work building at Lincoln & Railroad
- › **City Hall:** Relocate to former Safeway Parking lot
- › **SDI:** Douglas & Railroad housing: infill development of mixed-income housing
- › **Station:** Sixth Street Station: Adaptable reuse of triangular site at the foot of 6th street

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Plan Context

Existing Planning Efforts

- › Railroad and Downtown Districts Initiative, 2003-2005
- › City of Las Vegas Community Master Plan, 2011
- › Grand Ave. Improvements & MainStreet Las Vegas Streetscape Renovation Project, ongoing
- › New Mexico Highlands University Campus Master Plan Update 2010
- › Las Vegas Commercial Design Guidelines
- › City of Las Vegas Zoning Ordinance 2008
- › City of Las Vegas Comprehensive Plan 2011

32

Context

Zoning

- ▶ Red: C2 Central Business District
- ▶ Pink: Neighborhood Commercial
- ▶ Purple: Light Industrial



Identified Commercial Districts



Text

2009 Downtown Master Plan

- ▶ Gateways
- ▶ Parking
- ▶ Wayfinding
- ▶ Streetscape Improvements
- ▶ Bike Route
- ▶ Live / Work



Priority Projects

2009 Plan Project Proposals

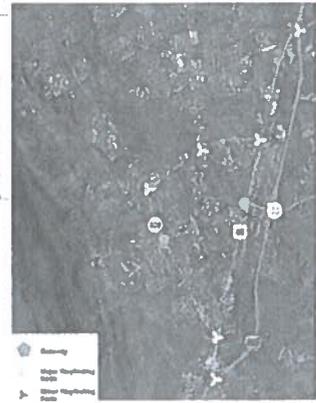
- ▶ TIF/TID District Implementation
- ▶ Rubber Tire Trolley Shuttle
- ▶ Old City Hall to house Community Services
- ▶ Farmer's Market at Safeway Parking Lot
- ▶ Triangle Park Gateway
- ▶ 12th Street Extension to Grande Ave.
- ▶ Municipal services and parking at Safeway parking lot



36

Wayfinding

Visionary Projects



Current Issues & Opportunities: Goal

Developing a wayfinding plan

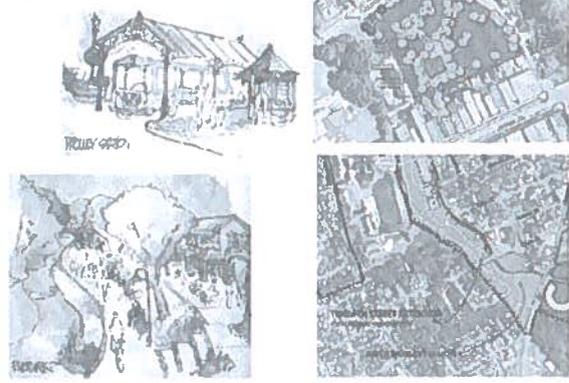
- ▶ Locations
- ▶ Design
- ▶ Cost
- ▶ Phasing

WAYFINDING ROUTE NEEDED TO DISCOVER HISTORIC LAS VEGAS

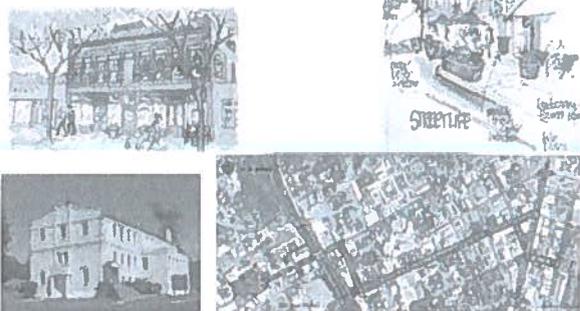


38

Visionary projects



Visionary Projects



Interim Projects



41

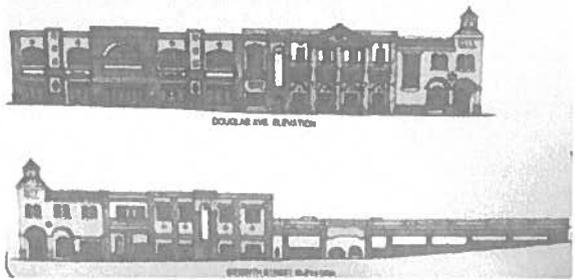
Current Issues & Opportunities

Continuing Efforts and Other Projects

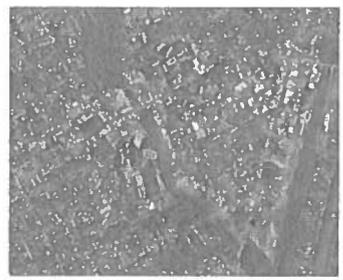
- › Facade improvements
- › Downtown streetscape improvements
- › Begin promoting E. Romero Fire Station
- › River restoration planned, hope to connect Montozuma to the Las Vegas National Wildlife Refuge eventually
- › Grand corridor improvements- from first exit to Tilden, adding bike lanes, walking path, lighting, landscaping, gateway sign
- › River improvements and new ball fields planned south of WLV HS campus
- › Maloof building at Bridge and Moreno recently sold, plans to open a brewpub

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12. Municipal Services Building and Public Parking on City-owned former Safeway Site (Ortega-Romero-Rodriguez, Architects)



Zoning Changes



44

Cindy Collins

Mainstreet de Las Vegas

45

Recent Accomplishments

Mainstreet de Las Vegas

- › Facilitated purchase of the Hotel Castañeda



46

Recent Accomplishments

Mainstreet de Las Vegas

- › \$75,000 for E. Romero Hose & Fire Building renovation- COMPLETED



Recent Accomplishments

Mainstreet de Las Vegas

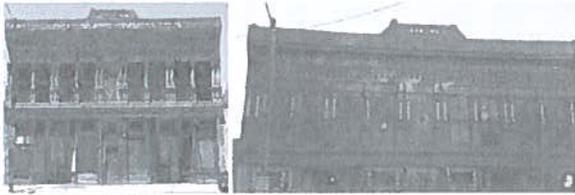
- › 16 Vacant façades painted, 75 trees, 32 planters



Recent Accomplishments

Mainstreet de Las Vegas

- Feasibility analysis for rehab of Rawlins and Castañeda, architectural drawings & Reuse schematic
- Rawlins undergoing renovation

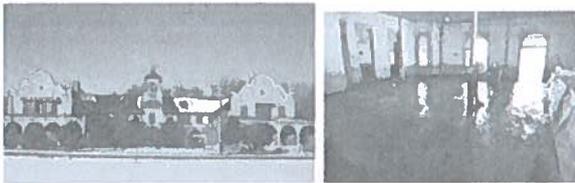


49

Recent Accomplishments

Mainstreet de Las Vegas

- Castañeda Renovations Have Begun

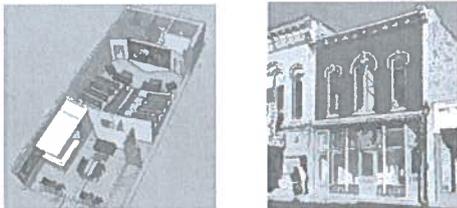


50

Recent Accomplishments

Mainstreet de Las Vegas

- Assisted With Planning For Indigo Theater On Bridge Street Which Opened In 2015.



