

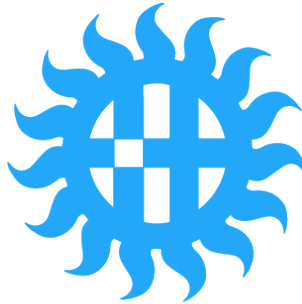
CITY COUNCIL AGENDA

Mayor
Eric Enriquez

Monday, August 3, 2026 at 1:00 PM
Council Chambers

Mayor Pro Tem
John Munoz

Councilors
Cassie McClure
William Mattiace
Michael Harris
Johana Bencomo
Becky Corran



CITY OF LAS CRUCES

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CONSENT AGENDA

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

Page

1. OPENING CEREMONIES

- 1.1. Pledge of Allegiance - Councilor McClure.
- 1.2. Presentation of Certificates of Appreciation/Proclamations - Councilor McClure.
- 1.3. Departmental Highlights.
- 1.4. Pets of the Week.

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

3. PUBLIC PARTICIPATION

4. READ CLOSED MEETING STATEMENT

- 4.1. Read August 3, 2026 Closed Meeting Statement into the record.

5. ACCEPTANCE OF AGENDA

6. CITY COUNCIL MINUTES

- 6.1. Regular City Council Meeting of July 6, 2026.

4 - 25

- 6.2. Work Session of July 13, 2026. 26 - 35

[Work Session - Jul 13 2026 - Minutes - Pdf](#)

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

- 7.1. RESOLUTION NO. 27-019: A RESOLUTION AUTHORIZING THE CITY OF LAS CRUCES (CITY) TO CONSOLIDATE THE FUNDING FOR SHARED ENGINEERING SERVICES THROUGH AN AMENDMENT TO THE CITY'S ADOPTED FISCAL YEAR (FY) 2026-27 BUDGET. 36 - 50

This resolution will approve the consolidation all FY2027 budgeted appropriations for Fund 1000 (General Fund), Fund 2650 (Flood Control Operations Fund), and Fund 5100 (Utilities Shared Services Fund).

[Resolution No. 27-019 - Pdf](#)

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

- 8.1. RESOLUTION NO. 27-020: A RESOLUTION TO AWARD A FIVE (5) YEAR LEASE WITH UPPER VALLEY INVESTMENT CORPORATION OF EL PASO, TEXAS COMMENCING ON JULY 1, 2026 FOR THE LAS CRUCES FIRE DEPARTMENT TRAINING FACILITY LOCATED AT 1670 SOUTH VALLEY DRIVE IN LAS CRUCES, NEW MEXICO IN AN INITIAL AMOUNT OF \$192,000 ANNUALLY, INCREASING \$24,000 EVERY TWO YEARS, FOR A FINAL ANNUAL LEASE TOTAL OF \$240,000 (PROCUREMENT NO. 25-26-113). 51 - 61

This resolution will approve a lease for a training facility for the Las Cruces Fire Department.

[Resolution No. 27-020 - Pdf](#)

- 8.2. RESOLUTION NO. 27-021: A RESOLUTION AMENDING THE FY2027 - 2032 CAPITAL IMPROVEMENTS PROGRAM. 62 - 79

This resolution will approve amendments to the CIP for Housing Parks, Quality of Life, and Public Works.

[Resolution No. 27-021 - Pdf](#)

- 8.3. RESOLUTION NO. 27-022: A RESOLUTION APPROVING THE RIO GRANDE THEATRE FOR INCLUSION IN THE CITY OF LAS CRUCES REGISTER OF CULTURAL PROPERTIES. (CPD2026-001) 80 - 129

This resolution will approve the Rio Grande Theatre to be added to the register.

[Resolution No. 27-022 - Pdf](#)

- 8.4. RESOLUTION NO. 27-023: A RESOLUTION APPROVING THE BRANIGAN CULTURAL CENTER FOR INCLUSION IN THE CITY OF LAS CRUCES REGISTER OF CULTURAL PROPERTIES. (CPD2026-002) 130 - 167

This resolution will approve the Branigan Cultural Center to be added to

the register.

[Resolution No. 27-023 - Pdf](#)

- 8.5. **RESOLUTION NO. 27-024: A RESOLUTION APPROVING THE LAS CRUCES RAILROAD MUSEUM TO THE CITY OF LAS CRUCES REGISTER OF CULTURAL PROPERTIES. (CPD2026-003)** 168 - 222

This resolution will approve the Railroad Museum to be added to the register.

[Resolution No. 27-024 - Pdf](#)

- 8.6. **RESOLUTION NO. 27-025: A RESOLUTION APPROVING THE CLARA BELLE WILLIAMS PROPERTY FOR INCLUSION IN THE CITY OF LAS CRUCES REGISTER OF CULTURAL PROPERTIES. (CPD2026-004)** 223 - 259

This resolution will approve the Clara Bell Williams Property to be added to the register.

[Resolution No. 27-025 - Pdf](#)

- 8.7. **RESOLUTION NO. 27-026: A RESOLUTION APPROVING THE PHILLIPS CHAPEL C.M.E. CHURCH FOR INCLUSION IN THE CITY OF LAS CRUCES REGISTER OF CULTURAL PROPERTIES. (CPD2026-005)** 260 - 304

This resolution will approve the Phillips Chapel to be added to the register.

[Resolution No. 27-026 - Pdf](#)

9. BOARD APPOINTMENTS

10. NOTICE OF PROPOSED ORDINANCE(S)

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

- 10.1. **COUNCIL BILL NO. 27-005; ORDINANCE NO. 3121: AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM NH-1.S (NEIGHBORHOOD-1 SUBURBAN) TO CR.S (COMMERCIAL/RETAIL SUBURBAN) FOR A PROPERTY ENCOMPASSING APPROXIMATELY 0.987 ACRES IN SIZE AND LOCATED AT 1240 S. VALLEY DRIVE. SUBMITTED BY JAKE REDFEARN, REPRESENTATIVE, ON BEHALF OF CHINOOK PACIFIC CORP., PROPERTY OWNER. (26ZO0500037)** 305 - 328

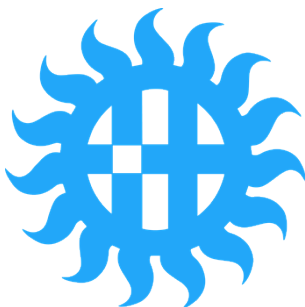
This ordinance will approve a zoning map amendment.

[Ordinance No. 3121 - Pdf](#)

11. CITY COUNCIL MEMBER BOARD REPORTS AND COMMENT

12. CITY MANAGER REPORT

13. ADJOURNMENT



MINUTES

City Council

Monday, July 6, 2026 @ 1:00 PM

City Council Chambers, City Hall

PRESENT: Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and Mayor Pro Tem John Munoz

ABSENT: City Councilor William Mattiace

1. OPENING CEREMONIES

1.1 PLEDGE OF ALLEGIANCE - COUNCILOR MUNOZ.

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

None.

1.3 DEPARTMENTAL HIGHLIGHTS.

Elizabeth Teeters, Economic Development Director gave the overhead presentation.

Councilor Corran asked the MRIP because I can't remember what it stands for, is that just for new development or rehabilitation of existing spaces too?

Elizabeth Teeters said it is for rehabilitation as well.

Councilor Munoz asked can you go over a little bit of the qualifications? I know that we mainly talk about economic development in businesses, do these include non-profits, churches, other entities like that?

Elizabeth Teeters asked are you talking about MRIP?

Councilor Munoz said yes.

Elizabeth Teeters said the way we have it right now is for commercial, residential, and mixed use and even NAT properties. We don't specify 501c3 or anything. We have a

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scoring matrix which is the last piece of the puzzle that staff has been working on that it will really be up to the discretion of the MRA Committee to bring a recommendation to council. So, council will have the final say on the abatement.

Councilor Harris said also on the abatement just to clarify. We are only able to abate just the city's mill levy on those taxes? They still pay county property tax and school tax?

Elizabeth Teeters said that is actually something we are working on. We are just focused on the city's portion right now. But along with the other tax increments we are working with the county trying to figure out what we can and can't do at this point. Our focus as of now is just the city.

1.4 PETS OF THE WEEK.

Tonya Conway, Animal Services Center of the Mesilla Valley presented Pets of the Week.

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

2.1

None.

3. PUBLIC PARTICIPATION

3.1

Lynn Moorner, Member of the Public said last meeting Mayor you were right, that in this country we do have freedom of speech regardless of a city councilor or Utilities Director attempts to muzzle discussions about the city's compliance with the Lead and Copper Rule. A competent organizer knows any attempt to stifle public comment simply causes citizens to expand their investigations. Mayor you were wrong in claiming that I have refused to agree to a meeting with city staff or the Utilities Director. Utilities Director has never reached out to me for a meeting. Your statement is false. Handout 1 is my response to an Assistant City Manager which does not include refusal to meet rather it encourages her to study the information we put on the record to help her understand our concerns before seeing whether further explanation is needed. If it is needed it won't be in a private meeting where additional information is shared. It will be in public with an opportunity for all to hear. I am familiar with manipulative attempts to shut up an expert, a whistle blower or a citizen leader because they publicly question the integrity and/or competence of a public entity and lay out any public documents the public entity would prefer to hide. Let's talk about the galvanized pipes at Fairacres Elementary School. Handout 2 is the inspection report dated July 9, 2025, provided to you April 6th and 20th that clearly records the finding of galvanized piping at Fairacres. The inspector's comments note how bad the pipes looked and the presence of a lot of rust. This report was provided by the City Clerk via an IPRA request. If you question its authenticity take it up with her. On April 20th, I alerted you that after 36 properties were found to have galvanized pipes it appears Las Cruces Utilities fabricated new reports for each of the properties a few months later. Now seeing that there are no galvanized pipes. If they did not in fact

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fabricate 36 second inspection reports to hide the original findings including at Fairacres the director needs to explain in detail why these 36 second inspection reports were created. Why is the second inspection report for Fairacres the only one of the 36 that now says the piping is plain steel. Research shows that plain steel with no galvanization virtually never exists in Las Cruces. This fabricated report is apparently the one which Councilor Bencomo imprudently referred to at the last meeting as noted previously a licensed plumber called this report unbelievable and fishy. One cannot argue between the first and second inspection reports galvanized pipes were replaced. Responses to IPRA requests all indicate that no piping has been replaced. This fact was recently confirmed to Derrick Pacheco by two inspectors that inspected his pipes. We will no longer bear the expense of providing handouts to those of you who are clearly not interested in any research regarding the city's compliance with the rule and other obligations. If any of you wish to continue to receive handouts during our presentations let me know by email.

Liz Rodriguez-Johnson, Member of the Public said Lynn's and my comments over the last 18 months have focused on two things, pointing out how the Las Cruces Utilities is not complying with the Lead and Copper Rule and ways to comply with the rule and make drinking water safer for the citizens of Las Cruces especially those at the lower socioeconomic level. This information is well documented and very easily accessible, particularly for someone who works for the city. We could not be clearer about the issues and approaches to resolve them. Anyone who claims that they want to discuss our concerns either hasn't been listening, isn't interested enough to access the information available or is being very disingenuous about their motive which based on the comments made by the Mayor and Councilor Bencomo recently is to make Lynn and me the villains. Las Cruces is an old city with very old parts of town. When you walk through old neighborhoods and old schools, common sense, basic common sense tells you that highly probable some of these houses and schools have lead or galvanized piping just by virtue of their age. In the case of Fairacres Elementary School an initial report definitively stated that the school piping was galvanized and corrosive. Five months later a second report said that the issue had disappeared. Councilor Bencomo erroneously stated that if you don't trust Las Cruces Utilities you can rely on the second report because it comes from the school. This is false. The second report was not prepared by the school and was in fact prepared by city on a Las Cruces Utilities form signed by an employee of Las Cruces Utilities. If you are not leaving the poorest parts of Las Cruces off the inventory map show the public because everything on your website says that you are. If you are not recreating reports to show there is no problem where one existed before show the public because IPRA request produced documents that indicate that you are. If you are truthfully reporting lead levels in CCRs show the public because IPRA request reports show that you are not reporting truthfully and that you are actually prioritizing disadvantaged properties as the Utilities Department promised they would to obtain a \$15 million grant. Show the public because the IPRA request show that you are not prioritizing disadvantaged properties. You have had 18 months to show the public that we are wrong and you have not done so, which is why we continue to come back. The Mayor falsely claimed that we citizens want to repeat the same thing. We have not been repeating the same thing over 18 months. Every comment cites several new concerns based upon new findings discovered and researched. The overall theme is that Las Cruces Utilities is not complying with the rule remains the same but every

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meeting we have provided new aspects that show even more details of how Las Cruces citizens are being left unprotected from lead in their drinking water.

Juan Garcia, Member of the Public said every election cycle we watched the same old circus role into town. Big promises and politicians swearing they have come to move New Mexico forward. In my opinion both political parties pretend to “represent the people”. But clear the smoke and what do you find? A nest of hypocrisy where the real winners are the parasites who cling to power feeding on the system while pretending to serve the people. The Republican Party leaderships spent part of the year bickering over a mess it created. None of it had to happen. The decision was simple. Follow the rules and decide what is best for the people, right? Wrong. They invite drama, make the headlines and set social media ablaze until the court stepped in. Meanwhile the Republican Party of New Mexico distracted, ignored the real work of reaching citizens who desperately want a fix to the mess created by decades of single democratic party rule. New Mexico is trapped at the bottom and there is no sign that is changing anytime soon. Many voters look at the circus and think they figure why bother voting. Democrat slap socialist onto their brand and parade around with delusional slogans like No Kings but in reality, they swap in their chosen queens. They complain the Safe Act disenfranchises voters but then in a smoke-filled backroom deal Deb Haaland, candidate and De Facto Party leader tosses out 42,000 votes. Harold Pope the first black New Mexico State Senator and 21-year Veteran earned because it suits her. The excuse, both parties allow it. It is in the rules SGR, Stephanie Garcia Richards bailed on the Lieutenant Governor’s race for family reasons and earned zero votes. Maggie Oliver won the primary then suddenly drops out also “family reasons”. Or maybe she could not stand partnering with Haaland. Magically SGRs family issues were better just in time for her to step into the spot Maggie vacated, is this another “rigged back-room deal” or coincidence? That is okay, no one is waving signs or predicting democracy is going to end at midnight tonight by these actions. Anointed queens trashing votes and the political hypocrisy are alive and well in the Democratic Party.

Jim Hoerst, Member of the Public said perhaps you watched some of the events this weekend at the 250th celebration of America’s anniversary. I followed as many events as I could on the national mall. There were many state-sponsored religious events at the national mall. We have an administration in Washington that no longer recognizes the separation of church and state. They have stated explicitly that they think such an idea is a myth and it is not confirmed by the Constitution. I don’t believe that is a valid interpretation of our First Amendment and I believe this council should take very seriously that denial and do the same things that you do to protect immigrant rights from a renegade administration. We need to protect separation of church and state. The first thing that we need to do is to put everything involving separation of church and state into the sunshine, take it out of the dark. For example, our practice of a moment of silence is not recorded in the minutes. If it is worth doing it is worth recording in the minutes. Second, we have a resolution process, a proclamation process that is entirely in the dark. There was a proclamation proposed for National Day of Prayer in this city, the commission voted that down. I don’t know what the proclamation was. I don’t know where to find it. I don’t know who voted for what. Stop doing stuff in the dark. That is corruption. Whatever is happening in the dark can be presumed to be corrupt. Bring it into the sunshine. Put it on the minutes, put in in the

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on the agenda what proclamations were proposed and who voted how. I deserve to know that. My fellow citizens deserve to know that.

Derrick Pacheco, Member of the Public said I want to thank Chief Story for joining me on the radio this past week. We had some wonderful civil discourse regarding Flock and ALPRs in general. I really respect that someone took some time, genuine time out of a super busy schedule unlike some of my elected officials here that refuse to meet with me. I feel like I am on a list that people just don't want to talk to me, don't want to meet with me. Whatever the case may be. I don't know why I am on a list. But I definitely am. My father poured the concrete that built I-10 here. My parents both worked at White Sands Missile Range. My cousin is a sitting Judge on the Third Circuit, my other cousin is retired LCPD, my other cousin retired from the third floor here. The list goes on. I am from Las Cruces. You treat me like I am not part of this community, and I am sick and tired of it. We need to build trust. There is no trust here. Trust is eroded with you people. The county included. I am going to say this at the county if I am allowed but I don't even know if I am trespassed or not. It is whacky over there too but regardless the Fentanyl that hit the streets that the Governor and the Mayor and everyone else is saying, oh it was the DEAs fault. You can't have that situation without having local knowledge. I ran into a situation here where I had a short-term rental invaded by some yucky people. I was pretty certain that they were working as informants after talking to another co-host down the street that I never met before she said the same thing. Her sister is on the street, and she mentioned that the word on the street is that the Fentanyl is being let onto the street to find bigger fish. I had this discussion months ago, maybe 8 months ago now if not longer so I don't buy this rhetoric. The other rhetoric I don't buy is our elected officials such as Senator Bill Soules showing up at the park now on our side, the people's side. That is disingenuous. His wife graduated from this dais and now is working for the Boys and Girls Club which got a huge novelty oversized check from Project Jupiter and now Bill Soules is out there saying oh no, dang these people. We can't have this. This is horrible behavior, yet in secret meetings that were cancelled on the agenda at the county, but happen anyway with the Boys and Girls Club with this big giant check from Project Jupiter. That does not build trust. I demand we speak about a data center moratorium. We do not need that junk up at the Mesa technology park, the Industrial Park, whatever you guys call it. The Data Center Park I am sure is what you want to rebrand it as. We need real discussions here. I am sick and tired of being treated like this and so is everyone behind me.

Gage Peter Bernett, Member of the Public said I would like to say that I am here to talk about something very boring which is infrastructure and I am afraid I am going to get emotional. I am going to start by telling a story. I grew up in Bethlehem, Pennsylvania, it's a beautiful little city on the eastern side of Pennsylvania and when I was growing up there was this gentleman, Patrick. Patrick rode his bike along with a group of other riders past my house every single afternoon right about when I got home from school. He encouraged me to learn to ride. He encouraged me to learn to ride a unicycle. He would stop at the door and check if I was okay, if I wasn't out when I got there and Patrick died in a bicycle crash that was nobody's fault. The car hit a pothole, he was too close, there was nowhere for him to go and he lost his life. And this past weekend here I was riding down Telshor when I encountered a shredded tire stuck in the middle of the bike lane and I tripped over it because I couldn't run out into

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traffic because there was a car right there and I skidded out on the sidewalk. This was preventable. There is trash all over the bike lanes in Las Cruces, not just trash but there is gravel, there is dirt every time it rains there is a flood and that flood lands in the bicycle lanes. Along Triviz the street sweepers push the trash and the gravel directly onto the bicycle lane making it impossible for riders to go through it. That means that bicyclists are riding on the pedestrian walk along Triviz which is horribly unsafe, which means that there is no way for me to safely get from my home to work on my bicycle which I would love to do for my environment and my own wellbeing. Triviz is not the only street that is affected. Telshor like I said, is constantly flooded with garbage and trash that I cannot get around if I want to get to work on time and on safely. This is more than just a maintenance problem, throughout Las Cruces, the place that I decided to call home for the past five years and I intend to I call home for as long as I may be here has a bicycle problem and that problem is the bicycle infrastructure is neither well maintained nor well designed. There is nothing on Missouri Avenue. If I wanted to get to work that way with avoiding the hills, I wouldn't be able to do so. Solano, the bicycle lane stops abruptly at Amador and Lohman which themselves have no bicycle lanes. There is nothing on Picacho near the intersection with Valley and even where there are bicycle lanes they are not safe to ride on because cars go so fast and so close to bicycle lanes because they have no choice because there is nowhere for them to go to avoid us. I would urge you now to consider expanding efforts to change that, to expand efforts to improve that infrastructure.

Fred Miller, Member of the Public said I am up here at the request of Lynn Moorner. It is just an anecdote about galvanized steel piping that I heard about from someone I lived with. His parents owned a trailer park, and they had to deal with all the plumbing there. There was a property that they had bought that had been vacant for an extended period of time and this was on the edge of the city. This was actually the sewer line coming out rather than the line coming in but they moved in, they turned on the water, everything seemed fine but then a short time there after everything just backed up and when they went out to look for the problem in the yard the whole sewer line had just collapsed and there was like a 2 to 3 inch just trench in their back yard and it was old steel galvanized piping. So, there is the question of where we have galvanized piping in the city? At that time, it was just on the edge of town. Now it is in town. There is a question also about when you check the water lines are you just checking current customers or are you looking at places that are currently empty too because the problem with this waterline is as it was not used for a while it still corroding and when they started running water through it again the whole thing just collapsed. So galvanized piping can be a serious problem.

George Pearson, Member of the Public said I am Vice President of VeloCruces, a local bicycle and pedestrian advocacy organization. As I am sure you are aware we have had a recent tragedy in our community with the death of a vulnerable road user by an accused hit and run vehicle driver. Could this crash and resulting death been prevented? Almost certainly yes. News reports indicate that the accused driver has a history of traffic violations including speed racing of speeds up to 53 miles per hour over the speed limit. News reports indicate that the case was dismissed when the prosecutor failed to appear. So even when tickets are issued there are no consequences and behavior continues until we end up with a crash that results in the

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loss of a life. This isn't an isolated problem. We have an enforcement problem, a prosecution problem or a culture problem where it is okay and mostly expected to exceed the speed limit by 5 miles an hour and no consequences for speeding 20/30 or even 50 miles an hour over the speed limit. I know we are studying safer streets with our Safe Streets for All grant but we do have a serious traffic safety problem that needs swift and systematic solutions. Do we need to wait for Safe Streets for All, or can we also move ahead with Vision Zero solutions? We confiscate DWI vehicles, why can't we also confiscate super speeder vehicles? We don't even have to identify the driver. Just identify the problem vehicle and take it off the streets. We are heading towards another record year of bicyclist fatalities in New Mexico. What can we start doing to not match or exceed that grim goal? Thank you for listening and we look forward to actions that will create a safer Las Cruces.

Andrea Holguin, Member of the Public said I am a board member for VeloCruces and Program Manager for Everybody Rides with Grace. I am also here because we had another citizen, father, loved one die a preventable death here in Las Cruces. I want to say that I greatly appreciate everything that our community is doing to improve the situation and safety for our vulnerable road users. I know that we are doing many things on many different levels. VeloCruces is also doing many things on different levels. There are a number of organizations here and none of us want people to die preventable deaths. It could be very valuable, it could be very powerful if our city could demonstrate that you are resolved to stop these preventable deaths from happening. Resolving our city is committed to having zero deaths would be a step in the right direction. There are other small steps maybe, simple steps that wouldn't cost a whole lot. Some of you are very active on social media. You could use your platforms to talk about these things that are important to all of us. Talk about this case. I don't know if it is in litigation if you can talk about it now but educate the public. Let the public know, we are watching, we are paying attention and it is not just drivers that need to know but cyclists that need to know. We all need to work together to make this happen. These are my children. They ride bikes. We give bikes to kids with disabilities including adults with disabilities and we don't have places, very many places to safely ride our bikes and we would like to be able to do that. So again, I am just asking for some creative solutions thinking about ways that you personally, you as a city can demonstrate that you are behind this idea of stopping it, you know? Whether it is a radio broadcast or an article in the newspaper, in the Bulletin, or something. Let us know that you personally care and we want to hear from you.

Tim Jenkins, Member of the Public said as we celebrate the 250th anniversary of our nation I ask that we all take time to reflect on what a remarkable gift America truly is. Two hundred and fifty years is more than a milestone. It is a reminder that generations before us sacrificed, struggled and believed in something greater than themselves so that the future generations could live in freedom. When our founding fathers gathered to establish this nation and later frame our Constitution, they understood that no government would ever be perfect but they also believed that liberty, justice and the rights of was the people worth protecting. Many of them drew strength and guidance from their faith in God and believed that our freedoms carried with them a responsibility to live with virtue, integrity and respect for one another. The Constitution that they left us with has endured because it was not built on the idea that one political party should always win. It was built on the belief that free people could

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disagree, debate and still remain united as a nation. So many conversations begin these days with are you a Republican or are you a Democrat? When the question really should be are you willing to be an American first? We don't all have to think alike. We all don't have to all vote the same, but we should all be fighting for the same purpose and for the same goals, safer communities, opportunities for our children, respect for our neighbor in a country that is stronger tomorrow than it is today. Our greatest strength has never been found in political parties. It has always been found in ordinary Americans who choose to work together despite their differences. Division only weakens us, unity only strengthens us. As we commemorate 250 years of this great nation lets honor those who went before us by recommitting ourselves to the principles that have carried America this far, faith, freedom, personal responsibility, respect and a willingness to put our differences aside and come together for the better of the nation and let our hope be that future generations can look back on us and say that when our nation faced division that we chose unity. When anger was easy, we chose grace and when we had every reason to stand apart to which we chose to stand together as one nation and one people because at the end of the day we are not Democrats and we are not Republicans, we are Americans. May God bless this nation and our city and our police officers.

Lucas Herndon, Member of the Public said my main point for being here today is to encourage the council later in the process to affirm Council Bill No. 27-004, Ordinance No. 3120, repealing the Policy Review Committee. No decisions of a public body should be made in private and by those unelected by the citizenry. So, I just want to encourage this body to follow through with that commitment and since it is under a portion of the agenda that states plainly that there will not be public discussion I thought I would mention it now. With the remainder of my time I would like to echo some of the comments made about public safety on our roads for pedestrians and bicyclists and I would add to the list of physical places that have already been mentioned that along, the stretch between University and Missouri, there is a series of apartments and all the apartments have private trashcans or each apartment has their own trashcan, it is not a communal one. So, every Friday people wheel their trashcans onto the curb which in this case is the bike lane. So, every Friday the bike lane is inaccessible. And it is especially bad on grappler days because people put large bags of trash. Sometimes large bags of yard waste, as it is not uncommon, it will sometimes sit there for more than one week if they miss the grappler week. So, I would just like for that to be flagged. I will say finally that the rhetoric around public safety continues to be fully in this seat of those armed agents of the state as the only agents who can provide said public safety and that rhetoric was used at the last city council meeting as a potential excuse of why the library is closed and not as stated by both the library here and by staff members that they had budget cuts and they had to close their hours and my concern is that at least as of a week ago the library was still listed on the city's website as one of the city's cooling centers and I checked right before I came and it is still listed as being open on Sundays for those needing cooling services but if they are now closed that means that not only is the library closed and all of its various resources but that is one other location those in Las Cruces who are overheating due to this incredible heat wave do not have access to. So, something else to consider as you look at the rest of the agenda where I see we are giving the cops more money, just something to think about.

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4. ACCEPTANCE OF AGENDA

City Councilor Becky Corran moved, seconded by Mayor Pro Tem John Munoz, to accept the agenda as presented with the removal to item 6.1 for discussion.

RESULT:	Carried
MOVER:	City Councilor Becky Corran
SECONDER:	Mayor Pro Tem John Munoz
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and Mayor Pro Tem John Munoz
ABSENT:	City Councilor William Mattiace

5. CITY COUNCIL MINUTES

5.1 REGULAR MEETING OF JUNE 1, 2026.

5.2 WORK SESSION OF JUNE 8, 2026.

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

6.1 **RESOLUTION NO. 27-001: A RESOLUTION TO AUTHORIZE INCREASES IN THE COMMERCIAL LEASE AGREEMENT FOR STORAGE OF THE LAS CRUCES MUSEUM SYSTEM'S COLLECTIONS AND EXHIBITS WITH BINNS ENTERPRISES OF LAS CRUCES, NEW MEXICO TO A MAXIMUM AMOUNT NOT TO EXCEED \$113,138.16 THROUGH FISCAL YEAR 2029, SUBJECT TO APPROVED BUDGET APPROPRIATIONS (25-26-111).**

Donny Prosise, Purchasing Supervisor gave the overhead presentation.

Councilor Harris asked how big is this facility?

Donny Prosise said I do not have the exact square footage.

Whitney Broadaway, Museum Manager said it is 8,000 square feet.

Councilor Harris asked all and all it is not a terrible price given market conditions, but I think the more concerning thing is that we are being asked for approval, but we are being asked for retroactive approval and so I think that deserves some discussion and how do we get to this point? Why were contracts signed? What are we going to do going forward to make that not happen again?

Donny Prosise said the honest answer is that a previous buyer in the purchasing program did not realize when processing paperwork that came through with a request that the fourth extension to the lease had effectively authorized an amount above what the city council had originally approved and new buyer who has joined my team as of this past February actually was handling a new request at that point realized that both the fourth and fifth extensions had put us in this situation and we immediately began working to bring this forward for approval, all be it retroactive.

Councilor Harris asked just to be clear for people in the public who are listening, we messed up in the past and somebody new came on and realized the mistake and so

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going forward we are going to try not to do this again and make sure that contracts, what is our typical contract limit that council needs approval on?

Donny Prosis said any expenditure of \$100,000 or more in the aggregate or even for a single purchase requires City Council approval under most circumstances. The one notable exception would be anything that you all of approved on the CIP list as part of the budget process. Those purchases don't need to be brought back for council approval because they have been preapproved through CIP.

Councilor Harris asked you said in the aggregates that is over a period of if a contract lasts from 24 to 27 and it is for \$700,000 or something then obviously that would still count but if it was 10 years and each one was less than \$100,000 but over the aggregate it was expensive we would need approval to do that?

Donny Prosis said the annual limit is usually the determining factor so if we were spending less than \$100,000 annually under that agreement it would not require council approval but in the aggregate we are usually talking about doing like a multi award contract for example and we have two to ten vendors under contract we would look at the total spending limit per contract in the aggregate so we would come to council if everything was going to exceed \$100,000 annually.

City Councilor Becky Corran moved, seconded by Mayor Pro Tem John Munoz, to Approve Resolution No. 27-001.

RESULT:	Carried
MOVER:	City Councilor Becky Corran
SECONDER:	Mayor Pro Tem John Munoz
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and Mayor Pro Tem John Munoz
ABSENT:	City Councilor William Mattiace

6.2 RESOLUTION NO. 27-002: A RESOLUTION AUTHORIZING AN ANNUAL NOT-TO-EXCEED AMOUNT OF \$265,000, PLUS APPLICABLE TAXES, FOR GRAPHIC DESIGN AND DESTINATION MARKETING SERVICES ON AN AS-NEEDED BASIS WITH AFFLUX MEDIA DBA NMCO STUDIO OF LAS CRUCES, NM, SUBJECT TO APPROVED BUDGET APPROPRIATIONS (PROCUREMENT NO. 25-26-050).

6.3 RESOLUTION NO. 27-003: A RESOLUTION AUTHORIZING THE CITY OF LAS CRUCES (CITY) TO ACCEPT GRANT AWARDS FOR VARIOUS CITY DEPARTMENTS THROUGH AN AMENDMENT TO THE CITY'S ADOPTED FY2027 BUDGET.

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

7.1 PUBLIC HEARING REQUIRED. RESOLUTION NO. 27-004: A RESOLUTION APPROVING THE REQUEST FOR A TRANSFER OF OWNERSHIP OF INTER-LOCAL LIQUOR LICENSE NO. DIS-001067 WITH ON PREMISE CONSUMPTION TO CATTLE BARON RESTAURANTS, INC., D/B/A CATTLE BARON STEAK AND SEAFOOD RESTAURANT, LOCATED AT 790 S. TELSHOR BOULEVARD, LAS CRUCES, NM 88001.

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Public hearing began at 1:55 p.m.

Lisa Kasper, Member of the Public said I am here on behalf Cattle Baron Restaurant Inc. here for the approval of the liquor license.

Public hearing ended at 1:56 p.m.

Adam Ochoa, Senior Urban Planner gave the overhead presentation.

Councilor Corran asked I feel like this is the first time we have ever had this type of application that a place that is in its place applying for it again? Did something change in the law or is this just maybe I didn't realize this was happening before or people have to do this reapplication process, like I don't think we have done this type of same location same thing approval, maybe I just missed it, they don't happen that often?

Adam Ochoa said this has happened before, for instance when all the Brewer gas stations in the city turned into Shell gas stations, they changed from one corporation to another. This one is still the same corporation, Cattle Baron, I forget the full name of the LLC, but it is just changing the name of the actual owner, the physical person who maintains ownership of it. So, it is one person to another.

Councilor Corran said I just wanted to clarify, like it seemed new to me or different and I didn't want it to be like suddenly we have to be doing this all the time which would kind of be a bummer.

Mayor Pro Tem John Munoz moved, seconded by City Councilor Becky Corran, to Approve Resolution No. 27-004.

RESULT:	Carried
MOVER:	Mayor Pro Tem John Munoz
SECONDER:	City Councilor Becky Corran
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and Mayor Pro Tem John Munoz
ABSENT:	City Councilor William Mattiace

7.2 PUBLIC HEARING REQUIRED. RESOLUTION NO. 27-005: A RESOLUTION APPROVING THE REQUEST FOR A TRANSFER OF OWNERSHIP OF INTER-LOCAL LIQUOR LICENSE NO. DIS-001141 WITH ON PREMISE CONSUMPTION TO CATTLE BARON RESTAURANTS, INC., D/B/A FARLEY'S FOOD FUN AND PUB, LOCATED AT 3499 FOOTHILLS ROAD, LAS CRUCES, NM 88001.

Public hearing began at 1:59 p.m.

Lisa Kasper, Member of the Public said I am here on behalf of Cattle Baron Restaurants Inc. doing business as Farley's.

Public hearing ended at 1:59 p.m.

Adam Ochoa, Senior Urban Planner gave the overhead presentation.

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Mayor Pro Tem John Munoz moved, seconded by City Councilor Becky Corran, to Approve Resolution No. 27-005.

RESULT:	Carried
MOVER:	Mayor Pro Tem John Munoz
SECONDER:	City Councilor Becky Corran
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and Mayor Pro Tem John Munoz
ABSENT:	City Councilor William Mattiace

7.3 RESOLUTION NO. 27-006: A RESOLUTION AUTHORIZING THE CITY OF LAS CRUCES (CITY) TO ACCEPT A GRANT AWARD FOR THE POLICE DEPARTMENT AND TO AMEND THE CITY'S ADOPTED FY2026 BUDGET.

Gaby Prats, Grants Manager gave the overhead presentation.

Mayor Pro Tem John Munoz moved, seconded by City Councilor Becky Corran, to Approve Resolution No. 27-006.

RESULT:	Carried
MOVER:	Mayor Pro Tem John Munoz
SECONDER:	City Councilor Becky Corran
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and Mayor Pro Tem John Munoz
ABSENT:	City Councilor William Mattiace

7.4 RESOLUTION NO. 27-007: A RESOLUTION AUTHORIZING THE CITY OF LAS CRUCES (CITY) TO ACCEPT VARIOUS BUDGET ADJUSTMENTS FOR VARIOUS CITY DEPARTMENTS THROUGH AN AMENDMENT TO THE CITY'S ADOPTED FISCAL YEAR (FY) 2026-27 BUDGET.

Vanessa Perez, Budget Analyst gave the overhead presentation.

Councilor Munoz said maybe just expand on it. Some of it was timing, any other factors that delayed our executing on these grants? Was it staffing, processing, anything else that could have been changed or was it just a matter of when these grants came in and were funded?

Vanessa Perez said all but one of these requests are due just to timing. The budget team has to place a stop date on when we can enter information into the fiscal year in 2027 budget because it takes a lot of time for us to process reports for like council Work Sessions and for council adoption or budget adoption. The only request that is not due to timing would be that Senior Nutrition kitchen remodel which is on your screen right now

Mayor Pro Tem John Munoz moved, seconded by City Councilor Becky Corran, to Approve Resolution No. 27-007.

RESULT:	Carried
MOVER:	Mayor Pro Tem John Munoz
SECONDER:	City Councilor Becky Corran
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and

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	Mayor Pro Tem John Munoz
ABSENT:	City Councilor William Mattiace

7.5 RESOLUTION NO. 27-008: AA RESOLUTION TO REALLOCATE AMERICAN RESCUE PLAN ACT (ARPA) FUNDING FROM THE CASA LINDA ACRES RECONSTRUCTION PROJECT TO THE CORTEZ DRIVE IMPROVEMENTS PROJECT.

Liam Beasley, Accounting Manager gave the overhead presentation.

Councilor Bencomo said obviously you know I am pretty disappointed in the way that the Casa Linda Project has sort of gone. I think this situation raises and perhaps someone can update us on that so that I am not talking out of context for my colleagues, but I think this raises questions for me about accountability for outside contractors and those kinds of things that frankly led to this. This was such a huge investment in District 4. Arguably one of the districts with the worst index in road conditions and so it is pretty disappointing for me to see this kind of investment moved out of District 4, obviously for another important part of the city but I think it would be doing a disservice to the constituents who live in this neighborhood if I didn't raise this question and I have received so many emails in the last few months about how frustrating this has been and so one I would love to hear an update on that but two I also want to understand then how we will be investing, how we will be finishing this project then at Casa Linda if we are moving out the current funds that were identified to be for this specific project. That is actually my number one concern at this point.

Kyle Arend, Interim Public Works Director said a couple of different answers there, a couple of different questions. To start, yes, we are very disappointed with the way Casa Linda proceeded as well with that contractor. That contractor obviously has been terminated at this point. We are in a lull period right now where we are waiting to see what the contractor's bonding company is going to do for us with regard to their obligations to finish that project. Their response is due to us on the 10th of July so we are looking forward to see what that response is but there will continue to be some discussions I am sure as we will try to get that project back online and completed with the funds. We were fortunate working with Finance on another project which met all of the ARPA conditions and was done within the same time frame so switching those funds over to the Cortez Drive projects allows us to complete the ARPA project and the funds that used for Cortez Drive can now be applied to Casa Linda so it is not that the Casa Linda money is completely evaporating but it does allow us to buy some time for us to work out getting a new contractor on board without the strict timeframe for the ARPA contract.

Councilor Bencomo asked so there had been funds identified for Cortez Drive and now those will now move for the Casa Linda Project?

Kyle Arend said that is correct. Those funds that were identified for Casa Linda we are moving to Cortez and likewise the funds that were used for Cortez will be available to help for the finishing of Casa Linda.

Councilor Bencomo said just for everyone to note the Casa Linda Project is Calle Del Encanto and Calle Del Sol neighborhood you know, I think again I know and maybe I

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will repeat this in council comments but I think and I am glad this is coming up today because I wonder how we are vetting contractors before we hire them. This one has felt like complaints of many kinds right. One obviously that it is not getting done and now that the timeline has been pushed but two that property has been damaged or like really just careless kind of work and so I am really curious about moving forward how we will do internally just better vetting of contractors so that they don't just end up leaving us in this situation. I know that is longer term question Kyle and I don't mean to put you on the spot to answer it right now, but I do just want to raise that for everyone. Will city council see this similar kind of resolution to make sure that Cortez funds get transferred to Casa Linda in the future?

Liam Beasley said we can give a presentation in the future to confirm that this swap is taking place.

City Councilor Becky Corran moved, seconded by City Councilor Michael Harris, to Approve Resolution No. 27-008.

RESULT:	Carried
MOVER:	City Councilor Becky Corran
SECONDER:	City Councilor Michael Harris
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and Mayor Pro Tem John Munoz
ABSENT:	City Councilor William Mattiace

7.6 RESOLUTION NO. 27-009: A RESOLUTION AUTHORIZING THE WRITE-OFF OF UNCOLLECTABLE UTILITY, GENERAL BILLING, AND LIBRARY ACCOUNTS RECEIVABLE FROM THE FISCAL YEAR 2020 IN THE AMOUNT OF \$215,081.93.

Adolfo Cardenas, Treasurer gave the overhead presentation.

Councilor Harris asked on your nuisance abatement, what do we charge for nuisance abatement? Like if we have to go pull weeds on someone's property do we bill them for that?

Adolfo Cardenas said yes there was one property, the customer failed to respond to multiple violations, so the City hired a company to do some maintenance of the property, and the property does not have a lien. But again, we can continue to pursue collection of that.

Councilor Harris asked going forward in the future are we putting liens on properties for that or is that we just hired someone for a few hundred bucks it is not worth going through the process?

Adolfo Cardenas said yes, right now Treasury has a plan, and we should be in constant communication in this case with Legal Department and so I believe it should have a lien.

Councilor Bencomo said staying on this same slide actually. I would actually love to see a breakdown of the actual dollars that go to these if you can maybe send us that

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through the City Clerk in the future because I had very similar questions about nuisance abatement and whether that was like weeds or like a property that was demolished, right? It was like I would love to see actual dollar signs for all of these and then for the library fees. You know for all of these fees I think arguably obviously like Utilities I think there is a person who follows up with calling people trying to figure out like if they have overdue bills that there is assistance, those kinds of things. I would love to hear from at least the Library folks on what this would mean to not just write off these but cancel these and again I think for me we would start with the Library to me feels like the most, the place where we could most do that has maybe the least impact but I don't want to want to speak for the Library if it does have a big impact I want to know and I am curious what you all think about that? And I want to know who these 11 people are who owe 200 plus dollars, not to shame or anything, I am just chismosa, curious.

Sarah Booth, Library Deputy Director said we have charges that have been out there for a while and we have recently updated our policy so if someone owes less than \$25, they can still check out an item. So, the larger totals are for items like audio books because those are very expensive if you have seven discs, eight discs in an audio book that is going to be \$400. So, we try and offer payment plans. We want people to come and check out and use the library.

Councilor Bencomo asked going further though what would it mean for the library if we went an additional step and canceled people's late fees?

Sarah Booth said definitely like for under \$100 it would be okay. We don't see any of this money. It all goes to the general fund and when like people lose things we don't charge fines now but when people lose an item or damage an item our first choice is that they can bring us a replacement copy so that we can add it back into the collection so we don't see any of this. So, I think that would be up to you all.

Councilor Bencomo said I would love to explore something like that for folks in Library. I think that especially under \$100. I would hate for that to be a barrier for people to come back because they are embarrassed. To me that seems like something very doable, so I really appreciate it.

Councilor Munoz asked page 6 I think it was, so events what is that? Are those the events that public has in parks and shared spaces?

Adolfo Cardenas said it was just one customer. It was for the Country Music Fest. It is my understanding that the business no longer and again I am going to mention again we can continue to pursue collection on this.

Councilor Munoz said so some of this is clean up. I was just concerned that maybe some of the organizations or nonprofits in the community didn't understand the process or weren't able to pay but it sounds like it is a one off that is driving most of that number.

Mayor Enriquez said you mentioned that you could continue to pursue collection with

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a lot of these or some of them. Who does that, who is pursuing the collection?

Adolfo Cardenas said right now Utilities is the only department that has a collection team. However, Treasury, the Finance Department is already in discussion with them, with Utilities about using the services of their collection team so we have very high hopes that this will work and if we use the services of their team they can collect.

Mayor Enriquez said it was brought to my attention that item 7.3, there was maybe an error in the packet versus what was presented and I would like to see if we can bring that back up for discussion so we could get that clarified and then revote on that. We don't need to vote.

Gaby Prats, Grants Manager said somehow the wrong presentation ended up on here. The actual grant that was received in FY26 for the Police Department was awarded by New Mexico State University for \$5,000 and that was to support the department's Youth Leadership Program which they carry out in June with partnership with NMSU.

Councilor Munoz asked do we need to then withdraw the previous motion and then revote on this with the correct information?

Christine Rivera, City Clerk said no actually you don't because what you approved was the correct information you just weren't presented the correct information. So, what you approved was in the packet correctly.

Mayor Pro Tem John Munoz moved, seconded by City Councilor Becky Corran, to Approve Resolution No. 27-009.

RESULT:	Carried
MOVER:	Mayor Pro Tem John Munoz
SECONDER:	City Councilor Becky Corran
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and Mayor Pro Tem John Munoz
ABSENT:	City Councilor William Mattiace

8. BOARD APPOINTMENTS

8.1

None.

9. NOTICE OF PROPOSED ORDINANCE(S)

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

9.1 COUNCIL BILL NO. 27-001; ORDINANCE NO. 3117: AN ORDINANCE AUTHORIZING THE ANNUAL DISPOSITION OF CITY OWNED LAND PARCELS IN THE METRO VERDE ARCADIA PHASE 4 SUBDIVISION TO TIERRA DEL SOL HOUSING CORPORATION AND MESILLA VALLEY HABITAT FOR HUMANITY FOR AFFORDABLE HOUSING DEVELOPMENT.

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Council agreed to bring it forward.

- 9.2 COUNCIL BILL NO. 27-002; ORDINANCE NO. 3118: AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR AN UNSUBDIVIDED PARCEL WITHIN THE ROYAL CROSSING DEVELOPMENT. THE PROPERTY IS LOCATED SOUTH OF MERCY DRIVE, ENCOMPASSES APPROXIMATELY 22.08 ACRES, IS ZONED NH-2U (NEIGHBORHOOD 2 URBAN), NH-3U (NEIGHBORHOOD 3 URBAN), AND OS-1U (OPEN SPACE RECREATIONAL URBAN). PROPOSED ZONING IS NH-1U (NEIGHBORHOOD 1 URBAN), NH-3U (NEIGHBORHOOD 3 URBAN), OS-1U (OPEN SPACE RECREATIONAL URBAN), AND OS-2U (OPEN SPACE DRAINAGE URBAN). NO CHANGES TO THE TOWN CENTER OVERLAY. SUBMITTED BY SOUDER MILLER AND ASSOCIATES ON BEHALF OF LC LAND LLC., PROPERTY OWNER. (26ZO0500015)**

Council agreed to bring it forward.

- 9.3 COUNCIL BILL NO. 27-003; ORDINANCE NO. 3119: AN ORDINANCE SUPPORTING INVESTMENT OF \$50,000 IN AN ECONOMIC DEVELOPMENT PROJECT IN ACCORDANCE WITH THE CITY OF LAS CRUCES LOCAL ECONOMIC DEVELOPMENT PLAN, AUTHORIZING AN ECONOMIC DEVELOPMENT PROJECT PARTICIPATION AGREEMENT BETWEEN THE CITY AND GYM MAGIC CHILD DEVELOPMENT CENTER, LLC.**

Council agreed to bring it forward.

- 9.4 COUNCIL BILL NO. 27-004; ORDINANCE NO. 3120: AN ORDINANCE REPEALING CHAPTER 2, ARTICLE IV, DIVISION 7. SELECT COMMITTEES AND DIVISION 9. POLICY REVIEW COMMITTEE (PRC) OF THE LAS CRUCES MUNICIPAL CODE IN THEIR ENTIRETY.**

Council agreed to bring it forward.