51

Recent Accomplishments

Mainstreet de Las Vegas

- Jc's Expanded, Added A Bowling Alley



52

Recent Accomplishments

Mainstreet de Las Vegas

- Carnegie renovations & gala



Recent Accomplishments

Other Accomplishments

Old Trolley Building

- \$8M restoration/development
- Highlands Media Arts & Technology Department
- Three classroom labs each equipped with 17 computer workstations with the latest design and multimedia software along with 79-inch monitors with ultra high-definition.
- 3-D printers and a large-scale laser cutter.
- A modern television studio for creating video with special effects.
- Labs for student photography and audio mixing.



- An electronics maker space.
- An extensive equipment library that gives students access to the latest digital photography and video equipment.
- Two-story studio for graduate student work and research projects.
- A gallery space in the lobby for student and community art exhibits.



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Recent Accomplishments

Other Accomplishments

- The Skillet Restaurant
- In MRA District
- Expands nightlife opportunities
- Improved historic building
- Builds connection between Plaza and Douglas areas



55

Las Vegas, NM

Potential Projects

56

Priorities

Establishing Priorities

- › Focus on the River, restore connection to the bosque Continue and expand on excellent work already in progress
- › Improved circulation & way finding A top priority
- › Improve walkability & live/work Attract younger population & increase the number of people on the street
- › Focus on museums and history E. Romero Fine House + Rough Riders. How to leverage & enhance history + existing museums? Add a Hispanic Culture museum?
- › Focus on Arts & Culture Harness and build up existing arts, culture and maker programs
- › Stabilizing threatened historic buildings & minimizing vacancies Save what you can now for future restoration

Potential Priority Projects

- › Continued greenway/bosque park development
- › Continued river improvements by Hermit's Peak Watershed Alliance
- › Installing benches and lighting
- › Extending it to meet planned trail along Grand at Lincoln



58

Potential Priority Projects

- › Reroute incoming traffic down University to Bridge
 - › Improves vehicle circulation & funnels traffic to Plaza
 - › Improves pedestrian safety on National
 - › Highlights Historic Ifeld Auditorium
- › Wayfinding and Signage Plan



Potential Priority Projects

Potential Projects

- › Relocating City offices to PNM
 - › Potential for improved funding opportunities for Railroad Street improvements
 - › Coincide with Castañeda restoration
 - › Could include a Farmer's Market in existing truck bays
- › Trolley between Plaza and Castañeda
- › Crosswalk on Grand at Lincoln

Potential Priority Projects

Potential Projects

- › Cultural Attractions Mapping
 - › Helping visitors find out where to go & what's happening
- › Vacant Building Ordinance
 - › Prioritize adaptive reuse but provide additional tools to the City
- › Implement TIF
 - › District is in place but needs to be implemented
- › Great Blocks Project (funding)
 - › The project is designed but needs finding

Potential Priority Projects

Great Blocks Project



Current Issues & Opportunities

Regional & National Trends

- › Pop-ups Develop a lure for daytime workers to come onto the street, or work up a adaptation for pop-events
 - › Food truck days
 - › Pop-up businesses
 - › Pop-up events
- › Recreation opportunities How to capitalize on regional recreational opportunities - bike rentals and repairs, lodging, food and beer, etc.
 - › Events City has some, where are there opportunities for additional events: historical figures, drive-in movies, recreation, arts and history, etc.
 - › Arts & Cultural District Funding opportunities available through designation (if the state funds the program), but LV needs to leverage it
 - › Maker spaces & Local DIY How to best capitalize on existing capacity, and not lose momentum!

Current Issues & Opportunities

Maker spaces & Local DIY

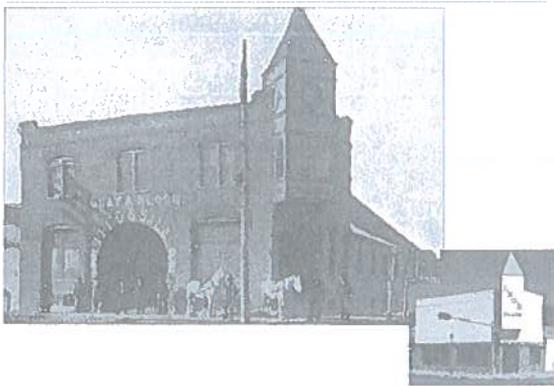
- › NMHU Arts & Media
- › Former Parachute Factory group capacity
- › Meow Wolf model
- › Strong arts & crafts community & capacity
- › Las Vegas is the leader in Maker groups in NM
- › Excellent model for developing local businesses
 - › Enhance existing capacity with a local business incubator

64

Restoration Potential?



Restoration Potential?



What Next?

Some thoughts and comments so far:

- Las Vegas needs to cultivate a "college town" feel
- Connect Riverwalk to HU campus at Trolley building & Rec center
- Reverse one-way portion of University to funnel visitors into downtown
- Improve connection between Railroad & Bridge
- Need more late night options & places for HU & UWC kids to go
- Need more opportunities for artists to sell wares, art festivals
- The old JC Penny building should be converted into something to attract HU students
- Liveable, walkable neighborhoods where we can work, eat, and shop
- Preserve the past & honor history while moving forward and modernizing

Las Vegas MRA Plan

Next Steps

- City Council Presentation
 - Wednesday, February 21 at 6PM
- Public Design Charrette
 - Friday, February 23 from 9am to 2pm
 - Saturday, February 24 from 9am to noon
 - Charrette wrap-up presentation
 - Saturday February 24 from 1pm to 2pm

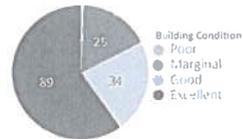
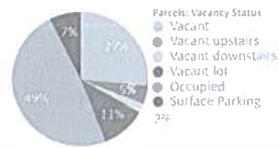
Las Vegas MRA

Mapping

MRA Assets Mapping

Mapping Methodology

- GIS mapped ~150 commercial and mixed-use properties in the MRA
 - Along Railroad, Douglas, and Bridge
 - Noted vacancy status, business type, historic appearance, condition, and hours of activity

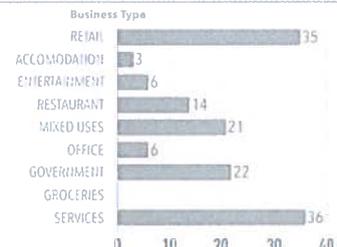


Note: Castañeda noted as vacant, but projected uses were included in business type

MRA Assets Mapping

Mapping Methodology

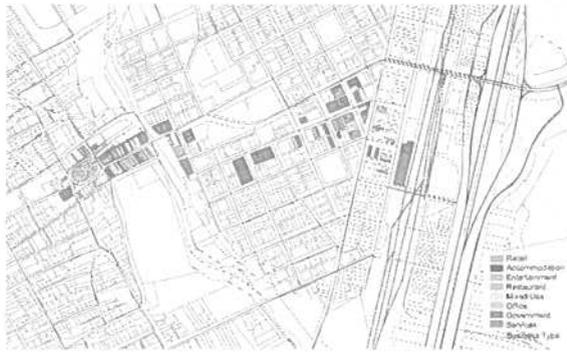
- The MRA business area includes about 125 businesses
 - The MRA has about 300 residential parcels
- About equal retail and services
- Just 20 restaurant and entertainment establishments
 - 18 establishments attract activity at night, but they are quite spread out



Vacancy



Business Type



73

Historic



77

Hours of Operation



74

Land Use



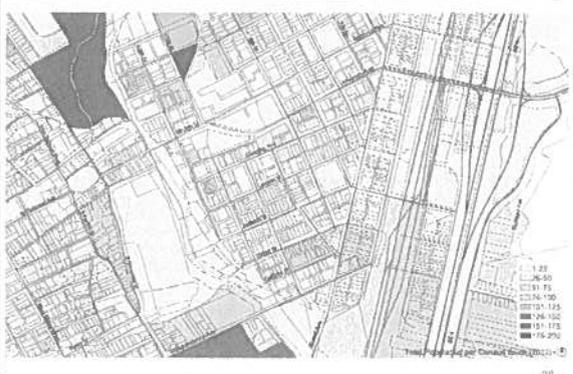
78

BUSINESSES BY CATEGORY



75

Population (Census, 2010)



79

Vacancy



76

Housing Units (Census, 2010)



80

Las Vegas MRA

Visioning

81

Visioning

Brainstorming sessions

- ▶ No constraints dream projects
- ▶ One long term dream project
- ▶ Achievable goal projects
- ▶ Practical/ necessary objectives

82

Visioning

Developing a wayfinding plan

- * Are ACD and Arts Council co-located?
- * Has a western heritage festival been developed?
- * What are the plans for the UWC Baptist Church Building?
- * phantom galleries (mini exhibits in vacant storefront window displays)
- * "Plaza Performances" (a regular series on the Plaza of dancers, poetry, music, etc)
- * student internships with local arts and cultural entrepreneurs
- * marketing plan
- * ABCO Council consider a partnership with the City Community Development Department, Design Review Board, and the Citizens Committee for Historic Preservation for the purpose of addressing the critical issue of at-risk buildings.
- * What's the parking requirement?

83

Visioning

ACD plan has some good recommendations

- o Free Calendars (NM Magazine, Tourism website) such as event calendars placed on New Mexico Magazines and the NM Tourism websites.
- o Coop Marketing Program (Tourism S). Apply for coop funding with New Mexico Tourism and New Mexico Economic Development.
- o Northeast Regional Marketing Board.
- o Clean and Beautiful (tourism grant; program).
- o Request the NM Tourism Dept write press releases.
- o NM Tourism Scenic Byways funding opportunities includes state and national grant programs and a variety of types of programs – arts, museums, libraries, etc.
- o Build "Fam" Tours (familiarization). Journalists and free-lance travel writers are invited to the area (you have to host them, pay their expenses)

Can the farmers market go downtown?

84

SWOT

Strengths

- ▶ Well-educated resident population with three educational institutions: Highlands University, Luna Community College, and United World College
- ▶ Central place for county and region
- ▶ Historical authenticity and integrity of downtown building stock
- ▶ Vibrant daytime worker population and educational campus
- ▶ Tourist destination, primarily the Plaza and pass-through traffic
- ▶ Local convenience and destination goods center at Grant and Douglas

HIGH EDUCATION

REGIONAL HUB

GOOD "BONES"

DAYTIME POPULATION

85

SWOT

Strengths

- ▶ Stable resident population
- ▶ High level of residential and commercial vacancy
- ▶ Economic recession creates difficult business environment

POPULATION DECLINE

VACANCY

WEAK ECONOMY

86

SWOT

Strengths

- ▶ Momentum around opportunity site, especially U7 project
- ▶ Historic preservation and redevelopment of other key sites
- ▶ Arts and cultural district designation and Metropolitan Redevelopment Area creation

MOMENTUM - LOST

MOMENTUM - CTD.

CAPACITY

87

SWOT

Weaknesses

- ▶ Economic recession affecting state and local government revenues and budgets
- ▶ Grand Avenue transportation improvements create unfriendly pedestrian crossings and potential to divide downtown neighborhoods
- ▶ Continued suburbanization of housing, institutions, and commerce out of downtown

LIMITED FUNDING

TRANSPORTATION PLAN

DE-URBANIZATION

88

SWOT

Opportunities

- › Increase professional businesses **REAL ESTATE, INSURANCE, ETC**
- › Grow base economy **SUCH AS FILM**
- › Develop an expanded, well-planned events regimen **CREATE NEW EVENTS**

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ESRI TAPESTRY DEFINITIONS

The following definitions describe all the Esri tapestries within the city of Las Vegas and San Miguel County. (Source: <https://doc.arcgis.com/en/esri-demographics/data/tapestry-segmentation.htm>)

- **Midlife Constants (5E).** Midlife Constants residents are seniors, at or approaching retirement, with below average labor force participation and above average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous, but not spendthrifts.
- **Rural Resort Dwellers (6E).** Although the Great Recession forced many owners of second homes to sell, Rural Resort Dwellers residents remain an active market, just a bit smaller. These communities are centered in resort areas, many in the Midwest, where the change in seasons supports a variety of outdoor activities. Retirement looms for many of these blue collar, older householders, but workers are postponing retirement or returning to work to maintain their current lifestyles. Workers are traveling further to maintain employment. They are passionate about their hobbies, like freshwater fishing and hunting, but otherwise have very simple tastes.
- **Southwestern Families (7F).** Residents in these neighborhoods are young families that form the foundation of Hispanic life in the Southwest. Children are the center of households that are composed mainly of married couples with children and single-parent families. Grandparents are caregivers in some of these households. Recent arrivals and older generations are language-isolated. Much of the working-age population is employed in blue-collar occupations, specializing in skilled work, as well as building maintenance and service jobs. Spending is focused on the family and at-home entertainment, but they do like to gamble (casinos and lottery tickets).
- **Front Porches (8E).** Front Porches blends household types, with more young families with children or single households than average. This group is also more diverse than the US. More than half of householders are renters, and many of the homes are older town homes or duplexes. Friends and family are central to Front Porches residents and help to influence household buying decisions. Households tend to own just one vehicle but used only when needed. Income and net worth of these residents are well below the US average.
- **Southern Satellites (10A).** Southern Satellites is the second largest market found in rural settlements but within metropolitan areas located primarily in the South. This market is typically nondiverse, slightly older, settled married-couple families, who own their homes. Two-thirds of the homes are single-family structures; almost a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than the US. Residents enjoy country living, preferring outdoor activities and DIY home projects.
- **Down the Road (10D).** Down the

Road is a mix of low-density, semirural neighborhoods in large metropolitan areas; half are located in the South, with the rest chiefly in the West and Midwest. Almost half of householders live in mobile homes; more than two-fifths live in single-family homes. These are younger, diverse communities, with the highest proportion of American Indians of any segment. These family-oriented consumers value their traditions. Workers are in service, retail trade, manufacturing, and construction industries, with higher proportions in agriculture and mining, compared to the US. This market has higher unemployment, much lower median household income and home value, and more than a fifth of households with income below poverty level.