10. CITY COUNCIL MEMBER BOARD REPORTS AND COMMENT

10.1 COUNCILOR MCCLURE

Hot off the presses we are having our first evening Work Session, September 14th. One of the things is going to be the Youth Council. So, we are going to try to pepper it everywhere that you can find youths. Everywhere, we will figure it out. I trust that we can get that information out, but it is going to be September 14th at 6 p.m. Looking forward to having this place packed perhaps with pizzas as I suggested before because bringing food is half the community building to a large degree. Looking forward to that and hope we can get some people out to give us feedback especially young people in Las Cruces.

10.2 COUNCILOR HARRIS

I just wanted to note that I do personally care quite a bit about traffic deaths and bicycle safety and pedestrian safety and driver safety. I just wanted to make that heard. I have been talking with Public Works and PD and Fire and a lot behind the scenes. I appreciate the advocacy from the community, and we are definitely trying to find some solutions.

10.3 COUNCILOR BENCOMO

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I was originally only going to talk about one thing today but I would say a challenge by community members came up today that I think does feel important to talk about and address which is a traffic safety concerns and I think I understand why people would come here and say please show us that you care because it doesn't feel like you know perhaps there is a level of urgency around some of the policy solutions or implementations. What I mean is that there is a lack of urgency around it and perhaps not there are conversations around it happening behind the scenes that we should continue to have not behind the scenes and I think continue to engage with advocates on this because this is a real important issue for I think most of us and I think the recent very tragic death that was very publicized and politicized for even I think the wrong reasons but really highlighted for me the level of the desire of community members for us to talk about these kinds of issues and often with this traffic safety issue often I feel like we are trying to legislate making our residents be kind to each other or aware of each other or just acknowledge each other's existence as we move through the world which feels like an impossible thing to legislate but it is. I think traffic safety is not an impossible thing to legislate. I think even if bicyclists or pedestrians are making "risky decisions" they are doing so because there is a flaw in the design ultimately and today we heard it very bravely from someone who I am assuming the injury they had was because of their accident and you know folks have talked about things that could be preventable like better maintenance of our bike lanes. I think you know there are issues of inaccessibility of bike lanes. I think those things we can start to be more acutely aware of things like speeding, distracted driving, design. I even read an article recently that traffic pedestrian deaths are increasing because our cars are getting bigger and faster and so there are some things that are ultimately out of our control but there are some things that are not and for the ones that are sort of in the middle you know would like us to move things a little bit faster when it comes to one of those pieces. I also just want to make sure that community members know that I often think about this and that I appreciate the challenge they pose to us when coming here to ask us about what else we are doing.

The other thing I wanted to talk about was a couple of weeks ago I attended the first meeting for the Affordable Housing Playbook for New Mexico Local Government Leaders, and I believe Natalie Green sent out an invitation to the entire council and perhaps other staff to attend this. I think it is a 6 session series where the Department of Workforce Solutions has brought together some experts to talk about specifically the state of housing in New Mexico through many layers and really help educate New Mexico leaders, people who are making decisions around housing and so perhaps maybe either still time to jump on to these conversations, reach out to Natalie but if not I think obviously the folks who are there you know can be there and for the folks who can't I would like to at least point out some of the things after every session because I think it is information that everyone should know and hear about. Some of the key takeaways I had from this last meeting were around population growth. Actually, Dona Ana County experienced the largest population growth in the state though in counties with the largest housing unit growth we were at number two with 5,022 units between 2020 and 2024. The total number that New Mexico is lacking in rental units is 34,000 and obviously growing as our state is seeing population increase. I am thinking it is all those El Paso people coming here because they are experiencing a population decline. Lower cost rental units remain more difficult to find than higher price rental units. The median household, the median home price from

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2018 to 2024 in New Mexico overall jumped from 205,000 to 335,000 in Dona Ana County alone from that same time period it went from 185,000 to 315,000. Again, that is the median home price. I just have to give really huge props to the Department of Workforce Solutions for hosting this series and bringing on experts to talk about a ton of data, a ton of real work that is happening. This stuff that needs to happen and bringing community leaders from all over the state to talk about these conversations and I would urge you to try to jump on some of these if you can and if not hopefully, we can advocate for them to continue to have these series because it feels very very important at the current time we are in.

10.4 COUNCILOR CORRAN

Yes, I second that, they are great sessions and I really appreciated being able to join. I also want to talk a little bit about thinking about pedestrian and cyclist safety and road safety generally. I think the folks who have mentioned it already sort of have a sense of this and I guess the idea of legislating kindness is a recurring theme that after fireworks weekend and the torment of many of our neighbors who have pets or don't appreciate neighborhood fireworks are really mad about that. I think about this idea of how to be a better neighbor and how to be a better human being and I feel like so much of what we are asked to do every day is intervene in those types of situations. Many people at every level of the city are asked to intervene in those types of situations. It is an interesting place, but when it comes to road safety at least we can make some difference, and I think about how we design roads moving forward. Right, like we are making sure that we are thinking about pedestrian and cyclist safety as we do those things and I hope that we will continue to do that and thinking about enforcement while also thinking about addressing the existing roads that we have that are in various states of condition both in terms of the ways that we keep them clean and safe and how they were originally built needing a lot of help and that all ties into our bigger \$300 million capital improvement budget that I think we are always having those conversations about. So, thank you George and Everyone Rides with Grace for coming out and bringing this and always keeping it in our forefront of our thinking so not just when there is a tragedy but also exceptionally when there is a tragedy like the one from last week.

So, other than that I would like to thank everyone who helped do our microchipping event which we had here at City Hall. The ASCMV folks did it and came and held dogs we only had a few incidents of liberation of dogs, very brief and they were contained but otherwise we got to hold a lot of very cute puppies, dogs, and give them microchips, the ASCMV did that. The County's vet also Dr. McKenzie also joined because it is required by state law which hopefully we can change that a veterinarian be observing every single chip that happens so surprise it is more complicated than we initially had thought and it is in every other state that I would make note of and every other state they are just giving out the microchips under the light supervision of a vet but here we have to have a veterinarian on premises. So, thanks to Dr. McKenzie who came out and joined us. Also Animal Control came and had little giveaways. They also were educating folks about what to do when your pet gets lost so and then Catrina from the City Manager's Office and Facilities folks and security who were also here to help that event go off without a hitch so thank you to that team effort. It was our first time so I hope that we can do it again in the future. We learned a lot so thanks to everyone who participated in that.

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10.5 COUNCILOR MUNOZ

I am appreciative to the councilors and city staff who are supporting the evening session, and I hope that we have public comments to be able to hear from residents who may not be able to attend these day sessions because they are working. I especially want to thank the staff because I know after a long day you are here early and you will be with us late night. I will bring my espresso machine and we can hang out. We will have a good discussion and a good listening session I think and eventually I think as these work out it would be nice to have them more frequently and we can test them out as a pilot and also look at holding them at different locations. Again, more futuristically speaking but very excited about that. We talked about utility write offs. Just a reminder that landlords and property owners should look at having their cooling units already fired up already. It is very hot and we are expecting another couple of months of very hot weather, so it is important that we keep people safe indoors as well.

We talked about the unfortunate loss of life. I feel for the victim's family and friends. One thing I would say in addition to what has been said by my colleagues is that maybe we don't wait until we have a tragedy like this or an accident like this. Maybe we can't fix everything all at once, perhaps there are certain sections and certain pieces that we could fix now or we could address now that would make, help keep our residents safer. So, I would encourage the city staff or City Manager and Assistant City Managers to look at this and help us look for solutions as to what we can do sooner rather than later.

Also very happy, Mayor and I spent some time and had a chance to spend some time with Barbara Hubbard who recently celebrated I believe her 98th/99th birthday, somewhere around there, after 90 we stop counting and the groundbreaking of the amphitheater at the fairgrounds. That is very exciting for our community and our shared spaces, economic development and education. So many good things that will come with that.

The final piece I would say is happy anniversary to these United States. I know it has been called the greatest experiment in world history. We are an imperfect union. Always trying to get better. I don't think it is unpatriotic to always look at ways we can do better and do differently. I do think that discussion is important in respect of different opinions is also important and I love the example that Derrick shared and our Police Chief, Chief Story actually sat at the same table and had a good adult discussion and I think discussions like that in forums like that are important and we listen to each other. There might be some areas where we have consensus, and others we just understand that we think differently and view things differently, but I think that is very helpful and if we are to progress as a community in a society, we should listen to each other.

10.6 MAYOR ENRIQUEZ

Also looking forward to the evening council. We will try it out. We will have them more often if they are successful. The challenge always on other locations is the live streaming. That is a big challenge that we have going off site. With the traffic safety we do have a Work Session coming and it is something that we talked about for traffic

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calming and it will also include automated enforcement. That will be the presentation at an upcoming Work Session that we are also talk about safety. Barbara Hubbard will turn 99, July 12th and she is a legend in our community. Anyone that has been here and seen all of the superstars that she brought to the Pan American Center and she still has the energy and the drive to continue. She mentioned she has three major shows still coming up this year. Her words to me were hang on for the ride because we are going to keep moving forward. It is an inspiration to have somebody at that age still moving forward.

I just want to say thank you to the city and thank you for the county, and NMSU all partnering together for our Fourth of July celebration, the electric parade, and the event at NMSU was well attended. Spectacular fireworks display, a great turnout for the parade so a special thank you for the Parks & Rec, Police, Fire, Visit Las Cruces and everyone else that joined in on that. It was a great event and a great time and well attended.

11. CITY MANAGER REPORT

11.1 DAVID SEDILLO, ASSISTANT CITY MANAGER

As the Mayor said, special thanks to a lot of folks for the Fourth of July festivities that happened over the weekend. There were a lot of people in the background that made this happen for our community. Like the Mayor said very well attended. Very uneventful with any issues so great event for our community. I just wanted to share some of the float results for the parade. Best overall went to Hernandez Heating, Cooling and Plumbing, for commercial floats the top three, number one again, Hernandez Heating, Cooling and Plumbing, coming in at number two, El Paso Electric, and number three, Vado Speedway. For our non-commercial float the top three for number one Francie Emmelade, number two Welcome Home Veterans, and three was Todd Garrison for Sherri. There were over 200 vehicles in the parade and that was between floats and car clubs. So again, thank you very very much to all of those who attended and participated.

The next item I just want to highlight and recognize one of our own. You may have already seen this go through in a posting, but I wanted to make sure that the public was aware as well. I am happy to share that the Government Finance Officers Association, GFOA, selected our Finance Director Lesley Doyle as one of their 2026 recipients of the recognition for Outstanding Public Service and I will read a little bit of the nomination. Lesley came to the role after a career shift moving from a school district into municipal government and she has met that challenge in front with confidence in her first year. Her approach has been defined by open communication and proactive problem-solving qualities that have helped strengthen relationships across the organization. She also worked to create a positive environment within her own department. One where employees feel valued and supported. So, if you do happen to see Lesley Doyle, please congratulate her.

Councilor Corran said I think city councilors might be the bane of most staff's existence generously if I can say. Sometimes not but a lot of the time we are and so I know I personally have harangued Lesley in an extremely kind and gentle way. When I was being dumb as a box of rocks she somehow got me from a box of rocks to

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understanding really complicated things related to the budget that I don't know that city council necessarily comes to this but I think we are all perhaps maybe not a little box of rocksie up here but she really has personally I am deeply grateful for the work that she has done in terms of talking me through things and really supporting my deeper understanding of how finance works and everything and so I just want to give a shoutout and in acknowledgement that Lesley really does walk the walk and invest in us understanding what is going on and I just wanted to elevate that appreciation very much.

12. ADJOURNMENT

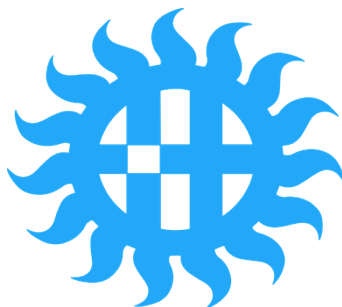
12.1

City Councilor Michael Harris moved, seconded by Mayor Pro Tem John Munoz, to adjourn at 2:52 p.m.

RESULT:	Carried
MOVER:	City Councilor Michael Harris
SECONDER:	Mayor Pro Tem John Munoz
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and Mayor Pro Tem John Munoz
ABSENT:	City Councilor William Mattiace

Mayor

City Clerk



MINUTES

Work Session

Monday, July 13, 2026 @ 1:00 PM

City Council Chambers, City Hall

PRESENT: City Councilor Becky Corran, Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor William Mattiace, Mayor Pro Tem John Munoz, and City Councilor Michael Harris

ABSENT: City Councilor Johana Bencomo

1. READ CLOSED MEETING STATEMENT

1.1

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

1. To discuss pending or threatened litigation regarding Kline Charles Maynard v. Lorenzo Tovar and City of Las Cruces, Cause No. D-307-cv-2025-2680, which is closed pursuant to NMSA 1978, Section 10-15-1(H)(7).
2. To discuss pending or threatened litigation regarding Brandon Barron, et al. v. City of Las Cruces, et al., Cause No. D-307-cv-02217, which is closed pursuant to NMSA 1978, Section 10-15-1(H)(7).
3. To discuss pending litigation regarding City of Las Cruces and Dona Ana County v. Apollo Global Management, Lifepoint Health, and Memorial Medical Center; Case No. 2-26-cv-01280-JHR-GJF, which is closed pursuant to NMSA 1978, Section 10-15-1(H)(7).
4. To discuss the purchase, acquisition or disposal of real property or water rights by the public body, which is closed pursuant to NMSA 1978, Section 10-15-1(H)(8).

2. AGENDA ITEM

2.1 LAS CRUCES SISTER CITIES YEARLY UPDATE.

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Catrina Godinez, Community Outreach Manager introduced the topic.

Elaine McKinney, President of Sister Cities gave the overhead presentation.

Councilor McClure said the only thing I would supplement is I know you focused on student exchanges but when we were in Lerdo there were also teachers who were interested in doing exchanges. So having consideration of what trades can we kind of pull back and forth across various borders, various oceans would be something also to consider and then they come back as ambassadors to their students and gives that little bit reassurance to parents there, to parents here, with that looks like gives them new ideas and for their teaching and their trades what they could bring back so just this supplement but thank you.

Elaine McKinney said that's a very good idea, Councilor. I think that we've had some communications but we haven't solidified anything but I think that's an excellent idea for a great start to introduce them to our community here and to, likewise maybe send a group down to Lerdo. Thank you very much.

Councilor Corran said as Tim Chappell knows I hosted a bunch of students from Lerdo over when we did the student exchange through the DACC and I still am in touch with a bunch of those folks who many of whom have traveled, some of them live in the States now, some of them live in different parts of Mexico but it is great to be in touch with those students still 10/12 years later from Lerdo though we initially met as part of that exchange which was great. So, I just want to say you know, count me in for the hosting of students, if that's where you are or whatever kinds of things that you all need in that and supporting that relationship. It was a great experience at the time, and I really appreciate you all caring that torch forward. I did have one city that I would say if you all are in thinking about other places, a place called Huaraz in Ancash, Peru, it's at the base of a very large mountain range, very much like here 115,000 people, diverse population, a long history, super interesting relationship with water. So not that you necessarily need, I am sure you have a million places to consider but, when you were talking and said like oh, we're thinking of other places, that place that I have been connected to in the past, mean, came to mind as a very close match to Las Cruces in terms of those things. So, thank you again and we appreciate your commitment.

Elaine McKinney said you're welcome and I'll be happy to give you a card so you can send me information on that city. We are looking definitely for cities that are going to be beneficial for Las Cruces and it always involves a little time of courting to get to know one another and to see what we have to offer them and what their community has to offer us. So we are looking for that strong link between communities and I would say that Councilor Corran's information there regarding her relationship with the people that she has hosted and been involved with, really demonstrates what happens as we interact and become friends and we get to know their culture, they get to know ours we share things back and forth so it's really important, that brings a oneness to our communities and although we may not agree on different things we can acknowledge and respect one another and that's what helps our international relationships so thank you very much.

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Councilor Munoz said Elaine thank you, your board, your volunteers for all the work that you are doing. Definitely important as folks from these Sister Cities will say danke sehr gut y gracias buen hecho. Another city to consider will be Maiori, Italy I'll get your information be great as you expand to look at the city, the beautiful little city near a beach with a wonderful view and structures that are over 9,000 years old and as I tell the Public Works guys they also have streets that are 3,000 years old with no potholes. They are still standing, well, kind of.

Mayor Enriquez said thanks again Elaine for the presentation, the update. I look forward to the expansion, the growth that Sister Cities can do and provide. Looking forward to the Christmas tree decoration, Catrina has already mentioned to me and we can do a lot of things and you're right it is the relationship, it's the education, it's the art, it's the culture. There's so much that we can learn from each other and I'll throw this one to the Fire Department, we had one time talked about having Lerdo fire members maybe attend one of our academies and we can host some and give them some training from this area. I was fortunate in Nienburg to go to the Police Department to their academy and the things that they do over there, it's a 3 year program and a lot to learn and things that we could learn from them as well. So looking forward to it.

2.2 TELSHOR FACILITY FUND.

Lesley Doyle, Finance Director gave the overhead presentation.

Cynthia Alamillo, Capital Improvements Program Manager continued the overhead presentation.

Natalie Green, Housing and Neighborhood Revitalization Manager continued the overhead presentation.

Lesley Doyle, continued the overhead presentation.

Councilor Corran said just at a very basic level, if I remember the last time we had this conversation, the State Investment Council only promises like a 2% return or something, don't they? Like I don't know what they if or if they suggest, I know it's like 2,000 investments and it's a very like complicated thing, but my sense from before when we were talking about this, which was not one of the double digit return years was that they were really bullish in how much investments in the State Investment Council would bring in and it's obviously overperforming like all investments, most investments at this moment are. I am wondering, I don't think that that's going to be a forever, like I know that you're not, you just said that you are not a financial adviser. I don't think a 10% is a reasonable return to expect on any investment and any market except this exact moment. So I am curious if you think what is the definite amount of return on investment that we could expect for whatever we keep in the State Investment Council, and then to me that's a very important variable in whether or not we leave things there or not. My tendency is produced a lot of money is to leave as much as we can and to make liquid only the things that we need as they go along but I am curious if you can talk a little bit about that because obviously our return on investment and when we had the money wasn't as good but the market was also

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different, etcetera, etcetera. So, can you talk a little bit about that, speculatively please?

Lesley Doyle said I would agree that 10% is not something that is probably sustainable over a long period of time. As far as what the State Investment Council, you know, guarantees or, I am not familiar with that, I've never heard of them guaranteeing a certain rate of return so I am going to have to do a little bit of research to see if that is in fact the case. But I guess just to put a finer point on what you said, 10% is not something that I would expect year over year for multiple years, but we also did you know do better with this investment than we did internally.

Councilor Corran said I know it is too much, it is a lot of speculation but I appreciate your insight and it's sort of what I guess I imagine. I shouldn't have said guarantee. I don't mean that, I think that we just talked about like what can we expect under all conditions overall and I am wondering if you can go back to that graph really quickly? So yes, for me this is just a wild return on investment slide that I do think we should hire a financial adviser to help us with frankly because this is not real or like very hard to establish something or expect something, but I guess I would say I would, my recommendation would be one that we do not take, that we take out what we need and keep the state investment the money with the State Investment Council while we're still figuring out what to do with the rest, and I also would say I do acknowledge that holding like, holding on to a rate of return like this, we're a city entity, we are here to help people, we're not here to make money. So I think for me fundamentally that's one of the things that I think is really important in this, but I do think we should balance those 2 things by keeping some money in investments and spending it as the liquidity goes on. So thank you and again, I support hiring a financial advisor if we're going to take it all out and give it to the city, I would hope we would hire someone from the State Investment Council I guess, to help us figure out what to do with it, but it seems like this is a pretty good place to keep our money.

Councilor McClure said I guess I am going to supplement a little bit what Councilor Corran said and maybe kind of highlight where I think on money, it's one of those sort of lucid things that in my life. What are we saving for? And I think one of those questions too is when you talk to lay people and they say, oh we have billions of dollars in our coffers in the state and we're saving it for a rainy day and people feel like it's raining. So I am also of the mindset of yeah, get a financial adviser because I like people who do this for a living, it's not going to last forever like this, right? Can we leverage for things where it is actually raining? I am thinking if we have a heat wave, the library is a cooling station. Can we pay for what we're saving in those hours for the Sunday library through this? Things that are actual immediate needs. I would say too like if we're, if we have projects like the MRA and we can supplement say, the Boys and Girls Club too to see that we build that catalyst there that people see a future that they want to live in, right? That's where I am always focusing on. These couple of things where we're making things happen now is kind of where I've always been focused on as well. So, but I also, I'm not a financial person. So I want to say that we are doing this in a responsible way. We do need to have more people on that committee like Natalie said as well to have those robust conversations, right? Because need sometimes does change, and focus might change sometimes, and I think that is, that's a hard conversation to have and we should have those with people

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who are invested in that and have the background to have that conversation and know a little bit more than perhaps some of us on council. I'll speak for myself and not council at that point.

Councilor Harris said as someone who's relatively new and has been vaguely aware of the Telshor Fund for a long time, this was all very enlightening. I guess I also agree that State Investment Council seems to have had a pretty good return, that is obviously a lot to continue to expect forever, but we've got it right now and I say we ride it as long as possible. So you know, I think keeping it here, selling it as needed to have liquidity to pay out the contracts that we've got, I think that's the course now and that seems like a reasonable course for the future. I'm not sure that we could do better as a city, I guess the state already has financial advisers and people whose sole job it is to keep this fund going for all the municipalities, so you know, hiring our own people and trying to do this in house might not be as disastrous as when I try to pick my own stocks but you know, probably were it seems like we're getting decent rates here. As for spending priorities, I too worry about like what's going to happen when this money is gone, and so you know, we started with 24 we've got 30 right now, so we're doing pretty good. But I also don't want us to get into a situation where we spend it all and then organizations that have come to rely on a yearly distribution of \$600,000 dollars of that money don't have it anymore. At the same time if we could spend it all in some magic wand and then solve all of the problems and then we don't need that in the future, that would be great but I don't think that's the case. So that's what I want to be careful on drawing it down is, you know, maybe not drawing it down for operational type expenses but keeping in mind that there are projects that can leverage a lot more money like what Natalie was presenting on if we can use it as matching funds, you know we can get a 60% return on investment if we use it as matching funds you know, if you want to think of it that way. So, see if I had any other specific questions. I guess another just concern that I'll throw out and I hope that the NMSIC is thinking about it is, and also is related to us managing it ourselves. There are some pretty unstable forces in the current market right now and I just want to make sure that we are not exposed to that as much as possible although I know some of the exposure is being forced by forces beyond our control. So those are my thoughts for now.

Councilor Mattiace asked how close are we to go getting into the corpus, the original amount?

Lesley Doyle said the corpus was about 28 million and if we expend all of our 27 budgeted expenditures our ending balance will be 30 million. So give it or take 2 million before we begin to utilize the corpus.

Councilor Mattiace said I agree with Councilor Harris. I'd like to see that at least not, you know, touched, and of course we could make more money and still do all the good deeds that we are doing, and I realized Miss Green has even payments coming back to the Telshor Fund from some loans. So it looks positive that there it could go to 35 maybe 40,000 and I'd like to see that happen. I think it's good that the city has another reserve just besides the 2/12, and then you could guarantee the 600,000 a year to the nonprofits, and that would be for perpetual. That's the way it was

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designed. It was designed that it just wouldn't be expended totally and then you don't have 600,000 could go maybe to a million in a couple of years if interest rates and return of investments are good, but I would like to see that bundle preserved and then all the good deeds come out of you know the interest rather than the corpus, and if there's even a little extra, you know that's just smart investment on our part so that would be my direction.

Councilor Munoz said my thought as we look into this is definitely we do need you know, subject matter experts and we look towards you and other experts that we have around the state. At the point in time that we are in today and I think Councilor McClure mentioned this you know rainy day fund, we talked about the rainy day fund from the state level and you know it's someday, rainy day, you know, there's no someday on the calendar, I know that when my son was little, we would say, oh let's save this cookie for a rainy day and it's like oh mom and dad, it never rains in Las Cruces, right? We're kind of in a juxtaposition right now where people have food insecurity, people need food, we're stressed out about affordability and so as we look at some of these projects I'd like to hear and see a needs analysis of the organizations we're supporting to see where the needs are. If I look at, I think it was page 19 or 26 we're funding half of what people, what organizations are asking for. If we invest anemically we'll probably get anemic results and that's not what we want to do to be effective and to govern effectively and to help people out effectively. So, I would say let's look at with our subject matter experts what we can do. Let's look at the organizations and the folks that we are supporting and prioritize where we can see some positive impact and that rainy day, I mean, it's here. As a state we are doing well financially if we wait to spend that money in the future, you know those 3, 10 billion dollars will be less in the future if that makes sense because of inflation and just cost of goods and that will continue to increase year over year. So I would suggest that we do that and see where we can prioritize and see where we can most effectively spend our resources.

Councilor Corran said this is just a quick follow up on that conversation. I think that the time that we talked about this prior was when we talked about the 300 and then the 400 and then the 600, which I think I was on council at that time, I wasn't there for the other 2 conversations, but that was the interest based amount that came from the corpus at that time, roughly. I think that's what we made that decision based on, I am not 1000% sure but my memory of our conversation about that was the interest was performing, outperforming what we had been awarding and so we were sort of amassing a lot of money, 53 million dollars at some point in time and so I'm just curious if that's still reflective sort of to Mayor Pro Tem Munoz's question if that's still reflective of the amount of sort of expected interest profits? It sounds like it's a little bit less than what we would expect and if we, if that's something else that we should reconsider as part of the conversation as what in addition to 2 year contracts which I also hope we can do with the agencies and reduce the administrative burdens for the small amount of money that we're actually giving each organization. I would wonder if it's possible to expand that amount to something else? So, I guess is a question sort of for future consideration or if you know better, I'd love to hear it.

Lesley Doyle asked I guess for clarification, do you mean just interest or do you also mean the appreciation of the investment?

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Councilor Corran said that's what I don't really remember how we decided, how we arrived at 600,000 dollars and that's the part that I'm not completely sure of. I think that was just the interest, the expected interest, not the appreciation that's happening at a different rate than we would expect, but I'm not 100% sure of that. I just wanted to clarify where that measure came from and then the money that we've taken out recently came from us having this conversation, which is, it is raining, we have 53 million dollars that we're sitting on. We need to address essential services that we have in the discussion of 26 and 27, but I guess the 600,000 question is one that I also would like to know more about if you can share?

Natalie Green said the 600,000 increased in between FY21 and FY22, and if you recall in the presentation at that time, we were not using the Telshor Fund for any of the other department or operational programming. So that was the consideration of the council at the time was, there's an increase in need for nonprofits, let's increase the annual allocation and were able to fund more nonprofits. Since then we've seen the Telshor used for capital improvements, some of these allocations, the parks facility maintenance. So we're seeing that investment go down and then for affordable housing the 11.4, so I guess that would be possibly also part of the discussion is if I'm hearing council correctly we want to see the continuation of the HRPS Program for nonprofits at a possible increase if the interest allows it and also these one time, sort of, instrumental significant projects like Boys and Girls Club or Capital Improvements, is that what I am hearing from council?

Councilor Corran said that's what I think I'm saying and I'm sort of hearing in Councilor Munoz, but like I know that I understand that this FY26 and FY27 is not a sustainable model for how we're spending the money. Like I think you are trying to convey that to us and I think we understand that. So in that context, I think understanding what the future plan is, is what you're wanting us to talk about. So yes, from my perspective you summed up what I'm getting at, and I do have a desire to reduce this that we are doing related to the transfers for big projects, if we can, or if we can leverage in ways that we can, I am here for that, but I also feel like the nonprofits are serving thousands, hundreds of thousands of people, and I think if we have enough money to give them more, I would ask that we do.

Natalie Green said I think that can be a discussion that we have with the financial advisor.

Councilor Mattiace asked I think Natalie, if you maintain the corpus, you know, if you keep at least 28 million then if your investment is getting 8 to 10% a year, can we use that figure or 7%, what figure, what percentage you want to use?

Lesley Doyle said I would love to use a 10%, I'm just not sure it's realistic.

Councilor Mattiace asked isn't it going to crazy here, interest rates, no? Okay, what do you want to use, 4%, 2%, 3%?

Lesley Doyle said I think a 4 to 5% rate of return is probably more reasonable than

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what we currently have.

Councilor Mattiace said okay, let's say 4% on 30 million. You know, you have 1.2 million that you'd be earning. You know, it looks like from what's happened over the last 8 to 10 years, we've had some many rainy days, we spent almost 22 million, correct? I mean that went from corpus of 28 to 54 and in the last 8, 5, 7 years, you know, it's been 4 million here, 2 million there, a million there, 2 million another and now we're down to 30 million and so we have to be careful of just doing these rainy day ideas again for the next 5 or 6 years and we just we'll be down to 0. Because you know, we spent 22 million pretty fast. So I'd like to see the council secure that corpus, you know don't by ordinance, by a consensus, by something but don't go below \$28 million, and then you guarantee the 600,000 to a million a year for these nonprofits. So you could rate, you know, you could go from 600,000 to a million if you have at least 28 million but if you have 10 million or 5 million or 0, then you have nothing. You have zilch. You have 0 for those nonprofits. So that's just my statement.

Mayor Enriquez said I'm in favor of keeping it as it is and then with the contract of a financial advisor or financial expert, I would definitely be in favor of that, not only to look at this fund but also what is one of our dilemmas that we're facing here at the city is our expenditures and our revenues and I know that there's a couple of committees so take the time to get a financial advisor, let's get someone that can also look at that and help our budget overall. So we are deciding whether to spend or not to spend with the Telshor Fund. The other thing is, keep it as is, but if a crisis or an emergency, then we can always bring it to council and see how we look at those things. I know we spent a lot of money quick, but it wasn't just a rainy day it was also over the course of years of things that were neglected and needed to be kept up or redone and it's costly and we know that. The other thing is future spending plans is, I think that's something that is ongoing but right now we do have our strategic plan in process. So that's a tool that we should be able to use and again give that information to the financial advisor as time goes on. These are some of the strategic plans that are going on with the city, with the organization, with the community, and we've also got another survey and strategic plan on homelessness, mental health, and substance abuse that's going on. Once those are completed, we get a better idea a better view of which direction we want to head and where we want to start spending some money for the betterment of the community.

Lesley Doyle said just to be sure that I'm understanding council's direction correctly. We are all in agreement that a financial adviser is the direction we want to go. Additionally we want to keep the investments to the extent that we can in the State Investment Council and sell as needed for liquidity, and then finally, we want to make sure that we keep the corpus whole so that we can continue to provide those annual allocations for the nonprofits. Did I understand that correctly?

Mayor Enriquez said yes, I think we're in agreement with that.

2.3 GO BOND QUARTERLY UPDATE.

Kyle Arend, Interim Public Works Director gave the overhead presentation.

Natalie Green, Housing and Neighborhood Revitalization Manager continued the

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overhead presentation.

Councilor Harris asked when we're doing like the Arcadia 4 and Skylark Developments, I know I've mentioned many times a dig once utilities policy, do we have any leverage to like make sure all the utilities are put in and we're not going to dig up new sidewalks during those 2 since they are kind of city owned?

Kyle Arend said we are still preparing the dig one policy and we prefer to implement it in many ways possible, but it doesn't actually fully exist just yet. Each utility has their own right to bring in the utilities based on their schedules and their funding abilities.

Councilor Harris said okay, it would be cool if we could do as much as possible to, I mean, they're city owned parcels, so it seems like an ideal time and a model time to do it, but so whatever we can do policy wise up here, but I don't know how much that is.

Kyle Arend said definitely as far as coordination for these projects, and I think Natalie would agree that we always strive to do that, it just we're not always able to completely enforce it.

Councilor Harris said sure, understand, and then I guess my last comment. I am a huge fan of the EFIS so cool. I'm glad it's going on Amador Crossing and it's really hot outside so that's going to be relevant going forward.

Councilor Mattiace asked Natalie can you share some of the like the 2 bedrooms, 1 bedrooms and the different housing what the rent is right now, the rent or leases currently?

Natalie Green said the rents are set annually by the tax credit, and so they just changed. So, the rents really vary depending on the funding source. If you guys recall the cheeseburger and so if it is a tax credit and they are at 60% AMI for Dona Ana County, Las Cruces area 1 bedroom at 60% AMI is 874 and a 2 bedroom is at 1050. If they happen to be in a 30% unit, then a 1 bedroom is a 437 and a 2 bedroom is 525. And then we have some low home units in some of the projects which is capped at 50% AMI and that's a 728 for 1 bedroom and 875 for a 2 bedroom, and then just to add some extra complication to the cheeseburger, if they happen to have a housing choice voucher, then the rents are typically at the payment standard for the Housing Authority and that's like a 10/40 and I can't remember what the 1 bedroom is, but just adds an extra. I can send the chart though. I will add though for Peachtree, so our 3 bedrooms are at 1212 and there's a private development around the corner from there, that's their 3 bedrooms are running about 2200 to 2600. So, we are still substantially below the market rate of housing.

3. ADJOURNMENT

3.1

City Councilor Michael Harris moved, seconded by Mayor Pro Tem John Munoz, to adjourn at 2:33 pm.

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RESULT:	Carried
MOVER:	City Councilor Michael Harris
SECONDER:	Mayor Pro Tem John Munoz
AYES:	City Councilor Becky Corran, Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor William Mattiace, Mayor Pro Tem John Munoz, and City Councilor Michael Harris
ABSENT:	City Councilor Johana Bencomo

Mayor

City Clerk



27-019

City Council Action and Executive Summary

Type of Action:

☒ Resolution☐ Ordinance☐ TIDD ResolutionDistrict: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☒ N/A

1st Reading:

Adopted:

August 3, 2026

Drafter:

Vanessa Perez

Department:

Financial Services

Title:

A RESOLUTION AUTHORIZING THE CITY OF LAS CRUCES (CITY) TO CONSOLIDATE THE FUNDING FOR SHARED ENGINEERING SERVICES THROUGH AN AMENDMENT TO THE CITY'S ADOPTED FISCAL YEAR (FY) 2026-27 BUDGET.

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

PURPOSE(S) OF ACTION:

To consolidate the funding for Construction Management and Engineering & Surveying programs by amending the FY2027 budget.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

As adopted, the FY2027 budget includes appropriations for the Engineering & Surveying and Construction Management programs across three funds: Fund 1000 (General Fund), Fund 2650 (Flood Control Operations Fund), and Fund 5100 (Utilities Shared Services Fund). Salary and operating expenditures are currently allocated using a 40 percent/ 30 percent/ 30 percent distribution to reflect the shared services these programs provide. Maintaining these appropriations across three separate funds requires staff to enter budget items, process procurements, and manage invoicing independently within each fund, resulting in unnecessary administrative effort and reduced operational efficiency.

To address this, staff is proposing to consolidate all FY2027 budgeted appropriations for these programs into Fund 1005 (Engineering Services Fund). This consolidation will streamline budgeting, procurement, and financial management, reduce redundant administrative work, and improve overall operational efficiency.

The proposed action does not increase the FY2027 budget and therefore will not deplete the City's 2/12ths reserve requirement for the General Fund. This proposal simply reorganizes previously approved appropriations into a single fund to support more effective and efficient program operations.

SUPPORT INFORMATION:

[Exhibit "A" - Fund Summaries](#)

[Attachment "A" - Budget Adjustment Summary](#)

PLAN(S):

None

COMMITTEE/BOARD REVIEW:

None

Agenda Item #7.1.

DOES THIS AMEND THE BUDGET?:

- ☒ Yes
☐ No

BUDGET / FISCAL IMPACT:

BUDGETED AMOUNT:

\$5,621,359.59

AVAILABLE AMOUNT:

\$5,621,359.59

EXPENDITURE AMOUNT:

\$5,621,359.59

Funding Source(s):

Fund 1000 - General Fund
Fund 2650 - Flood Control Operations
Fund 5100 - Utilities Shared Services

Overall Budget Impact:

Please refer to Exhibit "A" - Fund Summaries

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

- ☐ Yes
☒ No

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Resolution and accept the budget adjustments as presented and will adjust the City's FY2026-27 budget.
2. Vote "No"; this will not approve the Resolution, will not accept the budget adjustments as presented, and will not adjust the City's FY2026-27 budget.
3. Vote to "Amend"; this will delay the process of spending the funds within the predetermined funding schedule and require direction to staff.
4. Vote to "Table"; this will impact the City's ability to utilize funds and may impact programs and services.

REFERENCE INFORMATION:

Attachment "A" - Budget Adjustment Summary

Agenda Item #7.1.

RESOLUTION 27-019

A RESOLUTION AUTHORIZING THE CITY OF LAS CRUCES (CITY) TO CONSOLIDATE THE FUNDING FOR SHARED ENGINEERING SERVICES THROUGH AN AMENDMENT TO THE CITY'S ADOPTED FISCAL YEAR (FY) 2026-27 BUDGET.

The City Council is informed that:

WHEREAS, the current financial structure for the Construction Management and Engineering & Surveying programs (Program) requires administrative processes that create unnecessary duplication of effort due to the current budgeting split of 40 percent/ 30 percent/ 30 percent across three different funds; and

WHEREAS, City of Las Cruces (City) staff members have identified an opportunity to reduce administrative redundancies by consolidating the Program related budget into a single fund; and

WHEREAS, City staff members have prepared a budget adjustment that will consolidate the current Program budget from three funds (Fund 100: General Fund, Fund 2650: Flood Control Operations Fund, Fund 5100: Utilities Shared Services Fund) into one fund, Fund 1005: Engineering Services Fund; and

WHEREAS, this adjustment will not deplete the General Fund 2/12ths reserve requirement or increase Program spending authority.

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

(I)

THAT the FY2027 budget adjustments as indicated in Exhibit "A", attached hereto and made a part of this Resolution, are hereby approved.

(II)

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

DONE AND APPROVED this day of

Agenda Item #7.1.

APPROVED

ATTEST:

Moved by:

Seconded by:

AYES

NAYS

Agenda Item #7.1.

CITY OF LAS CRUCES BUDGET ADJUSTMENT REQUEST BUDGET FISCAL YEAR 2026-27

Exhibit "A"

	1000 GENERAL FUND 2026-27			
	Original Budget	Amended Budget	Req. Adjustment	Adjusted Budget
RESOURCES				
Beginning Balance	\$ 53,253,703	53,253,703	0	53,253,703
Revenues				
Municipal Gross Receipts Tax	2,395,470	2,395,470	0	2,395,470
Public Safety Gross Receipts Tax	0	0	0	0
Hold Harmless Replacement GRT	85,178,640	85,178,640	0	85,178,640
State-Shared Gross Receipts Tax	56,563,460	56,563,460	0	56,563,460
Environmental Gross Receipts Tax	2,500,000	2,500,000	0	2,500,000
County Environmental Gross Receipts Tax	0	0	0	0
Internet Sales Gross Receipts Tax	29,075	29,075	0	29,075
Gasoline Tax	0	0	0	0
Cannabis Excise Tax	508,261	508,261	0	508,261
Lodgers Tax	0	0	0	0
Property Taxes	15,079,936	15,079,936	0	15,079,936
Payment In Lieu of Property Tax	817,771	817,771	0	817,771
Franchise Fees	2,730,000	2,730,000	0	2,730,000
Payment In Lieu of Franchise Fees	1,446,584	1,446,584	0	1,446,584
Licenses, Fees & Permits	3,359,210	3,359,210	0	3,359,210
Convention Center Fee	0	0	0	0
Auto License - State Shared	0	0	0	0
Fines & Forfeitures	115,500	115,500	0	115,500
Charges For Services	8,875,668	8,875,668	0	8,875,668
Natural Gas Sales - Commodity	0	0	0	0
Motor Pool Maintenances Charges	0	0	0	0
Fuel Charges	0	0	0	0
Intergovernmental	6,747,165	6,747,165	0	6,747,165
Investment Income	0	0	0	0
Miscellaneous Revenues	100,100	100,100	0	100,100
Federal Grants	0	0	0	0
State Grants	0	0	0	0
Local Grants	0	0	0	0
Debt Service	0	0	0	0
Total Revenues	186,446,840	186,446,840	0	186,446,840
TOTAL RESOURCES	\$ 239,700,543	239,700,543	0	239,700,543
Expenditures				
General Government	5,570,439	5,570,439	0	5,570,439
Legislative	513,317	513,317	0	513,317
Municipal Court	2,104,379	2,104,379	0	2,104,379
City Manager-300	7,089,254	7,094,254	0	7,094,254
Legal	2,734,732	2,734,732	0	2,734,732
Las Cruces Police Department	41,113,857	41,113,857	0	41,113,857
Las Cruces Fire Department	32,315,771	32,351,151	0	32,351,151
Utilities	0	0	0	0
Economic Development	3,367,436	3,367,436	0	3,367,436
Assistant City Manager-400	7,450,025	7,450,025	0	7,450,025
Human Resources	3,121,330	3,121,330	0	3,121,330
Financial Services	6,759,475	6,754,475	0	6,754,475
Information Technology	7,460,814	7,460,814	0	7,460,814
Assistant City Manager-500	1,168,617	1,168,617	0	1,168,617
Parks & Recreation	17,778,586	17,778,586	0	17,778,586
Community Development	4,806,919	4,806,919	0	4,806,919
Quality of Life	9,684,487	9,732,827	0	9,732,827
Public Works	14,823,960	14,823,960	(2,150,392)	12,673,568
Legislative Reserve	0	0	0	0
Total Expenditures	\$ 167,863,398	167,947,118	(2,150,392)	165,796,726
Other Resources				
Operating Transfers In	0	0	0	0
Operating Transfers Out	(23,687,674)	(23,687,674)	(2,150,392)	(25,838,066)
Total Other Resources	\$ (23,687,674)	(23,687,674)	(2,150,392)	(25,838,066)
Accrual Adjustments	0	0	0	0
ENDING BALANCE	\$ 48,149,471	48,065,751	0	48,065,751
Required Reserve:				
State Required 1/12th	13,988,617	13,995,594	(179,200)	13,816,394
Local CLC 1/12th	13,988,617	13,995,594	(179,200)	13,816,394
AVAILABLE BALANCE	\$ 20,172,237	20,074,563	358,400	20,432,963

Agenda Item #7.1.

CITY OF LAS CRUCES
BUDGET ADJUSTMENT REQUEST
BUDGET FISCAL YEAR 2026-27

Exhibit "A"

	1005 ENGINEERING SERVICES 2026-27			
	Original Budget	Amended Budget	Req. Adjustment	Adjusted Budget
RESOURCES				
Beginning Balance	\$ 0	0	0	0
Revenues				
Municipal Gross Receipts Tax	0	0	0	0
Public Safety Gross Receipts Tax	0	0	0	0
Hold Harmless Replacement GRT	0	0	0	0
State-Shared Gross Receipts Tax	0	0	0	0
Environmental Gross Receipts Tax	0	0	0	0
County Environmental Gross Receipts Tax	0	0	0	0
Internet Sales Gross Receipts Tax	0	0	0	0
Gasoline Tax	0	0	0	0
Cannabis Excise Tax	0	0	0	0
Lodgers Tax	0	0	0	0
Property Taxes	0	0	0	0
Payment In Lieu of Property Tax	0	0	0	0
Franchise Fees	0	0	0	0
Payment In Lieu of Franchise Fees	0	0	0	0
Licenses, Fees & Permits	0	0	0	0
Convention Center Fee	0	0	0	0
Auto License - State Shared	0	0	0	0
Fines & Forfeitures	0	0	0	0
Charges For Services	0	0	0	0
Natural Gas Sales - Commodity	0	0	0	0
Motor Pool Maintenances Charges	0	0	0	0
Fuel Charges	0	0	0	0
Intergovernmental	0	0	0	0
Investment Income	0	0	0	0
Miscellaneous Revenues	0	0	0	0
Federal Grants	0	0	0	0
State Grants	0	0	0	0
Local Grants	0	0	0	0
Debt Service	0	0	0	0
Total Revenues	0	0	0	0
TOTAL RESOURCES	\$ 0	0	0	0
Expenditures				
General Government	0	0	0	0
Legislative	0	0	0	0
Municipal Court	0	0	0	0
City Manager-300	0	0	0	0
Legal	0	0	0	0
Las Cruces Police Department	0	0	0	0
Las Cruces Fire Department	0	0	0	0
Utilities	0	0	0	0
Economic Development	0	0	0	0
Assistant City Manager-400	0	0	0	0
Human Resources	0	0	0	0
Financial Services	0	0	0	0
Information Technology	0	0	0	0
Assistant City Manager-500	0	0	0	0
Parks & Recreation	0	0	0	0
Community Development	0	0	0	0
Quality of Life	0	0	0	0
Public Works	0	0	5,621,360	5,621,360
Legislative Reserve	0	0	0	0
Total Expenditures	\$ 0	0	5,621,360	5,621,360
Other Resources				
Operating Transfers In	0	0	5,621,360	5,621,360
Operating Transfers Out	0	0	0	0
Total Other Resources	\$ 0	0	5,621,360	5,621,360
Accrual Adjustments	0	0	0	0
ENDING BALANCE	\$ 0	0	0	0

Agenda Item #7.1.

CITY OF LAS CRUCES
BUDGET ADJUSTMENT REQUEST
BUDGET FISCAL YEAR 2026-27

Exhibit "A"

	2650 FLOOD CONTROL OPERATIONS 2026-27			
	Original Budget	Amended Budget	Req. Adjustment	Adjusted Budget
RESOURCES				
Beginning Balance	\$ 862,034	862,034	0	862,034
Revenues				
Municipal Gross Receipts Tax	0	0	0	0
Public Safety Gross Receipts Tax	0	0	0	0
Hold Harmless Replacement GRT	0	0	0	0
State-Shared Gross Receipts Tax	0	0	0	0
Environmental Gross Receipts Tax	0	0	0	0
County Environmental Gross Receipts Tax	0	0	0	0
Internet Sales Gross Receipts Tax	0	0	0	0
Gasoline Tax	0	0	0	0
Cannabis Excise Tax	0	0	0	0
Lodgers Tax	0	0	0	0
Property Taxes	6,418,555	6,418,555	0	6,418,555
Payment In Lieu of Property Tax	0	0	0	0
Franchise Fees	0	0	0	0
Payment In Lieu of Franchise Fees	0	0	0	0
Licenses, Fees & Permits	0	0	0	0
Convention Center Fee	0	0	0	0
Auto License - State Shared	0	0	0	0
Fines & Forfeitures	0	0	0	0
Charges For Services	0	0	0	0
Natural Gas Sales - Commodity	0	0	0	0
Motor Pool Maintenances Charges	0	0	0	0
Fuel Charges	0	0	0	0
Intergovernmental	0	0	0	0
Investment Income	0	0	0	0
Miscellaneous Revenues	0	0	0	0
Federal Grants	0	0	0	0
State Grants	0	0	0	0
Local Grants	0	0	0	0
Debt Service	0	0	0	0
Total Revenues	6,418,555	6,418,555	0	6,418,555
TOTAL RESOURCES	\$ 7,280,589	7,280,589	0	7,280,589
Expenditures				
General Government	0	0	0	0
Legislative	0	0	0	0
Municipal Court	0	0	0	0
City Manager-300	0	0	0	0
Legal	0	0	0	0
Las Cruces Police Department	0	0	0	0
Las Cruces Fire Department	0	0	0	0
Utilities	0	0	0	0
Economic Development	0	0	0	0
Assistant City Manager-400	0	0	0	0
Human Resources	0	0	0	0
Financial Services	0	0	0	0
Information Technology	0	0	0	0
Assistant City Manager-500	0	0	0	0
Parks & Recreation	0	0	0	0
Community Development	0	0	0	0
Quality of Life	0	0	0	0
Public Works	4,164,991	4,164,991	(1,871,454)	2,293,537
Legislative Reserve	0	0	0	0
Total Expenditures	\$ 4,164,991	4,164,991	(1,871,454)	2,293,537
Other Resources				
Operating Transfers In	0	0	0	0
Operating Transfers Out	(1,611,681)	(1,611,681)	(1,871,454)	(3,483,135)
Total Other Resources	\$ (1,611,681)	(1,611,681)	(1,871,454)	(3,483,135)
Accrual Adjustments	0	0	0	0
ENDING BALANCE	\$ 1,503,917	1,503,917	0	1,503,917

Agenda Item #7.1.

CITY OF LAS CRUCES
BUDGET ADJUSTMENT REQUEST
BUDGET FISCAL YEAR 2026-27

Exhibit "A"

	5100 UTILITIES SHARED SERVICES 2026-27			
	Original Budget	Amended Budget	Req. Adjustment	Adjusted Budget
RESOURCES				
Beginning Balance	\$ 165,250	165,250	0	165,250
Revenues				
Municipal Gross Receipts Tax	0	0	0	0
Public Safety Gross Receipts Tax	0	0	0	0
Hold Harmless Replacement GRT	0	0	0	0
State-Shared Gross Receipts Tax	0	0	0	0
Environmental Gross Receipts Tax	0	0	0	0
County Environmental Gross Receipts Tax	0	0	0	0
Internet Sales Gross Receipts Tax	0	0	0	0
Gasoline Tax	0	0	0	0
Cannabis Excise Tax	0	0	0	0
Lodgers Tax	0	0	0	0
Property Taxes	0	0	0	0
Payment In Lieu of Property Tax	0	0	0	0
Franchise Fees	0	0	0	0
Payment In Lieu of Franchise Fees	0	0	0	0
Licenses, Fees & Permits	0	0	0	0
Convention Center Fee	0	0	0	0
Auto License - State Shared	0	0	0	0
Fines & Forfeitures	0	0	0	0
Charges For Services	0	0	0	0
Natural Gas Sales - Commodity	0	0	0	0
Motor Pool Maintenances Charges	0	0	0	0
Fuel Charges	0	0	0	0
Intergovernmental	19,845,505	19,845,505	0	19,845,505
Investment Income	360,000	360,000	0	360,000
Miscellaneous Revenues	302,500	302,500	0	302,500
Federal Grants	0	0	0	0
State Grants	0	0	0	0
Local Grants	0	0	0	0
Debt Service	0	0	0	0
Total Revenues	20,508,005	20,508,005	0	20,508,005
TOTAL RESOURCES	\$ 20,673,255	20,673,255	0	20,673,255
Expenditures				
General Government	0	0	0	0
Legislative	0	0	0	0
Municipal Court	0	0	0	0
City Manager-300	0	0	0	0
Legal	0	0	0	0
Las Cruces Police Department	0	0	0	0
Las Cruces Fire Department	0	0	0	0
Utilities	18,849,962	18,849,962	0	18,849,962
Economic Development	0	0	0	0
Assistant City Manager-400	0	0	0	0
Human Resources	0	0	0	0
Financial Services	0	0	0	0
Information Technology	0	0	0	0
Assistant City Manager-500	0	0	0	0
Parks & Recreation	0	0	0	0
Community Development	0	0	0	0
Quality of Life	0	0	0	0
Public Works	1,599,514	1,599,514	(1,599,514)	0
Legislative Reserve	0	0	0	0
Total Expenditures	\$ 20,449,476	20,449,476	(1,599,514)	18,849,962
Other Resources				
Operating Transfers In	25,000	25,000	0	25,000
Operating Transfers Out	0	0	(1,599,514)	(1,599,514)
Total Other Resources	\$ 25,000	25,000	(1,599,514)	(1,574,514)
Accrual Adjustments	0	0	0	0
ENDING BALANCE	\$ 248,779	248,779	0	248,779

DESCRIPTION OF ALL ADJUSTMENTS

Public Works is requesting approval to consolidate FY27 approved budget within the Engineering & Surveying and Construction Management programs, from funds 1000, 2650, and 5100 into fund 1005 to improve efficiency. The current process distributes the budget across these three funds using a 40%/30%/30% split, which requires staff to enter budget items, process procurements, and manage invoicing separately in each fund. This creates unnecessary administrative duplication and makes budgeting more cumbersome. By moving all FY27 budgeted amounts into Fund 1005, Public Works will streamline financial processes, reduce redundant workload, and create greater efficiency in budgeting and program management. This request does not increase the overall budget; it simply consolidates previously approved budget into a single, more efficient structure. All adjustments listed below move funding for the aforementioned programs into Fund 1005.

FUND DESCRIPTION	DEPARTMENT	PROGRAM	TYPE	INCREASE AMOUNT	DECREASE AMOUNT
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 447,021.90
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 211,626.25
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 252,360.63
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 310,251.43
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 13,000.00
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 13,104.00
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 22,818.51
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 10,242.64
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 8,430.21
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 43,796.09
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 36,046.55
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 126,855.86
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 90,528.71
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 5,111.03
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 6,282.26
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 114,082.08
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 157,353.00
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 124.65
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 115.10
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 2,448.00
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 2,934.00
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 925.03
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 752.22
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 13,987.76
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 10,437.70
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 6,150.00
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 8,140.00
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 102,832.25
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 8,603.20
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 13,946.00
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 600.00
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 812.00
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 3,280.00
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 51,160.00

FUND DESCRIPTION	DEPARTMENT	PROGRAM	TYPE	INCREASE AMOUNT	DECREASE AMOUNT
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 20,760.00
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 938.00
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 11,489.60
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 10,363.60
GENERAL FUND	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 6,385.60
GENERAL FUND	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 4,296.00
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 1,050,415.50	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 469,869.57	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 608,099.66	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 775,628.69	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 32,500.00	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 32,760.00	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 91,235.43	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 24,509.59	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 19,204.57	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 104,801.72	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 82,115.81	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 301,066.64	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 219,333.03	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 12,465.70	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 15,082.34	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 280,652.39	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 384,595.68	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 273.00	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 237.00	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 6,120.00	

FUND DESCRIPTION	DEPARTMENT	PROGRAM	TYPE	INCREASE AMOUNT	DECREASE AMOUNT
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 7,335.00	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 2,236.52	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 1,829.88	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 33,170.58	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 24,910.28	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 24,976.00	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 20,350.00	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 192,831.01	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 21,508.00	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 35,766.00	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 600.00	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 2,030.00	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 8,200.00	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 255,109.00	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 264,100.00	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 51,900.00	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 2,346.00	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 28,532.00	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 25,959.00	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 15,964.00	
ENGINEERING SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE	\$ 10,740.00	
ENGINEERING SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE	\$ 80,000.00	
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 301,696.80

FUND DESCRIPTION	DEPARTMENT	PROGRAM	TYPE	INCREASE AMOUNT	DECREASE AMOUNT
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 129,121.66
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 200,671.61
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 232,688.63
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 9,750.00
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 9,828.00
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 34,208.46
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 7,011.53
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 5,387.18
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 29,980.33
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 23,034.63
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 89,421.83
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 64,402.16
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 3,781.27
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 4,400.04
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 85,965.69
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 113,621.34
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 77.05
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 60.95
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 1,836.00
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 2,200.50
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 681.16
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 538.83
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 10,047.45

FUND DESCRIPTION	DEPARTMENT	PROGRAM	TYPE	INCREASE AMOUNT	DECREASE AMOUNT
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 7,236.29
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 13,133.00
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 6,105.00
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 78,510.76
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 6,452.40
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 11,360.00
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 609.00
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 2,460.00
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 52,500.00
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 212,070.00
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 15,570.00
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 704.00
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 8,521.20
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 7,797.70
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 4,789.20
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 3,222.00
FLOOD CONTROL OPERATIONS	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 80,000.00
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 301,696.80
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 129,121.66
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 155,067.42
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 232,688.63
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 9,750.00
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 9,828.00

FUND DESCRIPTION	DEPARTMENT	PROGRAM	TYPE	INCREASE AMOUNT	DECREASE AMOUNT
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 34,208.46
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 7,255.42
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 5,387.18
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 31,025.30
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 23,034.63
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 84,788.95
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 64,402.16
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 3,573.40
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 4,400.04
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 80,604.62
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 113,621.34
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 71.30
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 60.95
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 1,836.00
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 2,200.50
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 630.33
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 538.83
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 9,135.37
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 7,236.29
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 5,693.00
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 6,105.00
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 11,488.00
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 6,452.40

FUND DESCRIPTION	DEPARTMENT	PROGRAM	TYPE	INCREASE AMOUNT	DECREASE AMOUNT
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 10,460.00
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 609.00
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 2,460.00
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 202,609.00
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 870.00
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 15,570.00
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 704.00
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 8,521.20
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 7,797.70
UTILITIES SHARED SERVICES	PUBLIC WORKS	ENGINEERING AND SURVEYING	EXPENSE		\$ 4,789.20
UTILITIES SHARED SERVICES	PUBLIC WORKS	CONSTRUCTION MANAGEMENT	EXPENSE		\$ 3,222.00
ENGINEERING SERVICES	NON DEPARTMENT	NON SUBSECTION	TRANSFER	\$ 2,150,391.86	
ENGINEERING SERVICES	NON DEPARTMENT	NON SUBSECTION	TRANSFER	\$ 1,871,453.65	
ENGINEERING SERVICES	NON DEPARTMENT	NON SUBSECTION	TRANSFER	\$ 1,599,514.08	
GENERAL FUND	NON DEPARTMENT	NON SUBSECTION	TRANSFER	\$ 2,150,391.86	
FLOOD CONTROL OPERATIONS	NON DEPARTMENT	NON SUBSECTION	TRANSFER	\$ 1,871,453.65	
UTILITIES SHARED SERVICES	NON DEPARTMENT	NON SUBSECTION	TRANSFER	\$ 1,599,514.08	



27-020

City Council Action and Executive Summary

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

District:	☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☒ N/A
1st Reading:	Adopted: August 3, 2026
Drafter:	Virginia Barela
	Department: Financial Services
Title:	A RESOLUTION TO AWARD A FIVE (5) YEAR LEASE WITH UPPER VALLEY INVESTMENT CORPORATION OF EL PASO, TEXAS COMMENCING ON JULY 1, 2026 FOR THE LAS CRUCES FIRE DEPARTMENT TRAINING FACILITY LOCATED AT 1670 SOUTH VALLEY DRIVE IN LAS CRUCES, NEW MEXICO IN AN INITIAL AMOUNT OF \$192,000 ANNUALLY, INCREASING \$24,000 EVERY TWO YEARS, FOR A FINAL ANNUAL LEASE TOTAL OF \$240,000 (PROCUREMENT NO. 25-26-113).

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

PURPOSE(S) OF ACTION:
To award a lease for the Las Cruces Fire Department.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:
On July 1, 2021, the City of Las Cruces (City) entered into a lease for the building at 1670 S. Valley Drive in Las Cruces, New Mexico to use as a training facility for the Las Cruces Fire Department (LCFD). Leasing the facility is a more cost-effective and timely option than it would be to construct a new facility for training purposes. LCFD contacted the Real Estate Services program for assistance identifying the property and facilitating the lease for LCFD. Upon inspection of the property, City staff determined that this facility suited the City's needs and proceeded with lease negotiations.

LCFD has a continued need for this facility. A new lease term has been negotiated allowing for incremental increases in rent amount over the course of the lease. The amounts for each leasing year are as follows:

July 1, 2026 through June 30, 2027	\$16,000 per month
July 1, 2027 through June 30, 2028	\$18,000 per month
July 1, 2028 through June 30, 2029	\$18,000 per month
July 1, 2029 through June 30, 2030	\$20,000 per month
July 1, 2030 through June 30, 2031	\$20,000 per month

Las Cruces Municipal Code, Chapter 24, Section 24-4 (8) Authorized exemption, authorizes the City to enter into leases, exchanges, or purchases of real property without competition.

LCFD is requesting approval to enter into a five (5) year lease agreement with Upper Valley Investment Corporation of El Paso, Texas commencing July 1, 2026 for the LCFD training facility located at 1670 S. Valley Drive in Las Cruces, New Mexico in an initial amount of \$192,000 annually, increasing \$24,000 every two years, for a final annual lease total of \$240,000, subject to approved budget appropriations.

Agenda Item #8.1.

SUPPORT INFORMATION:

[Exhibit "A" 25-26-113 Lease Agreement](#)

PLAN(S):

None

COMMITTEE/BOARD REVIEW:

None

DOES THIS AMEND THE BUDGET?:

☐ Yes

☒ No

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

☐ Yes

☒ No

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Resolution and authorize the City to enter into a five (5) year lease agreement with Upper Valley Investment Corporation of El Paso, TX in an initial amount of \$192,000 annually, increasing \$24,000 every two years, for a final annual lease total of \$240,000, subject to approved budget appropriations.
2. Vote "No"; this will deny the Resolution, and City Council will need to provide staff with alternate direction.
3. Vote to "Amend"; this will modify the Resolution and advise staff of necessary adjustments as deemed appropriate.
4. Vote to "Table"; this will delay entering into a lease agreement for property located as 1670 S. Valley Drive in Las Cruces, NM and will negatively affect the needs of the Las Cruces Fire Department.

Agenda Item #8.1.

RESOLUTION 27-020

A RESOLUTION TO AWARD A FIVE (5) YEAR LEASE WITH UPPER VALLEY INVESTMENT CORPORATION OF EL PASO, TEXAS COMMENCING ON JULY 1, 2026 FOR THE LAS CRUCES FIRE DEPARTMENT TRAINING FACILITY LOCATED AT 1670 SOUTH VALLEY DRIVE IN LAS CRUCES, NEW MEXICO IN AN INITIAL AMOUNT OF \$192,000 ANNUALLY, INCREASING \$24,000 EVERY TWO YEARS, FOR A FINAL ANNUAL LEASE TOTAL OF \$240,000 (PROCUREMENT NO. 25-26-113).

The City Council is informed that:

WHEREAS, on July 1, 2021, the City of Las Cruces (City) entered into a lease for the building at 1670 S. Valley Drive in Las Cruces, New Mexico to use as a training facility for the Las Cruces Fire Department (LCFD); and

WHEREAS, leasing the facility is a more cost-effective and timely option than it would be to construct a new facility for training purposes; and

WHEREAS, LCFD has a continued need for this facility; and

WHEREAS, new lease term has been negotiated allowing for incremental increases in rent amount over the course of the lease; and

WHEREAS, Las Cruces Municipal Code, Chapter 24, Section 24-3 (8) Authorized exemption, authorizes the City to enter into leases, exchanges, or purchases of real property without competition; and

WHEREAS, LCFD is requesting approval to enter into a five (5) year lease agreement with Upper Valley Investment Corporation of El Paso, Texas commencing July 1, 2026 for the LCFD training facility located at 1670 S. Valley Drive in Las Cruces, New Mexico in an initial amount of \$192,000 annually, increasing \$24,000 every two years, for a final annual lease total of \$240,000, subject to approved budget appropriations.

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

(I)

THAT the Resolution authorizing the City of Las Cruces to enter into a five (5) year lease agreement with Upper Valley Investment Corporation of El Paso, Texas commencing July 1, 2026 for the LCFD training facility located at 1670 S. Valley Drive in Las Cruces, New Mexico in an initial amount of \$192,000 annually, increasing \$24,000 every two years, for a final annual lease total of \$240,000, subject to approved budget appropriations, as shown in Exhibit "A", attached hereto and made part of this resolution.

(II)

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

DONE AND APPROVED this day of

Agenda Item #8.1.

APPROVED

ATTEST:

Moved by:

Seconded by:

AYES

NAYS

LEASE AGREEMENT EXTENSION ONE

This Lease agreement was entered into originally from July 1, 2021 to June 30, 2026. Parties hereby execute Extension One (this Lease) on this the 1st day of July, 2026 between **Upper Valley Investment Corporation ("Landlord")**, whose address is: Attn: Gordon Welch, 1200 Golden Key Circle, Suite 301, El Paso, Texas 79925 and **City of Las Cruces, a New Mexico municipal corporation ("Tenant")** on behalf of the Fire Department, whose address is: 201 E Picacho Ave., P.O. Box 20000, Las Cruces, New Mexico 88004.

WHEREAS, Landlord is the owner of certain real estate commonly known as 1670 S. Valley Dr., Las Cruces, NM 88005-3152; and

WHEREAS, Landlord desires to lease such real estate to Tenant, and Tenant desires to lease the real estate from Landlord for the term at the rental rate and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein contained and other good and valuable consideration. the parties agree as follows:

1. **Premises:** The Landlord leases to Tenant and Tenant leases from Landlord a warehouse measuring approximately 22,000 Sq. Ft. located on approximately 5 acres which is commonly known as **1670 S. Valley Dr., Las Cruces, NM** (the "Premises") with a legal description of: Tract 1, USRS TRACT 9D - 75A3 REPLAT NO 1, recorded in Book 15, Page 318 of the Dona Ana County Clerk’s record on September 23, 1988.

2. **Term:** The term of this Extension One of the Lease (the "Lease Term") shall be five (5) years commencing on July 1, 2026 and terminating on June 30, 2031.

3. **Rent:** Tenant agrees to pay monthly rent as follows:

Monthly Base Rent: July 1, 2026 thru June 30, 2027	\$16,000.00
Monthly Base Rent: July 1, 2027 thru June 30, 2029	\$18,000.00
Monthly Base Rent: July 1, 2029 thru June 30, 2031	\$20,000.00

First payment of \$16,000.00 is due on July 1, 2026.

4. **Insurance:** During the Lease Term, Tenant will, at its expense, continue to be self-insured. The City is self-insured for General Liability and Workers Compensation. The City can provide a letter of self-insurance.

Tenant shall bear the risk of any and all damage to Tenant's personal property, including but not limited to, the contents, trade fixtures. machinery, equipment, furniture and furnishings it places in the Premises. Tenant agrees that Landlord shall have no liability with respect thereto.

Landlord shall maintain fire and extended coverage insurance on Premises and commercial general liability insurance in such amounts as Landlord shall deem appropriate. Tenant shall not be named as additional insured on such policies.

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5. **Mutual Waiver of Subrogation:** To the extent permitted by law and solely with respect to property damage covered by insurance maintained by Landlord, Landlord hereby waives, and shall cause its insurers to waive, any and all rights of subrogation, recovery, or claim against Tenant, the City of Las Cruces, and its officers, employees, agents, and representatives for losses or damages arising from fire or other casualty covered by Landlord's insurance policies, regardless of whether such loss or damage is caused in part by the negligence of Tenant.

Landlord shall require all property and casualty insurance policies maintained by Landlord in connection with the Premises to include endorsements or provisions evidencing such waiver of subrogation rights.

Nothing contained herein shall be construed as a waiver by Tenant or the City of Las Cruces of any defense, immunity, limitation of liability, or protection available under the New Mexico Tort Claims Act or other applicable law, nor shall Tenant be required to waive any rights of recovery or subrogation.

6. **Maintenance. Repairs and Alterations:** Tenant shall maintain all portions of the Premises in a clean and orderly condition, free of accumulation of dirt and rubbish. Tenant shall repair any damage to the Premises resulting from the actions or inactions of Tenant, its agents, employees or invitees. Landlord, at its sole cost and expense, shall maintain the structural components of the Premises, including the roof, foundation, exterior walls, load-bearing elements, ADA compliance and latent defects, in good repair and condition and in compliance with applicable laws. Plumbing systems, electrical systems, HVAC systems, parking areas, drainage, fire suppression systems, common areas, and all building systems shall be maintained and serviced properly by Tenant. If these systems are not maintained as they should be, repairs will be the Tenant's responsibility.

7. **Utility Charges:** Tenant agrees to pay for any and all utilities; payments will be made directly to the utility company.

8. **Signs:** Tenant may install any signs allowed by law on the Premises. Upon termination of this Lease, all signs must be removed, and Premises restored to its original or better condition.

9. **Environmental:** Landlord represents that to its knowledge the Premises are free from hazardous substances in violation of environmental laws. Tenant agrees that except for de minimis amounts of Hazardous Substances brought onto the Premises as necessary for ordinary firefighting materials/fuels and to service Tenant's vehicles or by Tenant's agents or employees in the form of fluid for cigarette lighters and other personal items, it shall not bring Hazardous Substances onto the Premises nor allow Tenant's agents, employees or invitees to bring Hazardous Substances onto the Premises. For purposes of this Agreement, "Hazardous Substances" shall mean and refer to any and all hazardous, extremely hazardous or toxic substances or wastes or constituents. as those terms are defined by any environmental laws, rules, regulations, orders or ordinances. This is not applicable to operational fuel storage.

10. **Compliance with Law:** Tenant shall comply with all laws, orders, ordinances, and other public requirements now or hereafter pertaining to Tenant's use of the Premises. This Lease is subject to the New Mexico Inspection of Public Records Act. Nothing in this Lease shall be construed as a waiver of the City's sovereign immunity under the New Mexico Tort Claims Act.

11. **Quiet Enjoyment.** So long as Tenant is not in default, Tenant shall peacefully and quietly have and enjoy the Premises without interference from Landlord or persons claiming through Landlord. The City shall, at its discretion, use the premises to protect fire operations, including secured parking, emergency access rights, siren/testing rights, 24/7 access, communication/equipment rights, and antenna rights.

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12. **Damage by Fire or Other Casualty:** If the Premises or any portion thereof is damaged or destroyed by fire, casualty, condemnation, or other cause such that the Premises become wholly or partially unusable for Tenant's intended operations, Tenant shall promptly notify Landlord in writing. Landlord shall, at its sole cost and expense (except as otherwise expressly provided herein), promptly commence and diligently pursue restoration of the Premises to substantially the same condition existing immediately prior to such damage or destruction and in compliance with all applicable laws, codes, and regulations.

During any period in which all or any portion of the Premises is unusable or inaccessible for Tenant's intended use, rent shall abate proportionately based upon the extent to which the Premises are unusable. If the Premises are rendered substantially unusable for Tenant's operations, rent shall fully abate until the Premises are restored and legally occupiable.

If restoration of the Premises is not substantially completed within one hundred eighty (180) days after the occurrence of the casualty or condemnation event, or if Landlord fails to timely commence or diligently pursue such restoration, Tenant may terminate this Lease upon written notice to Landlord without further liability except for obligations accrued prior to the casualty event.

Notwithstanding the foregoing, to the extent damage is caused solely by the negligent or wrongful acts or omissions of Tenant, its employees, agents, or invitees, Tenant shall remain responsible only for the portion of repair costs not covered by insurance proceeds actually received by Landlord and directly attributable to such negligence. In no event shall Tenant be responsible for damage resulting from ordinary use, emergency response activities, or acts beyond Tenant's reasonable control.

13. **Termination.** The City may terminate the lease with 60 days written notice for operational need, condemnation, inability to occupy, prolonged utility interruption, due to Landlord default, and any other applicable term stated herein.

14. **Surrender:** At the expiration or earlier termination of the Lease Term or any extensions hereof, Tenant shall promptly yield up the Premises in the condition, order and repair in which it is required to be maintained by Tenant under this Lease, reasonable wear and tear excepted.

15. **Holdover:** Tenant shall have no right to holdover and remain in possession of the Premises after the expiration of the Lease Term or after the date specified in any notice of termination given by either the Landlord or Tenant, unless otherwise permitted by Landlord in writing.

16. **Subordination Non-disturbance:** This Lease shall be subject and subordinate at all times to the lien of any lending institution's mortgage or deed of trust now or hereafter placed upon the Premises or upon any real property of which the Premises form a part, and Tenant agrees to execute any instrument which may be reasonably required by Landlord to evidence the subordination of this Lease provided, however, the holder of such mortgage or deed of trust shall not disturb Tenant's possession or its rights to possession of the Premises or any other right or privilege created for or inuring to the benefit of Tenant under this Lease so long as Tenant is not in default.

17. **Defaults: Remedies:** Tenant agrees that any one or more of the following events shall be considered events of default as said term is used herein:

(a) If Tenant fails to pay in full when due and without demand any and all installments or rent, additional rent or any other sums payable hereunder and such default continues for a period of thirty (30) days after written notice thereof by Landlord to Tenant.

(b) If Tenant defaults in the performance of any other covenant, condition or agreement herein contained to be performed by Tenant and such default continues for a period of thirty (30) days provided,

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however, that if the nature of Tenant's covenant is such that more than five (5) days are required for performance, then Tenant shall not be in default if Tenant commences performance and diligently prosecutes the same to completion within thirty (30) days.

(c) If Tenant abandons the Premises: or

(d) If Tenant becomes insolvent or bankrupt or makes an assignment for the benefit of creditors, or if petition in bankruptcy or for reorganization or for an arrangement with creditors under any Federal or State act filed by or against Tenant is not dismissed within one hundred eighty (180) days after filing, or a bill in equity is filed or other proceeding commenced for the appointment of a receiver, trustee, liquidator, custodian, conservator, or similar official for any of Tenant's assets.

Upon the occurrence of any of the foregoing events of default which remain uncured past applicable cure periods, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Premises is not surrendered, Landlord may reenter the Premises. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlord shall use reasonable efforts to mitigate its damages. Notwithstanding anything hereinabove stated, Landlord shall not exercise any right or remedy provided for in this Lease or allowed by law because of nonpayment of rent or additional rent by Tenant without having first given five (5) days prior written notice thereof to Tenant.

18. **Curing Defaults:** If Tenant shall be in default in the performance of any of its obligations, hereunder. Landlord, after written notice to Tenant (except in the case of emergency then such written notice shall not be required), may elect to cure such default on behalf of Tenant, and Tenant shall reimburse the Landlord within fifteen (15) days of a written demand for any reasonable sums paid or reasonable cost incurred by Landlord in curing such default.

19. **Attorney's Fees:** In the event either party shall bring an action for damages for any alleged breach of any provision of this Lease or to enforce, protect or establish any term or covenant of this Lease, each party shall bear its own attorneys' fees except as otherwise provided by law.

20. **Landlord's Right of Entry:** Tenant shall permit Landlord and the authorized representatives of Landlord and of any mortgages or any prospective mortgagee, prospective purchaser, or tenant, to enter the Premises at all reasonable times with notice (minimum of 24-hour notice for non-emergencies) for the purpose of inspecting them or making any repairs. Landlord shall not interfere with Tenant's emergency operations or access to the Premises.

21. **Assignment and Subletting:** Tenant shall not assign this Lease, in whole or in part, nor sublet the Premises, or any part or portion thereof.

22. **No Waiver:** No delay or omission of Landlord to exercise any right or power under this Lease shall impair any such right or power or be construed to be a waiver, any such right or power or any acquiescence or any failure, breach, or default by Tenant. No waiver of any breach of any of the covenants of this Lease shall be construed, taken, or held to be a waiver of any other breach, or as a waiver, acquiescence and/or consent to any further or succeeding breach of the same covenant. The acceptance by Landlord of any payment of rent after the termination by Landlord of this Lease of Tenant's rights to possession hereunder shall not, in the absence of agreement in writing to restore or reinstate this Lease which is signed by Landlord and Tenant, be deemed to restore this Lease or Tenant's right to possession hereunder, as the case may be, but shall be construed as a payment on account. and not in satisfaction of damages due from Tenant to Landlord.

Agenda Item #8.1.

23. **Notice:** Any notice required or permitted under this Lease shall be in writing and shall be deemed given when actually delivered or three (3) business days after deposit in the United States mail as certified or registered mail, addressed to the addresses set forth in the beginning of this Lease or to such other addresses as may be specified from time to time by either of the parties in the manner above provided for the giving of notice.

24. **Representations.** Landlord represents that, as of the Commencement Date, the Premises and all building systems shall be in good operating condition and compliant with applicable building, fire, accessibility, and life-safety codes.

25. **Severability.** If any term or provision of this Lease shall be deemed invalid or unenforceable, the remainder of this Lease shall not be affected thereby, and the rest of the terms and provisions shall be valid and enforceable.

26. **Appropriations.** This Lease is subject to annual appropriation and availability of lawful funds. In the event sufficient funds are not appropriated, Tenant may terminate this Lease without penalty upon written notice.

27. **Authority: Binding Effect:** If the Landlord or Tenant shall be a corporation, trust or general or limited partnership, each individual executing this Lease on behalf of such entity represents and warrants that he or she is duly authorized to execute and deliver this Lease on behalf of such entity. The provisions of this Lease shall be binding upon and shall inure to the benefit of the parties and their respective heirs, executors, Administrators, personal and legal representatives, successors and assigns.

28. **Venue:** This Lease shall be construed and enforced in accordance with the laws of the State of New Mexico. Venue shall lie in Dona Ana County, State of New Mexico in which the Premises are located.

29. **Additional Provisions:**

(a) Landlord Improvements:

The Landlord will:

- Install three commercial ceiling fans in Shop
- Add two additional heaters in Shop
- Enclose backwash bay include installation of an overhead door
- Repair and paint sheetrock as required due to remodeling
- Repair all exterior lights
- Remove unused hose reels in Shop
- Plumbing work as specified in Contractor's quote attached hereto and made part of this Lease.

(b) Tenant Maintenance:

Tenant will be responsible for normal day to day maintenance and repairs.

Agenda Item #8.1.

(c) First Right of Refusal

Should Landlord receive a written contract to purchase the property located at 1670 S. Valley Dr., Las Cruces, NM 88005, Tenant shall have the first right of refusal to purchase said property. Tenant will notify Landlord in writing within ten (10) working days of their intent.

If at any time during the Lease Term or any extension thereof Landlord receives a bona fide written offer from a third party to purchase all or any portion of the Premises that Landlord desires to accept, Landlord shall first provide Tenant with written notice thereof together with a complete copy of the proposed purchase agreement and all material terms and conditions of the offer. Tenant shall have thirty (30) business days after receipt of such notice to elect, by written notice to Landlord, to purchase the Premises upon the same terms and conditions contained in the third-party offer. Parties shall execute a Purchase Agreement, subject to approval by City Council.

If Tenant timely exercises its right of first refusal, the parties shall proceed diligently and in good faith toward closing. If Tenant does not timely exercise such right, Landlord may proceed with the sale to the third party on substantially the same terms and conditions provided to Tenant. Any material change in the purchase price or material terms shall require Landlord to again offer the Premises to Tenant pursuant to this Section.

This right of first refusal shall survive any transfer of ownership and shall be binding upon Landlord's successors and assigns.

(d) Option to Renew

Tenant shall have two (2) successive options to renew this Lease for additional terms of five (5) years each upon the same terms and conditions contained herein. Tenant may exercise each renewal option by providing written notice to Landlord no fewer than ninety (90) days prior to expiration of the then-current Lease Term. Tenant's renewal rights shall not be affected by minor or non-material defaults that are cured within applicable cure periods.

Signatures on following page.

Agenda Item #8.1.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Agreement of Lease to be executed as of the date first above written.

Landlord:
Upper Valley Investment Corporation

Gordon E Welch

Tenant:
City of Las Cruces

Ikani Taumoepeau, City Manager

Address: P.O. Box 20000
Las Cruces NM 88004
Attn: Las Cruces Fire Department
Phone
Email:

Approved as to Form:

 for BO 07/07/2026

CITY ATTORNEY



27-021

City Council Action and Executive Summary

Type of Action:

☒ Resolution

☐ Ordinance

☐ TIDD Resolution

District:	☒ 1 ☒ 2 ☒ 3 ☒ 4 ☒ 5 ☒ 6 ☐ N/A
1st Reading:	Adopted: August 3, 2026
Drafter: Hayford Danso	Department: City Manager's Office
Title:	A RESOLUTION AMENDING THE FY2027 - 2032 CAPITAL IMPROVEMENTS PROGRAM.

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

PURPOSE(S) OF ACTION:

To amend the Capital Improvements Program (CIP) for Fiscal Year (FY) 2027 through 2032.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The City of Las Cruces adopted the FY 2027-2032 Capital Improvements Program (CIP) on May 18, 2026. During the fiscal year, project information, such as funding sources and amounts, may change as projects progress. As a result, amendments to the CIP document are necessary to reflect those changes. City Council approves amendments.

The proposed amendments adjust project budgets and reflect grants accepted by the City Council. Attachment "A" lists the proposed amendments.

SUPPORT INFORMATION:

[EXHIBIT "A" - FY2027-2032 CIP](#)

[Attachment "A" - CIP Amendments Description](#)

PLAN(S):

Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

None

DOES THIS AMEND THE BUDGET?:

☐ Yes

☒ No

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

☒ Yes

☐ No

Agenda Item #8.2.

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will amend the City of Las Cruces FY2027 through FY2032 CIP
2. Vote "No"; this will not amend the City of Las Cruces FY2027 through FY2032 CIP.
3. Vote to "Amend"; this will potentially amend the Cruces FY2027 through FY2032 CIP, requiring pages in the program document be added, deleted or modified.
4. Vote to "Table"; this will delay the use of funds for amended projects.

Agenda Item #8.2.

RESOLUTION 27-021

A RESOLUTION AMENDING THE FY2027 - 2032 CAPITAL IMPROVEMENTS PROGRAM.

The City Council is informed that:

WHEREAS, the Capital Improvements Program (CIP) is a six-year program that identifies capital projects which address capital needs to build, replace, expand, and improve infrastructure and systems; and

WHEREAS, in accordance with the provisions of Article VI. Section 6.03 of the City Charter, the financing and location of capital improvements is guided by the City's Comprehensive Plan, Elevate Las Cruces; and

WHEREAS, pursuant to Article V. Section 5.08 of the City Charter, Council may supplement, reduce or transfer appropriations.

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

(I)

THAT the Capital Improvements Program for FY2027 through FY2032, attached hereto and made part of this Resolution as Exhibit "A", is hereby approved.

(II)

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

DONE AND APPROVED this day of

Agenda Item #8.2.

APPROVED

ATTEST:

Moved by:

Seconded by:

AYES

NAYS

CITY OF LAS CRUCES

Capital Improvements Program (CIP)

Exhibit "A"

AMENDED AUGUST 03, 2026

FY2027 - FY2032									
Project Title	Department	Funded	Unfunded					Funding Source	Potential Funding Source
		FY2027	FY2028	FY2029	FY2030	FY2031	FY2032		
Active Transportation		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Active Transportation - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Active Transportation - Carryover		\$ 5,359,537.77	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	-	-
Active Transportation		\$ 5,359,537.77	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	-	-
Active Transportation Plan Projects		\$ 788,101.19	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Madrid Ave Extension - Evelyn St to N Triviz Dr	Public Works	\$ 473,389.94	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Melendres Ave/Pittsburg - Hadley to Picacho	Public Works	\$ 3,509,557.47	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds	-
Trail Renovations	Parks & Recreation	\$ 95,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	Grants	Grants
Dona Ana Move Trail	Parks & Recreation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Tortugas Trail	Parks & Recreation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
University Multi-Use Trail Loop	Parks & Recreation	\$ 493,489.17	\$ -	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes
Active Transportation - Annual		\$ 370,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	-	-
Active Transportation ADA Program		\$ 370,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	-	-
ADA Sidewalk Projects	Public Works	\$ 370,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	Taxes	Taxes
Active Transportation - Future		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
SUBTOTAL		\$ 5,729,537.77	\$ 650,000.00	\$ 650,000.00	\$ 650,000.00	\$ 650,000.00	\$ 650,000.00		

Airport		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Airport - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Airport - Carryover		\$ 7,741,153.38	\$ 345,000.00	\$ -	\$ -	\$ -	\$ -	-	-
Airport Improvements,Pavement Maintenance, and Equipment		\$ 6,541,931.66	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	-
LRU Airport Automated Weather Observation System (AWOS) and Rotating Beacon	Las Cruces Airport	\$ 1,105,147.62	\$ 345,000.00	\$ -	\$ -	\$ -	\$ -	Grants	Grants
LRU Runway Improvements		\$ 71,401.66	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
LRU Runways 8-26 and 12-30 Blast Pads	Las Cruces Airport	\$ 71,401.66	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	Grants, Taxes
LRU Airport Infrastructure Improvements	Las Cruces Airport	\$ 22,672.44	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	Grants, Taxes
Airport - Annual		\$ -	\$ 285,000.00	\$ 285,000.00	\$ 285,000.00	\$ 285,000.00	\$ 285,000.00	-	-
LRU Pavement Maintenance Program	Las Cruces Airport	\$ -	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	-	Grants, Taxes
LRU Pavement Striping/Marking Maintenance Program	Las Cruces Airport	\$ -	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	-	Grants
Airport - Future		\$ -	\$ 5,119,000.00	\$ 12,550,000.00	\$ 39,070,000.00	\$ 23,600,000.00	\$ 30,500,000.00	-	-
LRU Runway Improvements		\$ -	\$ -	\$ -	\$ 25,000,000.00	\$ 12,000,000.00	\$ 30,500,000.00	-	-
LRU Runway 12/30 Extension	Las Cruces Airport	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000.00	\$ 15,500,000.00	-	Grants, Taxes
Runway 8/26 Extension	Las Cruces Airport	\$ -	\$ -	\$ -	\$ 25,000,000.00	\$ 10,000,000.00	\$ 15,000,000.00	-	Grants, Taxes
LRU Runway 4-22 Rehabilitation	Las Cruces Airport	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes
LRU Airline Ground Support Equipment Facility Design and Construction	Las Cruces Airport	\$ -	\$ -	\$ 1,250,000.00	\$ -	\$ -	\$ -	-	Grants, Taxes
LRU Airport Maintenance Equipment	Las Cruces Airport	\$ -	\$ 750,000.00	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes
LRU Apron West Rehabilitation	Las Cruces Airport	\$ -	\$ -	\$ -	\$ 70,000.00	\$ -	\$ -	-	Grants, Taxes
LRU ARFF (Airport Rescue and Fire Fighting) Index B Equipment Upgrades	Las Cruces Airport	\$ -	\$ -	\$ 1,600,000.00	\$ -	\$ -	\$ -	-	Grants, Taxes
LRU Commercial Hangar Design and Construction	Las Cruces Airport	\$ -	\$ -	\$ 2,850,000.00	\$ -	\$ -	\$ -	-	Grants, Taxes
LRU East Road Extensions/Improvements	Las Cruces Airport	\$ -	\$ -	\$ -	\$ 1,000,000.00	\$ 10,200,000.00	\$ -	-	Grants, Taxes
LRU Fuel Farm Relocation and Expansion	Las Cruces Airport	\$ -	\$ -	\$ 1,900,000.00	\$ -	\$ -	\$ -	-	Grants, Taxes
LRU Maintenance Facility Design and Construction	Las Cruces Airport	\$ -	\$ -	\$ 500,000.00	\$ 1,000,000.00	\$ 300,000.00	\$ -	-	Grants, Taxes
LRU Multi-Modal Public Passenger Transit Facility	Las Cruces Airport	\$ -	\$ -	\$ -	\$ 2,500,000.00	\$ -	\$ -	-	Grants, Taxes
LRU Passenger Terminal Design and Construction	Las Cruces Airport	\$ -	\$ -	\$ 1,000,000.00	\$ 9,000,000.00	\$ -	\$ -	-	Grants, Taxes
LRU Passenger Terminal Parking Design and Construction	Las Cruces Airport	\$ -	\$ -	\$ -	\$ 500,000.00	\$ 1,100,000.00	\$ -	-	Grants, Taxes
LRU Taxi Lane Extensions/Improvements	Las Cruces Airport	\$ -	\$ -	\$ 3,450,000.00	\$ -	\$ -	\$ -	-	Grants, Taxes
LRU Taxiway C Rehabilitation	Las Cruces Airport	\$ -	\$ 4,369,000.00	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes
SUBTOTAL		\$ 7,741,153.38	\$ 5,749,000.00	\$ 12,835,000.00	\$ 39,355,000.00	\$ 23,885,000.00	\$ 30,785,000.00		

CITY OF LAS CRUCES

Capital Improvements Program (CIP)

AMENDED AUGUST 03, 2026

FY2027 - FY2032

Attainable/Affordable Housing		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Attainable/Affordable Housing - Newly Funded		\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MVCH Day Shelter Roofing	Housing and Neighborhood Svcs	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	Grants
Attainable/Affordable Housing - Carryover		\$ 22,088,294.37	\$ 7,300,000.00	\$ 7,050,000.00	\$ 7,050,000.00	\$ 5,050,000.00	\$ -	\$ -	\$ -	-	-
Affordable Housing Trust Fund and Land Bank Projects	Housing and Neighborhood Svcs	\$ 4,972,334.00	\$ 5,050,000.00	\$ 5,050,000.00	\$ 5,050,000.00	\$ 5,050,000.00	\$ -	\$ -	\$ -	Bonds & Loans	Grants, Taxes, Capital Outlay
Arcadia 4 Subdivision	Housing and Neighborhood Svcs	\$ 3,087,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds & Loans	Grants
Paseos Verdes	Housing and Neighborhood Svcs	\$ 1,039,500.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ -	\$ -	\$ -	\$ -	Grants	Bonds, Loans
Pending 2026 Legislative Appropriation			\$ 200,000.00								
MVCoH Campus Extension (Amador Crossing)	Housing and Neighborhood Svcs	\$ 12,988,960.37	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes	Bonds, Loans
Attainable/Affordable Housing - Annual		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Attainable/Affordable Housing - Future		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
SUBTOTAL		\$ 22,588,294.37	\$ 7,300,000.00	\$ 7,050,000.00	\$ 7,050,000.00	\$ 5,050,000.00	\$ -	\$ -	\$ -	-	-

City Operational Facilities		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
City Operational Facilities - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City Operational Facilities - Carryover		\$ 11,821.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Safety, Health, Environmental & Emergency		\$ 11,821.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HR Remodel	Facilities Management	\$ 11,821.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes	Taxes
City Operational Facilities - Annual		\$ -	\$ 520,000.00	\$ 520,000.00	\$ 520,000.00	\$ 520,000.00	\$ 520,000.00	\$ 520,000.00	\$ -	\$ -	\$ -
HVAC Replacement and Upgrade Program		\$ -	\$ 270,000.00	\$ 270,000.00	\$ 270,000.00	\$ 270,000.00	\$ 270,000.00	\$ 270,000.00	\$ -	\$ -	Taxes
Safety, Health, Environmental & Emergency		\$ -	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ -	\$ -	\$ -
Safety, Health, Environmental, & Emergency Projects	Facilities Management	\$ -	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ -	\$ -	Taxes
City Operational Facilities - Future		\$ -	\$ 960,000.00	\$ 8,307,550.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	\$ -
City Hall Metal Detector and Security Screening Installation	Facilities Management	\$ -	\$ 185,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facility Renovation and Expansion		\$ -	\$ -	\$ 8,232,550.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City Hall Expansion	Facilities Management	\$ -	\$ -	\$ 7,500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes, Bonds
City Hall Reception Area Remodel	Facilities Management	\$ -	\$ -	\$ 732,550.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes, Bonds
Office Renovation - Castaneda Service Center	Parks & Recreation	\$ -	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
Refuse & Recycling Buffers and Enclosures	Facilities Management	\$ -	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	Taxes
Satellite Park Maintenance Yard and Facility	Parks & Recreation	\$ -	\$ 600,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
SUBTOTAL		\$ 11,821.60	\$ 1,480,000.00	\$ 8,827,550.00	\$ 595,000.00	\$ 595,000.00	\$ 595,000.00	\$ 595,000.00	\$ -	\$ -	\$ -

Equipment & IT		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Equipment & IT - Newly Funded		\$ 1,427,361.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Broadband Access and Expansion (OBAE)	IT	\$ 1,427,361.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	-
Equipment & IT - Carryover		\$ 491,500.00	\$ 150,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Access Channel Capital Improvement	Communications	\$ 181,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Other	Franchise Fee
Senior Program Equipment & Rolling Stock	Quality of Life	\$ 310,000.00	\$ 150,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	Grants
Equipment & IT - Annual		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment & IT - Future		\$ -	\$ 250,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Audio and Visual Equipment Upgrades for City Hall	Facilities Management	\$ -	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes
Large Equipment - New and Replacement	Parks & Recreation	\$ -	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
SUBTOTAL		\$ 1,918,861.00	\$ 400,000.00	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF LAS CRUCES

Capital Improvements Program (CIP)