- **Set to Impress (11D).** Set to Impress is depicted by medium to large multiunit apartments with lower than average rents. These apartments are often nestled into neighborhoods with other businesses or single-family housing. Nearly one in three residents is 20 to 34 years old, and over half of the homes are single person and nonfamily households. Although many residents live alone, they preserve close connections with their family. Income levels are low; many work in food service while they are attending college. This group is always looking for a deal. They are very conscious of their image and seek to bolster their status with the latest fashion. Set to Impress residents are tapped into popular music and the local music scene.

The spending habits of the predominant market segments in San Miguel County present many issues and opportunities for emerging or aspiring businesses in Las Vegas. While people within the regional market may have less disposable income to spend, they may be more likely to purchase goods locally than rely on e-commerce. Non-profit organizations and institutions may also find a niche market here, providing services where private enterprises may struggle to make a profit. The local talent pool graduating from the area's high schools, the community college, and the university may be poised to begin a career or start a business catering to these local needs. Refer to the repositioning opportunities mentioned in Market Analysis for more information.

HISTORIC ASSETS

Distrito de las Escuelas

· SR#293, Listed in 1979 in the NRHP, state significance

- Manuel Romero House, 1409 S. Pacific
- O.A. Larrazolo House, 1320 S. Pacific
- 1301-05 S. Pacific
- Valdez-Zifre House, 1111 S. Pacific

Rough Boundaries:

· East: Gonzales; North Bridge Street; South: Perez;
West: Chavez

Contributing Structures

- 1503 S. Gonzales
- 1503 1/2 S. Gonzales 1311 S. Gonzales
- 1112 S. Pacific
- 1200 S. Pacific
- 1204 S. Pacific
- 1300 S. Pacific
- 1304 S. Pacific
- 1310 S. Pacific
- 1316 S. Pacific
- 1412 S. Pacific
- 1506 S. Pacific
- 1518 S. Pacific
- 1524 S. Pacific
- Rivera-Moya Galindre House/Bakery, 1616 S. Pacific
- 213 Moreno
- 1317 S. Pacific
- 1315 S. Pacific
- 1311 S. Pacific
- 1107 S. Pacific
- 1600 S. Pacific

Significant Structures

- Charles Ifled, 1609 S. Gonzales
- E. Rosewald House, 1693 S. Gonzales
- 1519 S. Gonzales
- 1411 S. Gonzales
- 1319 S. Gonzales
- Gallegos House, 1114 S. Pacific
- Rivera-Pearce House, 1208 S. Pacific
- Rhua Pearce House, 1304 S. Pacific
- 1320 S. Pacific
- Equibel-Gallegos House, 1402 S. Gonzales
- 1408-10 S. Pacific
- 1622 S. Pacific
- Gazette Building, 235 Moreno
- 231 Moreno
- Vicente Silva House, 225 Moreno
- 207 Moreno

National Register Historic Districts and Individual Properties in Las Vegas

District Name	National Register Date	Number and Types of Significant and Contributing Historic Structures in Districts		
		Residential	Commercial	Public & Semi-public
Plaza	12/10/74	0	23	1
Bridge Street	7/26/78	0	29	1
Railroad Avenue	8/6/79	0	22	0
Districto de las Escuelas	3/18/80	44	0	0
Library Park	5/12/79	17	0	5
Lincoln Park	8/6/79	170	1	2
Douglas-Sixth Street	7/21/83	0	28	4
North New Town Residential	7/21/83	225	4	6
Old Town	10/28/83	250	6	6
Individual Properties	Various, Through 1984	58	8	5

Non-Contributing Structures

- 1613 S. Gonzales
- 1605 S. Gonzales
- 1507 S. Gonzales 1502 S. Pacific 1504 S. Pacific 1520-22 S. Pacific 1600 S. Pacific 1616 S. Pacific 1607 Gonzales 209 Moreno
- 219 Moreno

Library Park Historic District

- SR#325, listed in 1979, National significance

Rough Boundaries:

- Library Park and surrounding streets.

Significant Structures

- Stephen D. Davis, Jr., House, 506 Columbia
- 512 Columbia
- Dr. H.J. Mueller House, 524 Columbia
- Immaculate Conception School, SE Corner 6th and National
- Louis Fort House, 812 5th Street
- Las Vegas Carnegie Library, center of Library Park
- 902 5th Street
- University Methodist/Christian Science Church, NW Corner 6th and Columbia Library Park, bounded by Washington, 6th St., Columbia and 5th Street.

Contributing Structures

- Charles Tamme House, 518 Columbia
- Immaculate Conception Parish House, 811 6th Street Immaculate Conception Catholic Church, NW Corner 6th St. and National
- 822 6th Street
- 414 Columbia
- 911 6th Street
- 612 Columbia
- 408 National
- 717 6th Street
- 713 6th Street

Non-Contributing Structures

- H.W. Seewald House, 814 6th Street

Railroad Avenue Historic District

- SR#344 Listed in 1979, State Significance

Rough boundaries:

- East: ATSF Railroad; North: University; South: Jackson; West: Grand Ave.

Significant Structures

- 415 Railroad Avenue
- Ward & Tamme's Monarch Hall, SW Corner Railroad and Lincoln
- Wells Fargo Express Building, 615 Lincoln
- Boston Clothing Store (Time Store), SE Corner Grant and Lincoln
- Strousse and Bacharach Building (Martin's Welding), 515 Railroad Avenue
- Rawlins House Lodgings, 531 Railroad Avenue
- Brown and Manzaneros Co, Warehouse (Hays Plumbing), NE Corner Douglas and Railroad Avenue
- Castaneda Hotel, SE Corner Douglas and Railroad Avenue
- Santa Fe Railroad Depot, end of Lincoln at Railroad Tracks
- Gross-Blackwell/PNM Building, SE Corner Lincoln and Railroad Avenue

Contributing Structures

- Ward Block, 401 Railroad Avenue
- State Highway Department Building (Rocky Mountain Body Shop), 423-25 Railroad Avenue
- Roggow's Coin Machines, 609 Lincoln
- Pancho's Café, 505 Lincoln
- La Cantina, 603 Lincoln
- L-J Auto Repair, 511 Railroad Avenue
- 617-21 Douglas
- Fred Harvey Creamery, SW Corner National and RR Tracks

Non-Contributing

- 405 Railroad Avenue
- Isaac Lewis Building (Dennis Construction), 411 Railroad Avenue TJS Inc, 415 Railroad Avenue
- 417 Railroad Avenue
- 419 Railroad Avenue
- 501 Railroad Avenue
- 519 Railroad Avenue
- 521 Railroad Avenue
- 535 Railroad Avenue
- Shed annexes to 600 Railroad Avenue

Douglas – Sixth Street Historic District

- SR#893 –Las Vegas, NM Listed in 1982, State Significance

Rough Boundaries:

- West: 7th Street; North: University; East: Grand; South: Lincoln

Significant Structures

- Bank of Las Vegas, 622 Douglas Crockett Building, 600 Douglas
- Las Vegas Police Station, 622 6th Street
- Nelson, 612 6th Street
- Masonic Temple, 514 Douglas
- Lion Park, Lion Fountain
- Las Vegas Furniture, 501 6th Street
- JC Johnsen and Company, 623 Douglas

Contributing Structures

- Mode O’Day, 614 Douglas
- Gordon Jewelers, 606 Douglas
- El Fidel Hotel, 609 Grand
- IOOF Building, 522 6th Street
- 518 6th Street
- Chevron Filling Station, NW Corner Grand & 6th
- L & M Pawn, 511 6h Street
- First National Bank (Union Block), 513 6th Street
- Carpeteria de New Mexico, 519 6th Street
- Furniture Warehouse, 612 Lincoln
- Ilfeld’s Hardware, 615 Douglas

Non-Contributing Structures

- Bank of Las Vegas Annex, 622 Douglas
- Taichert’s, 610 Douglas
- Fire Station, City Hall Annex
- Stephens Irish (Olney Block), 526 6th Street Blazer Finance, 520 6th Street
- Olafson Agency, 503 6th Street
- 505-076th Street
- 509 6th Street
- First National Bank Annex, 517 6th Street
- Price’s, 523 6th Street
- Las Vegas Typewriter, 611 Douglas
- 621 Douglas
- 619 Douglas

Lincoln Park Historic District

- SR#331, Listed in 1979, State Significance

Rough Boundaries:

- Lincoln Park and surrounding streets.

Contributing Structures

- 501-03 7th Street
- 718 Lincoln
- 808 Lincoln
- 801 Lincoln
- 421 8th Street
- 417-19 8th Street
- 415 8th Street
- 411 8th Street
- 407 8th Street
- 403 8th Street
- 725 Jackson
- 721 Jackson
- 717 Jackson
- 321 7th Street
- Lincoln Park

Non-Contributing

- 706 Lincoln
- 708 Lincoln
- 710 Lincoln
- 712 Lincoln
- 714 Lincoln

Bridge Street Historic District

- SR#339, Listed in 1976, National Significance

Rough Boundaries:

- Bridge Street between Las Vegas Plaza and 12th Street

Significant Structures

- Winternitz Building, 127 Bridge
- El Rialto, 141-43 Bridge
- E. Romero Hose & Fire, 155 Bridge Street 171 Bridge Street
- Apple Brothers (Estella's Café), 148 Bridge Baca Building, 144 Bridge
- Sterm and Nahm Building, 112 Bridge
- Fair Department Store, 108 Bridge

Contributing Structures

- 103-05 Bridge
- Campus Kiva Theater, 107 Bridge
- The Upstairs, 111-15 Bridge
- 123 Bridge
- Hispano Chamber of Commerce, 131 Bridge
- 135 Bridge
- National Cabinet Shop, 139 Bridge
- Hedgecock/WLV Police Building, 157 Bridge
- El Cafecito, 167 Bridge
- 166 Bridge
- White House Club, 164 Bridge
- Peanuts Pre-School, 158 Bridge
- 160 Bridge
- 156 Bridge
- B&I Used Furniture, 150 Bridge
- OK Café, 136 Bridge
- Soloco, 130 Bridge
- Greg's Central Shoe Shop, 124 Bridge
- Givens (Sangre de Cristo), 116 Bridge
- Mills Safety Deposit, 110 Bridge
- Fair Store Annex, 108 Bridge
- Bridge Street Bridge

Non-Contributing

- 107 Bridge
- Popular Dry Goods, 112-21 Bridge
- 151 Bridge

- Sal's Barber Shop, 153 Bridge
- 161 Bridge
- Korte's Cycle Supply, 165 Bridge
- 162 Bridge
- 140 Bridge
- Don Fidel, 128 Bridge
- Day Activity Center, 118 Bridge

North New Town Historic District

- SR#892, Listed in 1982, State Significance

Rough Boundaries:

- National to Friedman, from the alley between 8th and 9th to the alley between 2nd and 3rd.

Significant Structures

- Lutz-Bacharach House, 1003 5th Street
- 1009 5th Street
- W.F. Hetzler House, 1017 5th Street
- Stoneroad-Jones House, 1021 5th Street
- 1016 5th Street
- 924 4th Street
- NJ Dillon House, 1022 4th Street
- 1004 3rd Street
- 902 3rd Street
- David W. Cannon House, 915 4th Street
- 320 National
- 807 Grand
- 809 3rd Street
- 903 3rd Street
- 907 3rd Street
- 911 3rd Street
- 302 Washington
- 1015 3rd Street
- DT Lowery House, 519 Washington Henry G.
- Coors House, 520 Washington
- Arthur Jaffa House, 1046 6th Street
- JE Hurley House, 919 6th Street
- William Rosenthal House, 1031 6th Street
- Charles Tamme House, 1107 6th Street
- IH Drake House, 1115 6th Street
- 1203 6th Street
- 1207 6th Street
- 1213 6th Street
- 1223 6th Street
- Daum House, 1227 6th Street
- 606 Friedman