AMENDED AUGUST 03, 2026

FY2027 - FY2032										
Non-profit			\$	\$	\$	\$	\$	\$	\$	\$
Non-Profit - Newly Funded			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Profit - Carryover			\$ 4,038,876.31	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	-	-
Jardin de los Niños Re-Roof	Non-Profit		\$ 3,236.27	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	Grants, Taxes
La Casa, Inc. Safety and Security Improvements	Non-Profit		\$ 239,905.12	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	Grants, Taxes
MVCH Master Plan Implementation	Public Works		\$ 584,100.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	Grants	Grants, Taxes, Capital Outlay
<i>Pending 2026 Legislative Appropriation</i>				\$ 434,000.00						
MVCH Health Facility Improvements			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes
MVCH Restroom Showers & Mechanical Room	Facilities Management		\$ 118,125.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	Grants, Taxes
MV Community of Hope Expansion Remodel	Public Works		\$ 316,039.96	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	Grants, Taxes
The Kitchens at MVCOH	Non-Profit		\$ 2,777,469.96	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	Grants, Taxes, Capital Outlay
<i>Pending 2026 Legislative Appropriation</i>				\$ 2,950,000.00						
Non-Profit - Annual			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Non-Profit - Future			\$ -	\$ 2,440,000.00	\$ -	\$ -	\$ -	\$ -	-	-
El Caldito Upgrades	Non-Profit		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	Grants
Jardin de los Niños Security Improvements	Non-Profit		\$ -	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	-	Grants
MVCH Health Facility			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Health Facility Phase IV	Non-Profit		\$ -	\$ 330,000.00	\$ -	\$ -	\$ -	\$ -	-	Grants
MVCH Driveway and Parking Lot Improvments	Housing and Neighborhood Svcs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	Grants
MVCH Bldg 1 Solar Project	Non-Profit		\$ -	\$ 600,000.00	\$ -	\$ -	\$ -	\$ -	-	Grants
MVCH Patio to Office Remodel	Non-Profit		\$ -	\$ 710,000.00	\$ -	\$ -	\$ -	\$ -	-	Grants
MVCH Solar Parking Structure	Non-Profit		\$ -	\$ 600,000.00	\$ -	\$ -	\$ -	\$ -	-	Grants
SUBTOTAL			\$ 4,038,876.31	\$ 4,440,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00		
Other			\$	\$	\$	\$	\$	\$	\$	\$
Other - Newly Funded			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Other - Carryover			\$ 879,684.57	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Regional Bookmobile Acquisition	Quality of Life		\$ 328,205.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	-
ASCMV Kennel Room Improvements	Public Works		\$ 280,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	-
ASCMV Surgical Suite Improvements	Public Works		\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	-
Las Cruces Innovation & Industrial Park (LCIIP) Entry Sign	Economic Development		\$ 221,479.57	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes	-
Other - Annual			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Other - Future			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
SUBTOTAL			\$ 879,684.57	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Park Improvements			\$	\$	\$	\$	\$	\$	\$	\$
Park Improvements - Newly Funded			\$660,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Park Deferred Maintenance Projects	Parks & Recreation		\$660,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	GRT	-
Heske Garden Light Replacement				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Park Drinking Fountains				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Park Restrooms Repair and Rehabilitation Projects				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Various Park Deferred Maintenance Projects				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Legacy Parks Improvements Program			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Apodaca Park Improvements	Parks & Recreation		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
<i>Pending 2026 Legislative Appropriation</i>				\$ 3,000,000.00						

CITY OF LAS CRUCES

Capital Improvements Program (CIP)

AMENDED AUGUST 03, 2026

		FY2027 - FY2032								
Park Improvements (continuation)		\$	\$	\$	\$	\$	\$	\$		
Park Improvements - Carryover		\$ 9,077,283.78	\$ 8,886,590.00	\$ 3,324,007.19	\$ 2,830,000.00	\$ 2,955,000.00	\$ 3,080,000.00	-	-	
Apodaca Park Aquatic Playground and Multi-Use Path	Parks & Recreation	\$ 5,286,054.18	\$ 3,756,590.00	\$ -	\$ -	\$ -	\$ -	-	Grants, PIF, Taxes	Grants, PIF, Taxes
Benavidez Community Center Park Improvements	Parks & Recreation	\$ 715,304.36	\$ -	\$ 619,007.19	\$ -	\$ -	\$ -	-	Grants, PIF	Grants, PIF
Legacy Parks Improvements Program		\$ 1,433,475.86	\$ 5,075,000.00	\$ 2,650,000.00	\$ 2,775,000.00	\$ 2,900,000.00	\$ 3,025,000.00	-	-	
Legacy Parks Improvements Projects	Parks & Recreation	\$ 1,382,888.12	\$ 5,075,000.00	\$ 2,650,000.00	\$ 2,775,000.00	\$ 2,900,000.00	\$ 3,025,000.00	Grants, Telshor		Capital Outlay, Bonds, Grants
Valley View Park Improvements		\$ 50,587.74	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	PIF, Grants, Taxes
Park Drinking Fountains	Parks & Recreation	\$ 951,701.50	\$ 55,000.00	\$ 55,000.00	\$ 55,000.00	\$ 55,000.00	\$ 55,000.00	Telshor		Grants, Taxes
Pioneer Women's Park Improvements		\$ 682,039.35	\$ -	\$ -	\$ -	\$ -	\$ -	-	Grants	Grants, Taxes
Parks and Fields Lighting Program		\$ 8,708.53	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	
Heske Garden Lighting Replacement	Parks & Recreation	\$ 8,708.53	\$ -	\$ -	\$ -	\$ -	\$ -	-	Grants	-
Park Improvements - Annual		\$ 1,268,092.35	\$ 2,900,000.00	\$ 2,400,000.00	\$ 2,400,000.00	\$ 2,400,000.00	\$ 2,400,000.00	-	-	
Parks Shade Structures Improvements Program		\$ 23,250.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	-	-	
Shade Structure Replacement Projects	Parks & Recreation	\$ 23,250.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	Taxes		Taxes
Parks Restroom Improvements Program		\$ -	\$ 1,000,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	-	-	
Park Restroom Projects	Parks & Recreation	\$ -	\$ 1,000,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	PIF		PIF, Grants, Taxes
Park Sidewalk and Path Improvements Program		\$ 65,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	-	-	
Park Sidewalk Repair Projects	Facilities Management	\$ 65,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	Taxes		Taxes
Playground Improvements Program		\$ 1,179,842.35	\$ 1,800,000.00	\$ 1,800,000.00	\$ 1,800,000.00	\$ 1,800,000.00	\$ 1,800,000.00	-	-	
Playground Improvements Projects	Parks & Recreation	\$ 1,179,842.35	\$ 1,800,000.00	\$ 1,800,000.00	\$ 1,800,000.00	\$ 1,800,000.00	\$ 1,800,000.00	Telshor, PIF		PIF, Grants, Taxes
Skate Park Improvements	Parks & Recreation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	
Park Improvements - Future		\$ -	\$ 11,060,000.00	\$ 9,750,000.00	\$ 6,150,000.00	\$ 288,846.00	\$ 1,399,614.00	-	-	
Burn Lake Improvements	Parks & Recreation	\$ -	\$ 3,500,000.00	\$ 3,000,000.00	\$ 3,000,000.00	\$ -	\$ -	-	-	PIF, Grants, Taxes, Bonds
Four Field Baseball/Softball Complex	Parks & Recreation	\$ -	\$ 6,450,000.00	\$ 6,000,000.00	\$ 3,000,000.00	\$ -	\$ -	-	-	PIF, Grants, Taxes, Bonds
Frenger Park Tennis to Mini-pitch Court Conversion	Parks & Recreation	\$ -	\$ 350,000.00	\$ -	\$ -	\$ -	\$ -	-	-	PIF, Grants, Taxes, Bonds
Parks and Fields Lighting Program		\$ -	\$ 235,000.00	\$ 600,000.00	\$ -	\$ -	\$ -	-	-	
Pioneer Park Lighting	Parks & Recreation	\$ -	\$ 185,000.00	\$ -	\$ -	\$ -	\$ -	-	-	PIF, Grants, Taxes, Bonds
Munson Garden Park Lighting	Parks & Recreation	\$ -	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	-	-	PIF, Grants, Taxes, Bonds
Sports Field Lighting	Parks & Recreation	\$ -	\$ -	\$ 600,000.00	\$ -	\$ -	\$ -	-	-	PIF, Grants, Taxes, Bonds
Parks Parking Lot Program		\$ -	\$ 375,000.00	\$ -	\$ -	\$ -	\$ -	-	-	
Maag Ballfield Parking Lot Rehabilitation	Parks & Recreation	\$ -	\$ 375,000.00	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes, Bonds
Parks and Recreational Facilities Enhancements	Parks & Recreation	\$ -	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	-	-	Grants, Taxes, Bonds
Legacy Parks Improvements Program		\$ -	\$ -	\$ -	\$ -	\$ 138,846.00	\$ 1,249,614.00	-	-	
Salopek/ Stull Park Expansion and Improvements	Parks & Recreation	\$ -	\$ -	\$ -	\$ -	\$ 138,846.00	\$ 1,249,614.00	-	-	PIF, Grants, Taxes, Bonds
SUBTOTAL		\$11,005,376.13	\$ 22,846,590.00	\$ 15,474,007.19	\$ 11,380,000.00	\$ 5,643,846.00	\$ 6,879,614.00			

Parks New		\$	\$	\$	\$	\$	\$	\$		
Parks - New - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Parks - New - Carryover		\$ 4,270,123.90	\$ 5,454,317.00	\$ 920,000.00	\$ 920,000.00	\$ 920,000.00	\$ 920,000.00	-	-	
Bike Park	Parks & Recreation	\$ 2,000,000.00	\$ 3,601,690.00	\$ -	\$ -	\$ -	\$ -	-	Grants, PIF	Grants, PIF, Taxes
Chandler Tank Park Phase 1	Parks & Recreation	\$ 465,813.17	\$ -	\$ -	\$ -	\$ -	\$ -	-	Bond, Taxes, PIF	-
Developer Neighborhood Park Reimbursement	Parks & Recreation	\$ 1,054,895.22	\$ 920,000.00	\$ 920,000.00	\$ 920,000.00	\$ 920,000.00	\$ 920,000.00	PIF		PIF
East Mesa Public Safety Area Park	Parks & Recreation	\$ 100,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	-	PIF	PIF
Highland Park	Parks & Recreation	\$ 142,589.91	\$ -	\$ -	\$ -	\$ -	\$ -	-	PIF, Taxes	Taxes
Veteran's Memorial Park Enhancements	Parks & Recreation	\$ 235,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-	Capital Outlay	
Villa Mora Dam Park	Parks & Recreation	\$ 271,825.60	\$ 732,627.00	\$ -	\$ -	\$ -	\$ -	-	PIF	PIF, Grants, Bonds, Taxes
Parks - New - Annual		\$ 293,250.00	\$ 1,824,000.00	\$ 1,824,000.00	\$ 1,824,000.00	\$ 1,824,000.00	\$ 1,824,000.00	-	-	
Land Acquisition, Planning, and Design for Parks	Parks & Recreation	\$ 293,250.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	PIF		PIF
Neighborhood Parks	Parks & Recreation	\$ -	\$ 1,524,000.00	\$ 1,524,000.00	\$ 1,524,000.00	\$ 1,524,000.00	\$ 1,524,000.00	PIF		PIF
Parks - New - Future		\$ -	\$ -	\$ -	\$ 612,200.00	\$ 4,073,400.00	\$ 4,073,400.00	-	-	
Metro Verde Community Park	Parks & Recreation	\$ -	\$ -	\$ -	\$ 612,200.00	\$ 4,073,400.00	\$ 4,073,400.00	-	-	PIF
SUBTOTAL		\$ 4,563,373.90	\$ 7,278,317.00	\$ 2,744,000.00	\$ 3,356,200.00	\$ 6,817,400.00	\$ 6,817,400.00			

CITY OF LAS CRUCES

Capital Improvements Program (CIP)

AMENDED AUGUST 03, 2026

FY2027 - FY2032										
Public Facilities			\$	\$	\$	\$	\$	\$	\$	
Public Facilities - Newly Funded			\$4,640,000.00	\$ 2,962,940.00	\$ 156,470.00	\$ 156,470.00	\$ 156,470.00	\$ 156,470.00	\$ -	
Facilities Deferred Maintenance Projects	Facilities Management		\$725,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-	GRT
Amador Health Title and Floor Drain				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Fleet Heavy Shop Repairs				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Munson Restroom Rehabilitation				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Various Facilities Deferred Maintenance Projects				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Parking Lots Program										
Citywide Parking Lots Rehabilitation Projects	Facilities Management		\$1,390,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-	GRT
Downtown Parking Lot 3 & 4				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Frank O' Brien Center Parking Lot				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Maag Parking Lot Project				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Various Parking Lots Rehabilitation Projects				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Roof Replacement Program										
Citywide Roof Preservation and Rehabilitation Projects	Facilities Management		\$2,400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-	GRT
Castaneda Building Re-Roof				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
LCPD Academy Roof Rehabilitation				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Various Preservation and Rehabilitation Roof Projects										
Security & Fire Alarm Program										
Security & Fire Alarm Projects	Facilities Management		\$125,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-	GRT
Frank O'Brien Surveillance Upgrade				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Camp Hope Fire Alarm Upgrade				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Municipal Court Fire Alarm Upgrade				\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Eastside Purchase and Renovation	Quality of Life		\$ -	\$ 2,575,000.00	\$ -	\$ -	\$ -	\$ -	-	Grants
Pending 2026 Legislative Appropriation				\$ 1,025,000.00						Capital Outlay, Grants
WIA Building (Women's Improvement Association) Rehabilitation	Facilities Management		\$ -	\$ 387,940.00	\$ 156,470.00	\$ 156,470.00	\$ 156,470.00	\$ -	-	Capital Outlay, Grants
Pending 2026 Legislative Appropriation				\$ 900,000.00						
Public Facilities - Carryover			\$ 18,612,035.46	\$ 38,238,997.00	\$ 38,090,529.00	\$ 18,798,226.00	\$ 3,785,248.00	\$ 1,026,805.00	-	-
Benavidez Community Center Improvements	Quality of Life		\$ 82,465.45	\$ -	\$ -	\$ -	\$ -	\$ -	-	Capital Outlay
Branigan Cultural Center Improvements	Quality of Life		\$ 1,000,000.00	\$ 1,000,000.00	\$ 2,000,000.00	\$ 1,200,000.00	\$ -	\$ -	-	Grants
Direct Current Fast Charing (DCFC) for Electric Vehicles	Sustainability		\$ 522,420.08	\$ 2,113,680.00	\$ -	\$ -	\$ -	\$ -	-	Grants
East Mesa Public Recreational Complex	Public Works		\$ 1,514,751.53	\$ 10,000,000.00	\$ 10,000,000.00	\$ 10,000,000.00	\$ 2,785,248.00	\$ 26,805.00	-	Capital Outlay, PIF, Bonds, Taxes
Pending 2026 Legislative Appropriation				\$ 250,000.00						
Electrical Vehicle Fleet Chargers	Facilities Management		\$ 46,618.92	\$ -	\$ -	\$ -	\$ -	\$ -	-	Taxes
Facility Renovation and Expansion			\$ 10,605,266.74	\$ 17,560,642.00	\$ 18,107,495.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	-	-
MoNaS Nature Center Redesign	Public Works		\$ 445,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	-	Capital Outlay
East Mesa Multi-Generational Center Expansion (Sage Café)	Quality of Life		\$ 3,052,170.00	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	-	Capital Outlay
Amador Hotel Renovation	Quality of Life		\$ 4,344,433.10	\$ 2,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	-	TIDD, Grants
Branigan Library Renovation and Expansion	Quality of Life		\$ 1,008,607.85	\$ 15,310,642.00	\$ 17,107,495.00	\$ -	\$ -	\$ -	-	TIDD, Capital Outlay
Pending 2026 Legislative Appropriation				\$ 1,700,000.00						
Meerscheidt Recreation Center - Remodel/Expansion	Parks & Recreation		\$ 1,352,114.25	\$ -	\$ -	\$ -	\$ -	\$ -	-	Bonds
Munson Senior Center Renovations	Quality of Life		\$ 402,441.54	\$ -	\$ -	\$ -	\$ -	\$ -	-	Grants
GO Bond 2022- E. Mesa Recreation Complex	Public Works		\$ 200,188.78	\$ -	\$ -	\$ -	\$ -	\$ -	-	Bonds
GO Bond 2022- Parks Improvements	Public Works		\$ 990,449.50	\$ -	\$ -	\$ -	\$ -	\$ -	-	Bonds
Municipal Court Rehabilitation	Facilities Management		\$ 50,930.53	\$ 6,668,226.00	\$ 6,598,226.00	\$ 6,598,226.00	\$ -	\$ -	-	Bonds
Plaza Shade Structures	Economic Development		\$ 2,423,856.68	\$ -	\$ -	\$ -	\$ -	\$ -	-	TIDD
Public Art Rollover Funding	Quality of Life		\$ 88,837.25	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	-	Taxes
Roof Replacement Program			\$ 1,086,250.00	\$ 696,449.00	\$ 1,384,808.00	\$ -	\$ -	\$ -	-	-
Museum of Art/MoNaS Re-Roof	Facilities Management		\$ 815,000.00	\$ 578,449.00	\$ 1,384,808.00	\$ -	\$ -	\$ -	-	Bonds, TIDD
Rio Grande Theater Re-Roof	Facilities Management		\$ 271,250.00	\$ 118,000.00	\$ -	\$ -	\$ -	\$ -	-	TIDD

CITY OF LAS CRUCES

Capital Improvements Program (CIP)

AMENDED AUGUST 03, 2026

		FY2027 - FY2032							
Public Facilities (continuation)		\$	\$	\$	\$	\$	\$	\$	
Public Facilities - Annual		\$ 848,923.00	\$ 6,148,427.00	\$ 3,163,600.00	\$ 3,163,600.00	\$ 3,163,600.00	\$ 3,163,600.00	\$ 3,163,600.00	-
Convention Center FF&E	Visit Las Cruces	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	-
Downtown Parking Lot	Facilities Management	\$ -	\$ 280,500.00	\$ 280,500.00	\$ 280,500.00	\$ 280,500.00	\$ 280,500.00	\$ 280,500.00	TIDD
Facilities ADA Program		\$ 297,000.00	\$ 301,000.00	\$ 261,000.00	\$ 261,000.00	\$ 261,000.00	\$ 261,000.00	\$ 261,000.00	-
ADA Facilities Compliance Projects	Facilities Management	\$ 297,000.00	\$ 301,000.00	\$ 261,000.00	\$ 261,000.00	\$ 261,000.00	\$ 261,000.00	\$ 261,000.00	Capital Outlay Grants
Facility Parking Lot Program		\$ 102,300.00	\$ 1,000,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	-
General Facilities Improvement Projects	Facilities Management	\$ 102,300.00	\$ 1,000,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	-
Generator Buffer Program		\$ -	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	-
Generator Buffer Projects	Facilities Management	\$ -	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	Taxes
Generator Replacement Program		\$ -	\$ 622,500.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	-
Generator Replacement Projects	Facilities Management	\$ -	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	-
East Mesa Center Emergency Generator (Sage Café)	Quality of Life	\$ -	\$ 422,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Parks Parking Lots		\$ -	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	-
Parks Parking Lot Projects	Parks & Recreation	\$ -	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	TIDD Taxes, TIDD
Roof Replacement Program		\$ 199,623.00	\$ 1,388,927.00	\$ 336,600.00	\$ 336,600.00	\$ 336,600.00	\$ 336,600.00	\$ 336,600.00	-
Facility Roof Replacement Projects	Facilities Management	\$ 199,623.00	\$ 1,072,146.00	\$ 336,600.00	\$ 336,600.00	\$ 336,600.00	\$ 336,600.00	\$ 336,600.00	TIDD Taxes, TIDD
Meerscheidt Recreation Center Re-Roof	Facilities Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Castaneda Building Re-Roof	Facilities Management	\$ -	\$ 316,781.00	\$ -	\$ -	\$ -	\$ -	\$ -	-
Safety, Health, Environmental & Emergency		\$ 175,000.00	\$ 2,050,500.00	\$ 1,080,500.00	\$ 1,080,500.00	\$ 1,080,500.00	\$ 1,080,500.00	\$ 1,080,500.00	-
City Security (Callesitas)	Facilities Management	\$ 175,000.00	\$ 555,500.00	\$ 255,500.00	\$ 255,500.00	\$ 255,500.00	\$ 255,500.00	\$ 255,500.00	TIDD, Capital Outlay, Other Grants, TIDD
City Vacant /Abandoned Lots	Facilities Management	\$ -	\$ 825,000.00	\$ 825,000.00	\$ 825,000.00	\$ 825,000.00	\$ 825,000.00	\$ 825,000.00	TIDD, Capital Outlay, Other -
Security & Fire Alarm Program	Facilities Management	\$ -	\$ 670,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-
Public Facilities - Future		\$ -	\$ 11,605,500.00	\$ 66,435,000.00	\$ 62,993,500.00	\$ 18,025,000.00	\$ 36,015,000.00	\$ 36,015,000.00	-
Branch Library	Quality of Life	\$ -	\$ -	\$ 2,000,000.00	\$ 1,500,000.00	\$ -	\$ 20,000,000.00	\$ -	Taxes, Grants, Bonds
City of Las Cruces Multi-use Gymnasiums	Parks & Recreation	\$ -	\$ -	\$ 1,400,000.00	\$ 12,600,000.00	\$ 1,200,000.00	\$ 10,800,000.00	\$ -	PIF, Grants, Bonds, Taxes
Convention Center Expansion, Maintenance and Repairs	Visit Las Cruces	\$ -	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-
Facility Renovation and Expansion		\$ -	\$ 4,740,500.00	\$ 28,350,000.00	\$ 1,311,000.00	\$ -	\$ -	\$ -	-
Brangan Library Rehabilitation	Facilities Management	\$ -	\$ 249,500.00	\$ 2,750,000.00	\$ 1,111,000.00	\$ -	\$ -	\$ -	Taxes, TIDD, Grants, Bonds
Munson Center Bathrooms	Quality of Life	\$ -	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes, Bonds
Museum Complex Renovation and Expansion	Quality of Life	\$ -	\$ 2,600,000.00	\$ 23,000,000.00	\$ -	\$ -	\$ -	\$ -	Taxes, TIDD, Grants, Bonds
Railroad Museum Exterior Improvements	Quality of Life	\$ -	\$ 375,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes, TIDD, Grants, Bonds
Rio Grande Theater Remediation	Economic Development	\$ -	\$ 966,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-
Safe Haven/ Fielder House Remodel	Parks & Recreation	\$ -	\$ 100,000.00	\$ 600,000.00	\$ -	\$ -	\$ -	\$ -	Taxes, TIDD, Grants, Bonds
Sage Café Library Expansion	Quality of Life	\$ -	\$ 200,000.00	\$ 2,000,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	Taxes, TIDD, Grants, Bonds
Facility Parking Lot Program		\$ -	\$ 1,250,000.00	\$ 575,000.00	\$ 575,000.00	\$ 575,000.00	\$ 575,000.00	\$ 575,000.00	-
Frank O' Brien Center Parking Lot Rehabilitation	Facilities Management	\$ -	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes, Bonds
Meerscheidt Recreation Center Parking Lot	Facilities Management	\$ -	\$ 225,000.00	\$ 225,000.00	\$ 225,000.00	\$ 225,000.00	\$ 225,000.00	\$ 225,000.00	Grants, Taxes, Bonds
Municipal Court Parking Lot (Downtown Lot #4)	Facilities Management	\$ -	\$ 425,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes, Bonds
Parks Parking Lot Rehabilitation Projects	Facilities Management	\$ -	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	\$ 350,000.00	Grants, Taxes, Bonds
High/Low Ropes and Challenge Course	Parks & Recreation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000.00	\$ 350,000.00	Taxes, TIDD
Legends West Facility Master Plan	Parks & Recreation	\$ -	\$ 150,000.00	\$ -	\$ -	\$ 15,000,000.00	\$ -	\$ -	Taxes, TIDD, Grants, Bonds
Munson Center Floor	Quality of Life	\$ -	\$ 750,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes, TIDD, Grants, Bonds
Museum System Collections Storage	Quality of Life	\$ -	\$ -	\$ -	\$ 9,500,000.00	\$ -	\$ -	\$ -	Taxes, TIDD, Grants, Bonds
Multi-Use Recreation Center	Parks & Recreation	\$ -	\$ 1,800,000.00	\$ 31,500,000.00	\$ 34,600,000.00	\$ -	\$ -	\$ -	PIF, Grants, Taxes, Bonds
Pickleball Tournament Complex	Parks & Recreation	\$ -	\$ -	\$ -	\$ -	\$ 600,000.00	\$ 3,640,000.00	\$ -	Taxes, PIF, Grants, Bonds
Plugged in for Good Community Resilience & Energy Hub	Sustainability	\$ -	\$ 295,000.00	\$ 1,900,000.00	\$ 2,032,500.00	\$ -	\$ -	\$ -	Taxes, Grants, Bonds
Railroad Museum Reinterpretation	Quality of Life	\$ -	\$ 350,000.00	\$ 60,000.00	\$ 225,000.00	\$ -	\$ -	\$ -	Taxes, Grants, Bonds
East Mesa Bataan Memorial Outdoor Pool - Ground Stabilization	Parks & Recreation	\$ -	\$ 1,200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, Taxes
Safety, Health, Environmental & Emergency		\$ -	\$ 650,000.00	\$ 650,000.00	\$ 650,000.00	\$ 650,000.00	\$ 650,000.00	\$ 650,000.00	-
Rehabilitation and Demolition of Vacant Buildings	Facilities Management	\$ -	\$ 650,000.00	\$ 650,000.00	\$ 650,000.00	\$ 650,000.00	\$ 650,000.00	\$ 650,000.00	Taxes, Grants, Bonds
Sage Café Parking Lot Rehabilitation	Quality of Life	\$ -	\$ 185,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes, Grants, Bonds
Senior Programs Master Plan	Quality of Life	\$ -	\$ 145,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes, Grants
Youth Development and Diversion Building Shade Structures	Parks & Recreation	\$ -	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes, Grants
SUBTOTAL		\$24,100,958.46	\$ 58,955,864.00	\$ 107,845,599.00	\$ 85,111,796.00	\$ 25,130,318.00	\$ 40,205,405.00	\$ 40,205,405.00	

CITY OF LAS CRUCES

Capital Improvements Program (CIP)

AMENDED AUGUST 03, 2026

FY2027 - FY2032											
Public Safety			\$	\$	\$	\$	\$	\$	\$	\$	\$
Public Safety - Newly Funded			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Safety - Carryover			\$ 21,247,129.41	\$ 10,997,163.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Station 4 Remodel	Fire Department		\$ 504,683.30	\$ 1,097,163.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Station 9 Build	Public Works		\$ 5,350,895.46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Police Department Building Renovation	Police Department		\$ -	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds	Grants, Bonds, Taxes
Police Driving Track	Police Department		\$ 2,500,000.00	\$ 3,500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	GRT	Capital Outlay, Grant, Taxes
Pending 2026 Legislative Appropriation				\$ 2,090,000.00							
Police Department Vehicles and Equipment			\$ 18,913.17	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Statewide Critical Incident Response Vehicles	Police Department		\$ 18,913.17	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Capital Outlay	Capital Outlay, Grant, Taxes
Safety, Health, Environmental & Emergency			\$ 12,872,637.48	\$ 5,500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Downtown Safety Bollards	Visit Las Cruces		\$ -	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes, Grants
MIH and CIT response station	Fire Department		\$ 11,052,400.57	\$ 3,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Bonds, Capital Outlay	Grants, Bonds, Taxes
Real Time Crime Center (RTCC)	Police Department		\$ 1,820,236.91	\$ 2,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Capital Outlay	Grants, Bonds, Taxes
Pending 2026 Legislative Appropriation				\$ 100,000.00						Capital outlay	Capital Outlay, Gran, Taxes, Loan
Public Safety - Annual			\$ 6,500,000.00	\$ 5,363,568.00	\$ 240,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Department Vehicles and Equipment Program			\$ 5,000,000.00	\$ 3,488,000.00	\$ 240,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Apparatus	Fire Department		\$ 5,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	GRT	-
Fire Station Equipment	Fire Department		\$ -	\$ 480,000.00	\$ 240,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Bonds, Taxes
Fire Station Vehicles	Fire Department		\$ -	\$ 3,008,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds Taxes
Fire Station Improvements			\$ -	\$ 928,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Station 1 Safety Improvements	Fire Department		\$ -	\$ 928,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Capital Outlay
Pending 2026 Legislative Appropriation				\$ 72,000.00							
Police Department Vehicles and Equipment Program			\$ 1,500,000.00	\$ 947,568.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Safety Regional Communication System Improvements	Police Department		\$ -	\$ 500,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Bonds, Taxes
Public Safety Vehicles			\$ 1,500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	GRT	-
Public Safety Vehicles - Bearcat	Police Department		\$ -	\$ 347,068.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Bonds, Taxes
Public Safety Vehicle SWAT Command Vehicle	Police Department		\$ -	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Bonds, Taxes
Public Safety - Future			\$ -	\$ 69,699,392.00	\$ 121,975,000.00	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Downtown Public Safety Complex	Police Department		\$ -	\$ -	\$ 60,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, Taxes
Fire Training Facility Classroom and Restrooms			\$ -	\$ 2,500,000.00	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Fires Station Security			\$ -	\$ 350,000.00	\$ 250,000.00	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Fire Stations Improvements			\$ -	\$ 2,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Station 2 Remodel	Fire Department		\$ -	\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Fire Station 5 Remodel	Fire Department		\$ -	\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Facility Parking Lot Program			\$ -	\$ 190,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Police North Parking Lot Fencing	Police Department		\$ -	\$ 140,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Bonds, Taxes
Police Parking Lot Resurfacing	Police Department		\$ -	\$ 50,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Bonds, Taxes
Roof Replacement Program			\$ -	\$ 2,852,473.00	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LCPD Main Re-Roof	Police Department		\$ -	\$ 2,498,473.00	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes, Bonds
LCPD Police Academy Re-Roof	Police Department		\$ -	\$ 354,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes, Bonds
Police Department Equipment			\$ -	\$ 2,700,000.00	\$ 700,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Police Department Equipment - Axon Body Cameras	Police Department		\$ -	\$ 350,000.00	\$ 350,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Bonds, Taxes
Police Department Equipment - Mobile Data Terminals	Police Department		\$ -	\$ 350,000.00	\$ 350,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Bonds, Taxes
Police Safety Smart Technology	Police Department		\$ -	\$ 2,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Bonds, Taxes
Police Emergency Vehicles	Police Department		\$ -	\$ 1,305,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, PSIF, Taxes
Police Department Mobile Operation Command Vehicle	Police Department		\$ -	\$ 701,919.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Bonds, Taxes
Police/Fire Training Facility - Design/Construct	Police Department		\$ -	\$ 45,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds, Grants, PSIF, Taxes
Police/Fire Training Facility - Furniture, Fixtures, and Equipment	Police Department		\$ -	\$ 1,230,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, PSIF, Taxes
Solar Canopy Protective Screen	Police Department		\$ -	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Bonds, Taxes
Southwest Station Build	Fire Department		\$ -	\$ 10,850,000.00	\$ 60,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Bonds, Taxes
SUBTOTAL			\$ 27,747,129.41	\$ 86,060,123.00	\$ 122,215,000.00	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF LAS CRUCES

Capital Improvements Program (CIP)

AMENDED AUGUST 03, 2026

FY2027 - FY2032										
Public Transit		\$	\$	\$	\$	\$	\$	\$	\$	
Public Transit - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Public Transit - Carryover		\$ 6,939,049.88	\$ 11,387,325.00	\$ 340,525.00	\$ 340,525.00	\$ 340,525.00	\$ -	\$ -	\$ -	-
Resiliency Program		\$ 100,000.00	\$ 5,346,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Mesilla Valley Intermodal Transit Terminal (MVITT) Inductive Charging	RoadRunner Transit	\$ 100,000.00	\$ 5,346,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	Grants, Taxes
Municipal Service Center - Transit	RoadRunner Transit	\$ 151,982.53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	Grants, Taxes
Electric Buses	RoadRunner Transit	\$ 6,346,542.35	\$ 5,700,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	Grants, Taxes
Transit Vehicles 26	RoadRunner Transit	\$ 340,525.00	\$ 340,525.00	\$ 340,525.00	\$ 340,525.00	\$ 340,525.00	\$ -	\$ -	Grants	Grants, Taxes
Public Transit - Annual		\$ -	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	-	-
Transit Facilities Improvement Program	RoadRunner Transit	\$ -	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	-	Grant, Taxes
Public Transit - Future		\$ -	\$ 6,350,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Battery Storage	RoadRunner Transit	\$ -	\$ 3,150,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-	Grant, Taxes
Solar Array	RoadRunner Transit	\$ -	\$ 3,200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-	Grant, Taxes
SUBTOTAL		\$ 6,939,049.88	\$ 17,812,325.00	\$ 415,525.00	\$ 415,525.00	\$ 415,525.00	\$ 75,000.00	\$ 75,000.00		
Resiliency		\$	\$	\$	\$	\$	\$	\$	\$	
Resiliency - Newly Funded		\$ -	\$ 10,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
South Fork Moreno (Water Retention Pond)		\$ -	\$ 10,000,000.00							Grants, Bonds, Taxes
Pending 2026 Legislative Appropriation		\$ -	\$ 1,000,000.00							-
Resiliency - Carryover		\$ 1,302,683.76	\$ 5,022,174.00	\$ 500,000.00	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	-
Resiliency Program		\$ 1,132,030.80	\$ 5,022,174.00	\$ 500,000.00	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	-
Resiliency Projects		\$ 755,642.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes	Grants, Taxes, Bonds
Casa Linda Acres Reconstruction	Public Works	\$ 376,387.90	\$ 4,522,174.00	\$ -	\$ -	\$ -	\$ -	\$ -	Taxes	Grants, Taxes, Bonds
East Mesa Roads and Drainage	Public Works	\$ -	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ -	\$ -	\$ -	-	Grants, Taxes, Bonds
Solar Photovoltaic/Storage Projects	Sustainability	\$ 170,652.96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	-
Resiliency - Annual		\$ 3,243,375.00	\$ 600,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	-	-
Drainage Infrastructure Improvements		\$ 3,143,375.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	Taxes	-
Drainage Infrastructure Improvements	Public Works	\$ 3,143,375.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	Taxes	-
Resiliency Program		\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Storm Water System Mapping	Public Works	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Resiliency - Future		\$ -	\$ 5,800,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Fleet Electric Vehicle Chargers	Sustainability	\$ -	\$ 400,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes, Bonds
Hadley Ave Complex Recreation Rehabilitation	Parks & Recreation	\$ -	\$ 5,200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes
Public Electric Vehicle Chargers	Sustainability	\$ -	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes
SUBTOTAL		\$ 4,546,058.76	\$ 21,422,174.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00		
Streets - New		\$	\$	\$	\$	\$	\$	\$	\$	
Streets - New - Newly Funded		\$ -	\$ 15,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Mesa Grande Drive Extension		\$ -	\$ 15,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pending 2026 Legislative Appropriation		\$ -	\$ 2,050,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes, Bonds
Streets - New - Carryover		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streets - New - Annual		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streets - New - Future		\$ -	\$ 37,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Las Cruces Innovation & Industrial Park (LCIIP) Infrastructure Improvements		\$ -	\$ 5,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
High Mesa Road	Economic Development	\$ -	\$ 32,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes, Bonds
SUBTOTAL		\$ -	\$ 52,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

CITY OF LAS CRUCES

Capital Improvements Program (CIP)

AMENDED AUGUST 03, 2026

			FY2027 - FY2032									
Streets Improvements			\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Streets Improvements - Newly Funded			\$ -	\$ 28,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engler Rd From Del Rey Blvd to Thurmond Road	Public Works		\$ -	\$ 28,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes
Pending 2026 Legislative Appropriation				\$ 1,000,000.00								-
Streets Improvements - Carryover			\$ 22,160,971.29	\$ 14,331,837.00	\$ 1,570,000.00	\$ 6,850,000.00	\$ 1,570,000.00	\$ 1,570,000.00	-	-	-	-
Complete Streets			\$ 208,891.43	\$ 802,062.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	-	-	-	-
Complete Streets Projects			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	-
East Mesa Roads and Drainage	Public Works		\$ -	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	Grants, Taxes	Grants, Capital Outlay		
University Area Complete Streets	Public Works		\$ 208,891.43	\$ 302,062.00	\$ -	\$ -	\$ -	\$ -	Capital Outlay	Grants, Taxes		
Casa Linda Acres Reconstruction	Public Works		\$ 2,434,989.31	\$ 4,522,174.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes	Grants, Capital Outlay		
Downtown Street Improvements			\$ 7,333,503.80	\$ -	\$ -	\$ 5,280,000.00	\$ -	\$ -	-	-	-	-
Alameda Blvd - S. Main St to W Las Cruces Ave	Public Works		\$ 750,000.00	\$ -	\$ -	\$ 5,280,000.00	\$ -	\$ -	TIDD, Taxes	Grants, Taxes		
Campo Street Design and Reconstruction	Public Works		\$ 6,583,503.80	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes, TIDD			
E Lohman Ave & S Walnut St Traffic Signal MAP	Public Works		\$ 1,231,097.38	\$ 286,667.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes	Grants, Taxes, Bond		
Johnson St - Rouault Ave to Topley Ave	Public Works		\$ 108,928.44	\$ 631,424.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes	Grants, Capital Outlay		
Lift Up Las Cruces - Street Improvements			\$ 1,567,773.64	\$ 1,800,000.00	\$ -	\$ -	\$ -	\$ -	-	-	-	-
Sacramento St - Poplar Ave to Oasis Ave	Public Works		\$ 1,567,773.64	\$ 1,800,000.00	\$ -	\$ -	\$ -	\$ -	Grants, Taxes	Grants, Taxes		
Madrid Ave Extension - Evelyn St to N Triviz Dr	Public Works		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes	Grants, Capital Outlay		
N Alameda Blvd & Hoagland Rd Intersection Improvements	Public Works		\$ 1,500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	GRT			
Median Landscaping Program			\$ 422,331.12	\$ 1,070,000.00	\$ 1,070,000.00	\$ 1,070,000.00	\$ 1,070,000.00	\$ 1,070,000.00	-	-	-	-
Medians Projects	Parks & Recreation		\$ 422,331.12	\$ 1,070,000.00	\$ 1,070,000.00	\$ 1,070,000.00	\$ 1,070,000.00	\$ 1,070,000.00	Grants, Taxes	Grants, Taxes		
Street Lighting & Traffic Signal Maintenance Program			\$ 896,694.84	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	-
Mesquite Historic District	Public Works		\$ 896,694.84	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes	Grants, Capital Outlay		
South Main St - Avenida de Mesilla to Boutz	Public Works		\$ 2,449,046.00	\$ 5,219,510.00	\$ -	\$ -	\$ -	\$ -	Bonds & Loans	Grants, Capital Outlay		
Telshor Spruce Intersection Improvements	Public Works		\$ 3,058,553.57	\$ -	\$ -	\$ -	\$ -	\$ -	Grants, Taxes	Grants, Capital Outlay		
Traffic Signal Program			\$ 949,161.76	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	-
Bataan Memorial at Rinconada	Public Works		\$ 949,161.76	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	-
Streets Improvements - Annual			\$ 5,287,615.00	\$ 12,065,525.00	\$ 16,815,525.00	\$ 14,460,525.00	\$ 1,360,525.00	\$ 1,360,525.00	-	-	-	-
Drainage Infrastructure Improvements			\$ 15,450.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	-	-	-	-
CO-OP Match	Public Works		\$ 15,450.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	Taxes	Grants, Capital Outlay		
Land Acquisition - Public Works	Public Works		\$ 243,740.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ -	\$ -	Grants, Taxes	Grants, Capital Outlay		
Materials Testing	Public Works		\$ 240,000.00	\$ 240,000.00	\$ 240,000.00	\$ 240,000.00	\$ -	\$ -	Grants, Taxes	Grants, Capital Outlay		
Municipal Arterial Program (M.A.P.) Match	Public Works		\$ 75,000.00	\$ 165,000.00	\$ 165,000.00	\$ 165,000.00	\$ 165,000.00	\$ 165,000.00	Taxes	Taxes		
Neighborhood Traffic Calming Program			\$ -	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	-	-	-	-
Neighborhood Traffic Calming Program	Public Works		\$ -	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	Grants, Taxes	Grants, Capital Outlay		
Pavement Condition Index Improvements			\$ 1,600,000.00	\$ 6,300,000.00	\$ 6,300,000.00	\$ 6,300,000.00	\$ -	\$ -	-	-	-	-
Pavement Condition Index Improvements	Public Works		\$ 1,600,000.00	\$ 6,300,000.00	\$ 6,300,000.00	\$ 6,300,000.00	\$ -	\$ -	Grants, Taxes	Grants, Capital Outlay		
Pavement Marking Program			\$ 198,900.00	\$ 250,000.00	\$ 500,000.00	\$ 250,000.00	\$ -	\$ -	-	-	-	-
Pavement Marking Program	Public Works		\$ 198,900.00	\$ 250,000.00	\$ 500,000.00	\$ 250,000.00	\$ -	\$ -	Grants, Taxes	Grants, Capital Outlay		
Roadway Maintenance Program			\$ 1,789,000.00	\$ 2,565,000.00	\$ 2,565,000.00	\$ 460,000.00	\$ 460,000.00	\$ 460,000.00	-	-	-	-
Chip Seal Program	Public Works		\$ 200,000.00	\$ 210,000.00	\$ 210,000.00	\$ 210,000.00	\$ 210,000.00	\$ 210,000.00	Grants, Taxes	Grants, Capital Outlay		
Roadway Maintenance Program	Public Works		\$ 1,339,000.00	\$ 2,105,000.00	\$ 2,105,000.00	\$ -	\$ -	\$ -	Grants, Taxes	Grants, Capital Outlay		
Unpaved Roads	Public Works		\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	Grants, Taxes	Grants, Capital Outlay		
Street Lighting & Traffic Signal Maintenance Program			\$ 700,000.00	\$ 1,000,000.00	\$ 5,500,000.00	\$ 5,500,000.00	\$ 500,000.00	\$ 500,000.00	-	-	-	-
Street Lighting and Traffic Signal Maintenance	Public Works		\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	Grants, Taxes	Grants, Capital Outlay		
Las Cruces Street Lighting Management System	Public Works		\$ 200,000.00	\$ 500,000.00	\$ 5,000,000.00	\$ 5,000,000.00	\$ -	\$ -	Capital Outlay	Grants, Capital Outlay		
Street Lighting Management System	Public Works		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	-	-
Traffic Signal Program			\$ 300,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	\$ -	-	-	-	-
Transportation System Modernization (ITS)	Public Works		\$ 300,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ -	\$ -	Capital Outlay	Grants, Taxes		
Weed Control & Maintenance Program			\$ 125,525.00	\$ 155,525.00	\$ 155,525.00	\$ 155,525.00	\$ 155,525.00	\$ 155,525.00	-	-	-	-
Weed Control & Maintenance Program	Public Works		\$ 125,525.00	\$ 155,525.00	\$ 155,525.00	\$ 155,525.00	\$ 155,525.00	\$ 155,525.00	Grants, Taxes	Grants, Capital Outlay		
SUBTOTAL			\$ 27,448,586.29	\$ 11,350,525.00	\$ 16,100,525.00	\$ 13,745,525.00	\$ 1,195,525.00	\$ 1,195,525.00	\$ -	\$ -	\$ -	-

CITY OF LAS CRUCES

Capital Improvements Program (CIP)

AMENDED AUGUST 03, 2026

FY2027 - FY2032										
Streets Improvements (continuation)		\$	\$	\$	\$	\$	\$	\$	\$	
Streets Improvements - Future		\$ -	\$ 68,122,025.93	\$ 25,490,374.96	\$ 14,437,427.87	\$ 3,290,000.00	\$ 18,130,000.00	-	-	-
Advancement Ave Expansion	Economic Development	\$ -	\$ 516,383.56	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes, TIDD
Armijo St - W Organ Ave to W Mountain Ave	Public Works	\$ -	\$ 2,240,000.00	\$ 1,800,000.00	\$ -	\$ -	\$ -	-	-	Grants, Taxes, Bonds
Armijo St - W Picacho Ave to Parker Rd	Public Works	\$ -	\$ 1,450,000.00	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Aspen Ave-Sequoia Ave to S Valley Dr	Public Works	\$ -	\$ -	\$ 3,475,600.00	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Brownlee Ave- N Miranda St to N Alameda Blvd	Public Works	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,070,000.00	-	-	Grants, Taxes
Colorado Ave - Campo St to Esperanza St	Public Works	\$ -	\$ 2,635,000.00	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Crescent Dr- E Farney Ln to E Farney Ln	Public Works	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,100,000.00	-	-	Grants, Taxes
Downtown Street Improvements		\$ -	\$ 750,000.00	\$ -	\$ -	\$ -	\$ -	-	-	-
Alameda Blvd - Las Cruces Ave to Picacho Ave	Public Works	\$ -	\$ 750,000.00	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes
E Lohman Ave Widening	Public Works	\$ -	\$ 14,000,000.00	\$ 9,000,000.00	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Elm St & Tamarack Dr from Aspen Ave to Sequoia Ave	Public Works	\$ -	\$ -	\$ -	\$ 2,380,000.00	\$ -	\$ -	-	-	Grants, Taxes
Evelyn St - Madrid Ave to Ash Ave	Public Works	\$ -	\$ 3,600,000.00	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Future Traffic Signal Program (New and Upgrade)	Public Works	\$ -	\$ 750,000.00	\$ 750,000.00	\$ 750,000.00	\$ 750,000.00	\$ 750,000.00	-	-	Grants, Taxes
Hatfield Rd - City Limits to Elks Dr	Public Works	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,950,000.00	-	-	Grants, Taxes, Bonds
Hayner Ave.- N. Valley Dr to N. Compress Rd and Sixth St- Hayner Ave to W. Hadley Ave	Public Works	\$ -	\$ 3,293,850.00	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Hickory Dr & Sycamore Dr from Aspen Ave to Sequoia Ave	Public Works	\$ -	\$ -	\$ -	\$ -	\$ 2,540,000.00	\$ -	-	-	Grants, Taxes
Kilmer St - Spruce Ave to Ash Ave	Public Works	\$ -	\$ 2,157,000.00	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes
La Fonda Dr - Idaho Ave to E.O.P.	Public Works	\$ -	\$ 1,200,000.00	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Lees Dr- Lester Ave to Smith Ave	Public Works	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,610,000.00	-	-	Grants, Taxes
McClure Rd & Carlyle Dr Pond, Road & Drainage Improvements	Public Works	\$ -	\$ 2,347,363.42	\$ 1,603,249.24	\$ 882,427.87	\$ -	\$ -	-	-	Grants, Taxes
Med Park - Idaho Ave. to Perkins St.	Public Works	\$ -	\$ 2,545,300.00	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Miranda Ave - Picacho Ave to Court Ave	Public Works	\$ -	\$ -	\$ 2,827,465.65	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Mountain Ave - Melendres St to Armijo St	Public Works	\$ -	\$ 2,542,986.00	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Mountain Vista Parkway Expansion	Economic Development	\$ -	\$ 1,200,473.54	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes, TIDD
Parkview - Espina to W Park Dr	Public Works	\$ -	\$ -	\$ 1,047,300.07	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Poplar Ave - Mesquite St to Santa Fe St	Public Works	\$ -	\$ 1,100,000.00	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Princess Jeanne Dr - Luna St to Locust St	Public Works	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,650,000.00	-	-	Grants, Taxes, Bonds
Rigsby Rd - Barker to Valley Dr	Public Works	\$ -	\$ -	\$ 850,000.00	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Rocket Drive Expansion	Economic Development	\$ -	\$ 5,956,316.41	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes, TIDD
Sandhill Arroyo	Public Works	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Scoggins Ave-Sixth St to Sweet St	Public Works	\$ -	\$ 1,180,000.00	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Sequoia Ave - Valley Dr to EOP	Public Works	\$ -	\$ 3,117,353.00	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Solano Dr- Missouri to Lohman	Public Works	\$ -	\$ -	\$ -	\$ 10,375,000.00	\$ -	\$ -	-	-	Grants, Taxes
South Valley Dr Reconstruction - Avenida de Mesilla to Boutz	Public Works	\$ -	\$ 11,800,000.00	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Street Lighting & Traffic Signal Maintenance Program		\$ -	\$ 1,500,000.00	\$ -	\$ 50,000.00	\$ -	\$ -	-	-	-
Targeted Road and Lighting Improvements - Design	Public Works	\$ -	\$ -	\$ -	\$ 50,000.00	\$ -	\$ -	-	-	Grants, Taxes
Lohman at Walnut and Walton Signal Improvement	Public Works	\$ -	\$ 1,500,000.00	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Sweet St- Hayner Ave to W. Hadley Ave	Public Works	\$ -	\$ -	\$ 1,761,760.00	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Westgate St - Amador Ave to Cul de Sac	Public Works	\$ -	\$ -	\$ 2,375,000.00	\$ -	\$ -	\$ -	-	-	Grants, Taxes
Wilt Ave - Cortez Dr to Reynolds Dr	Public Works	\$ -	\$ 2,240,000.00	\$ -	\$ -	\$ -	\$ -	-	-	Grants, Taxes
SUBTOTAL		\$ 27,448,586.29	\$ 122,519,387.93	\$ 43,875,899.96	\$ 35,747,952.87	\$ 6,220,525.00	\$ 21,060,525.00			

CITY OF LAS CRUCES

Capital Improvements Program (CIP)

AMENDED AUGUST 03, 2026

FY2027 - FY2032									
Utilities		\$	\$	\$	\$	\$	\$	\$	
Utilities - Newly Funded		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Utilities - Carryover		\$ 72,168,387.90	\$ 17,049,780.00	\$ 23,325,284.00	\$ 15,192,971.00	\$ 22,806,502.00	\$ 10,309,595.00		-
FY 25 Water DWSRF Loan	Utilities	\$ 14,955,302.15	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds & Loans	Bonds
2025 Water Trust Board	Utilities	\$ 2,972,925.75	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds & Loans	Bonds
Energy Management	Utilities	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 1,023,748.00	\$ 250,000.00	\$ 250,000.00	Taxes	Grants, Taxes
Gas Admin Building Improvements	Utilities	\$ 787,411.00	\$ 625,000.00	\$ 145,000.00	\$ 250,000.00	\$ 375,000.00	\$ 375,000.00	Taxes	Grants, Taxes
Gas Development	Utilities	\$ 2,542,437.00	\$ 21,727.00	\$ -	\$ -	\$ -	\$ -	Taxes	Grants, Taxes
Gas Miscellaneous	Utilities	\$ 337,897.00	\$ 374,156.00	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	Taxes	Grants, Taxes
Gas PHMSA Grant	Utilities	\$ 9,165,655.00	\$ -	\$ -	\$ -	\$ -	\$ -	Grants	Grants, Taxes
Gas Rehabilitation	Utilities	\$ 2,474,622.00	\$ 4,200,605.00	\$ 3,082,185.00	\$ 4,295,816.00	\$ 1,257,062.00	\$ 1,386,375.00	Taxes	Grants, Capital Outlay
Solid Waste Building Improvements	Utilities	\$ 816,973.00	\$ 1,042,014.00	\$ 968,197.00	\$ 1,000,000.00	\$ 1,500,000.00	\$ 125,000.00	Taxes	Grants, Capital Outlay
Wastewater Building Improvements	Utilities	\$ 354,165.00	\$ 625,000.00	\$ 145,000.00	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	Taxes	Grants, Taxes
Wastewater Development	Utilities	\$ 375,000.00	\$ 266,125.00	\$ -	\$ -	\$ -	\$ -	WWIF, Taxes	Grants, Taxes
Wastewater Miscellaneous	Utilities	\$ 75,000.00	\$ 135,000.00	\$ 667,643.00	\$ 335,000.00	\$ 335,000.00	\$ 335,000.00	Taxes	Grants, Taxes
Wastewater Rehabilitation	Utilities	\$ 1,395,674.00	\$ 1,645,672.00	\$ 4,154,567.00	\$ 1,790,553.00	\$ 7,083,591.00	\$ 1,430,697.00	Taxes	Grants, Taxes
Wastewater Septic Systems	Utilities	\$ 268,000.00	\$ 1,619,000.00	\$ 1,619,000.00	\$ 1,619,000.00	\$ 1,619,000.00	\$ 1,619,000.00	Taxes	Grants, Capital Outlay
Water 2025 Projects	Utilities	\$ 13,981,580.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds & Loans	Bonds
Water Building Improvements	Utilities	\$ 58,632.00	\$ 625,000.00	\$ 145,000.00	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	Taxes	Grants, Taxes
Water Development	Utilities	\$ 1,768,795.00	\$ 506,073.00	\$ 3,409,552.00	\$ -	\$ -	\$ -	WIF, Grants	Grants, Taxes
Water Miscellaneous	Utilities	\$ 870,784.00	\$ 135,000.00	\$ 667,643.00	\$ 335,000.00	\$ 335,000.00	\$ 335,000.00	Taxes	Grants, Taxes
Water Rehab	Utilities	\$ 1,897,479.00	\$ 4,979,408.00	\$ 7,946,497.00	\$ 4,168,854.00	\$ 9,676,849.00	\$ 4,078,523.00	Taxes	Grants, Taxes
WW23 Projects	Utilities	\$ 16,820,056.00	\$ -	\$ -	\$ -	\$ -	\$ -	Bonds & Loans	Bonds
Utilities - Annual		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
Utilities - Future		\$ -	\$ 57,452,509.00	\$ 4,000,000.00	\$ 4,000,000.00	\$ 4,000,000.00	\$ 4,000,000.00	-	-
Belt Filter Press Drainage Improvement	Utilities	\$ -	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes, WWIF, WIF
Energy Transition	Utilities	\$ -	\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes, WWIF, WIF
Lift Station Pump Upgrade	Utilities	\$ -	\$ 100,200.00	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes, WWIF, WIF
Lift Station Stationary Generator Installation	Utilities	\$ -	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes, WWIF, WIF
Pressure Reducing Valve Rehabilitation	Utilities	\$ -	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes, WWIF, WIF
Primary Digester Sludge Pump Upgrade	Utilities	\$ -	\$ 93,000.00	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes, WWIF, WIF
SCADA Operating System Replacement	Utilities	\$ -	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	-	Grants, Taxes, WWIF, WIF
Septic Tank Remediation	Utilities	\$ -	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00	-	Grants, Taxes, WWIF, WIF
Sewer Connections	Utilities	\$ -	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	-	Grants, Taxes, WWIF, WIF
Transite Pipe Identification & Replacement	Utilities	\$ -	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	-	Grants, Taxes, WWIF, WIF
Wastewater Treatment Plant	Utilities	\$ -	\$ 45,839,309.00	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes, WWIF, WIF
Water Storage Tank Rehab	Utilities	\$ -	\$ 3,000,000.00	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes, WWIF, WIF
Water Valve Replacements	Utilities	\$ -	\$ 120,000.00	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes, WWIF, WIF
Well 66	Utilities	\$ -	\$ 3,000,000.00	\$ -	\$ -	\$ -	\$ -	-	Grants, Taxes, WWIF, WIF
SUBTOTAL		\$ 72,168,387.90	\$ 74,502,289.00	\$ 27,325,284.00	\$ 19,192,971.00	\$ 26,806,502.00	\$ 14,309,595.00		
Total Newly Funded		\$ 7,227,361.00	\$ 55,962,940.00	\$ 156,470.00	\$ 156,470.00	\$ 156,470.00	\$ -		
Total Carryover		\$ 196,388,533.38	\$ 121,663,183.00	\$ 77,920,345.19	\$ 54,981,722.00	\$ 39,927,275.00	\$ 19,406,400.00		
Total Annual		\$ 17,811,255.35	\$ 29,931,520.00	\$ 25,973,125.00	\$ 23,378,125.00	\$ 10,278,125.00	\$ 10,278,125.00		
Total Future		\$ -	\$ 275,858,426.93	\$ 248,607,924.96	\$ 127,588,127.87	\$ 53,352,246.00	\$ 94,193,014.00		
GRAND TOTAL		\$221,427,149.73	\$483,416,069.93	\$352,657,865.15	\$206,104,444.87	\$103,714,116.00	\$123,877,539.00		

CAPITAL IMPROVEMENTS PROGRAM
AMENDMENTS

City Council Meeting - August 03, 2026

Attachment "A"

PROJECT						
MVCH Day Shelter Roofing						
SCOPE OF WORK						
The project involves replacing the roof at the Mesilla Valley Community of Hope day-shelter.						
Amendment:						
Category	Department	Current Balance	Change	Ending Balance	Remarks	CIP Page
Attainable/Affordable Housing	Neighborhood Housing	\$0	\$500,000	\$500,000	Adjustment to reflect new grant funding	2

PROJECT						
Apodaca Park Aquatic Playground and Multi-Use Path						
SCOPE OF WORK						
The project involves surveyys, drainage studies, removal of existing swimming pool and bath house, equiping of a new aquatic playground, restrooms, multi-use trails, shade structures, picnic facilities, site furnishings, and improvements to landscape and irrigation.						
Amendment:						
Category	Department	Current Balance	Change	Ending Balance	Remarks	CIP Page
Park Improvements	Parks & Recreation	\$3,243,410	\$2,042,644	\$5,286,054	Adjustment to reflect current project funding	4

CAPITAL IMPROVEMENTS PROGRAM
AMENDMENTS

City Council Meeting - August 03, 2026

PROJECT						
Park Restroom Project						
SCOPE OF WORK						
The project involve the upgrade, replacement, installation, and furnishing of restrooms in the parks system on an annual basis.						
Amendment:						
Category	Department	Current Balance	Change	Ending Balance	Remarks	CIP Page
Park Improvements	Parks & Recreation	\$500,000	(\$500,000)	\$0	Adjustment to reflect current project funding	4

PROJECT						
Neighborhood Parks						
SCOPE OF WORK						
The project entails acquiring property; completing studies, planning, and design; and constructing core park amenities, from utilities, landscaping, irrigation, and vegetation to playgrounds, picnic areas, shade structures, walkways, parking, lighting, signage, security features, gardens, gazebos, sports areas, and restrooms.						
Amendment:						
Category	Department	Current Balance	Change	Ending Balance	Remarks	CIP Page
Park Improvements	Parks & Recreation	\$500,000	(\$500,000)	\$0	Adjustment to reflect current project funding	4

CAPITAL IMPROVEMENTS PROGRAM
AMENDMENTS

City Council Meeting - August 03, 2026

PROJECT						
Munson Senior Center Renovations						
SCOPE OF WORK						
The project adds a 4,150-square-foot multipurpose room for senior activities, exercise, lectures, dances, and more, featuring restrooms, showers, an audio system, storage, fitness equipment, exercise flooring, a mirrored wall, and an HVAC system.						
Amendment:						
Category	Department	Current Balance	Change	Ending Balance	Remarks	CIP Page
Quality of Life	Quality of Life	\$240,268	\$162,174	\$402,442	Adjustment to reflect current project funding	5

PROJECT						
E Lohman Ave & S Walnut St Traffic Signal MAP						
SCOPE OF WORK						
The project replaces traffic signals, upgrades curb ramps, and installs medians while improving the East Lohman Avenue–South Walnut Street intersection through geometric modifications, new signals, updated sidewalks and ramps, and revised signage and striping.						
Amendment:						
Category	Department	Current Balance	Change	Ending Balance	Remarks	CIP Page
Streets Improvements	Public Works	\$1,001,183	\$229,914	\$1,231,097	Adjustment to reflect current Project funding.	9



City Council Action and Executive Summary

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

District:	☒ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ N/A
1st Reading:				Adopted:	August 3, 2026		
Drafter:	Caitlin Beesley			Department:	Community Development		
Title:	A RESOLUTION APPROVING THE RIO GRANDE THEATRE FOR INCLUSION IN THE CITY OF LAS CRUCES REGISTER OF CULTURAL PROPERTIES. (CPD2026-001)						

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

PURPOSE(S) OF ACTION:
Designation of a cultural property.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:
The Rio Grande Theatre has been nominated to the City of Las Cruces Register of Cultural Properties, which comprises buildings, structures, sites, objects and districts that have historic or cultural significance to the Las Cruces community, in accordance with the City’s Development Code 35-2D. The City Council is required to review and take final action.

The purpose of the City Register of Cultural Properties is to identify historic properties worthy of preservation for the general public and to affirm the City’s Historic Preservation Ordinance, which provides for protective measures against improper alterations to designated properties.

The Rio Grande Theatre was constructed in 1926, a peak era of cinema and cinema construction. Named after the region’s largest river and lifeblood, the Rio Grande Theatre was designed by the prominent El Paso architect, Otto H. Thorman, of the firm Thorman and Frazer. The theater is historically significant as an important local example of early 20th century Italian Renaissance Revival architecture and for its two-story adobe construction. Furthermore, the theatre is historically significant for its broader relationship to the “Golden Age” transition from silent to sound cinema and its local prominence as a social space and source of pride for the then-small Las Cruces community. After the community shifted towards suburban living and business, the Rio Grande Theatre was closed in 1997. It was soon gifted to the Dona Ana Arts Council, who reopened the theater in 2005 as a performing arts center following an ambitious restoration and renovation project. The Rio Grande Theatre meets eligibility under Criterion A for cultural and social association with community history, and Criterion C in the area of distinctive architectural style and for its association with a notable regional architect.

On May 20, 2026, the Historic Preservation Committee (HPC), pursuant to Figure 34-2-1, Summary of Major Roles and Responsibilities, of the 2025 Zoning Code, recommended approval of the nomination by a unanimous 4-0 vote (with two Committee Members absent and one Committee vacancy), based on the findings outlined in Exhibit “A” and Attachment “B.” The nomination process promotes preservation activities in the community, highlights the property’s role in local history, and fulfills a requirement of the City’s Certified Local Government status.

Agenda Item #8.3.

The nomination was publicly noticed in accordance with the applicable notification requirements. Staff received four inquiries regarding the notification process. During the public meeting, one speaker provided comment related to the nomination of the Rio Grande Theatre specifically and of the City Register of Cultural Properties in general. Additional details regarding the meeting and public comments are provided in Attachment "A."

The City Council will consider the recommendation of the HPC and decide whether the nominated property is appropriate for inclusion in the City Register of Cultural Properties. If deemed suitable, based upon evidence presented, the City Council will make a final determination on the request. It is possible for the City Council to modify the recommendation by making edits or adding content to the nomination. Furthermore, City Council can reject the resolution elevating the Rio Grande Theatre to the City Register of Cultural Properties; however, new evidence and facts must be articulated if the City Council reverses the HPC recommendation.

SUPPORT INFORMATION:

[Exhibit "A" City of Las Cruces Register of Cultural Properties nomination form](#)

[Attachment "A" May 20, 2026, HPC Minutes](#)

[Attachment "B" Staff Evaluation](#)

PLAN(S):

Elevate Las Cruces

DOES THIS AMEND THE BUDGET?:

☐ Yes

☒ No

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

☐ Yes

☒ No

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Resolution and affirm the HPC recommendation for approval.
2. Vote "No"; this will deny the Resolution and will reject the recommendation made by the HPC.
3. Vote to "Amend"; this will allow City Council to modify the Resolution by adding conditions as determined appropriate.
4. Vote to "Table"; this will allow City Council to table/postpone the Resolution and direct staff accordingly.

Agenda Item #8.3.

RESOLUTION 27-022

A RESOLUTION APPROVING THE RIO GRANDE THEATRE FOR INCLUSION IN THE CITY OF LAS CRUCES REGISTER OF CULTURAL PROPERTIES. (CPD2026-001)

The City Council is informed that:

WHEREAS, the Historic Preservation Program has submitted a nomination for the Rio Grande Theatre to the City of Las Cruces Register of Cultural Properties as part of the City's Development Code 35-2D; and

WHEREAS, the elevation of eligible properties to the City Register promotes preservation activities in the community, highlights the property's role in local history, fulfills a requirement of the City's Certified Local Government Status, and affirms the City's Historic Preservation Ordinance, which ensures protective measures against improper alterations to designated properties; and

WHEREAS, the nominated property is currently listed in the National Register of Historic Places and the New Mexico Register of Cultural Properties; and

WHEREAS, the Historic Preservation Committee, after conducting a public hearing on May 20, 2026, recommended that said nomination be approved by a vote of 4-0-0 (two Committee Members absent and one Committee vacancy).

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

(I)

THAT the property, as reflected in Exhibit "A", attached hereto and made part of this Resolution, is hereby elevated to the City of Las Cruces Register of Cultural Properties.

(II)

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

DONE AND APPROVED this day of

Agenda Item #8.3.

APPROVED

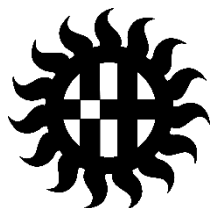
ATTEST:

Moved by:

Seconded by:

AYES

NAYS



Cultural Property Designation Form

City of Las Cruces – Community Development Department

700 N. Main St., Las Cruces, NM 88001

For assistance, call (575) 528-3027 or email cbeesley@lascruces.gov

For official use only:

LC CPD No. _____ NRHP _____ SRCP _____ Criteria A B C D

Section 1 – Property Information

1. Name of Property

(Usually refers to prominent historical period)

Rio Grande Theatre

2. Other Names (if applicable)

(All names, during or following historical period)

Fox Rio Grande Theatre

3. Address/Location of Property

(If no mailing address exists, use nearest cross streets; include UTM's)

211 N Main St., Las Cruces, NM, 88001

Section 2 – Property Description

4. Property Type

(See below for descriptions)

- ☒ Building (roof, enclosed walls, occupied)
☐ Structure (roof, walls, unoccupied)
☐ Site/Infrastructure (park, acequia, etc.)
☐ Object (statue, mural, etc.)

5. Original Use of Property

Motion Picture Theater

Stage Production Theater

Community Event Space

Specialty Store

6. Current Use of Property

Motion Picture Theater

Stage Production Theater

Community Event Space

7. Listing history

Has this property previously been listed in a national or state register, either individually or as part of an existing historic district?

- ☒ Yes ☐ No ☐ Unsure

NR: Listed 2004

SR: Listed 2003

8. Identifying photo

(Show main façade or other for clear identification)



9. Construction Date (if known)

1926

10. Building/Structure Occupation Status

- ☒ Occupied ☐ Unoccupied ☐ Does not apply

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11. Construction History Has the property been moved? ☐ Yes ☒ No If yes, date moved: Describe alterations (with dates, if known): 1933: roof replacement and modifications to the north face following fire damage 1930s-40s: original marquee tower removed 1949: addition of large canopy and marquee to front façade 1950: false front made of a metal screen and stucco fastened to front façade 1998: removal of fronting 1998-2005: large-scale renovations reimplementing some historical features; include: recarpeting, reproduction of original box office, and modifications/additions to support new technology 2018: Further repairs/ renovations to support modern theater technology and maintain building structure 2025: Replacement of roof membrane 2026: Foundation and structural stabilization work	12. Building Condition (Relative to historical period or occupancy history) ☐ Excellent ☐ Altered ☒ Good ☐ Unaltered ☐ Fair ☐ Deteriorated ☒ Original Site ☐ Ruins/Abandoned ☐ Moved to New Location ☐ No longer standing Alterations to the exterior have been moderate, with the building retaining integrity of location, design, workmanship, and materials. Although components of its original interior have been altered or are missing, what remains retains sufficient integrity to communicate the historical feeling and association of the theater.
Section 2 – Property Description, cont.	
13. Property Description (Written narrative describing the property’s physical attributes and characteristics, no character limit) <i>Adapted from “Description” in the National Register of Historic Places Registration Form: Rio Grande Theatre, written by Scott A. Green, 2003.</i> The Rio Grande Theatre is a two-story building, constructed in 1926 out of adobe brick and concrete with a fired-brick veneer front façade, molded in the Italian Renaissance style. Located among a block of commercial buildings on N. Main Street in Las Cruces, New Mexico, the building has remained an integral part of downtown life for the last century. It is representative of regional construction methods and classical design aesthetics, and has retained integrity of location, design, materials, feeling and association in spite of moderate alterations to the exterior and interiors. A restoration was undertaken between 1997 and 2005, returning the 422-seat performing arts center to its former glory. <u>Exterior</u> The theater is a predominantly adobe-constructed, two-story commercial building with a primary façade facing east onto Main Street. The theater’s front facade is faced with red brick with a horizontal brick cornice just below the roofline. A ribbon of arches with cast stone rosettes at the center of each arch and a string of dentils above define the roofline. Small steel rosettes below the roofline and along the arched entry are attached to tie rods, which run to the inside wall that separates the balcony from the projection and office area. These tie rods were set in place in 1949 to reinforce the outside wall following the attachment of a canopy sign onto the front of the theater. Below the cornice, an arcade of round-arched windows with stuccoed heads and brick sills spans the façade. The windows are single-hung in a six-over-one glazing pattern. The area between the arches is finished with white stucco, which stands out against the red brick background. The theater’s iconic red and yellow-trimmed marquee projects from between the two center windows, positioned centrally above the arched entry.	

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At the center of the facade, an arched entry set within a vestibule serves as the theater's grand entrance. A large rosette is located on each corner of the portal, each supported by a pair of composite capitals atop raised brick shafts joined intermittently by thin concrete horizontal bands. An escutcheon pendant is placed in the center of the arched entry at the same height as the rosettes. The entrance arch is outlined with small terra cotta rosettes, while bas-relief violins, horns and foliage grace the spandrel. A decorative glazed tile pattern ornaments the arch's piers. The base of the entranceway is trimmed with polychrome salt-glazed tiles. During the 1997-2005 restoration, elements of the entablature above the entrance were reconstructed using Styrofoam with a plaster-cast coating painted to resemble stone.

The arched entry is supported by brick free-standing square columns, decorated with alternative bands of stonework above tile-covered bases, and featuring a multitude of colors and various geometric designs. On either side of the arched entry are retail shops. These are nearly identical in design. A white stucco lintel runs from the entrance arch to the outside walls and crowns each shop. Below this lintel is a transom of tall vertical panes of prism glass crowning each of the shop's fixed pane aluminum frame display windows. Polychrome salt-glazed tiles trim the wall at the windows and the corners of the shops. A recessed entry with a glass door provides access to each shop. The shop windows border the theater entrance where advertisements or displayed goods were once visible to theater patrons.

The theater's flat, built-up roof is crowned with a tall parapet wall across its east (front), north, and south elevations; the parapet is capped with a layer of copper coping. The roof's front section is wider at the north and was not part of the initial construction. The original roof was a casualty of a 1933 fire that required the construction of a new roof and wall. The roof over the auditorium area of the theater is higher in elevation with a stepped parapet along its north and south elevations. The rear elevation of the building is undistinguished and consists of a stuccoed wall ornamented with a c. 1970s metal marquee, three mounted lights, a roll-up door above a tall parking bay for moving equipment and stage props, and a rear entrance with associated stair access. The north and south elevations that abut the adjacent commercial buildings are stuccoed adobe brick painted white.

Interior

The Rio Grande Theatre's box office—a tile, glass and galvanized structure—was originally situated just beyond the theater entrance, in the center of the vestibule area. Sometime later, the box office was moved to the north side of the front lobby against the adjacent shop window. During the building's restoration between 1997 and 2005, a reproduction of the 1926 box office was replaced in its original location by the Doña Ana Arts Council. Beyond the vestibule is a wide lobby. Inside, the lobby's south wall ends with a wooden staircase, which leads to the balcony and offices above. The tall ceilings are covered with a modern facsimile of tin ceiling tiles and bordered around the walls with a decorative border featuring an asymmetrical rinceau design in mauve with stylized vines and fruit. A wall was constructed at an unknown date to separate the lobby and the theater; encased inside the wall are columns that support the balcony above.

The rear balcony extends some 15 feet over the auditorium seating area. It is split into an upper and lower seating with a circulation corridor in between. Three evenly spaced terracotta-colored panels with small square-shaped openings and an x-shaped overlay hang above the balcony. The rear of the balcony has a single door that leads to the former projection and office area; this space is still used as office and storage space. Two offices are portioned off against the east wall of the second floor; these offices look out through the front façade's second-story windows onto the street below.

The auditorium seating area consists of a spacious, open hall, originally with wooden trusses exposed 60 feet above the floor; several of these were replaced with metal trusses during the restoration—all are painted black and blend into the black ceiling. Large pilasters, located along either wall perpendicular to the stage and seating, support the trusses. Between the pilasters, the plastered walls are decorated with elaborately stenciled fleurs-de-lis, cartouches, and garlands. Removable tapestries that related the history of Spanish colonization

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once hung in the auditorium. They were removed in the late 1940s when the original walls were plastered; their whereabouts are currently unknown. At the west end of the auditorium is the performance stage area. The wooden planked stage is 20 feet deep and recesses to a plastered adobe wall. Portions of the plaster, likely made of lime, have worn away and exposed portions of adobe; the interior plasterwork will be repaired as part of an upcoming project. The theater has seen several proscenium arches and seating fixtures. A restoration of the proscenium arch and orchestral pit was implemented following the Doña Ana Arts Council's early 2000s renovations. The proscenium is painted with interwoven oval and diamond shapes colored in understated blues and reds, lending a Southwestern feel to the otherwise Spanish and Italianate auditorium. A pair of arched decorative windows with tinted lights and white diamond trim are placed at balcony-height on either side of the proscenium wall.

Section 3 – Property Significance

14. Significance Criteria

(Check all that apply, explain answers under 15. Significance Narrative)

☒ (A) Broad cultural, political, economic or social association with community/state/national history

☐ (B) Associated with a historic person or significant events

Or (C)

☒ Distinctive architectural type, style, method, or craftsmanship

☒ Authenticity of materials and historic elements from the most prominent period of the building's history

☒ Notable work of a master builder, designer, or architect

Or (D)

☐ Potential to yield information important in history or prehistory

☐ Subject to encroachment or adverse effects

☐ Threatened with demolition by public or private action

☐ Other qualities significant to local heritage (explain under 15. Significance Narrative)

Integrity Consideration ☒ Yes ☐ No

(Does the property possess sufficient integrity as evaluated for inclusion in the National Register of Historic Places)

15. Significance Narrative

(Written narrative describing the history of the property and its importance to Las Cruces, no character limit)

Adapted from "Statement of Significance" in National Register of Historic Places Registration Form: Rio Grande Theatre, written by Scott A. Green, 2003.

The Rio Grande Theatre was constructed in 1926, a peak era of cinema and cinema construction. Named after the region's largest river and lifeblood, the Rio Grande Theatre was designed by the prominent El Paso architect, Otto H. Thorman, of the firm Thorman and Frazer. The theater is historically significant as an important local example of early 20th century Italian Renaissance Revival architecture and for its two-story adobe construction. Furthermore, the theater is historically significant for its broader relationship to the "Golden Age" transition from silent to sound cinema and its local prominence as a social space and source of pride for the then-small Las Cruces community. After the community shifted towards suburban living and business, the Rio Grande Theatre was closed in 1997. It was soon gifted to the Dona Ana Arts council, who reopened the theater in 2005 as a performing arts center following an ambitious restoration and renovation project. The Rio Grande Theatre meets eligibility under Criterion A for cultural and social association with community history, and Criterion C in the area of distinctive architectural style and for its association with a notable regional architect.

Criterion A

The Rio Grande Theatre is a prominent and valued community space for Las Cruces, who have supported its operation as a motion picture theater, performing arts theater, and social event venue throughout the many hardships encountered during its nearly 100-year tenure. For its connection to community identity and activity,

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as well as its connection to significant transitions in cinema history, the Rio Grande Theatre is nominated under Criterion A.

Prior to the construction of the Rio Grande Theatre in 1926, Las Cruces boasted several silent movie theaters, outdoor vaudeville theaters and temporary airdomes and several of each were located in what is now downtown Las Cruces between Water and Church Streets. Local businessmen C.T. Seale and B.G. Dyne, who operated the Las Cruces Drug Company, set about constructing a more permanent multi-purpose theater for downtown Las Cruces in the mid-1920s, purchasing and partially demolishing the Hacker Hotel in early 1925 before contracting with El Paso architect Otto Thorman in July 1925 for the design. Thorman, then-half of the firm Thorman and Frazer, produced an Italian Renaissance Revival building, featuring ornate ornamentation around the theater entrance with storefronts to either side. The building utilized adobes available to Seale and Dyne on site, suggesting they may have been reused from the Hacker Hotel. The theater featured a novel Arcola “washed air” evaporative cooling system, shipped from Buffalo, NY, and installed by the Elliott Engineering Company out of El Paso, with a ventilation system that ran beneath the floor and was expelled from vents in the walls. Terra cotta brick for the project was supplied by the Los Angeles Pressed Brick Company, while Mr. Edmund Senn undertook the plastering on the exterior of the building, including the ornamental plaster in the spandrels above the entrance arch; the exterior plaster finish elsewhere on the building was described as a Texaco “Jazz” lime stucco.¹

From its opening on July 29, 1926, the Rio Grande Theatre was a gathering place and source of pride for the then-small community of Las Cruces: the *Las Cruces Citizen* boasted the building as being “as modern as has yet been installed in even the larger theaters in the cities.”² Originally, the theater was owned by Central Theatres Corporation of Denver and managed by W.L. Gullett.³ By 1929, the theater launched into the “talkie” era of motion pictures; the first sound picture was shown on October 20, 1929, with new equipment from Fox Theatres, which managed theater operations at the building. Among the many films played in the prolific theater (*Mare Nostrum* [1926] being the first), the premiere of King Vidor’s *Billy the Kid* (1930) stands out for its connection to local history; indeed, the city celebrated the historically significant film with a marching band celebration outside of the Rio Grande’s decorative façade. While primarily used as a motion picture theater, the Rio Grande Theatre has also been a venue for local stage play productions and various community gatherings. The theater’s first year saw live performances of “Jiggs, Maggie, and Dinty,” and a dramatic play written by Frank Craven. It also hosted a variety of other events: amateur nights, free matinee giveaways, community nights with discount tickets distributed by local merchants, American Legion benefits, and baby popularity contests.

The Rio Grande Theatre has encountered its share of hardships throughout its nearly 100-year tenure. In the early 1930s, the theater survived an earthquake, possibly leading to structural issues that were identified later. Furthermore, a fire in 1933 forced the theater to close for more than three months; a full restoration, using as much undamaged material as possible, was undertaken by owners Seale and Dyne, who contracted with Thorman for a second time. As part of the same project, Thorman was asked to design a new marquee; Thorman’s particular design, a glass and metal canopy that was hung from the front façade, was never built.⁴ In 1998, the theater was shut down due to competition with newer movie theaters outside the downtown area. In both instances, the community’s eager assistance throughout these events poignantly illustrates the theater’s significance to Las Cruces. Damage done to the theater in the 1930s was quickly repaired despite economic strain from the Great Depression. Following its reopening, a local wrote: “An up-to-date theater which is

¹ Otto H. Thorman records, 1910-1964, Special Collections, University of Texas at El Paso, MS147, box 19, folder 26; Doña Ana Arts Council, “The Rio Grande Renovation Celebration September 16-18, 2005,” printed 2005, 4-5. Thorman ended his partnership with Frazer shortly in spring 1927, shortly after the Rio Grande Theatre was finished.

² *Las Cruces Citizen*, July 26, 1926.

³ *Las Cruces Citizen*, July 24, 1926.

⁴ Otto H. Thorman records, 1910-1964, Special Collections, University of Texas at El Paso, MS147, box 19, folder 29.

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managed in the efficient way [of] the “Rio Grande” cannot help but be an asset to a town and a great source of pleasure to its citizens.”²

The theater underwent several changes in the 1940s. Displays for holding movie posters were installed over the decorative tile work on either side of the entrance in the first half of the decade. In 1949, Fox Theatres, who operated the theater for owners Seale and Dyne, installed their own marquee on the front of the building; to do this, they removing the original red and yellow marquee to give the building a new façade and 50-foot marquee that stretched the length of the building above the arched entrance, partitioning off to hide the intricate brick and stone work.⁵ This addition likely led to cracks or other evidence of stress on the exterior and interior of the front façade, leading Seale and Dyne to approach Thorman in 1949 for his help. Thorman addressed the issue in a letter, stating the building was not designed for a load as heavy as the new marquee and recommended the installation of tie rods to support the vertical load; this was undertaken the following year.⁶ The theater’s façade would remain covered until 1972, when urban renewal activities lead to a replacement of the façade. Photographs published in local newspapers between February and June of that year capture the amazement of the public to see the “intricately decorated” original façade of the theater below the paneling.⁷ A false front remained in place until 1998.

In 1982, Allen Theatres took over operation and management of the Rio Grande, running second-run films. The theater ceased operations as a private business in 1997, following which owners Jan Clute and Carolyn Muggenburg, granddaughters of an original owner, C.T. Seale, gifted the building to the Doña Ana Arts Council (DAAC).⁸ A \$2.2 million restoration and renovation project was proposed by the DAAC to restore the theater to its former appearance. The renovations embraced Rio Grande’s historic form and purpose as a performing arts center. The project was generously funded by many local community members and businesses—a testament to its centrality to local identity.

The theater reopened in 2005, following a seven-year restoration project. DAAC celebrated the re-opening with a “renovation celebration” between September 16-18, 2005, with a slate of performances from local schools and dance groups, and tours by sponsors and members of DAAC. The accompanying packet produced for the celebration includes a note from the DAAC Board of Directors, writing “In 1998 it was just going to be a weekend project. ... Please don’t fault us for our slightly inflated optimism. The glow of this wonderful gift and the dreams of what it could be blinded us temporarily.”⁹

Work on the theater continued for the next few years, most notably on the exterior with a project involving reproduction of the tiles on the front entrance. The removal of the false front in 1998 as part of the restoration project revealed a collection of damaged tiles that dated to the construction of the building. An estimated 75% of the tiles were lost or damaged beyond repair, with only a quarter salvaged for the restoration. Glenn Schwaiger, local artist and instructor at Doña Ana Community College, led the tile restoration project, supported by other local artists and educators, including Tim Billman, Spencer Fidler, and Deborah Rindge. Schwaiger researched sample books from the time-period and contacted various vintage tile collectors around the country, ultimately purchasing 30 samples of matching vintage tiles found in the crawl space of a home in San Jose, California, to use for the project. Recreating the sample tiles for application on the Rio Grande Theatre’s front was a massive undertaking, with Schwaiger making hundreds of glaze tests over several months to appropriately match the color and design of the historic tiles that remained.

⁵ *Las Cruces Sun News*, September 18, 1949, 4.

⁶ Otto H. Thorman records, 1910-1964, Special Collections, University of Texas at El Paso, MS147, box 19, folder 29.

⁷ *Las Cruces Sun News*, June 20, 1972, accessed October 4, 2025, NMSU archives, Las Cruces Urban Renewal Agency Scrapbook.

⁸ Doña Ana Arts Council, “The Rio Grande Renovation Celebration September 16-18, 2005,” printed 2005, 6-7.

⁹ Doña Ana Arts Council, “The Rio Grande Renovation Celebration September 16-18, 2005,” printed 2005, 2.

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Criterion C

The Rio Grande Theatre is a unique blend of adobe construction, Italian Renaissance Revival design, and Spanish décor; for its distinct style and ornate details unlike any other in Las Cruces, the theater is nominated under Criterion C of the local register.

A motion picture theater flanked by retail shops, the Rio Grande was built during the “Golden Age” of American cinema construction. It was constructed on the original site of the Hacker Hotel, which was torn down to make space for the theater. The theater is historically significant as a unique case of two-story adobe construction. The Rio Grande is one of the only adobe movie theaters still operating in the country. Moreover, the theater is an important local example of early 20th century Italian Renaissance Revival architecture. Unmissably distinctive, the theater’s flat arches and molded decorations were and remain unique in commercial architecture in Las Cruces. Playing upon the architectural motifs of the Italian Renaissance, the Rio Grande Theatre stood as an exotic attraction amidst the region’s more common styles of Southwestern vernacular and Pueblo Revival. The theater’s adobe structure and European influences stand as a unique blend of vernacular construction and cosmopolitan style, reflecting Las Cruces’ unique face as a blend of historic and modern design.

The building’s architect, Otto Thorman, was originally from Missouri, and began his architectural career in Albuquerque, New Mexico, before moving his office to El Paso, Texas, in 1911. Throughout his career, Thorman displayed a talent for eclectic design. His architecturally significant designs in Las Cruces include the 1913 Mission Revival style Goddard Hall (NR, 1998) and the 1918 Prairie-School-influenced University President’s House (NR, 1989). Thorman continued to practice architecture in El Paso until his death on March 11, 1964.

16. References (if any)

(Make note of books, magazine articles, websites, blogs, etc., used in researching the property’s history)

Boje, David. “Las Cruces and Mesilla Valley Arts Scene Forgotten History: An Antinarrative Guide to Socioeconomic Growth.”

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Ewings, Bob, and Lucinda Silva. *Rio Grande Theatre Oral History*. New Mexico State University Public History Seminar, 2000.

Fargo, Cindi. “Tile Restoration at the Rio Grande.” *The Las Cruces Bulletin* (February 29, 2008): B8.

Green, Scott. *National Register of Historic Places Registration Form: Rio Grande Theatre*. 2003.

Hunner, John, and Brian Kord, Cassandra Lachia, Renee Spence. *Images of America: Las Cruces*. Arcadia, 2003.

Kammer, David. *National Register Multiple Properties Documentation Form: Movie Theatres in New Mexico 1906-1960*, 2006.

Las Cruces Blog – News, Photos, History, “Rio Grande Theatre,” October 16, 2007.

<https://lascrucesblog.com/las-cruces/2007/rio-grande-theatre/>

Marshall, Sandra L., and John R. Versluis. *Historic Architecture Styles of Las Cruces, NM: Celebrating 150 Years*. Dona Ana County Historical Society and Public History Program, Department of History, New Mexico State University, 2000.

Studio D Architects. “Rio Grande Theater Renovation,” n.d. http://www.studio-d.biz/?page_id=236.

Otto H. Thorman Records, 1910-1964. MS147. University of Texas, El Paso Special Collections. University of Texas, El Paso Library.

Section 4 – Author/Owner information and Certification

17. Author Information

Author name: Jordan Gladstone, HP co-op/NMSU student

Phone: 575-528-3027

Applicant address (if different from property):

Email: CDD@lascruces.gov

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Las Cruces City Hall 700 Main Street Las Cruces, NM 88001	
Are you the property owner? ☐ Yes ☒ No	
Owner name (if different): City of Las Cruces	Contact (if different):
I certify that the information provided is accurate and complete to the best of my knowledge. I understand this application is subject to review by the Historic Preservation Committee and the City Council.	
Applicant Signature:	Date:
Owner Signature (if different):	Date:

Appendix – Supporting Documentation
Attach the following: • At least four quality photographs (all sides of the property, streetscape) with captions; • Historic photographs (if available) with captions; • Maps or aerials showing property location with descriptions (Google Maps screenshot); • Supporting evidence (articles, survey records, oral histories); • Copy of property’s building’s nomination form to the National Register of Historic Places or New Mexico Register of Cultural Properties, if applicable; and • Any other documentation relevant to historical, architectural, or cultural significance with descriptions
Photographs of Property

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Figure 1: Front of building and marquee tower, facing southwest.

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Figure 2: Marquee and front façade illuminated at night.



Figure 3: View of rear of building, facing northeast, capturing an old marquee, still in use. Photo includes non-historical mural.

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Figure 4: Rear of building, showing loading dock and back entrance.



Figure 5: Rinceau motifs on the original ceiling of the balcony, visible behind the drop-ceiling of the second-floor offices.

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Figure 6: Painted scrollwork and painted vents in the theater interior.



Figure 7: Proscenium, stage, and decorative windows as seen from the house

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Figure 8: Theater auditorium with new seating and shortened balcony.



Figure 9: Original and replicated tiles on the theater exterior.



Figure 10: Replicated tiles on the theater exterior.



Figure 11: Replicated tiles on the theater exterior.

Historic Photographs/Documents

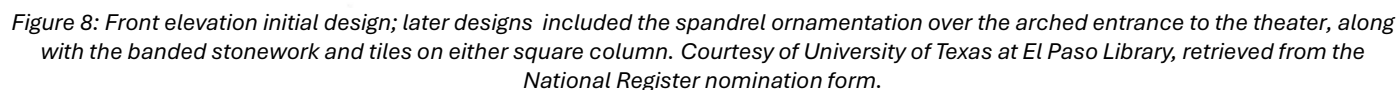




Figure 10: Photo of the Rio Grande Theatre from the 1940s.

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Figure 11: Clipping from the Las Cruces Sun-Times News. NMSU Archives, Urban Renewal Scrapbooks.



Figure 12: Clipping from the Las Cruces Sun-Times News; the Rio Grande Theatre marque from the 1950s is seen in the background behind the "No Fishing" sign. NMSU Archives, Urban Renewal Scrapbooks.

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Figure 13: Photo from 1998, during removal of the false front.



Figure 14: Photo of the façade following removal of the false front in 1998.

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Figure 15: Photograph of the uncovered tiles on the front of the building, prior to restoration in the 2000s. Photo credit, Las Cruces Blog – News, Photos, History “Rio Grande Theatre” post, October 16, 2007.



Figure 16: Original scrollwork and cooling system ducts on the interior of the theater, taken in 1998 as part of the restoration.



Figure 17: Rear of the theater during the 1998 restoration.

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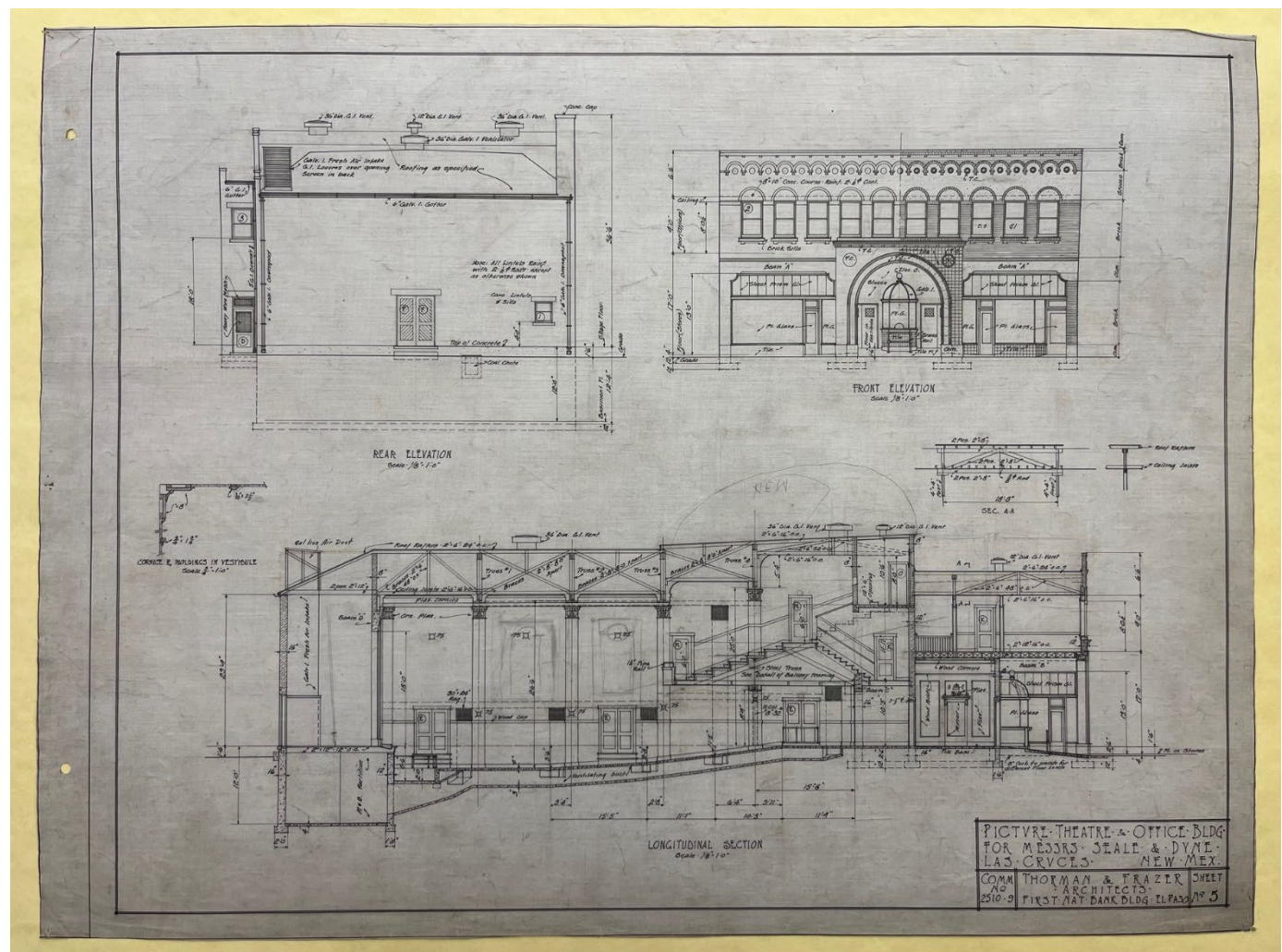


Figure 18: Construction documents produced by Otto Thorman for the project, showing detailed section cuts along with the early design for the front façade, as seen in Figure 8.