· William J. Mills House, 1103 7th Street
· 1108 7th Street
· Tipton-Rogers House, 1100 7th Street Milton Taichert House, 1036 7th Street
· Vincent Tudor House, 1032 7th Street
· Judge DJ Leahy House, 1028 7th Street
· 1018 7th Street
· 924 7th Street
· 920 7th Street
· 914 7th Street
· Harold Raynolds House, 1027 7th Street Herman Ilfeld House, 1029 7th Street
· Harris House, 1023 7th Street
· 917 7th Street
· Adin H. Whitmore House, 825 7th Street
· 813 7th Street
· Fidelity Building, 801 7th Street
· William Rosenthal House, 824 7th Street
· 814 7th Street
· Guild Hall, 714 National
· St. Paul's Episcopal Church, 722 National
· 922 8th Street
· 926 8th Street
· 909 8th Street
· Ludwig W. Ilfeld House, 1007 8th Street
· George P. Money House, 1011 8th Street
· 1021 8th Street
· Jake Stern House, 1027 8th Street
· Joseph Danziger House, 1031 8th Street
· Joseph Taichert House, 1045 8th Street
· Arthur Ilfeld House, 1053 8th Street
· FJ Gehring House, 1103 8th Street
· James Robbins House, 1117 8th Street
· Elmer Veeder House, 1201 8th Street
· 1209 8th Street
· Dan Stern House, 1118 8th Street
· 1104 8th Street
· EE Hart House, 1100 8th Street
· 1038 8th Street
· Fitch House, 1034 8th Street
· Contributing Structures
· 909 5th Street
· JH Stearns House, 921 5th Street
· 1033 5th Street
· 1038 5th Street
· 1030 5th Street
· 1024 5th Street
· 1008 5th Street
· 1020 5th Street
· 426 Washington
· 414 Washington
· 920 5th Street
· 918 5th Street
· 914 5th Street
· 910 5th Street
· 906 5th Street
· 902 4th Street
· 912 4th Street
· 918 4th Street
· 926 4th Street
· 926 4th Street
· 926 4th Street
· 1004 4th Street
· 1012 4th Street
· 306 Washington
· Los Gonzales, 1024 4th Street
· 1014 3rd Street
· 1006 3rd Street
· 920 3rd Street
· 914 3rd Street
· 910 3rd Street
· 906 3rd Street
· 1029 4th Street
· 1005 4th Street
· 927 4th Street
· 919 4th Street
· Pittenger-Kaswer House, 909 4th Street
· 827 4th Street
· 819 4th Street
· MM Sundt Planning Mill, 314 National
· 818 4th Street
· 822 4th Street
· 819 3rd Street
· 825 3rd Street
· 915 3rd Street
· 923 3rd Street
· 927 3rd Street
· 1011 3rd Street
· 1019 3rd Street
· 1025 3rd Street
· 1029 3rd Street
· 920 6th Street
· 924 6th Street
· 516 Washington
· 1008 6th Street
· 1014 6th Street
· 1016 6th Street
· 1018 6th Street
· 1024 6th Street
· 1050 6th Street
· 1106 6th Street
· 1110 6th Street
· 1112 6th Street
· 1116 6th Street
· 911 6th Street
· 915 6th Street
· 925 6th Street
· 1001 6th Street
· 1005 6th Street
· 1009 6th Street
· 1011 6th Street
· 1015 6th Street
· 1019 6th Street
· 1023 6th Street
· 1025 6th Street
· 1027 6th Street
· 1033 6th Street
· 1051 6th Street
· 1055 6th Street
· 1059 6th Street
· 1117 6th Street
· 1217 6th Street
· 1229 6th Street
· 1204 6th Street
· 1208 6th Street
· 1212 6th Street
· 1216 6th Street
· 1220 6th Street
· 1222 6th Street
· 1224 6th Street
· 1238 6th Street
· 1234 6th Street
· 1232 6th Street
· 1228 6th Street
· 1222 6th Street
· 1232 7th Street
· 1228 7th Street
· 1222 7th Street
· 1218 7th Street
· 1212 7th Street
· 1210 7th Street
· 1114 7th Street
· 1112 7th Street
· 1107 7th Street
· 1203 7th Street
· 1205 7th Street
· 1207 7th Street
· 1209 7th Street
· 1213 7th Street
· 1215 7th Street
· 1221 7th Street
· 1225 7th Street
· 1231 7th Street
· 1237 7th Street
· 1054 7th Street
· 1050 7th Street
· 1026 7th Street
· 1022 7th Street
· 1016 7th Street
· 620 Washington
· 612 Washington
· 912 7th Street
· DC Winter House, 1053 7th Street
· 1051 7th Street
· 1011 7th Street
· 1009 7th Street
· 1005 7th Street
· 925 7th Street
· 921 7th Street
· 911 7th Street
· 907 7th Street
· 905 7th Street
· Judge Long House, 907 7th Street
· 821 7th Street
· 817 7th Street
· 620 Columbia
· 616 Columbia
· 818 7th Street
· 812 7th Street
· 810 7th Street
· 806 7th Street
· 828 8th Street
· 914 8th Street
· 918 8th Street
· 712 Columbia
· Newman Chapell, 903 8th Street
· 913 8th Street
· 915 8th Street
· 921 8th Street
· 923 8th Street
· 925 8th Street
· 1101 8th Street
· 1015 8th Street
· 1037 8th Street
· 1107 8th Street
· 1030 8th Street
· 1026 8th Street
· 1020 8th Street
· 1016 8th Street
· 1008 8th Street
· 1004 8th Street
· 1002 8th Street
· United Methodist Church, SE Corner National

& 8th Street 1001 7th
Street
· 515 Washington

Non- Contributing Structures

· 911 5th Street
· 1013 5th Street
· 1027 5th Street
· 1029 5th Street
· 1034 5th Street
· 1026 5th Street
· 422 Washington
· 906 4th Street
· 408 Washington
· 319 Washington
· 315 Washington
· 1022 3rd Street
· 1012 3rd Street
· 918 3rd Street
· 410 Columbia
· 1025 4th Street
· 1021 4th Street
· 1013 4th Street
· 1009 4th Street
· 923 4th Street
· 316 National
· 919 3rd Street
· 1023 3rd Street
· 1020 6th Street
· 1022 6th Street
· 1030 6th Street
· 1042 6th Street
· 1104 6th Street
· 1103 6th Street
· 1214 6th Street
· 1240 7th Street
· 1200 7th Street
· 1241 7th Street
· 1040 7th Street
· 1017 7th Street
· 909 7th Street
· 809 7th Street
· 1041 8th Street
· 1212 8th Street
· 1208 8th Street
· 1044 8th Street
· 1012 8th Street
· 212 Columbia, NW corner

Grand and Columbia
312 Columbia
· 718 Columbia
· 215 Washington
· 307 Washington
· 509-11 Washington
828 4th Street
· 910 4th Street
· 1017 5th Street
· 1018 5th Street
· 1026 5th Street
· 1032 5th Street
· 1036 6th Street
· 1109 6th Street
1120/1202 6th Street
1111 6th Street
· 716 8th Street
· 812 8th Street
· 1050 8th Street
· 1110 8th Street
· 1120 8th Street
· 1121 8th Street

Old Town Residential Historic District

· SR#895 Listed in 1982, State Significance

Rough boundaries:

· West: New Mexico; North: Bernalillo; East: Chavez; South: Perez

Significant Structures

- 1517 New Mexico
- 1608 New Mexico
- 1702 New Mexico
- 102 ?, Mid-block between NM/Church & National/Moreno 531 National
- 2100 New Mexico
- 2103 New Mexico
- 170' WSW of SW Corner of Santa Ana & New Mexico
- 1931 New Mexico
- 1811 New Mexico
- SW Corner S Pacific and Perez
- 1312 Chavez
- 1315 Chavez
- NW Corner Blanchard & Chavez
- Presbyterian Mission, SW side of Chavez between Socorro and Blanchard 405 Socorro
- 401 1/2 Grant
- Demetrio Silva House, 519 Grant
- 315 Moreno

- Our Lady of Sorrows, NE Corner Church & National
- 318-82 National
- 314 Valencia
- 1909 Hot Springs
- 1917 Hot Springs
- St. Joseph's Hall, 1921 Hot Springs
- SE Corner Santa Fe & Church
- 2002 Church
- 411 Santa Fe
- Bridge under intersection of Bernalillo and Hot Springs
- 2008 Hot Springs
- 2006 Hot Springs
- 1950 Hot Springs
- Benigno Romero House, 2003 Hot Springs
- 2231 Hot Springs
- Charles A. Spiess House, 2323 Hot Springs
- Secondino Romero House, 2503 Hot Springs
- 2507 Hot Spring
- 2318 Hot Springs
- 2310 Hot Springs
- 2015 Gonzales
- 2004 Gonzales
- 1904 Gonzales
- 160 Valencia
- 2008 Gonzales
- 1515 S. Pacific
- 1509 S. Pacific
- 1505 S. Pacific
- 1501 S. Pacific

Contributing Structures

- 150' West of #670
- 1015 New Mexico
- 1019 New Mexico
- Bridge over Arroyo de Gabonito 1113 New

- Mexico
- 601 Valley
- 1203 New Mexico
- 1211 New Mexico
- 50' west of SW Corner Valley & NM
- 1307 New Mexico
- 1311 New Mexico
- 1313 New Mexico
- 1407 New Mexico
- 1409 New Mexico
- 1413 New Mexico
- 1501 New Mexico
- 1503 New Mexico
- 1505 New Mexico
- 1507 New Mexico
- 1515 New Mexico
- 75' behind #632
- 1304 New Mexico
- 1316 New Mexico
- 1404 New Mexico
- 1602 New Mexico
- 1710 New Mexico
- 1926 New Mexico
- 125' ESE of SE Corner New Mexico and Santa Fe 2106 New Mexico
- 2112 New Mexico
- 613 Bernalillo
- 2111 New Mexico
- 2109 New Mexico
- 612 New Mexico
- 175' SW of SW Corner Santa Ana and New Mexico 2009 New Mexico
- 2001 New Mexico
- 1927 New Mexico
- 150' W of #671
- 75' W of #674
- 1921 New Mexico
- 1819 New Mexico
- 1815 New Mexico
- NW Corner New Mexico & National 610 National
- 327 Perez
- 315 Perez
- 100' W of \$687
- 314 Perez
- 320 Perez
- 324 Perez
- 330 Perez
- 1103 Chavez
- 410 Perez
- 502 Perez
- 321 Valley
- 319 Valley
- Behind and attached to #699 329 Valley
- 1119 Chavez
- 405 Valley
- 409 Valley
- 413 Valley
- 417 Valley
- 421 Valley
- 425 Valley
- 501 Valley
- 503 Valley
- 507 Valley
- 504 Valley
- 502 Valley
- 414 Valley
- 412 Valley
- 1201 Chavez
- 1207 Chavez
- 1209 Chavez
- 1219 Chavez
- 1223 Chavez
- 1300 Chavez
- 1304 Chavez
- 1301 Chavez
- 1311 Chavez
- 409 Blanchard
- 416 Blanchard
- 417 Blanchard
- 420 Blanchard
- 507 Blanchard
- 502 Blanchard
- 421 Blanchard
- 505 Blanchard
- 500 Blanchard
- 419 Socorro
- 412 Blanchard
- 404 Blanchard
- 314 Blanchard
- 312 Blanchard
- 413 Socorro
- 417 Socorro
- 517 Socorro
- 510 Socorro

- 506 Socorro
- 500 Socorro
- 410 Socorro
- 406 Socorro
- 325 Grant
- 1516 S. Pacific
- 1514 S. Pacific
- 401 Grant
- 511 Grant
- 50' E of SE corner New Mexico & Grant
- 524 Grant
- 501 1/12 Moreno
- 414 Grant
- 320 Grant
- 315 Grant
- 317 Moreno
- 323 Moreno
- 401 Moreno
- 407 Moreno
- 415 Moreno
- 501 Moreno
- 507 Moreno
- 517 Moreno
- 528 Moreno
- 526 Moreno
- 522 Moreno
- 516 Moreno
- 512 Moreno
- 406 Moreno
- 322 Moreno
- Margarito Romero House, 403 National 411 National
- 415 National
- 417 National
- 503 National
- 507 National
- 511 National
- 517 National
- 523 National
- 527 National
- San Miguel County Courthouse 320 Valencia
- 400 Valencia
- 410 Valencia
- 414 Valencia
- 500-02 Valencia
- 1932 Morrison
- 1916-18 Morrison
- 1914 Morrison
- 1901 Hot Springs
- 1925 Hot Springs
- 1931 Hot Springs
- 315 Santa Fe
- 325 Santa Fe
- 331 Santa Fe
- 1912 Church
- 312 San Pedro Alley 310 San Pedro Alley 1913 Church
- 310 Santa Fe
- 314 Santa Fe
- 324 Santa Fe
- 319 Santa Ana
- 1925 Church
- 2012 Church
- 332 Santa Ana
- 334 Santa Ana
- 338 Santa Ana
- North Public School Santa Fe & Church 401 Santa Fe
- 407 Santa Fe 515 Bernalillo 415 Morrison 2001 Morrison 511 Santa Fe 2009 Morrison 502 Santa Ana 512 Santa Ana 514 Santa Ana 2108 Hot Springs 2002 Hot Springs 2005 Hot Springs
- 1921 Gonzales
- SE Corner Taos and Church
- 309 Taos
- May Hays House, 2213 Hot Springs 2219 Hot Springs
- 25' behind (2) of #930
- 2225 Hot Springs
- 2403 Hot Springs
- 2407 Hot Springs
- 2419 Hot Springs
- 2416 Hot Springs
- 2412 Hot Springs
- 2210 Hot Springs
- 2022 N. Gonzales
- 2025 N. Gonzales
- 2002 N. Gonzales
- 1906 Gonzales
- 180 Valencia
- 153 Valencia
- 1619 S Pacific
- 1609 S Pacific
- 1605 S Pacific
- Non-Contributing Structures 1207 New Mexico
- 615 Valley
- 612 Valley
- 1301 New Mexico
- 1313 New Mexico
- 1403 New Mexico
- 1411 New Mexico
- 1106 New Mexico
- Olivas Market, SE Corner Santa Ana and New Mexico 1917 New Mexico
- 150' behind (w) of #675 412 Perez
- 620 Perez
- 1106 Chavez
- 418 Valley
- 1213 Chavez
- 1305 Chavez
- 1307 Chavez
- 413 Blanchard
- 514 Blanchard
- Plagge Memorial Center 501 Socorro
- 302 Socorro
- 413 Grant
- 415 Grant
- 501 Grant
- 500 Grant
- 505 Grant
- 326 Grant
- 402 Grant
- 75' behind (s) of #791 509 Moreno
- 504 Moreno
- 416 Valencia
- 504 Valencia
- 1908 Morrison
- 311 Santa Fe
- 310 Valencia
- 405 Santa Fe
- 504 Santa Ana
- 510 Santa Ana
- 2102 Hot Springs
- 1925 N Gonzales
- 2218 Hot Springs
- Jefferson Raynolds House / Gonzales
- Funeral Home, 2301 Hot Springs 2411 Hot Springs
- 1625 S Pacific 1505 1/2 S Pacific 315 Perez
- 408 Valley
- 519 Valley 506 Valley 512 Blanchard 400 Socorro 403 Socorro 513 Socorro 600 Socorro 611 Socorro 310 Grant
- 326 Moreno
- 408 Moreno
- 413 Moreno
- 502 Moreno
- 527 Moreno
- Our Lady of Sorrows Rectory, 400 National 168 Valencia
- 322 Valencia 500 Valencia 609 Valencia 308 Santa Fe
- 1410 New Mexico 1500 New Mexico 1800 New Mexico 1901 New Mexico 1904 New Mexico 1908 New Mexico 1912 New Mexico 1918 New Mexico 1903 Morrison 1907 Morrison 1913 Morrison 1919 Morrison 1923 Morrison 1931 Morrison 1107 Chavez 1308 Chavez 2008 Church 1913 Hot Springs 2226 Hot Springs 2320 Hot Springs 2404 Hot Springs 2410 Hot Springs 2423 Hot Springs 1912 N Gonzales
- Be sure to review the nomination.