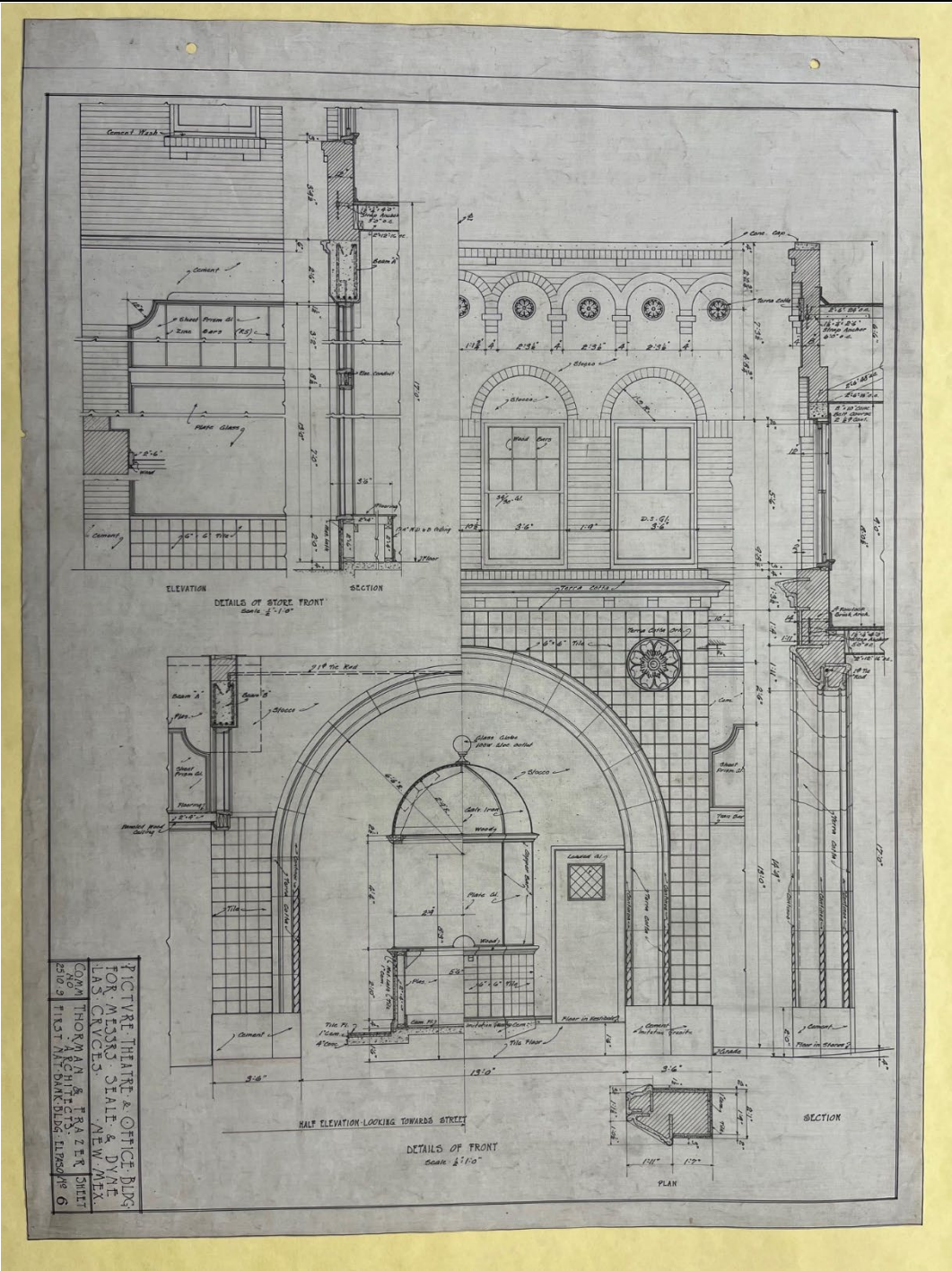


Figure 19: Image of the original front façade design.

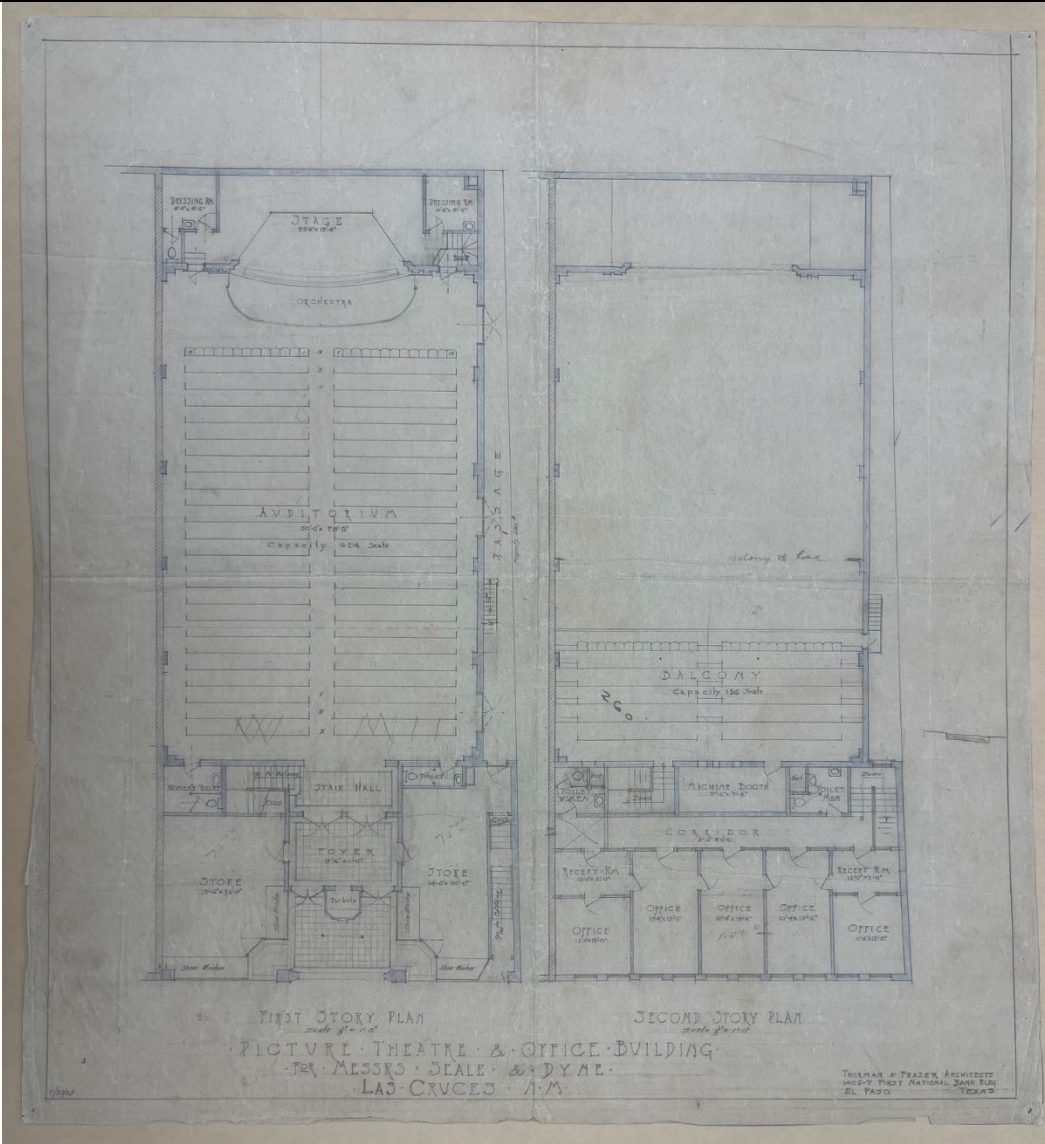


Figure 20: Floor plans for the theater, depicting the first and second floors.

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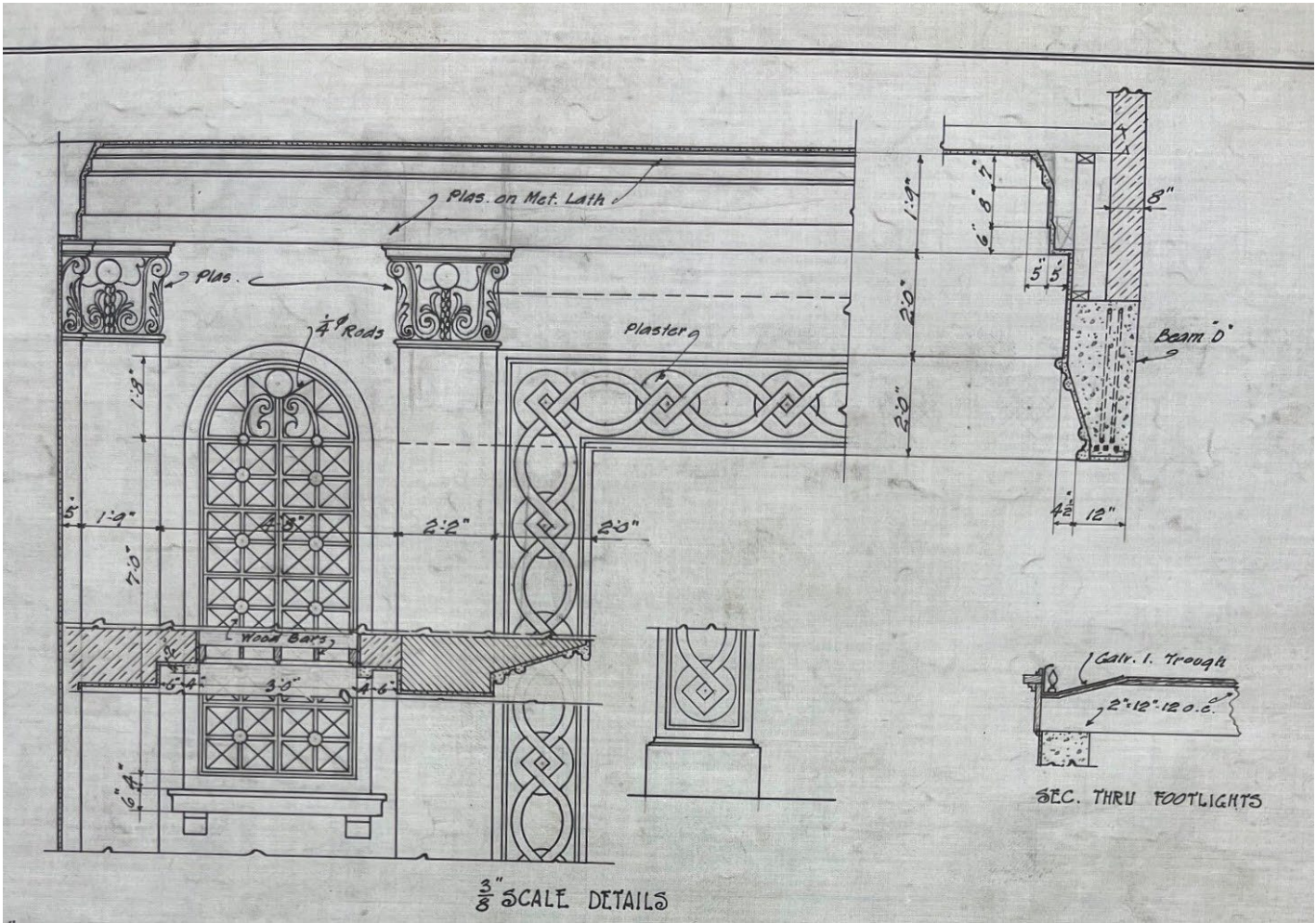


Figure 21: Design details for the proscenium and stage.

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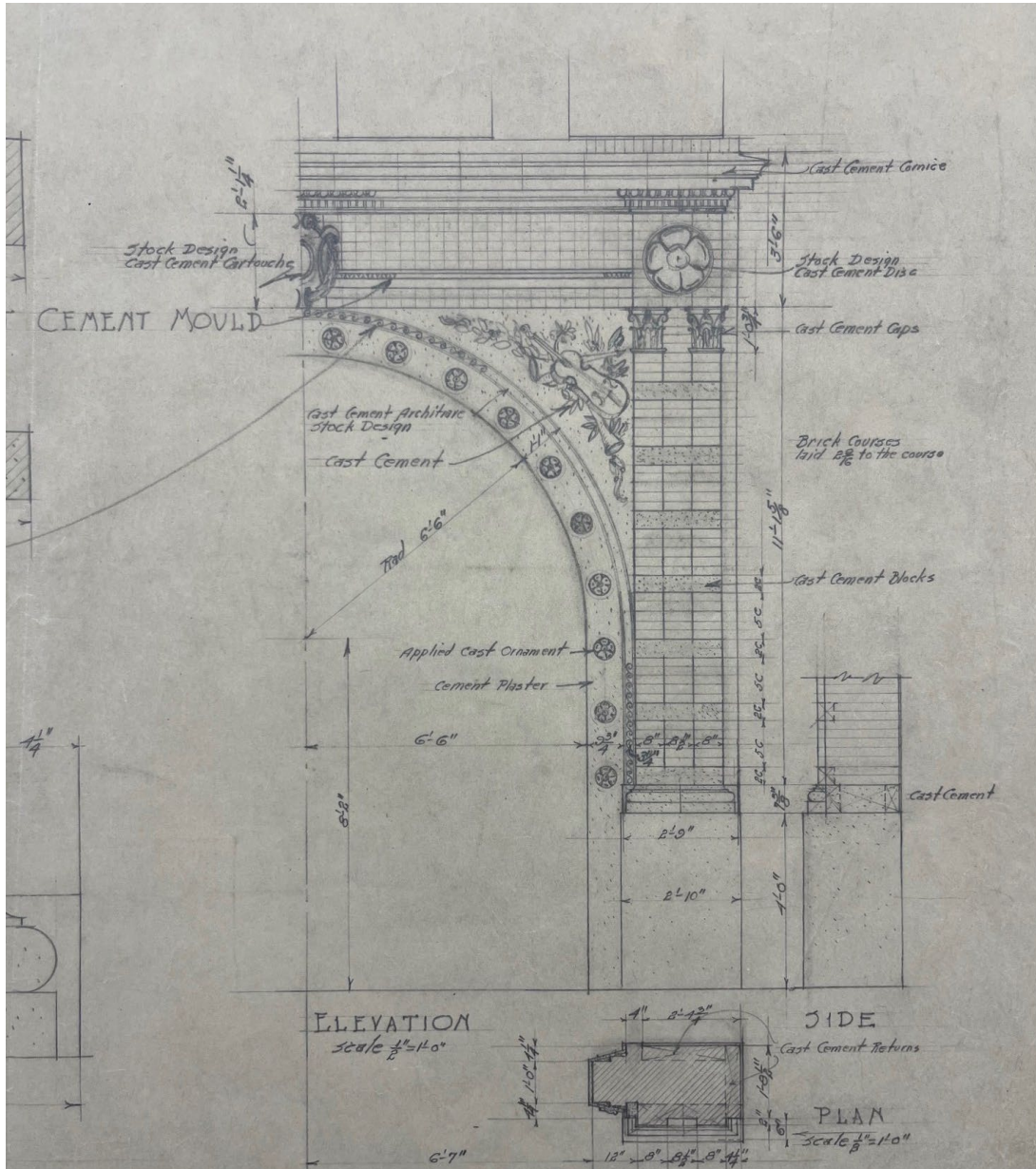


Figure 22: Later design for the front entrance, detailing brickwork and various ornamentation.

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Location Map



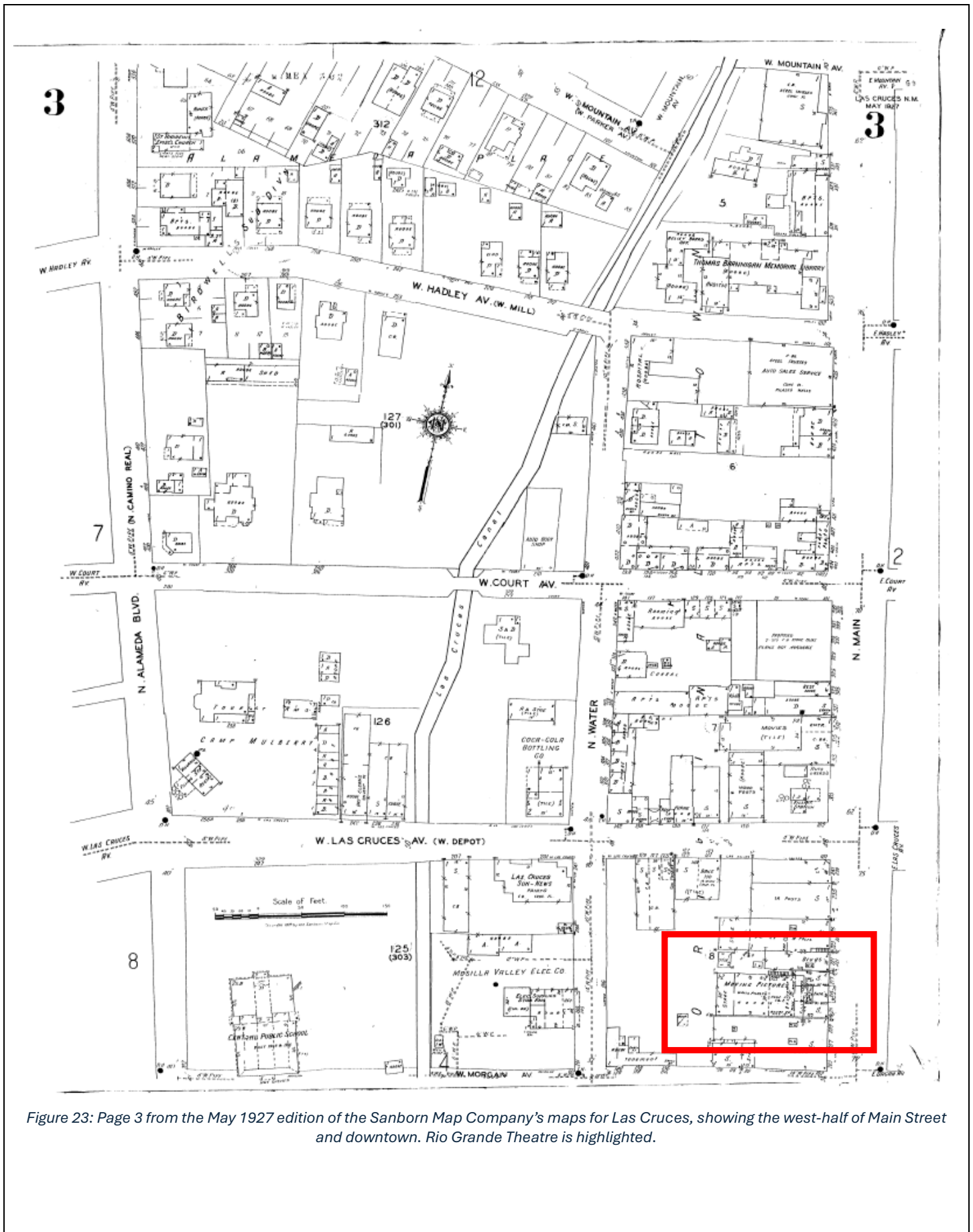


Figure 23: Page 3 from the May 1927 edition of the Sanborn Map Company's maps for Las Cruces, showing the west-half of Main Street and downtown. Rio Grande Theatre is highlighted.

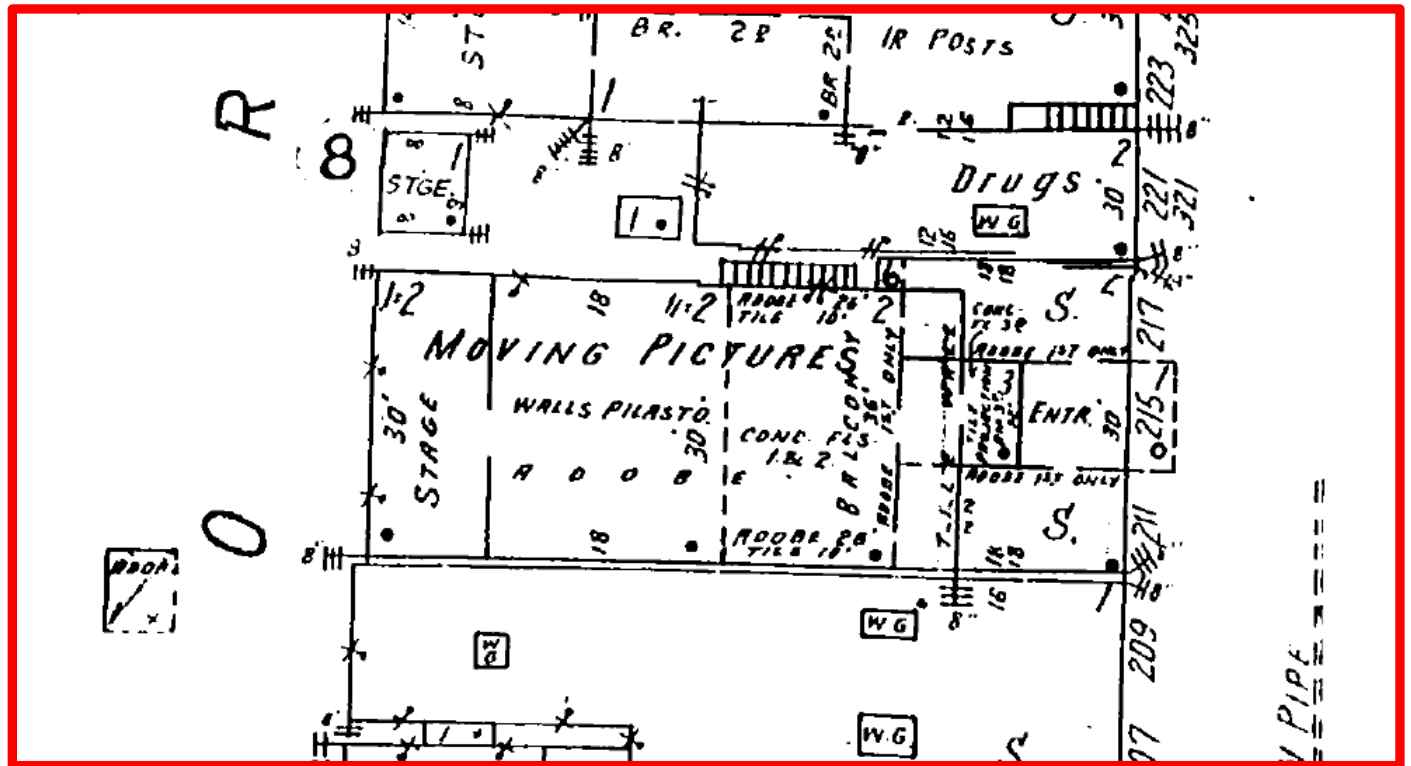


Figure 24: Rio Grande Theatre identified in the Sanborn Map Company's 1927 edition of Las Cruces.

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Supporting Evidence

"At last we are privileged to announce the definite opening date of the new Rio Grande Theatre built by Seale and Dyne and operated by the Central Theatres Corporation of Denver as Thursday July 29th with the powerful Sea Drama "Mare Nostrum" as created by the masterful director, Rex Ingram with Alice Terry and Antonio Moreno in the leading roles. Mr. Ingram has directed such notable successes as The Four Horsemen of the Apocalypse, and may others. Mare Nostrum is conceded to be one of the outstanding successes of the year and the management was indeed fortunate in securing an attraction of this caliber as an opening production. A treat indeed is in store for those who have anxiously awaited the opening of this truly wonderful institution, which is a great credit to the Southwest, the builders who have had the foresight to visualize the future in their enterprise and the operators for the confidence they have placed in the community in the manner they have equipped the theatre. Replacing the old style painted scenery, the stage is to be hung and decorated in a lavish manner with velvet drapes and curtains as is the Auditorium proper. The foyer and aisles are carpeted in a rich red and the lightning [lighting] is as modern as has yet been installed in even the larger theatres in the cities. A washed air-cooling system maintains any desired temperature with its clean pure air as distributed scientifically throughout the house, the mammoth organ will be operated by Miss Elsie Dean Bristol who comes direct from one of the corporation's Denver theatres, which assures all lovers of accurately played pictures a treat in store for them."

From "Rio Grande Theater Opens July 29" The Las Cruces Citizen, 24 July 1926.



Figure 25: Advertisement from The Las Cruces Citizen, July 31, 1926.

ANNOUNCING
THE OPENING OF THE
RIO GRANDE
THEATRE

(Operated by the Central Theatres Corp'n. of Denver)
THURSDAY, JULY 29th, 7:30, 9:30
Presenting .
"MARE NOSTRUM"
REX INGRAM'S MASTERPIECE
A Powerful Story of the Sea
With
ALICE TERRY and ANTONIO MORENO
ADDED ATTRACTIONS

Pathe News	Aesop's Fables
Topics of the Day	- Elsie Dean Bristol, Organist

PRICES
Main Floor . . . 40c Balcony . . . 30c
Gallery . . . 15c Children . . . 15c

Figure 26: Advertisement from The Las Cruces Citizen, July 24, 1926.

RIO GRANDE THEATRE
(Operated by the Central Theatres Corp'n. of Denver)
"Coolest Spot in the Valley"

TODAY SATURDAY AUG 7
BUCK JONES
IN
LAZY BONES
Pathe News Clyde Cook Comedy

Matinee 2:45 **SUNDAY** Night 7:30, 9:30
MADGE BELLAMY--HARRISON FORD
S-A-N-D-Y
Mutt and Jeff "In Mexico" Charlie Chase Comedy

MONDAY -- TUESDAY
DEMILLE'S
SILENCE
H. B. WARNER, VERA REYNOLDS
PATHE NEWS
HARRY LANGDON COMEDY

WEDNESDAY
MALCOM MCGREGOR
PAULINE GARON
"Flaming Waters"
"THREE WISE GOOFS"
FOX VARIETIES

THURSDAY -- FRIDAY
BUSTER KEATON'S
LATEST AND GREATEST FEATURE LAUGH RIOT
"THE BATTLING BUTLER"
SENNETT COMEDY PATHE NEWS AESOP'S FABLES

NEXT WEEK'S FEATURE ATTRACTION
LA BOHEME
JOHN GILBERT--LILLIAN GISH
Special Music Score Played by
ELSIE DEAN BRISTOL

Figure 27: Advertisement from The Las Cruces Citizen, August 7, 1926.

"Where
Happiness
Costs
So Little"

RIO GRANDE

MOVIE NEWS

See the BIG
PICTURES
FIRST at the
Rio Grande

LAS CRUCES, NEW MEXICO MAY 7, 1942

Lombard - Benny In Film Here Thursday

**New Andy Hardy To
Be Seen Sunday
And Monday**



Andy Hardy finds a new romance and successfully gets out of it to become a free man again in **"THE COURTSHIP OF ANDY HARDY,"** latest picture of the popular family series which comes Sunday and Monday only.

Not only does Andy meet a new girl, but he also rescues his sister from a dramatic "scrape," gets into trouble with the police, and barely escapes the clutches of Polly Benedict, who returns to further complicate his young life.

**More Laughter, More
Suspense In Outstanding
Comedy Event**



Melodrama and comedy are skillfully blended in the new film production, **"TO BE OR NOT TO BE,"** which opens Thursday at the Rio Grande with Jack Benny and Carole Lombard in the top stellar roles.

The setting of the picture is Warsaw at the time of the German invasion, and the chief characters are a bunch of "ham" actors of the Teatr Polski, who are forced to give up their theatrical roles for real life ones that are far more exciting than any they have ever played in the theatre.

The story reaches a high point of dramatic action when the "ham" actors—Jack Benny, Carole Lombard, Lionell Atwill, Felix Bressart, Tom Dugan and George Lynn—become involved with the invaders and find themselves impersonating every important Nazi figure from Hitler on down. After a series of startling complications, the members of the troupe are delivered out of the very jaws of the dread Gestapo.

**Sneak Preview
Again Thursday**

Rio Grande patrons attending Thursday evening's opening of **"TO BE OR NOT TO BE"** will again be given the privilege of enjoying the advance showing of a coming hit picture, when another of the popular Sneak Previews will be presented. Each of these are big shows which will enjoy regular engagement but are shown in advance to those who "like to be first."

Rio Grande movie fans attending the opening night of **"TO BE OR NOT TO BE"** will also be given the opportunity of seeing the Sneak Preview, a weekly Thursday night feature, which gives local fans an advance showing of a coming big hit. During the past several weeks, pictures such as **"The Lady Has Plans," "Sullivan's Travels,"** and **"The Fleet's In!"** have been shown. Much interest is being evidenced in this week's presentation, but the title of the hit show remains a **SECRET**.



Second feature of the program co-stars Russell Hayden, formerly of the Hopalong Cassidy series, and his new "side-kick" Charles Starrett, in a fast-moving outdoor story, **"WEST OF TOMBSTONE."**

Continuous Shows Daily—30c 'till 6:P.M. Except Sunday

Figure 28: Historically, the Rio Grande Theatre produced a newsletter, circulated to highlight events, movies, and information about the wider world of cinema.

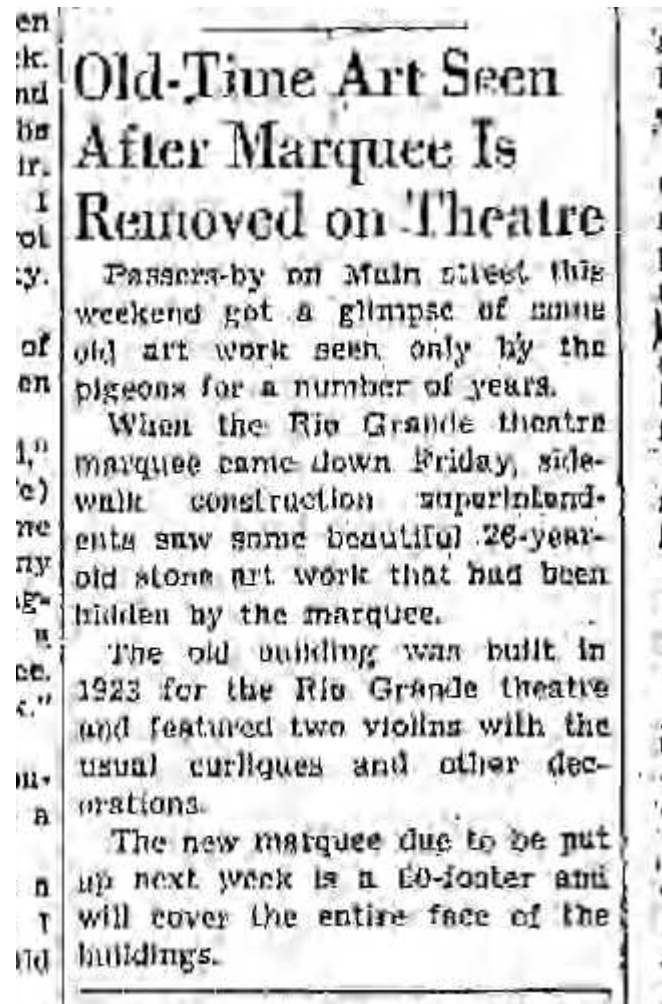


Figure 29: Newspaper clipping from page 4 of the September 18, 1949, edition of the Las Cruces Sun-News, regarding the remodel of the Rio Grande Theatre.



Figure 30: Advertisement for the theater from page 3 of the October 9, 1949, edition of the Las Cruces Sun-News.

Page 00

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9B

10-12B

7B

10A

5-7A

6A

1-5B

7B

L White and Ray Luchini looked up into the late afternoon sky Monday and flashed faint smiles. They and other members of the China-Burma-India veterans association had just retired the garrison-sized U.S. flag that flew at Veterans

Bataan Memorial Monument: Dedicated in April 2002, this one-of-a-kind U.S. monument pays tribute to U.S. soldiers who died during the Bataan Death March in April 1942 during World War II. Many of the Americans who

It comrades who served in the China-Burma-India Theater from 1942 until 1945.

"It's super," said Hackenberg, starting to become emotional about the 6-foot aluminum monument. "It's long, long overdue."

Hackenberg, a highly decorated

"It's an honor," Hackenberg finally said. "It's something that we've been wanting to do for so long to all of our comrades, all of the fellows that passed. Too bad they couldn't see it."

See PARK, page 9A

Veterans Park monuments

Some of the more prominent memorials at Veterans Memorial Park include:

Bataan Memorial Monument: Dedicated in April 2002, this one-of-a-kind U.S. monument pays tribute to U.S. soldiers who died during the Bataan Death March in April 1942 during World War II. Many of the Americans who



Ramada: The Ramada at Veterans Memorial Park includes the insignias of all the military veterans organizations in Dona Ana County. It has been the primary gathering point in the park for ceremonies to honor veterans since the park opened in 1999.



Marine Corps Monument: The hand-made wrought iron monument was dedicated in November 2002, on the 227th anniversary of the U.S. Marine Corps. El Porro Diablo Detachment of the Marine Corps League in Las Cruces, was responsible for getting the monument built and erected in the park.



It's not a guilt or innocent thing, it's a safety issue like an air bag or seat belts," he said. "I think it's constitutional."

Other House members opposed a bill which they said mirrored a George Orwellian society of Big Brother.

"This legislation is taking over personal responsibilities," said Rep. James Rogers Madalena, D-Jemez Pueblo. "I don't know if we're at this point to have this kind of legislation."

Rep. Donald Brattin, R-Hobbs, agreed.

"How far are we going to carry this? Next year we'll have small cameras above the driver abutting down the car if a person blinks too much," he said. "Let's don't punish all the citizens of the state of New Mexico."

Lawnmowers, responding to Gov. Bill Richardson's challenge for them to pass tough DWI laws, said they want New Mexico to be known as the Land of Enchantment and not the Land of the Drunken Driver. There were more than 200 DWI deaths last year in the state.

"The only place we can solve this problem is through citizens,"

See BILL, page 9A

Theater named to national register

By Christopher Schurtz
SUN-NEWS REPORTER

The historic Rio Grande Theater, a centerpiece of downtown Las Cruces revitalization, has been named to the National Register of Historic Places.

The theater, built on Main Street in 1926, is one of the oldest theaters in the state and the last surviving two-story adobe theater in the country, according to the building's owner, the Dona Ana Arts Council.

Being named last month to the national registry means the theater will be eligible for certain federal grants, tax credits and assistance in developing programming.

It also brings a measure of prestige and legitimacy to the theater, not to mention the city.

"We were very excited to get on the national registry. To be recognized as a historic building really should help in getting people interested in renovating the theater," Arts Council executive director Amy Johnson said.

In October, the theater was named to the State Historic Register.

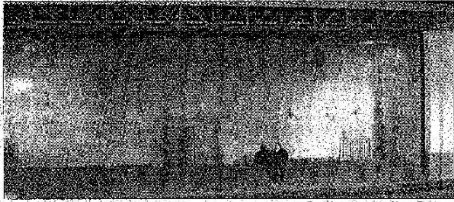
It joins 77,000 other sites already on the National Register, as well as 13 other structures or places in the Las Cruces area.

Christopher Schurtz can be reached at cschurtz@sasun-news.com.

Other sites

Area sites on the National Historic Register:

- ▼ Air Science Building, NMSU
- ▼ Alameda de Vejer Historic District, Las Cruces
- ▼ Victor Armin House, Las Cruces
- ▼ Stephen B. Lee House, Dona Ana County
- ▼ Fort Fillmore, Dona Ana County
- ▼ Fort Salazar, Rafton Springs
- ▼ Foster Hall, NMSU
- ▼ Crocker Hall, NMSU
- ▼ Hadley-Ludwick House, Las Cruces
- ▼ Mesquite Plaza, Mesilla
- ▼ Mesquite Street, Original Townsite Historic District, Las Cruces
- ▼ Santa Fe Chapel C.M.E. Church, Las Cruces
- ▼ Rio Grande Theater, Las Cruces
- ▼ University President's House, NMSU



Amy Johnson, executive director of the Dona Ana Arts Council Inc., stands on the gutted stage of the Rio Grande Theater downtown Thursday, which has been named to the National Historic Register.

Las Cruces Sun-News
February 17, 2004

Figure 33: Article in the Las Cruces Sun-News, February 17, 2004.

Tile Restoration at the Rio Grande

CINDI FARGO
Executive Director of
Las Cruces Downtown



Beautiful tile patterns once graced the façade of the historic Rio Grande Theatre. Over the years, 75 percent of the tiles were covered, damaged or destroyed, leaving only a patchwork of ceramic and mortar remaining. Glen Schwaiger, a local artist and arts instructor at Doña Ana Community College has dedicated the last nine months of his life to recreating those historic tiles and restoring colorful details to the Rio Grande Theatre entry.

In late 2005, Schwaiger and Tim Billman, an educator/curator at the Las Cruces Museum of Fine Art shared ideas about the Rio Grande's historic tiles and the need for restoration work. Before any restoration could occur, plenty of detective work had to be done. By May 2007, with funding approved by the Doña Ana Arts Council, Schwaiger began cleaning and assessment of the tiles.

Investigation showed that the tiles resembled those created in the 1920s and 30s by ceramic manufacturers in California. Research took a local turn when Schwaiger visited the home of NMSU art professor Spencer Fidler, and his wife Deborah Rindge, a family member of the original Malibu Potteries in California (1926-1932). Using texts from the Fidler library, the artist was able to identify prominent California tile makers working in the

heyday of decorative tile manufacturing. Four tile makers have been identified at the Rio Grande Theatre – Claycraft Potteries (California), Kraftile (San Francisco area), Cambridge Faience (Kentucky) and Malibu Potteries (California), along with a few others. A network of vintage tile collectors throughout the country helped Schwaiger refine his knowledge, and the artist's wife LeAnn made a chance E-Bay discovery of a box of vintage tiles found in the crawlspace of a San Jose, Calif., home about to be demolished. The artist purchased 30 samples from the collection, which became the basis for the Rio Grande tile restoration plan.

Despite his background as a student of glazes, Schwaiger was challenged by the trade secrets of Southern California's ceramic industry. Potteries kept tight reins on their glaze chemists, who retained their employment by keeping glaze secrets to themselves. As a result, most of the summer of 2007 was spent making 600 glaze test samples and developing a range of possible colors and firing temperatures that would be appropriate for the project. Schwaiger has spent the last few months handcrafting tiles to match the original tile patterns, testing drying and shrinkage of clay, constructing molds for each of the tile designs and refining the multi-colored glazes used to complete the process.

Schwaiger is a true craftsman and artist and revels in the fact that his discovery highlighted the hand-made nature of the original tiles.

"As a ceramic artist I can appreciate the process and nuances of the human hand in the tiles, then and now," said Schwaiger. "I envision myself applying the same skills and techniques as the artisans of the day while I create these contemporary pieces."

Schwaiger noted the enthusiasm and support from the community, including the Doña Ana Arts Council, the vintage tile-collecting community, Spencer Fidler and Deborah Rindge, NMSU Art Department, the Las Cruces Museum of Fine Art and the locals who stop by to comment while he is at work. "Often times, people with no

" I like the idea that this project brings people together ... "

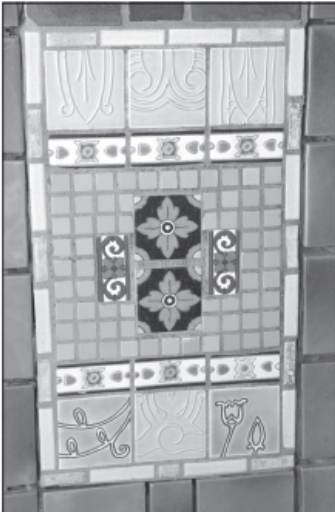
GLEN SCHWAIGER,
Artist



CHRIS MITCHELL | The Las Cruces Bulletin

Glen Schwaiger, now a 20-year resident of Las Cruces, came from Central Illinois to study ceramics at New Mexico State University under Professor Amanda Jaffe. Schwaiger works from his home studio and is available for commission. The artist can be reached at agavearts@zianet.com.

special interest in art stop by while I am working, just to give support and admire the work", said the artist. "I like the idea that this project brings people together and helps keep them thinking about both our history and our future downtown."



An example of the tilework at the Rio Grande Theatre.



Tiles found in a crawl space of a San Jose, Calif., home have become the basis for the tile restoration plan.

Developing BUSINESS ON MAIN STREET

Las Cruces Downtown - A Certified New Mexico Main Street Community in partnership with the City of Las Cruces

New Mexico Main Street, New Mexico Economic Development Department

Join us for a

Public Forum: Community Economic Assessment

Featured speaker: Dr. Jeffrey Mitchell, University of New Mexico Bureau of Business and Economic Research

will present

Las Cruces Downtown Community Economic Assessment

Thursday, March 6, 2008
5:30 - 8:30 p.m.
City Council Chambers
City of Las Cruces

1. Hear an overview of Downtown Las Cruces' economic strengths and weaknesses
2. Explore demographic data, market data and trade area statistics
3. Learn how the Downtown Las Cruces economy stands in relation to neighboring communities and the State
4. Analyze trends and how the economy has changed over years
5. Consider key findings and recommendations for Main Street business development
6. Pose critical questions to the author and community leaders
7. Discuss Main Street revitalization strategies with fellow community members
8. Offer guidance to year Main Street program about priority initiatives

Light refreshments will be served.

Please RSVP
Las Cruces Downtown
Attn: Heidi, Administrative Assistant
505-1955 or info@lascrucesdowntown.org

Figure 34: Article on Glenn Schwaiger's tile restoration project in The Las Cruces Bulletin, February 29, 2008, page B8.



CITY OF LAS CRUCES

HISTORIC PRESERVATION COMMITTEE

May 20, 2026, at 6:00 p.m.

The following are minutes of the Historic Preservation Committee Meeting held February 18, 2026, at Council Chambers, City Hall, 700 N. Main Street, Las Cruces, New Mexico.

MEMBERS PRESENT: Norma Chairez-Hartell, Vice-Chair
Ernie Campos
Jeffrey Shepherd, PhD
Rosanna Torrez

MEMBERS ABSENT: Dr. Jerry Wallace, Chair
Fernando Baeza

STAFF PRESENT: Caitlin Beesley, Historic Preservation Specialist
Henry Becker, Deputy City Attorney
Romulo Valdez, Assistant City Attorney
John Castillo, Urban Planner

OTHERS PRESENT:

David Lundy	Kyle McGrogan	Topher Lininger	Gabriel Gamboa
Stephanie Villnueva	Paul Deason	Marcie Chavez	Tasia Chavez-Villa
Ana Flores	Alice Chavez-Villa	Tory Woods	James Woods
Teresa Armendarez	Rose Garcia	Faith Hutson	John Verploegh
Alma Hutson	Bobbie Hutson	Xan Muza	David Senk
Patrick Vigil	Guadalupe Vigil	Greg Shervanick	Tanner Gaskey
Phobe Gaskey	Sara Thomas	Ruth Gallardo	
Chris Hinojosa	Denali Wilson		

1. CALL TO ORDER

Vice-Chair Chairez-Hartell called the meeting to order at 6:02.

2. CONFLICT OF INTEREST INQUIRY

There was no conflict of interest.

3. PUBLIC PARTICIPATION

There were none.

Agenda Item #8.3.

4. APPROVAL OF AGENDA

4.1 Approval of April 18, 2026, HPC Minutes

Motion to approve by Ernie Campos; seconded by Jeff Shepherd. Motion passed unanimously.

5. DESIGN REVIEW AND CASE RECOMMENDATIONS

5.1 Certificate of Appropriateness certification for WIA restoration project, located at 340 N. Reymond Street in the Alameda Depot Historic District

Caitlin Beesley stated this is a design review project for a city owned building. Building was built in 1927 funded by Women's Improvement Association. It was originally a clubhouse and a mail-order library for the public and was later purchased by the city. The city has had meetings with the public and neighborhood association regarding the building's restoration/preservation project. This project recently received \$900,000 in capital outlay from the state. It is a contributing property to the Alameda Depot Historic District in the state and national registers. The landscaping will include new trees, native plants, and the fountain from 1968 will remain and fixed. Full window restoration. Some wood on the exterior will be replaced in-kind. Stucco will be patched and redone. It has been decided to keep the pueblo revival informed design. SHPO recommended not listing this building individually because it is already listed as part of the historic district. The project came to Beesley with a proposal to remove the ADA ramp from the front and construct a new ramp to the rear. Removing the ramp from the front to the rear would only serve to list the building individually and it is not necessary. The back entrance to the building cannot accommodate the ramp without creating a new ADA entrance there, which would demolish historic fabric. The ramp on the front of the building does not put the building's designation at risk. The compliance coordinator with accessibility mentioned the ramp itself is within compliance, it is only out of compliance currently because of the handrails on the ramp itself instead of on the support structure for the ramp. Recommend a ramp be retained or redesigned to the front, put in place where it is either wide enough that it accommodates the handrail or grab bars are put on the current ramp for more maneuverability. The National Park Service produces preservation briefs for the maintenance and preservation of historic buildings, Beesley referenced the brief that discusses accessibility and historic buildings. Making historic properties accessible have various choices, ramps, lift, landscaping. The ramp was placed 2003-2004, also the bathrooms were updated and accessible, and expanded the kitchenette.

Agenda Item #8.3.

Board Member Ernie Campos mentioned that the ramp appears to work and it seems fine in its current location. Vice-Chair Chairez-Hartell rhetorically asked “why fix it if we do not need to.”

Greg Shervanick stated he attended all the meetings concerning this building. His concern is that Parks and Recreation is involved. And if this is a strategy to mend Pioneer Park with prior proposed concepts. Also was there anything learned about the Armijo House. He mentioned that the WIA building is below grade and now adding a bunch of plant life. Believes the board should take its time before it votes to accept anything.

John Verploegh agrees with the previous comment about the building being below grade. He stated water pools up next to the building. He thinks there are structural issues with the portal, the way it is anchored, and hopes this is addressed in this project.

All mentioned issues will be brought forward.

Motion to approve by Rosanna Torez; seconded by Ernie Campos. Motion passed unanimously.

5.2 No. 26ZO1000018 - case recommendation to Planning and Zoning Commission allowing additional land use for auto sales or rental use of a property located at 801 E. Amador Avenue, zoned C-2 (Commercial Medium Intensity).

John Castillo stated there is additional land use at 343 S. Esperanza/801 E. Amador Avenue. The property is within the South Mesquite Overlay Zone Legacy District. It does have a sub-zoning designation of C-2 which is the Commercial Medium Intensity zoning district, which usually allows for medium intensity type development such as offices, businesses, small scale businesses, or local businesses. It is located at the northwest intersection of Amador Avenue and Esperanza Street. It is a developed property with a vacant building and parking lot. It is approximately half an acre in size. It began as an auto dealership in 1977 and has been in continual operation for over 30 years. The business relocated to 715 E. Amador Avenue which is across the street and continued to operate at that location until 2025 when the property was sold. The property has been nonconforming use since the adoption of the South Mesquite Overlay Zone in 2005. Applicant is seeking to continue the original business that stated on the property and continue to provide for the community. Under code Section 36-2.D4 IV under South Mesquite Overlay Zone Legacy District an applicant can request an additional land use for a specific parcel that is not already noted within the permitted use. They want to include for land use, auto sales and/or rental in the C-2 Zoning District within the South Mesquite Overlay Zone. All relevant agencies and departments supported the

Agenda Item #8.3.

1 proposed additional land use. And notice was sent to properties within 500
2 feet. There were no phone calls or e-mails regarding the additional land
3 use. There are no health, safety, or welfare issues identified. The proposal
4 is not out of line due to history of use. Amador Avenue is a principle arterial.
5 Staff recommends approval with conditions. The recommendation is in
6 concert with Elevate Las Cruces Comprehensive Plan. Conditions are that
7 the business will be required to bring the property into compliance with the
8 2025 Land Development Code, and all companion codes. The business
9 will also need to through the minor platting process to vacate a property line
10 to become one lot instead of two separate lots. Staff felt the special use
11 process was the appropriate process for this as this is not a zone change,
12 variance, or waiver.

13
14 Gabriel Gaboa of Casa de Autos gave some history of the business. And
15 he just wants to continue doing business as he has since 1977.

16
17 Motion to approve by Jeff Shepherd; seconded by Ernie Campos. Motion
18 passed unanimously.

19 20 **5.3 City of Las Cruces Register of Cultural Properties case** 21 **recommendations to City Council**

22
23 Caitlin Beesley introduced the register by giving an abbreviated version of
24 the presentation she shared with City Council during a work session earlier
25 in the month. A register is an official list or database of properties that have
26 been evaluated as worthy of preservation or designation for their historic or
27 architectural significance. There is the National Register of Historic Places,
28 the State Register of Cultural Properties, and many municipalities have a
29 way to designated properties locally; for Las Cruces, Beesley is referring to
30 it as the local register, which was established when we became a certified
31 local government in 2021. Historic registers assists people who
32 administrate preservation objectives at the municipal level, or federal level,
33 or state level. Registers also boost recognition of individual properties.
34 Increases public awareness of preservation, afford various protections
35 against improper alteration or demolition, reinforces local ordinances, and
36 encourages designation through economic or other incentives. What can
37 be listed are buildings, structures, sites, objects, or districts. The property
38 has to be identified as significant through various methods using different
39 criteria, which include significant events, significant persons, distinct style
40 or the work or an architectural master, or potential for new information
41 general archeological sites. The city register has a few additional criteria,
42 however owner consent is required for the city register as well as state and
43 national registers. Nominations can be produced by property owners with
44 assistance from staff or local register subcommittee. This process is being
45 condensed into an annual. Designation at the national and state level it
46 means identifying buildings that are worthy of preservation. Designation at

Agenda Item #8.3.

the local level involves protections under local ordinances, including plan or design review for alterations done to the buildings, or review in advance of demolition permits. Public information is available on these buildings.

Tonight is the designation process. A nomination draft is produced. Public HPC meeting for discussion of the property nomination is established. The final step is City Council's action which requires resolution, granting or denying property designation with a simple majority.

No. CPD2026-001 - Rio Grande Theatre

The Rio Grande Theatre turns 100 this year. Designed by Otto Thorman of Thorman and Frazier, El Paso architecture firm. Designed in Italian renaissance revival style. It is a two-story abode building, which Beesley states is rare. There was a preservation project undertaken by the Doña Ana Arts Council between 1998 - 2007. The restoration work returned the building to its former glory for functional use and as a landmark for the community. Glenn Schwaiger helped with the tile work. The nomination was produced by City of Las Cruces Community Development Co-op Jordan Gladson. Staff is recommending that this be nominated and elevated to the local register. It is already in the National and State Registers.

Israel Chavez thinks this is great and glad to see the city doing things for historic preservation. None of this comes with any help to any of the private owners of any of these properties. He commented that the city invests heavily in the Alameda District which historically was the segregated, white part of town. And the city continues to lack the investments required for the brown and black neighborhood of Mesquite Street. He is fine with largely symbolic designations. The city has failed to apply for any grants which are only available to CLG entities and not individuals. He stated the reason two-story adobes are rare is because the city tears them all down. The city needs to apply for money to continue to save properties. There are buildings east of Main Street that need restoration/improvement.

Board Member Ernie Campos mentioned a workshop to discuss and save some of those buildings.

Motion to approve by Rosanna Torrez; seconded by Ernie Campos. Motion passed unanimously.

No. CPD2026-002 - Branigan Cultural Center

Beesley invited Kenneth Podhajecki, CLC Co-Op, up to present the Branigan Cultural Center nomination as the author. Podhajecki stated the building was built in 1935. Designed by Percy McGhee, Jr. who also

Agenda Item #8.3.

designed the Doña Ana County Courthouse. This was the first dedicated library in Las Cruces. The only privately funded library constructed in New Mexico during the great depression, all other libraries were publicly funded. First municipal run museum in 1979, transferred from a library to a cultural center. It is nominated for its significance to local history, and for being distinctive architecture, pueblo revival style, and also work of a master architect. Restoration was done in 2022-2023 of the vigas and portals, and stained glass window on the east side of the building. Staff recommendation is approval.

Motion to approve by Ernie Campos; seconded by Jeff Shepherd. Motion passed unanimously.

No. CPD2026-003 - Railroad Museum

Caitlin Beesley stated the Railroad Museum was built as a depot in 1910. It is the second railroad depot in Las Cruces. It is in the Spanish Mission Revival style. Some of the elements of the specific building were likely informed by the location. Used as a passenger depot until 1960s. It was purchased by the city in 1992 and transitioned to municipally run museum in 2004. Nominated for reflection of community history, and for distinctive architectural style. Nomination produced by former HPC Chair Dr. Judy Berryman. The first depot was built in 1881. The surrounding neighborhood came to reflect the influence of the railroad and what it represented; incoming of new people, new materials, new architectural styles arriving in Las Cruces at this time period. Depot Street became Las Cruces Avenue and was the first paved road in Las Cruces. She has a few modifications for this nomination following staff input that will be included prior to the nomination going to City Council. It is currently in the National and State Registers and retains sufficient historic integrity.

Dave Lundy, the exhibits manager for city museums, and building manager at the railroad depot. He thinks this is an important building to the city.

Board Member Jeff Shepherd thanked for the comments. He asked if there was something to explain the significance more regionally. Hard to overestimate how impactful the railroads were for cities, cultures, and communities, facilitating troop movement, displace and conquer indigenous people in the area here, and for bringing people in, goods, commerce, cultural ideas.

Vice-Chair Chairez-Hartell asked if the caboose was being included too. Caitlin Beesley stated the caboose is not original, and not significant except symbolically.

Agenda Item #8.3.

1 Motion to approve by Ernie Campos; seconded by Jeff Shepherd. Motion
2 passed unanimously.

3 4 **No. CPD2026-004 - Clara Belle Williams Property**

5
6 Caitlin Beesley stated this would include the whole plat, including two
7 buildings, the home and the duplex. The house was built between 1925-
8 1930. It is a craftsman with vernacular influences. Nominated primarily for
9 its association with Clara Belle Williams and her family. She was a notable
10 educator in the community. Also the first African-American to graduate from
11 New Mexico State University. The home currently belongs to Marcelina
12 Chavez, the widow of Arturo Chavez who ran a chile roasting business
13 along with other produce out of the home. Property is nominated for its
14 association with significant people. Nomination produced by Alice Chavez,
15 the daughter of Arturo and Marcelina. There are a few changes to the
16 building over the years. From the documents for nomination: "Clara Belle
17 Williams home is undoubtedly historic because of her extraordinary life and
18 her lasting legacy. For this connection the property at 722 N. Mesquite
19 Street is deserving of designation at the local level. The home was next
20 occupied by the Chavez family who participated in the expansion of chile
21 roasting, one of New Mexico's most prized cultural pastimes around the
22 Mesilla Valley and nearby communities. In light of this, recognition should
23 be given to the simple fact that this property's history continued past its initial
24 period of significance. Encouragement should also be made to view all
25 properties regardless of historic significance as bridges that connect
26 generations, families, and ongoing stories. A reminder that history
27 continues." Staff recommend approval.

28
29 Alice Chavez-Villa stated on August 13, 2021, the state of New Mexico
30 Cultural Properties voted unanimously to enter the home as part of the state
31 register. Her father came to the US as Spanish speaking only and learned
32 slowly through asking schoolmates. As a young boy he traveled and picked
33 produce with his siblings. Her father joined the Marine Corps. Her mother
34 was born and raised in Las Cruces. She spent her life in that house and
35 learned the value of hard work. A lot of parallels between the two families.

36
37 Vice-Chair Chairez-Hartell stated she has to abstain from voting on this as
38 she worked on the nomination. It was an honor to work with Alice Chavez-
39 Villa.

40
41 Board Member Jeff Shepherd appreciated the narration and research
42 shared. Should there be publishing of this story he would like to work on it
43 also.

44
45 Motion to approve by Ernie Campos; seconded by Rosanna Torrez. Motion
46 passed.

Agenda Item #8.3.

No. CPD2026-005 - Phillips Chapel C.M.E. Church

Caitlin Beesley stated this is located in the Mesquite Historic District located at 638 N. Tornillo Street. It was built in 1911 as a physical representation of the black experience in Las Cruces extending from the tradition of worshiping in community members' homes. It is one of the oldest black churches in New Mexico. Also served as the first segregated school in Las Cruces for African-Americans following segregation. A major restoration project between 2010-2014 by the community and students with the Doña Ana Community College. It is nominated for its representation of community history, for its association with the Hibler Fielder family, and authenticity of materials. It was nominated by Faith Hutson. The restoration was done entirely by volunteer work. It is currently on the National Register individually and contributes to the State Register of Cultural Properties for the Mesquite Street Historic District. Staff recommends approval.

Faith Hutson stated she was on the restoration project from start to finish. She purchased an adobe home and took adobe restoration classes at DACC. Thanked everyone for their hard work in nominating properties.

Vice-Chair Chairez-Hartell stated she was a small part of the restoration and that was her first introduction into historic preservation.

Motion to approve by Ernie Campos; seconded by Rosanna Torrez. Motion passed unanimously.

6. STAFF AND COMMITTEE INPUT

Caitlin Beesley stated there was a break-in and fire at 719 N. Mesquite Street late last month. The fire was primarily to the rear of the property, only damaged the roof. The property is technically for sale. The city's plans were to demolish the building. She and an inspector looked and the building is not in bad condition except for the roof. The city will board and secure the building and lien against demolition of the roof only. There is a lot of interest in the building.

Members of the unhoused population have been sleeping under the luggage/crate ramp to the south of the railroad museum. The structure is creosote soaked railroad ties which helps prevent insect infestation, but not great with fire. There was a fire. The city is assessing what to do with this right now. The ramp is fire damaged but it thankfully did not spread to the building.

This is Historic Preservation Month. Doña Ana County Historical Society is having regular lecture series. Tomorrow at 7:00 p.m. at the WIA building for a lecture. Las Esperanzas putting on walking tour for the Mesquite Street Historic District, this Saturday at 9:00 a.m. There are documentaries and movies going on at the

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1 Rio Grande Theatre. Town of Mesilla is doing a Historic Preservation week next
2 week. There will be a tour of the Armijo House on May 26, evening at 6:00 p.m.
3 May 29th the New Mexico Historic Preservation Commission is giving the annual
4 awards at the National Hispanic Cultural Center in Albuquerque, at 1:00 p.m.
5 NMSU campus tour May 30th at 10:00 a.m. leave from the Conroy Honor Center.
6 Beesley will be attending the Santa Fe Historic Preservation Symposium on May
7 30th, from 9:00-5:00 at the New Mexico History Museum in Santa Fe.

8
9 Beesley is planning for city register nominations to come before City Council in
10 June.

11
12 Board Member Ernie Campos asked if the events are listed on the website. Some
13 are on Facebook and some on Instagram, not the website. Beesley stated that
14 next year they will have an event calendar for people to go to.

15 16 **7. ADJOURNMENT**

17
18 Motion to adjourn by Jeff Shepherd; seconded by Ernie Campos. Motion passed
19 unanimously.

20
21
22
23
24
25 _____
Chairperson



CITY OF LAS CRUCES

TO: Historic Preservation Committee

FROM: Caitlin Beesley, MHP, Historic Preservation Specialist

DATE: May 1, 2026

SUBJECT: Case CPD2026-001

Case CPD2026-001: A nomination to the City of Las Cruces Register of Cultural Properties for the Rio Grande Theatre. Property is owned by the City of Las Cruces and is listed in the New Mexico State Register of Cultural Properties and the National Register of Historic Places.

BACKGROUND

The Rio Grande Theatre was constructed in 1926, a peak era of cinema and cinema construction. Named after the region's largest river and lifeblood, the Rio Grande Theatre was designed by the prominent El Paso architect, Otto H. Thorman, of the firm Thorman and Frazer. The theater is historically significant as an important local example of early 20th century Italian Renaissance Revival architecture and for its two-story adobe construction. Furthermore, the theatre is historically significant for its broader relationship to the "Golden Age" transition from silent to sound cinema and its local prominence as a social space and source of pride for the then-small Las Cruces community. After the community shifted towards suburban living and business, the Rio Grande Theatre was closed in 1997. It was soon purchased by the Dona Ana Arts Council, who reopened the theater in 2005 as a performing arts center following an ambitious restoration and renovation project. The Rio Grande Theatre meets eligibility under Criterion A for cultural and social association with community history, and Criterion C in the area of authenticity of materials and historic elements and distinctive architectural style.

The Rio Grande Theatre is currently nominated to the City of Las Cruces Register of Cultural Properties, which comprises buildings, structures, sites, objects and districts that have historic or cultural significance to the Las Cruces community.

DECISION CRITERIA

To ensure the designation of eligible properties to the City of Las Cruces Register of Cultural Properties, HPC shall evaluate and make a final recommendation to the Las Cruces City Council for final approval. Nominated properties must be recommended and approved following standards established in Chapter 35, Section 2-D of the City's Development Code. An eligible building must meet the following requirements:

- a) Located within the corporate boundaries of the City; and



CITY OF LAS CRUCES

- b) At least 50 years old, in whole or in part, or else of exceptional significance; and
- c) Possesses integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for listing in the National Register of Historic Places; and
- d) Embodies such other qualities and characteristics as is in the judgement of the Committee should be considered for designation as a cultural property; and
- e) Possess one or more of the following demonstrations of significance:
 - i) A broad cultural, political, economic, or social association with the historic development of the community, the state, or the nation; and/or
 - ii) Identification with a historic person or with important events in local, state, and/or national history; and/or
 - iii) Possesses distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship; and/or
 - iv) Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
 - v) Is a notable work of a master builder, designer, or architect; and/or
 - vi) Possesses or may likely yield information important in prehistory or history; and/or
 - vii) An improvement embodying all or part of the above characteristics which is subject to encroachment of detrimental influences or potential adverse effects; and/or
 - viii) An improvement of historical, architectural, or cultural significance that is threatened with demolition by public or private action; and/or
 - ix) Possesses other qualities and characteristics that, in the judgment of the Committee, should be considered for designation as a cultural property.

STAFF RECOMMENDATION

Staff have reviewed this nomination and recommend **APPROVAL** based on the following finding:

1. The building is currently listed in the National Register of Historic Places and the State Register of Cultural Properties.
2. The building retains sufficient historic integrity, and its significance is apparent to the general public.
3. Staff assisted in the completion of the nomination.

NOTE: Recommendations by the Committee must be based on “findings.” Findings for *DENIAL* of the nomination should be articulated by the Committee and may be based on policies found in the City of Las Cruces Development Code, and/or other City plans and policies. Findings may also be based on information presented at the public hearing or information obtained through a site inspection.



27-023

City Council Action and Executive Summary

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

District:	☒ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ N/A
1st Reading:				Adopted:	August 3, 2026		
Drafter:	Caitlin Beesley			Department:	Community Development		
Title:	A RESOLUTION APPROVING THE BRANIGAN CULTURAL CENTER FOR INCLUSION IN THE CITY OF LAS CRUCES REGISTER OF CULTURAL PROPERTIES. (CPD2026-002)						

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

PURPOSE(S) OF ACTION:
Designation of a cultural property.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:
The Branigan Cultural Center has been nominated to the City of Las Cruces Register of Cultural Properties, which comprises buildings, structures, sites, objects and districts that have historic or cultural significance to the Las Cruces community, in accordance with the City’s Development Code 35-2D. The City Council is required to review and take final action.

The purpose of the City Register of Cultural Properties is to identify historic properties worthy of preservation for the general public and to affirm the City’s Historic Preservation Ordinance, which provides for protective measures against improper alterations to designated properties.

Designed by Percy Wear McGhee, Jr., and constructed in 1935, the Branigan Cultural Center (originally the Thomas Branigan Memorial Library) is a two-story Pueblo Revival style building at the northern end of Las Cruces’ downtown sitting at 501 North Main St. The south-facing building occupies the width of the block, fronting the former Hadley Avenue, now a callecita or walking lane, and extends between the western Water Street to Main Street on the east. The building retains a very high degree of integrity, despite minor alterations to the exterior and significant changes to interior spaces, and continues to be a major center of activity for the community. It has served a critical role within the community and remains an important cultural landmark as the first dedicated library in Las Cruces and the only privately funded library constructed in New Mexico during the Great Depression, as a representation of Pueblo Revival Style architecture, and for its association with Percy Wear McGhee, Jr., a notable regional architect.

On May 20, 2026, the Historic Preservation Committee (HPC), pursuant to Figure 34-2-1, Summary of Major Roles and Responsibilities, of the 2025 Zoning Code, recommended approval of the nomination by a unanimous 4-0 vote (with two Committee Members absent and one Committee vacancy), based on the findings outlined in Exhibit “A” and Attachment “B.” The nomination process promotes preservation activities in the community, highlights the property’s role in local history, and fulfills a requirement of the City’s Certified Local Government status.

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The nomination was publicly noticed in accordance with the applicable notification requirements. Staff received four inquiries regarding the notification process. During the public meeting, zero speakers provided comment related to the nomination of the Branigan Cultural Center. Additional details regarding the meeting and public comments are provided in Attachment "A."

The City Council will consider the recommendation of the HPC and decide whether the nominated property is appropriate for inclusion in the City Register of Cultural Properties. If deemed suitable, based upon evidence presented, the City Council will make a final determination on the request. It is possible for the City Council to modify the recommendation by making edits or adding content to the nomination. Furthermore, City Council can reject the resolution elevating the Branigan Cultural Center to the City Register of Cultural Properties; however, new evidence and facts must be articulated if the City Council reverses the HPC recommendation.

SUPPORT INFORMATION:

[Exhibit "A" City of Las Cruces Register of Cultural Properties nomination form](#)

[Attachment "A" May 20, 2026, HPC Minutes](#)

[Attachment "B" Staff Evaluation](#)

PLAN(S):

Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

Historic Preservation

DOES THIS AMEND THE BUDGET?:

☐ Yes

☒ No

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

☐ Yes

☒ No

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Resolution and affirm the HPC recommendation for approval.
2. Vote "No"; this will deny the Resolution and will reject the recommendation made by the HPC.
3. Vote to "Amend"; this will allow City Council to modify the Resolution by adding conditions as determined appropriate.
4. Vote to "Table"; this will allow City Council to table/postpone the Resolution and direct staff accordingly.

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RESOLUTION 27-023

A RESOLUTION APPROVING THE BRANIGAN CULTURAL CENTER FOR INCLUSION IN THE CITY OF LAS CRUCES REGISTER OF CULTURAL PROPERTIES. (CPD2026-002)

The City Council is informed that:

WHEREAS, the Historic Preservation Program has submitted a nomination for the Branigan Cultural Center to the City of Las Cruces Register of Cultural Properties as part of the City's Development Code 35-2D; and

WHEREAS, the elevation of eligible properties to the City Register promotes preservation activities in the community, highlights the property's role in local history, fulfills a requirement of the City's Certified Local Government Status, and affirms the City's Historic Preservation Ordinance, which ensures protective measures against improper alterations to designated properties; and

WHEREAS, the nominated property is currently listed in the National Register of Historic Places and the New Mexico Register of Cultural Properties; and

WHEREAS, the Historic Preservation Committee, after conducting a public hearing on May 20, 2026, recommended that said nomination be approved by a vote of 4-0-0 (two Committee Members absent and one Committee vacancy).

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

(I)

THAT the property, as reflected in Exhibit "A", attached hereto and made part of this Resolution, is hereby elevated to the City of Las Cruces Register of Cultural Properties.

(II)

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

DONE AND APPROVED this day of

Agenda Item #8.4.

APPROVED

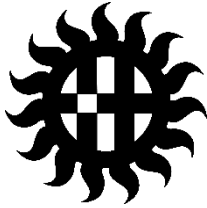
ATTEST:

Moved by:

Seconded by:

AYES

NAYS



Cultural Property Designation Application Form

City of Las Cruces – Community Development Department

700 N. Main St., Las Cruces, NM 88001

For assistance, call (575) 528-3027 or email cbeesley@lascruces.gov

For official use only:

LC CPD No. _____ NRHP _____ SRCP _____ Criteria A B C D

Section 1 – Property Information

1. Name of Property

(Usually refers to prominent historical period)

Branigan Cultural Center

2. Other Names (if applicable)

(All names, during or following historical period)

Thomas Branigan Memorial Library

3. Address/Location of Property

(If no mailing address exists, use nearest cross streets; include UTM's)

501 N Main St. Las Cruces, NM 88001

106 E. Hadley St. Las Cruces, NM 8801 (historic)

Section 2 – Property Description

4. Property Type

(See below for descriptions)

- ☒ Building (roof, enclosed walls, occupied)
☐ Structure (roof, walls, unoccupied)
☐ Site/Infrastructure (park, acequia, etc.)
☐ Object (statute, mural, etc.)

5. Original Use of Property

Library

Municipal Building

6. Current Use of Property

Museum and Auditorium

7. Listing history

Has this property previously been listed on a national or state register, either individually or as part of an existing historic district?

☒ Yes ☐ No ☐ Unsure

NR: Individually listed 2004; contributing to the Alameda-Depot Historic District, listed 1985

SR: Individually listed 2003; contributing to the Alameda-Depot Historic District, listed 1980

8. Identifying photo

(Show main façade or other for clear identification)



9. Construction Date (if known)

1935

10. Building/Structure Occupation Status

☒ Occupied ☐ Unoccupied ☐ Does not apply

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11. Construction History Has the property been moved? ☐ Yes ☒ No If yes, date moved: Describe alterations (with dates, if known): 1973: Building is reroofed, new ceiling tiles installed, with lighting modifications and the installation of two public restrooms 1979-1980: Library departs for a new location, building is re-designated a cultural center 1981: Extensive remodel to accommodate new programming 2019: Long-Term Maintenance Plan established 2021: Master Plan established 2023: Majority of exterior woodwork is restored as part of Phase 1 of a preservation project	12. Building Condition (Relative to historical period or occupancy history) ☐ Excellent ☒ Altered ☒ Good ☐ Unaltered ☐ Fair ☐ Deteriorated ☒ Original Site ☐ Ruins/Abandoned ☐ Moved to New Location ☐ No longer standing Alterations to the exterior have been minimal, with the building retaining integrity of location, design, workmanship, materials, and feeling. The interior has been significantly altered to accommodate new exhibit space and other programming. The building retains sufficient integrity to communicate its historic significance.
Section 2 – Property Description, cont.	
13. Property Description (Written narrative describing the property's physical attributes and characteristics, no character limit) <i>Adapted from "Description" in the National Register of Historic Places Registration Form: Thomas Branigan Memorial Library, written by Peter A. Friesen, 2003.</i> Designed by Percy Wear McGhee, Jr. and constructed in 1935, the Thomas Branigan Memorial Library is a two-story stucco, Pueblo Revival style building built at the northern tip of the Las Cruces' Downtown sitting at 501 North Main St. The South facing building occupies the width of the block, fronting the former Hadley Avenue, now a callecita or walking lane, and extends between the western Water Street to Main St. on the east. The building retains a very high degree of integrity despite minor alterations to the exterior and significant changes to interior spaces and continues to be a major center of activity for the community. The building was originally designed to be multipurpose, with its rectangular floor plan comprising of three main components: a large auditorium for public meetings or performances; an open area for stacks or bookshelves that included reading rooms and the main lobby; and an area comprising the children's section, employee workspaces, lavatory, and other offices. Each programming component comprises its own external massing and roof line, which give the overall building the appearance of a larger amalgamated complex, the desired effect from the Pueblo Revival style; an ornamental bell tower forms an interior corner of the building and is the tallest constructed element and completes this look. The building's Pueblo Revival style is accentuated by several decorative details. Notable elements include: the vigas that project beneath various rooflines; a number of portals or portales, a stylistic awning, constructed over several entrances, one of which is comprised of exposed latillas and vigas; a prominent window affixed with a wooden-spindled grille; arched openings along the bell tower; and a large clay vessel which serves as a chimney pot. The building's plaster features a distinctive texture known colloquially as bananitas or little bananas, the signature stucco finish of a local craftsman; the texture is visible on several other Pueblo-Revival style buildings around town, including the former county courthouse (another McGee building). Beneath the stuccoed exterior, the building is constructed out of several different materials including hollow clay or ceramic tile, cinderblock or concrete masonry units (CMU), and fired brick.	

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The windows throughout the entire architectural composition are all protected by wrought iron gates and are recessed into the walls of their façade; in one instance, on the south elevation, a prominent window is covered by wooden grill and milled spindles. The south façade has three vertical windows lining the children's reading room with one lintel running across the top of all three. These three windows feature stained glass scenes depicting characters from children's stories as part of the original design. The south wall of the office wing contains a window with stucco hood above it.

The principal façade and main entrance to the building faces south towards Hadley Avenue, bounded by the west wing of the complex and enclosed with a courtyard, listed as "Patio" on the original floor plans. Within this courtyard lies a brick path leading to the entrance of the library on the South facing side of the building. This entrance is covered by a portal with exposed latillas resting atop vigas. The portal is supported by six columns with capitals formed from double-ended carved wood corbels. To the right of the library entrance is the bell tower, accentuated by four arched openings at its top and triangular windows just below the three vigas on each side of the tower.

The east façade of the Branigan fronts Main Street and has a portal above the eastern entrance which is also covered by latillas resting atop vigas supported by 4 columns and corbels. The two windows on the northern side contain storybook-character-themed stained-glass scenes.

The north façade, facing a parking lot that stretches from Main Street to Water Street, is dominated by two large cubic masses that define the library's stack room and a reading room. One segment of wall is crenelated by five tall and narrow windows. Adjacent to the parking lot is a high walled service court that was constructed at an unknown date, it houses the building's mechanical systems in addition to the building's dumpster.

The west façade consists of two concrete staircases: one leads up to the stage in the auditorium, and the other down into the boiler room. The stage within the north end of the lecture room is indicated by a lift in the roofline. Four embedded buttresses extend out of the west wall and rest on either side of three corresponding windows. An additional buttress also projects out of the south wall at the southern end of the façade. Two smaller buttresses also extend out of the lecture room's lobby. The lecture room's lobby also has a small vertically casement window on its west facing wall.

The building's interior features a notable mural, sponsored by the WPA and painted by El Paso artist Thomas Lea; situated above the circulation desk, the mural depicts the Franciscan Friars introducing books to the region. In the center of the mural are two conquistadors, one sitting and one standing, both to the right of a Friar who is addressing a group of 18 indigenous people. On both sides of the central painting lies a cartouche. The mural also honors Gaspar Pérez de Villagrà, author of Historia de la Nueva México. The mural's reputation within the community is a conflicted one, but the city has no plans to remove it and has insured it against potential damage, commensurate with its provenance.

The library stacks, which served a programmatic as well as structural purpose, have been removed. In some places they were replaced by large metal beams for support. Other changes to the interior include the introduction of a drop ceiling during an unknown project, likely after the building became a cultural center.

Section 3 – Property Significance

14. Significance Criteria

(Check all that apply, explain answers under 15. Significance Narrative)

☒ (A) Broad cultural, political, economic or social association with community/state/national history

☐ (B) Associated with a historic person or significant events

Or (C)

☒ Distinctive architectural type, style, method, or craftsmanship

☒ Authenticity of materials and historic elements from the most prominent period of the building's history

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☒ Notable work of a master builder, designer, or architect

Or (D)

- ☐ Potential to yield information important in history or prehistory
- ☐ Subject to encroachment or adverse effects
- ☐ Threatened with demolition by public or private action
- ☐ Other qualities significant to local heritage (explain)

Integrity Consideration ☒ Yes ☐ No

(Does the property possess sufficient integrity as evaluated for inclusion in the National Register of Historic Places)

15. Significance Narrative

(Written narrative describing the history of the property and its importance to Las Cruces, no character limit)

Adapted from "Statement of Significance" in the National Register of Historic Places Registration Form: Thomas Branigan Memorial Library, written by Peter A. Friesen, 2003.

For almost 100 years since its initial construction in 1935, the Thomas Branigan Memorial Library building has served a critical role within the community of Las Cruces and remains an important cultural landmark. It meets Criterion A as the first dedicated library in Las Cruces and the only privately funded library constructed in New Mexico during the Great Depression. It is also significant under Criterion C as a representative of Pueblo Revival Style architecture, and for its association with Percy Wear McGhee, Jr., a notable regional architect.

The origins of a permanent library in Las Cruces go back to the turn of the 20th century and begin with the establishment of local club in Las Cruces, most notably the Woman's Improvement Association (WIA) and the Las Cruces Library Club. For several decades after their incorporation in 1894, the WIA sponsored informal libraries in the homes of various association members before setting up a subscription library located in the Farm Bureau's Temple of Agriculture, located in what is now the Arid Club Building at 334 W. Griggs Avenue. In 1906, the Las Cruces Library Club set up a bare-bones library in room 26 of the now demolished Don Bernardo Hotel, in advance of obtaining a Carnegie grant to construct a separate facility; the club's grant aspirations were ultimately unsuccessful, and plans for a dedicated library languished for 20 years.

In the 1920s, Alice Montgomery Branigan—wife of Captain Thomas Branigan, a civil war veteran of Scottish ancestry—was elected as the president of the New Mexico Federation of Women's Club's Fourth District and with her, the WIA was successful in fundraising and opening a more permanent subscription-based library, housed in the WIA's new clubhouse on Raymond Street, constructed in 1927. Charge for use was an annual fee of \$1.

When Branigan died in 1932, she left nearly \$2 million to the City of Las Cruces—\$35,000 of which was earmarked for the construction of a new library with another \$10,000 being earmarked for the purchase of books. This bequest allowed for the full realization of the WIA's and Las Cruces Library Club's desire to build a free public library. Branigan's primary stipulation for the donation was that the new library be named in memory of her husband.

The commission for the new library was awarded to El Paso architect, Percy Wear McGhee, Jr. (1889-1971), who had designed several buildings for the New Mexico State University campus; he later completed plans for the old Dona Ana County Courthouse at the other end of Main Street from his library building. Keeping with the Carnegie Library Construction Program tradition of "[Expressing] the best architectural tradition of the region which can stand the test of time," McGhee chose the wildly-popular Pueblo Revival style for the exterior design.

McGhee designed the building to consist of three different programmatic areas. First was the library proper, which made up the central part of the complex and consisted of a children's reading room, an adult reading room, a foyer called the delivery room that separated the two reading rooms, the periodicals room, and the book

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stack room. Second was a large auditorium called the lecture room, positioned on the west side of the complex; intended to operate separately from the library space, the lecture room featured its own separate entrance. Third, on the east side of the complex, were several offices intended to be used by city officials. The library was made with the most modern of design, recreating recommendations from the American Library Association, which put an emphasis on practicality, efficiency, and futureproofing. Interior lighting and sound were immediately identified as two critical aspects of the library that must be regulated to create the ideal environment for the buildings many uses. Following its construction, the Branigan Library was lauded for its unique architecture and successful library design. In 1938, The American Library Association Committee on Library Architecture and Building Planning commemorated the Branigan library in *Small Public Library buildings*, a publication that showcased designs around the country – the Branigan Library was the only building selected to represent library architecture in the Southwest and Rocky Mountain regions.

Thomas Lea, a prominent regional artist raised in El Paso and based in Santa Fe, was commissioned to paint an interior mural. The painting, located in the front foyer of the library, depicts the coming of the Franciscan Friars to the Southwest, who brought the first books of the region with them. Additionally, the mural commemorates New Mexico's first poet, Don Gaspar de Villagra. The bookplate was created by Mrs. E. G. Shannon.

The building has undergone several renovations since its opening in 1935. In 1961, a new roof was added, several of the offices on the east side of the complex were converted to children's areas and added to the children's reading room; also in 1961, the city converted the lecture room into a large reading room. In 1973, the library would once again undergo renovation, receiving another new roof and additional public restrooms among other changes.

In 1979, the Thomas Branigan Library relocated to a new building at 200 E Picacho Ave, and the former library building was renamed the Brannigan Cultural Center, becoming the city's first municipal-run museum. James E. Richardson III, known by his nickname "Junior," was the cultural center's inaugural director, overseeing the building's transition from library to museum beginning in 1979 until the center officially opened in 1981; his tenure as director ended with his passing in June 1986. A talented local artist, some of Richardson's artwork is kept in the museum's archives.

To accommodate its new programming, the building underwent several changes. The main stack area and reading rooms were turned into smaller spaces: two exhibit rooms and an enclosed space for storage. The auditorium retains its stage and larger footprint but is also used for exhibit space. While the interior spaces have been reorganized, the exterior of the building has largely stayed the same. The majority of wood elements on the exterior have been restored since 2023 as part of a long-term maintenance plan, accepted in 2019; the next phase involves restoration of the exterior stucco, with care paid to the appearance of the bananitas in the plasterwork.

While the building now serves as a museum and gallery, it remains an active community space open to the public and continues to follow the vision of Alice Branigan who, through the library, wished to improve Las Cruces through public access to knowledge.

16. References (if any)

(Make note of books, magazine articles, websites, blogs, etc., used in researching the property's history)

AOS Architects and MASS. Design Group. "Branigan Cultural Center Exterior Wood Preservation Assessment." January 4, 2023.

Friesen, Peter A. *National Register of Historic Places Registration Form: Thomas Branigan Memorial Library*. 2003.

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Fulton, Jean. "Condition Assessment and Maintenance Recommendations for the Branigan Cultural Center."
November 2009.

Section 4 – Author/Owner information and Certification

17. Author Information

Author name: Kenneth Podhajecki, HP co-op/NMSU student
Applicant address (if different from property):
Las Cruces City Hall
700 Main Street
Las Cruces, NM 88001

Phone: 575-528-3027
Email: CDD@lascruces.gov

Are you the property owner? ☐ Yes ☒ No

Owner name (if different): City of Las Cruces

Contact (if different):

I certify that the information provided is accurate and complete to the best of my knowledge. I understand this application is subject to review by the Historic Preservation Committee and the City Council.

Applicant Signature:

Date:

Owner Signature (if different):

Date:

Appendix – Supporting Documentation

Attach the following:

- At least four quality photographs (all sides of the property, streetscape) with captions;
- Historic photographs (if available) with captions;
- Maps or aerials showing property location with descriptions (Google Maps screenshot);
- Supporting evidence (articles, survey records, oral histories);
- Copy of property's building's nomination form to the National Register of Historic Places or New Mexico Register of Cultural Properties, if applicable; and
- Any other documentation relevant to historical, architectural, or cultural significance with descriptions

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Photographs of Property



Figure 1: Front of building, facing north.



Figure 2: Photo from the sidewalk on Main Street, looking northwest at the east façade of the building.

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Figure 3: Rear of the building, facing south.



Figure 4: West façade of the building, service entrance behind the stage in the former auditorium.

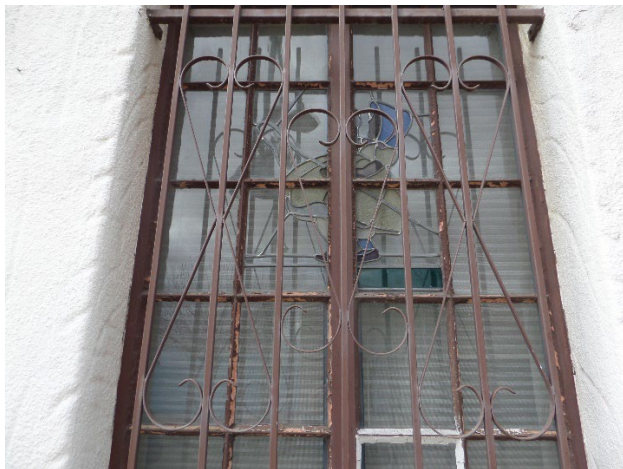


Figure 5: Stained glass window on the east side of the building.

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Figure 6: Stained glass on the south side of the building.



Figure 7: Southwest corner of the building, featuring a distinct window decorated with extended hood and sill, supported by ornamented wooden doweling.



Figure 8: Photo of the building's interior, documenting use of hollow clay tile and brick in construction.

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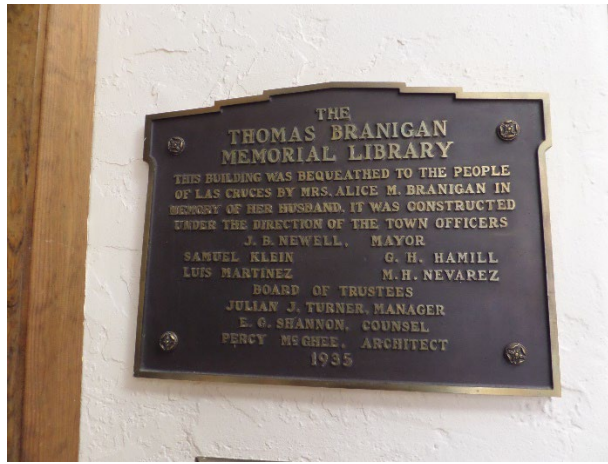


Figure 9: Photo of the plaque commemorating the building's dedication in 1935.

Historic Photographs



Figure 10: One of the earliest photos of the Branigan Memorial Library, circa 1930s. NMSU Archives, Rio Grande Historical Collections.

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Figure 11: Another undated photo of the building, likely late-1930s.

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Figure 12: Photo of the building, dating to the 1960s. NMSU Archives, Rio Grande Historical Collections.

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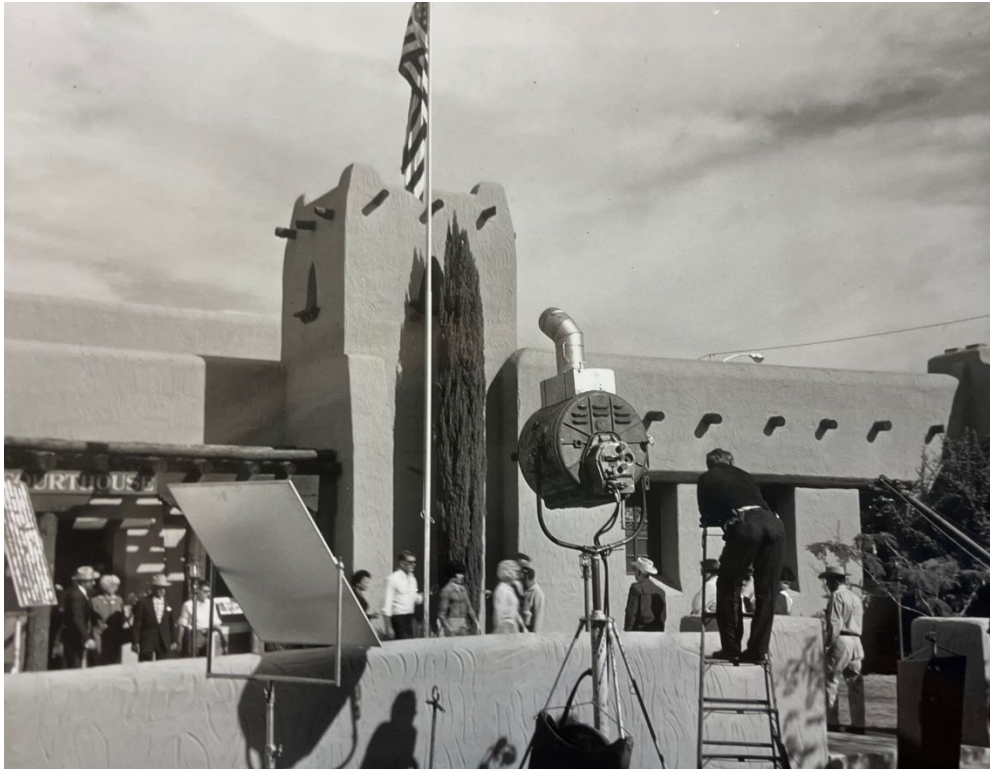


Figure 13: Photo of the Branigan Memorial Library during the filming of an un-aired TV pilot for Calhoun: Country Agent, from 1964.



Figure 14: Actor Jackie Cooper photographed at the Branigan Memorial Library, the set of Calhoun: County Agent, in 1964.

Agenda Item #8.4.



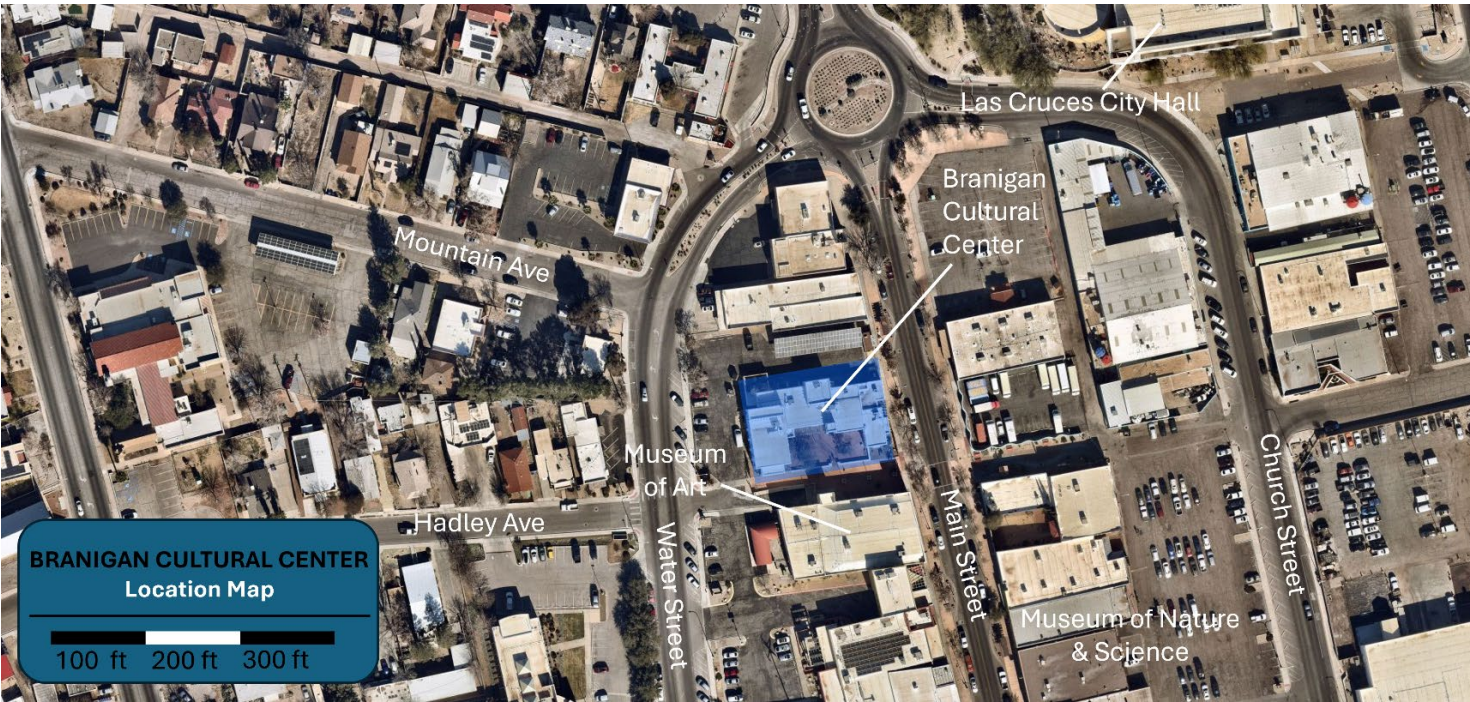
Figure 16: Cooper in a still frame from Calhoun: County Agent, in 1964.



Figure 15: James E. "Junior" Richardson III, first director of the Branigan Cultural Center, photographed outside the building at an unknown date. Richardson spearheaded the building's transition from library to museum; his tenure as director ended with his death in June 1986.

Agenda Item #8.4.

Location Map



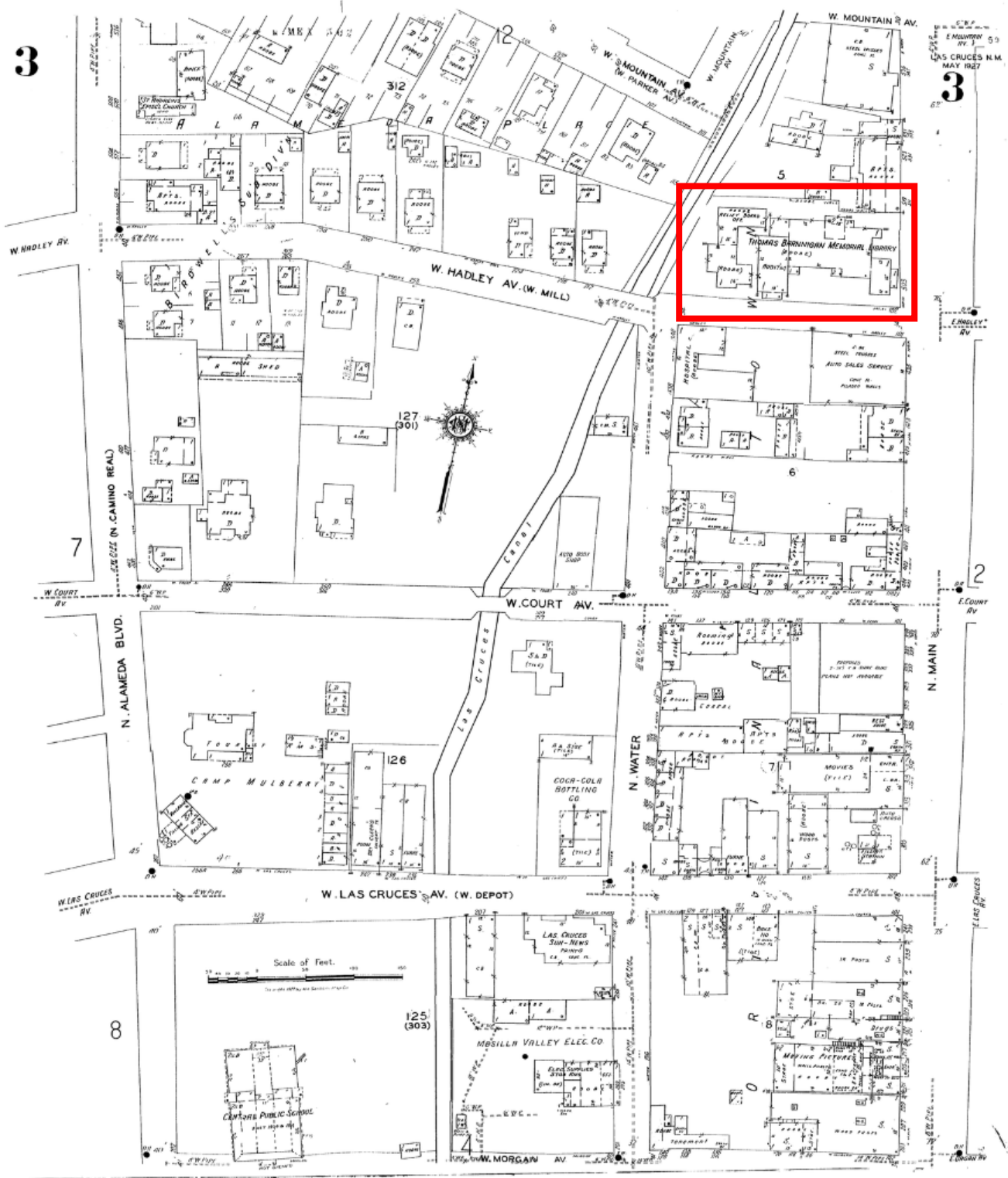


Figure 17: Page 3 from the May 1927 edition of the Sanborn Map Company's documentation of Las Cruces, showing the west-half of Main Street and downtown. The Thomas Branigan Memorial Library is highlighted in red.