Las Vegas Plaza, Historic District

- Listed in 1974 in NRHP
- No significance level noted

Rough Boundaries:

- Las Vegas Plaza and surrounding streets.

Significant Structures

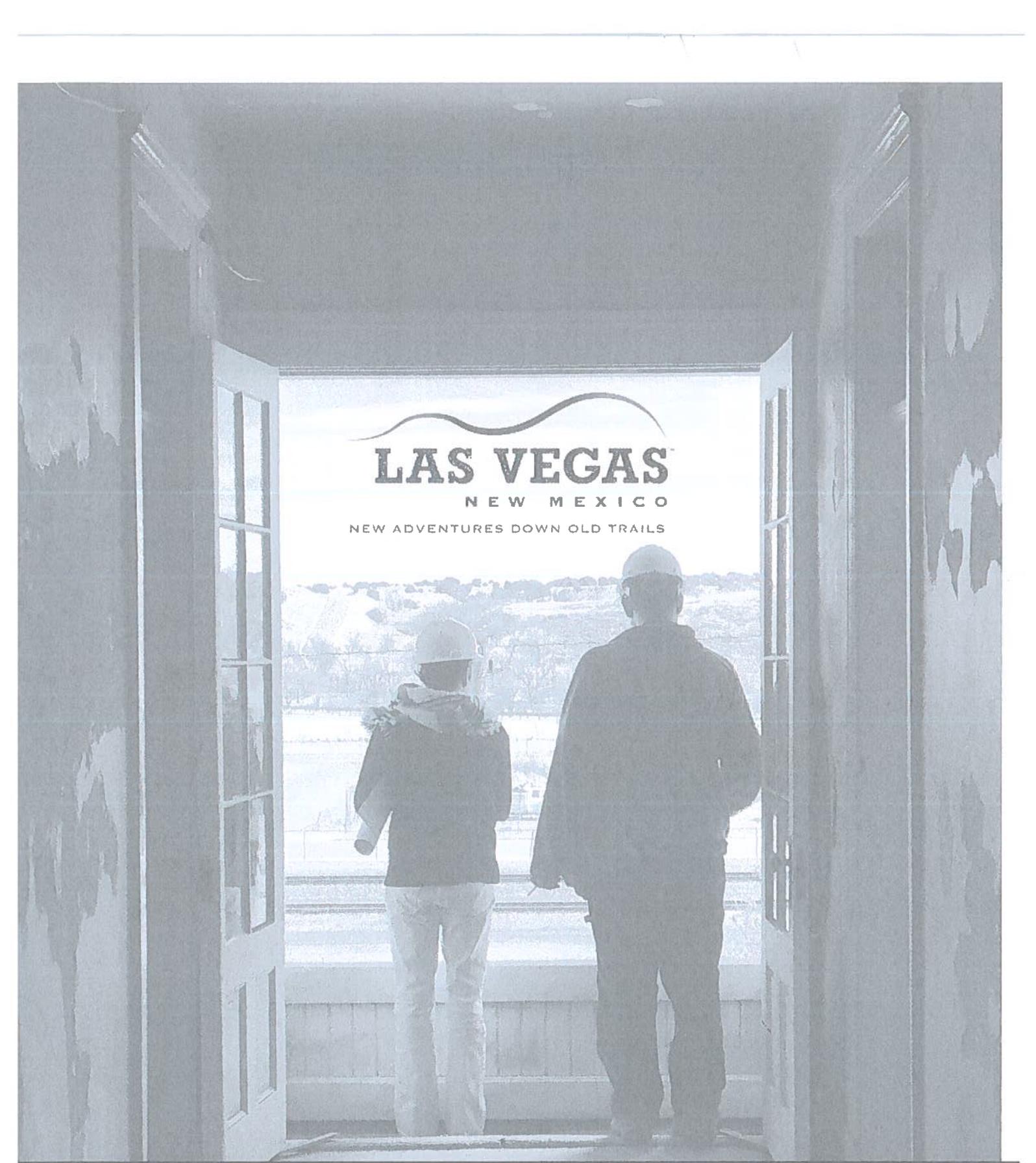
- Douglas Avenue School, 900 Douglas Ave.
- Las Vegas Armory, 917 Douglas.
- Ilfeld Auditorium, NM Highlands U Campus.
- Veeder Carriage House, SW corner Valencia and Hot Springs.
- First National Bank, 181 Bridge Street
- Rosenwald Building, 205 S. Plaza
- Courtroom Building, 213 S. Plaza
- 247 S. Plaza (California Store)
- Elmer & John Veeder Building, 1809-13 W. Plaza
- John Veeder Building, 1815 W. Plaza
- Plaza Hotel, 226-30 N. Plaza
- Charles Ilfeld Building, 224 N. Plaza
- Louis Ilfeld Building, 220 N. Plaza
- Dice Apartments, 210-18 N. Plaza
- Romero Block, 174-78 Bridge Street
- Plaza Park

Contributing

- Remains of Exchange Hotel, 1st bldg. east of plaza on SE side of National Street
- 217-19 S. Plaza
- 221 S. Plaza
- Houghton Building, 223 S. Plaza
- 233-37 S. Plaza
- 241-45 S. Plaza
- Wesche-Dold Building, 1805 W. Plaza
- Las Vegas Historical Society, 1807 W. Plaza
- Montoya Building, 204-08 N. Plaza
- Gonzales Building, 200-02 N. Plaza
- Demarais House, 1810 E. Plaza

Non-Contributing

- 207 S. Plaza
- 209 S. Plaza
- 225-31 S. Plaza
- 1816 E. Plaza
- H. Romero Building
- Gil's Lock and Key, SE Corner Valencia and Gonzales



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