Agenda Item #8.4.

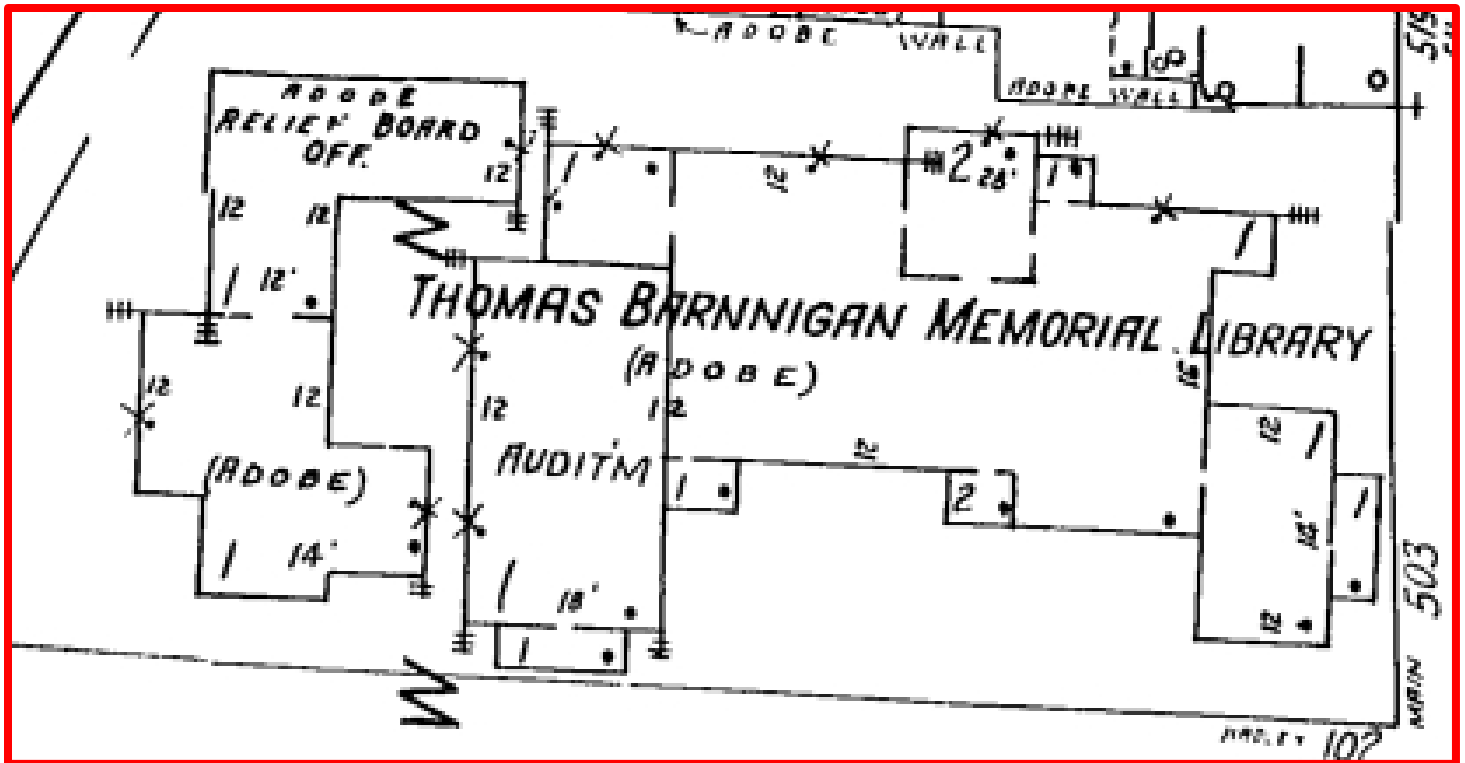


Figure 18: Thomas Branigan Memorial Library identified in the Sanborn Map Company's 1927 edition of Las Cruces. In addition to spelling "Branigan" incorrectly, the map erroneously identifies the building as adobe construction.

Agenda Item #8.4.

Supporting Evidence

Branigan Library Gets National Recognition

The Thomas Branigan Memorial Library has received national recognition in two library publications recently.

In "Small Public Library Buildings," prepared by the American Library Association Committee on Library architecture and building planning committee, which is headed by John Adams Lowe, librarian of Rochester New York Public Library, the Branigan library is one of 24 buildings recommended as examples of beauty and efficiency.

The twenty-four buildings displayed in this attractive book have been recently completed in various parts of the United States and Canada. The illustrations are of the Branigan library, show floor plans and exterior view of the building.

The reason for publication of this book is the great demand for small, efficient, public library buildings. The demand has increased with stimulus of building activities, fostered by the Federal Government.

The other publication which has featured the Branigan library is "The Pioneer," published by the Library Bureau Division of Remington Rand, Inc. This little folder shows the patio and southern view of the building as a front page cover. Three views of the inside are shown, and a letter from Mrs. Effie Carmichael, describing

ing the library is published.

Mrs. Carmichael weaves the historic background of Las Cruces into the structure of the description.

"This charming library at Las Cruces, New Mexico is so different from other buildings we have described in 'The Pioneer,' that we asked the librarian, Mrs. Effie Carmichael, to tell us about it," writes the editor.

Since the publicity has been accorded the Branigan library through these mediums, Mrs. Carmichael has received a number of inquiries for further information. One was from the director of the School Library Service, Simmons' College, Boston, Mass. The writer declared that he was much interested in the building and plans as described in the John Adams Lowe book.

Figure 19: Newspaper clipping from page 1 of the Las Cruces Sun News, March 23, 1939.

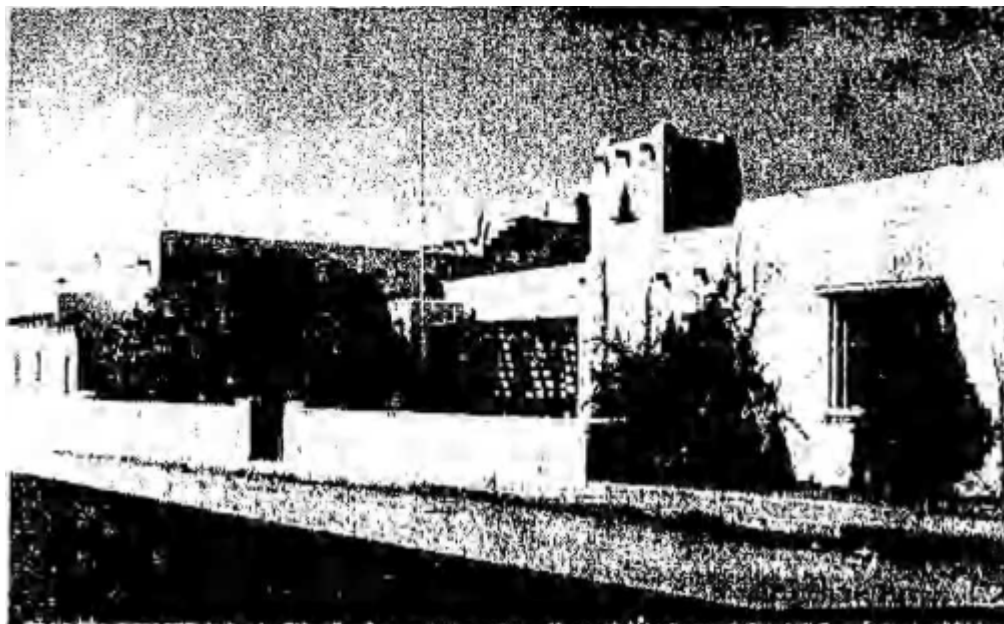
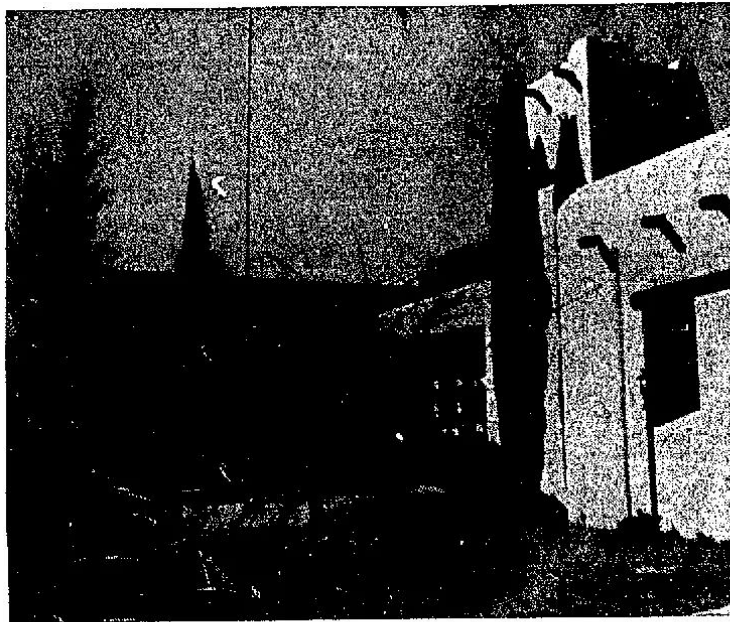


Figure 20: Thomas Branigan Memorial Library, south elevation, from the front page of the Las Cruces Sun News, October 9, 1949.



PUBLIC BUILDING AWARD — Thomas Branigan Memorial Library, 106 W. Hadley, was cited by Dona Ana Historical Society for a special award for a public building adhering to traditional regional architecture. (Miera)

Historical Society Cites Architecture Of Region

Two area buildings — one public and one private — have been singled out for special awards from the Dona Ana Historical Society for their noteworthy adherence to traditional regional architecture.

The society commends the

an Stew Ladled

-- Unappetizing

careful planning that went into the construction of the Thomas Branigan Memorial Library, 106 W. Hadley, of pueblo design and the Ernst Artschwager territorial style home, 520 Brown Road.

Shannon Selects

E. G. Shannon, chairman of the board of trustees, received the award for Branigan Library. Fittingly it was Shannon who was responsible for the selection of the building's pueblo design.

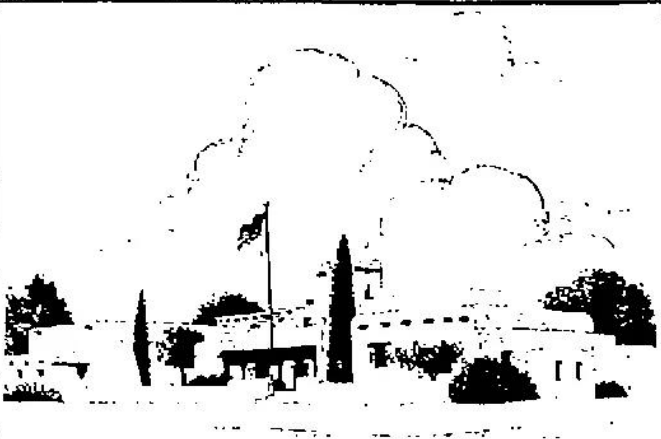
It was his guiding influence that led Las Cruces into a building period that has been called the renaissance of pueblo design. Shannon's own home is considered a gem of that style of architecture.

Guiding Influence

He was successful in having the pueblo design selected not only for Branigan Library, but for the Dona Ana County Courthouse, City Hall, Court Junior High School and others. His influence.

(See Page 14)

Figure 21: Newspaper clipping from page 13 of the Las Cruces Sun News March 5, 1967, edition.



Branigan Memorial Library

Renovated Library Ready For Showing

Dona Ana County residents will have the opportunity to see the results of the renovation at Branigan Memorial Public Library next Sunday, Jan. 6, from 1 to 5 p.m., Librarian Don Dresp announced.

The library is located at 106 W. Hadley Ave., just off the downtown mall. This will be the formal open house and showing of the renovation work in the library.

One of the open house highlights will be the designation of the Southwest books as the Helen P. Caffey Collection. This part of the program is scheduled for 3 p.m.

The collection will be contained in a specially designed room. Miss Caffey was Branigan librarian for several years prior to Dresp's appointment.

The renovation got under way in the later part of June. At one period during the project most of the book stacks were placed in the west reading room and entry was through a small entry in the wing. But, in spite of the inconveniences, Dresp and his staff were able to keep the library operating on its regular schedule of 66 hours a week.

Figure 22: Newspaper clipping from page 4 of the Las Cruces Sun News, December 30th, 1973, edition.



ALL FICTION BOOKS are now being held in the Shannon Room, a change made during renovation in Brannigan Memorial Public Library. Steel stacks

seen at the left were moved into the reading room to handle the extra volumes. (Tessner)

City Library Ends Year 'Of Change, Revolution'

By MARVIN TESSNER
Sun-News Staff Writer

The year of 1973 was a time "of change and renovation" at Brannigan Memorial Public Library, according to the annual report by Librarian Don Dresp.

This is just a summary of the renovation program that not only expanded services at the public library but also made it structurally safe.

The cost was \$139,784 and came out of city revenue sharing funds. Renovation work got under way June 25 and was concluded December 1. The formal open house attended by 1,500 visitors, was held January 6 of this year.

Renovation included placing a new roof, new central heating and air-conditioning, laying new carpet throughout the building, installing two new restrooms, lowering the ceiling, adding new electrical lighting and putting a ramp at the entrance for the handicapped.

The renovation project also gave Dresp the opportunity to add an entrance to the Southwest Collection and to rename it the Helen P. Caffey Collection in honor of the former librarian who had held the position for so many years.

Other additions that came with the project were a second copy machine and a rental typewriter. The copy machine cost is five cents. The typewriter is rented for 10 cents per 20 minutes or 25 cents for an hour.

The exterior also was completely sandblasted and given a fresh coat of blating white paint which has made the library such an outstanding building throughout the years.

Crews also tore down the old Red Cross Building on Water Street and recently started to build a 12-place parking area for the library.

During fiscal year 1972-73, Dresp and his staff added 5,254 volumes to bring the total to 51,431. The library also has 405 records and 231 talking books offered for circulation.

Dresp contends, however, that according to the American Library Standards, Brannigan Library should have 84,900 volumes to meet the community's needs.

Circulation for the fiscal year totaled 191,732. This is broken down into: Adult, 113,817; juvenile, 73,944; records, 3,564, and talking books, 827.

This represents a 15 per cent increase over the previous period, or 28,235 books. The per cent increase is among the highest in public libraries in the nation, Dresp noted.

A decrease in circulation was

noted during the renovation period, July 1973 to January 1974, of six per cent for the same span of time the previous year. But Dresp considers this a success when the difficulties his staff had to overcome are taken into account.

The library was able to remain open 66 hours a week in spite of renovation.

Services cover a large span. Children's activities include special Easter, Halloween and Christmas story hours.

The Christmas program consisted of 14 events and drew an attendance of 800. The highlight was the Girl Scouts Yuletide decoration event with handmade ornaments, which won the library first place in the Chamber of Commerce decoration contest.

The library's second annual Summer Reading Program was a success even with the renovation project interruptions. More than 1,000 children participated in the "Wild Horse Reading Roundup," which was designed to encourage and develop good reading habits.

Another estimated 2,500 young readers attended children's program and activities during June, July and August. And films were presented every Monday throughout the summer.

During the entire year, story hours are offered 10:30 to 11 a.m. every Thursday for children by the State College Story League and the Las Cruces Story League.

Recently, weekly story hours were developed at Little Playmates Nursery and Kindergarten and Eastside Community Center.

It was just a year ago when the Homebound Services was started under the sponsorship of the Las Cruces Junior Women's Club. Members see that books and material, that have been ordered from the library, are delivered to the homebound.

Currently, eight patrons, either handicapped, homebound or elderly, are being served through this program. Dresp said he hopes to expand it during 1974.

Prior to the renovation work, the Inter-Library Loan Service was started at Brannigan. Through this service, Dresp can contact the New Mexico State Library in Santa Fe to obtain books that are not available at the city library.

The loan service also makes more than 650 films available to community organizations and clubs. During the 1972-73 fiscal year, 46 films were obtained for county patrons.

Special collections have been undergoing expansion. The library subscribes to more than 150 magazines and plans to improve the magazine and newspaper selections this year.

In fiscal year 1972-73 talking books and magazines for the visually handicapped in English and Spanish were checked out to about 25 people using the service. Recently, \$900 were spent on large print books.

The paperback collection has reached approximately 3,000 books. The expanding Spanish collection includes two encyclopedias, reference books, and fiction selections.

The special table with free material, including narcotics and teen-age bibliography, also has proved a success. Other special events included the monthly art exhibits, featuring local authors and exhibits to observe Black Week, Chicano Week, Native American Week and Book Quiz Week.

The remaining staff members are:

Carmen Alvarado, Patricia Greenhouse, Sara Johnson, Terry Johnston, Maria Clara Martinez, Wilma P. Powell, Vera Schrader, Phyllis Segura, Mary Lou Serna, Jean Canble, library page, and Pete Pedraza, custodian.

Expanded City Computer Facilities Allows More Work, Better Economy

Special To The Sun-News
In light of inflation and a recession that some say isn't a recession, consider this statement:

"This new system not only enables us to build a broader base for the future but allows us to still do the work in one shift rather than going to two...and for about the same amount of money."

Where is this unusual business that's able to build down costs so well in an era of rapidly rising prices?

It's tucked away in a well-lit corner at 200 N. Church St. The sign on the door says Management Information Services.

half times the disc storage space, is one third again faster and takes up about a third less space," said Zalido, comparing it to the older model Century 100 computer the City had been using.

The old computer was operating at 95 per cent of its capacity. Thus the 101, which is leased for about the same amount of money (\$3,000 a month) will actually save the city money. If you think that \$3,000 is high, remember that if people were doing the work the 101 does, the cost figures would be many times over that.

"We had gotten to the point in the development of new

puter (resulting in better operation), and to provide a separate office for the programmers.

In addition to a wide range of regular functions from utility billing to a fixed assets inventory system to a data bank from a city-wide housing survey, several new systems were added in 1973.

Developed last year was a vehicle maintenance system, which provides the finance department and each user department with monthly and year-to-date reports and mileage and cost distribution for each city vehicle.

These reports also reflect last year. This program also provides timely reports on shop revenues by individual shop. The city auto shop input is also used as input to the vehicle maintenance system.

The department also developed a system for the Parks and Recreation Department to provide rapid statistics for the city softball leagues during its summer tournaments.

A program for the city engineering department was also added in 1973. This program is used in calculating traverse closures (used in surveying and calculating plot sizes).

Besides carrying on all this work, Management Infor-

mation for the 101.

Zalido said several major new systems are being developed now for addition to the 101 in 1974. These include a warehouse inventory system; a personnel and payroll system; and a cost accounting system for utilities, being designed in conjunction with the city's major utility consultants.

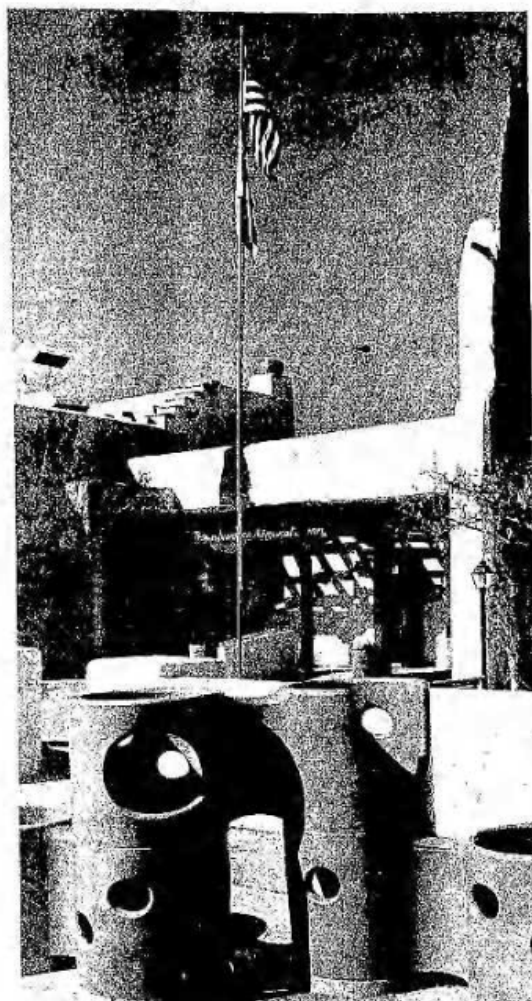
The Professional Janitor service, located at 650 N. Miranda, has grown to more than 10 times

Professional Janitor Continues Expansion

The Professional Janitor service, located at 650 N. Miranda, has grown to more than 10 times

In the past five years, the company has acquired govern-

Figure 23: Newspaper clipping from the Las Cruces Sun News, Progress Edition-Section C, page 2, published February 24, 1974.



THOMAS BRANIGAN Memorial Library marked 1974 with the completion of renovation in last January. An open house was held Jan. 6, 1974 with an estimated 1,500 persons attending the dedication of the New Mexico Collection and observing statehood day. Then, during the summer, a patio was installed with five park benches "for those who like to read outdoors," according to Librarian Don Dresp. (Davis)

Bustling Branigan Growing

The year of 1974 at Branigan Memorial Public Library can be summarized as a year of growth in services and activity, according to the annual report prepared by Librarian Don Dresp.

Under the heading of public service, the library installed a New Mexico Information System teletype and telecopier with the help of a \$2,583 grant. The unit is in contact with public libraries in Alamogordo, Roswell, Santa Fe, Farmington and Los Alamos.

Parties on either end of the line can send or receive instant copies of information with the special system, Dresp explained.

From August to December last year, Branigan received 221 books from and sent out 168 to other libraries to serve patrons better with the assistance of interlibrary loans.

More than 500 films are available in community organizations which are on loan from the New Mexico State Library. During fiscal year 1973-74, 26 films were loaned out throughout Dona Ana County.

Once a day, the library posts a United Press International stock market report. And during 1974, 2,641 reserves were placed on books at the library. Library loans are given upon request, and last year the library staff was host to 64 tours.

One especially successful service at the library has been the two copy machines which provide reproductions at five cents per copy. Just a year ago a rental typewriter also was made available for a cost of 10 cents for 30 minutes and 25 for 60, Dresp pointed out.

And more than 2,300 reference questions were researched and answered during the fiscal year 1973-74.

In January 1974, Branigan held an open house to dedicate the new renovations. The annex to the west also was demolished in make way for badly needed parking space.

One of the dedicative highlights was the designation of the New Mexico Collection as the Helen P. Caffey Collection in

honor of the library's former librarian. Approximately 1,500 people attended the open house.

In July, the new patio was installed, including five benches for resting or reading in pleasant weather.

Several children's programs were presented during 1974. The Christmas program presented 13 events and drew an attendance of 868 people. Once again the Girl Scouts decorated the library with handmade ornaments.

An estimated 2,400 youngsters attended the annual summer reading program, with more than 1,800 participating in the Wise Old Owl Reading Program.

For the special Multi-Culture Program, events were presented to inform youngsters about the Southwestern culture.

Films were presented for the children every Monday. And 265 boys and girls received their reading certificates for completing a specified reading program.

During the entire year, story hours were sponsored by the State College Story League and the Las Cruces Story League. Weekly story hours also were presented at the Little Playmates Nursery and Kindergarten, Eastside Community Center, Mary Noppert and with the Head Start program and the Early Childhood Development Program.

And in November, Gen. Hugh Milton was featured in a special Bicentennial.

Special features at Branigan are led by Homebound Service which is conducted in cooperation with the American Red Cross. Thirteen patrons, who are homebound or handicapped, are reached by this service.

Each month, art exhibits are sponsored by the Las Cruces Arts and Crafts Association.

Special exhibits that were held during 1974 included Family Life, Las Cruces Concert Association, Black History Week, Chicano Week, Native American Week, Older American Month, American Education Week, Employ the

Handicapped Week, National Library Week, Children's Book Week, League of Women Voters, New Mexico State Fair, Carlisbad Caverns and White Sands.

The circulation for 1973-74 was reported at 188,180, or 3,572 less than the previous period.

This is not serious, Dresp pointed out, when the Statistic for Branigan for renovation period is considered.

The circulation breakdown is 117,835 adult, 68,101 juvenile, 4,145 stereo records and 1,062 talking books. The four highest circulation days in the library history occurred in 1974, July 8, 1,327 items; July 15, 1,308; June 17, 1,297, and June 24, 1,188.

Statistics for Branigan for fiscal year 1973-74 are: 56,722, number of volumes in library; 7,722, number of volumes added; 51,255, number of book titles in library; 7,120, number of bank titles added; and 560, number of stereo records.

Let's not kick it around.



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for further information
write to: The Energy Council
10111 10th Ave., Suite 100, DC 20001

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PROGRESSIVE LAS CRUCES IN '75'

THE ENERGY CRISIS

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18 important ways to help you conserve energy and save on your electric bill.

- ☒ Stack dishes in your dishwasher until you have a full load.
- ☒ Wash and dry full clothes loads. Use correct cycle and water temperature setting for the type of clothes to be washed. And, never use more detergent than specified — your laundry can get so sudsy it can take rinse after rinse to get it clean.
- ☒ If you've got your oven piping hot for tonight's supper, why not pop in a casserole or a pie for tomorrow's? Or, cook a

Figure 24: Newspaper clipping from the Las Cruces Sun News, Progress Edition-Section C, page 7, of the February 23, 1975, edition.

Branigan Library Move Proposed

By BILL CASEY
Sun-News Staff Writer

If you are one of the persons using Branigan Library who thinks it is too small, what would you think of moving it to the present Municipal Building?

Jim Brown, assistant to the city manager, thinks it is a good idea, and he recommended it in a study he just finished.

Brown's study is just the first step in a long process of getting a new, larger library, which the city commission has promised to do.

Brown recommends the city put the new library in the Municipal Building because it would be cheaper than building a new building. It can be expanded and the city would not have to buy the land for it.

Also, according to his report, the building now is too small for all the city offices, and they

could move to the City-County Building.

His report, however, is only a beginning proposal, so it includes several other recommendations.

He considers six possible places to put the new library. The first is City Hall, and the others are a lot on the Downtown Mall; the land in front of Maag Park on Solano Drive between Hadley and Las Cruces Avenues; the block bounded by Solano, Chapparo Street and Amador and Lohman Avenues; the tract bounded by Amador, Solano, Espina Street and Bowman Avenue; and the land bounded on three sides by Main and Campo Streets and Picacho Avenue.

The city owns the spots by Maag Park and Amador and Solano, according to the report, so it would not have to buy the land. The other lots the city would have to buy at prices ranging

from \$50,000 for the mall lot to \$350,000 for the site bounded by Amador, Espina, Bowman and Solano.

The cost of the library itself would depend on whether it will be a city library or city-county library. A new city library big enough to serve the projected Las Cruces population ten years from now would cost about \$1.8 million. A city-county library would cost about \$2.7 million.

Brown notes, however, that remodeling the Municipal Building to make it into a library would cost only about half a million dollars.

To pay for the library and possibly the land to put it on Brown offers two possibilities: bonds and revenue sharing money.

He wrote that at the present rate the city is spending revenue sharing money, it could have \$600,000 each year to use for a library. Approximately another \$343,000 will be received and has not been budgeted, and this

also could be used for a library, according to Brown's study. He wrote that these combined amounts could build and pay for a library within three years.

Bonding for a library would use most of the city's capacity for bonding; according to the study, that capacity was about \$2.5 million as of June 30, 1976.

The report takes into consideration that the library should have enough room for parking, community meeting rooms, adult and children reading rooms, and enough staff office space. The square footage requirement for the projected population ten years from now is 37,560 for a city library and 56,440 for a city-county library. Branigan presently has 7,600 square feet of floor space, well below the American Library Association standard of at least 27,960 square feet for Las Cruces' present population.

Figure 25: Newspaper clipping from the front page of the Las Cruces Sun News, December 9, 1976, edition.

City Designates Library Site

By BILL CASEY
Sun-News Staff Writer

A site for the proposed new city library has been chosen by the Las Cruces City Commission.

If negotiations work out, the city will buy about six acres at Picacho and Main, across from the Public Safety Building. The commission chose this site at a work session Tuesday night. At the same session, it assured the library board that the city would keep the present Thomas Branigan Memorial Library building, and would not tear it down. Commissioners have not decided,

however, how to use the building; that decision will come only after "much discussion," Mayor Albert N. Johnson said.

Deputy City Attorney Ray Riordan, at the commission's direction, will try to work out details of purchase of the land with Lee Stryker. He owns part of the property, and represents the persons who own the rest. Stryker is asking about \$1.25 a square foot, or a total of \$328,000, for the lot.

The commission told the city staff to get a firm price from Stryker; after that, the city will have the land ap-

praised. State law requires an appraisal on land the city buys and the local government cannot pay more than the appraisal price. Most commissioners feel, however, that the appraisal price will be higher than Stryker's.

A spokesman for the library board said members were pleased with the choice. Also, city librarian Don Dresch said, "I'm just very pleased; I really believe this is an ideal site." Dresch has been active in helping draw up guidelines not only for the site but also for building, space and parking requirements of a new library.

The commission earlier had decided to set aside revenue

sharing money to pay for the new library.

In a related matter, commissioners decided not to sell a piece of the Branigan estate that Whitfield Properties, Inc., had offered to buy. Instead, they directed Riordan to try to negotiate a lease.

The matter is related because the will on the Branigan estate requires that the city use any money from the estate for library books. Commissioners at the work session discussed the best way to handle the property to give the best benefit to the library. They decided on the lease to be able to keep the property as a source of income, rather

than selling it and spending the money at one time.

The property in question is a narrow strip along Valley Drive just north of Amador. Whitfield owns the property behind the strip, which is why that piece would be valuable to the firm. Riordan has pointed out that the strip is so narrow it would be of little use to anyone else.

Riordan will try to negotiate a lease "with an escalation and de-escalation clause," as Johnson said. Commissioners realize a business will want a long-range lease, but want to be sure the city is able to raise the rate of the lease as inflation dictates.

Figure 26: Newspaper clipping from the front page of the Las Cruces Sun News, June 8, 1977, edition, detailing the public library's move to its current location at Main and Picacho.



CITY OF LAS CRUCES

HISTORIC PRESERVATION COMMITTEE

May 20, 2026, at 6:00 p.m.

The following are minutes of the Historic Preservation Committee Meeting held February 18, 2026, at Council Chambers, City Hall, 700 N. Main Street, Las Cruces, New Mexico.

MEMBERS PRESENT: Norma Chairez-Hartell, Vice-Chair
Ernie Campos
Jeffrey Shepherd, PhD
Rosanna Torrez

MEMBERS ABSENT: Dr. Jerry Wallace, Chair
Fernando Baeza

STAFF PRESENT: Caitlin Beesley, Historic Preservation Specialist
Henry Becker, Deputy City Attorney
Romulo Valdez, Assistant City Attorney
John Castillo, Urban Planner

OTHERS PRESENT:

David Lundy	Kyle McGrogan	Topher Lininger	Gabriel Gamboa
Stephanie Villnueva	Paul Deason	Marcie Chavez	Tasia Chavez-Villa
Ana Flores	Alice Chavez-Villa	Tory Woods	James Woods
Teresa Armendarez	Rose Garcia	Faith Hutson	John Verploegh
Alma Hutson	Bobbie Hutson	Xan Muza	David Senk
Patrick Vigil	Guadalupe Vigil	Greg Shervanick	Tanner Gaskey
Phobe Gaskey	Sara Thomas	Ruth Gallardo	
Chris Hinojosa	Denali Wilson		

1. CALL TO ORDER

Vice-Chair Chairez-Hartell called the meeting to order at 6:02.

2. CONFLICT OF INTEREST INQUIRY

There was no conflict of interest.

3. PUBLIC PARTICIPATION

There were none.

Agenda Item #8.4.

4. APPROVAL OF AGENDA

4.1 Approval of April 18, 2026, HPC Minutes

Motion to approve by Ernie Campos; seconded by Jeff Shepherd. Motion passed unanimously.

5. DESIGN REVIEW AND CASE RECOMMENDATIONS

5.1 Certificate of Appropriateness certification for WIA restoration project, located at 340 N. Reymond Street in the Alameda Depot Historic District

Caitlin Beesley stated this is a design review project for a city owned building. Building was built in 1927 funded by Women's Improvement Association. It was originally a clubhouse and a mail-order library for the public and was later purchased by the city. The city has had meetings with the public and neighborhood association regarding the building's restoration/preservation project. This project recently received \$900,000 in capital outlay from the state. It is a contributing property to the Alameda Depot Historic District in the state and national registers. The landscaping will include new trees, native plants, and the fountain from 1968 will remain and fixed. Full window restoration. Some wood on the exterior will be replaced in-kind. Stucco will be patched and redone. It has been decided to keep the pueblo revival informed design. SHPO recommended not listing this building individually because it is already listed as part of the historic district. The project came to Beesley with a proposal to remove the ADA ramp from the front and construct a new ramp to the rear. Removing the ramp from the front to the rear would only serve to list the building individually and it is not necessary. The back entrance to the building cannot accommodate the ramp without creating a new ADA entrance there, which would demolish historic fabric. The ramp on the front of the building does not put the building's designation at risk. The compliance coordinator with accessibility mentioned the ramp itself is within compliance, it is only out of compliance currently because of the handrails on the ramp itself instead of on the support structure for the ramp. Recommend a ramp be retained or redesigned to the front, put in place where it is either wide enough that it accommodates the handrail or grab bars are put on the current ramp for more maneuverability. The National Park Service produces preservation briefs for the maintenance and preservation of historic buildings, Beesley referenced the brief that discusses accessibility and historic buildings. Making historic properties accessible have various choices, ramps, lift, landscaping. The ramp was placed 2003-2004, also the bathrooms were updated and accessible, and expanded the kitchenette.

Agenda Item #8.4.

1 Board Member Ernie Campos mentioned that the ramp appears to work and
2 it seems fine in its current location. Vice-Chair Chairez-Hartell rhetorically
3 asked "why fix it if we do not need to."
4

5 Greg Shervanick stated he attended all the meetings concerning this
6 building. His concern is that Parks and Recreation is involved. And if this
7 is a strategy to mend Pioneer Park with prior proposed concepts. Also was
8 there anything learned about the Armijo House. He mentioned that the WIA
9 building is below grade and now adding a bunch of plant life. Believes the
10 board should take its time before it votes to accept anything.
11

12 John Verploegh agrees with the previous comment about the building being
13 below grade. He stated water pools up next to the building. He thinks there
14 are structural issues with the portal, the way it is anchored, and hopes this
15 is addressed in this project.
16

17 All mentioned issues will be brought forward.
18

19 Motion to approve by Rosanna Torez; seconded by Ernie Campos. Motion
20 passed unanimously.
21

22 **5.2 No. 26ZO1000018 - case recommendation to Planning and Zoning** 23 **Commission allowing additional land use for auto sales or rental use** 24 **of a property located at 801 E. Amador Avenue, zoned C-2** 25 **(Commercial Medium Intensity).** 26

27 John Castillo stated there is additional land use at 343 S. Esperanza/801 E.
28 Amador Avenue. The property is within the South Mesquite Overlay Zone
29 Legacy District. It does have a sub-zoning designation of C-2 which is the
30 Commercial Medium Intensity zoning district, which usually allows for
31 medium intensity type development such as offices, businesses, small
32 scale businesses, or local businesses. It is located at the northwest
33 intersection of Amador Avenue and Esperanza Street. It is a developed
34 property with a vacant building and parking lot. It is approximately half an
35 acre in size. It began as an auto dealership in 1977 and has been in
36 continual operation for over 30 years. The business relocated to 715 E.
37 Amador Avenue which is across the street and continued to operate at that
38 location until 2025 when the property was sold. The property has been
39 nonconforming use since the adoption of the South Mesquite Overlay Zone
40 in 2005. Applicant is seeking to continue the original business that stated
41 on the property and continue to provide for the community. Under code
42 Section 36-2.D4 IV under South Mesquite Overlay Zone Legacy District an
43 applicant can request an additional land use for a specific parcel that is not
44 already noted within the permitted use. They want to include for land use,
45 auto sales and/or rental in the C-2 Zoning District within the South Mesquite
46 Overlay Zone. All relevant agencies and departments supported the

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1 proposed additional land use. And notice was sent to properties within 500
2 feet. There were no phone calls or e-mails regarding the additional land
3 use. There are no health, safety, or welfare issues identified. The proposal
4 is not out of line due to history of use. Amador Avenue is a principle arterial.
5 Staff recommends approval with conditions. The recommendation is in
6 concert with Elevate Las Cruces Comprehensive Plan. Conditions are that
7 the business will be required to bring the property into compliance with the
8 2025 Land Development Code, and all companion codes. The business
9 will also need to through the minor platting process to vacate a property line
10 to become one lot instead of two separate lots. Staff felt the special use
11 process was the appropriate process for this as this is not a zone change,
12 variance, or waiver.

13
14 Gabriel Gaboa of Casa de Autos gave some history of the business. And
15 he just wants to continue doing business as he has since 1977.

16
17 Motion to approve by Jeff Shepherd; seconded by Ernie Campos. Motion
18 passed unanimously.

19 20 **5.3 City of Las Cruces Register of Cultural Properties case** 21 **recommendations to City Council**

22
23 Caitlin Beesley introduced the register by giving an abbreviated version of
24 the presentation she shared with City Council during a work session earlier
25 in the month. A register is an official list or database of properties that have
26 been evaluated as worthy of preservation or designation for their historic or
27 architectural significance. There is the National Register of Historic Places,
28 the State Register of Cultural Properties, and many municipalities have a
29 way to designated properties locally; for Las Cruces, Beesley is referring to
30 it as the local register, which was established when we became a certified
31 local government in 2021. Historic registers assists people who
32 administrate preservation objectives at the municipal level, or federal level,
33 or state level. Registers also boost recognition of individual properties.
34 Increases public awareness of preservation, afford various protections
35 against improper alteration or demolition, reinforces local ordinances, and
36 encourages designation through economic or other incentives. What can
37 be listed are buildings, structures, sites, objects, or districts. The property
38 has to be identified as significant through various methods using different
39 criteria, which include significant events, significant persons, distinct style
40 or the work or an architectural master, or potential for new information
41 general archeological sites. The city register has a few additional criteria,
42 however owner consent is required for the city register as well as state and
43 national registers. Nominations can be produced by property owners with
44 assistance from staff or local register subcommittee. This process is being
45 condensed into an annual. Designation at the national and state level it
46 means identifying buildings that are worthy of preservation. Designation at

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the local level involves protections under local ordinances, including plan or design review for alterations done to the buildings, or review in advance of demolition permits. Public information is available on these buildings.

Tonight is the designation process. A nomination draft is produced. Public HPC meeting for discussion of the property nomination is established. The final step is City Council's action which requires resolution, granting or denying property designation with a simple majority.

No. CPD2026-001 - Rio Grande Theatre

The Rio Grande Theatre turns 100 this year. Designed by Otto Thorman of Thorman and Frazier, El Paso architecture firm. Designed in Italian renaissance revival style. It is a two-story abode building, which Beesley states is rare. There was a preservation project undertaken by the Doña Ana Arts Council between 1998 - 2007. The restoration work returned the building to its former glory for functional use and as a landmark for the community. Glenn Schwaiger helped with the tile work. The nomination was produced by City of Las Cruces Community Development Co-op Jordan Gladson. Staff is recommending that this be nominated and elevated to the local register. It is already in the National and State Registers.

Israel Chavez thinks this is great and glad to see the city doing things for historic preservation. None of this comes with any help to any of the private owners of any of these properties. He commented that the city invests heavily in the Alameda District which historically was the segregated, white part of town. And the city continues to lack the investments required for the brown and black neighborhood of Mesquite Street. He is fine with largely symbolic designations. The city has failed to apply for any grants which are only available to CLG entities and not individuals. He stated the reason two-story adobes are rare is because the city tears them all down. The city needs to apply for money to continue to save properties. There are buildings east of Main Street that need restoration/improvement.

Board Member Ernie Campos mentioned a workshop to discuss and save some of those buildings.

Motion to approve by Rosanna Torrez; seconded by Ernie Campos. Motion passed unanimously.

No. CPD2026-002 - Branigan Cultural Center

Beesley invited Kenneth Podhajecki, CLC Co-Op, up to present the Branigan Cultural Center nomination as the author. Podhajecki stated the building was built in 1935. Designed by Percy McGhee, Jr. who also

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designed the Doña Ana County Courthouse. This was the first dedicated library in Las Cruces. The only privately funded library constructed in New Mexico during the great depression, all other libraries were publicly funded. First municipal run museum in 1979, transferred from a library to a cultural center. It is nominated for its significance to local history, and for being distinctive architecture, pueblo revival style, and also work of a master architect. Restoration was done in 2022-2023 of the vigas and portals, and stained glass window on the east side of the building. Staff recommendation is approval.

Motion to approve by Ernie Campos; seconded by Jeff Shepherd. Motion passed unanimously.

No. CPD2026-003 - Railroad Museum

Caitlin Beesley stated the Railroad Museum was built as a depot in 1910. It is the second railroad depot in Las Cruces. It is in the Spanish Mission Revival style. Some of the elements of the specific building were likely informed by the location. Used as a passenger depot until 1960s. It was purchased by the city in 1992 and transitioned to municipally run museum in 2004. Nominated for reflection of community history, and for distinctive architectural style. Nomination produced by former HPC Chair Dr. Judy Berryman. The first depot was built in 1881. The surrounding neighborhood came to reflect the influence of the railroad and what it represented; incoming of new people, new materials, new architectural styles arriving in Las Cruces at this time period. Depot Street became Las Cruces Avenue and was the first paved road in Las Cruces. She has a few modifications for this nomination following staff input that will be included prior to the nomination going to City Council. It is currently in the National and State Registers and retains sufficient historic integrity.

Dave Lundy, the exhibits manager for city museums, and building manager at the railroad depot. He thinks this is an important building to the city.

Board Member Jeff Shepherd thanked for the comments. He asked if there was something to explain the significance more regionally. Hard to overestimate how impactful the railroads were for cities, cultures, and communities, facilitating troop movement, displace and conquer indigenous people in the area here, and for bringing people in, goods, commerce, cultural ideas.

Vice-Chair Chairez-Hartell asked if the caboosie was being included too. Caitlin Beesley stated the caboosie is not original, and not significant except symbolically.

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1 Motion to approve by Ernie Campos; seconded by Jeff Shepherd. Motion
2 passed unanimously.

3 4 **No. CPD2026-004 - Clara Belle Williams Property**

5
6 Caitlin Beesley stated this would include the whole plat, including two
7 buildings, the home and the duplex. The house was built between 1925-
8 1930. It is a craftsman with vernacular influences. Nominated primarily for
9 its association with Clara Belle Williams and her family. She was a notable
10 educator in the community. Also the first African-American to graduate from
11 New Mexico State University. The home currently belongs to Marcelina
12 Chavez, the widow of Arturo Chavez who ran a chile roasting business
13 along with other produce out of the home. Property is nominated for its
14 association with significant people. Nomination produced by Alice Chavez,
15 the daughter of Arturo and Marcelina. There are a few changes to the
16 building over the years. From the documents for nomination: "Clara Belle
17 Williams home is undoubtedly historic because of her extraordinary life and
18 her lasting legacy. For this connection the property at 722 N. Mesquite
19 Street is deserving of designation at the local level. The home was next
20 occupied by the Chavez family who participated in the expansion of chile
21 roasting, one of New Mexico's most prized cultural pastimes around the
22 Mesilla Valley and nearby communities. In light of this, recognition should
23 be given to the simple fact that this property's history continued past its initial
24 period of significance. Encouragement should also be made to view all
25 properties regardless of historic significance as bridges that connect
26 generations, families, and ongoing stories. A reminder that history
27 continues." Staff recommend approval.

28
29 Alice Chavez-Villa stated on August 13, 2021, the state of New Mexico
30 Cultural Properties voted unanimously to enter the home as part of the state
31 register. Her father came to the US as Spanish speaking only and learned
32 slowly through asking schoolmates. As a young boy he traveled and picked
33 produce with his siblings. Her father joined the Marine Corps. Her mother
34 was born and raised in Las Cruces. She spent her life in that house and
35 learned the value of hard work. A lot of parallels between the two families.

36
37 Vice-Chair Chairez-Hartell stated she has to abstain from voting on this as
38 she worked on the nomination. It was an honor to work with Alice Chavez-
39 Villa.

40
41 Board Member Jeff Shepherd appreciated the narration and research
42 shared. Should there be publishing of this story he would like to work on it
43 also.

44
45 Motion to approve by Ernie Campos; seconded by Rosanna Torrez. Motion
46 passed.

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No. CPD2026-005 - Phillips Chapel C.M.E. Church

Caitlin Beesley stated this is located in the Mesquite Historic District located at 638 N. Tornillo Street. It was built in 1911 as a physical representation of the black experience in Las Cruces extending from the tradition of worshiping in community members' homes. It is one of the oldest black churches in New Mexico. Also served as the first segregated school in Las Cruces for African-Americans following segregation. A major restoration project between 2010-2014 by the community and students with the Doña Ana Community College. It is nominated for its representation of community history, for its association with the Hibler Fielder family, and authenticity of materials. It was nominated by Faith Hutson. The restoration was done entirely by volunteer work. It is currently on the National Register individually and contributes to the State Register of Cultural Properties for the Mesquite Street Historic District. Staff recommends approval.

Faith Hutson stated she was on the restoration project from start to finish. She purchased an adobe home and took adobe restoration classes at DACC. Thanked everyone for their hard work in nominating properties.

Vice-Chair Chairez-Hartell stated she was a small part of the restoration and that was her first introduction into historic preservation.

Motion to approve by Ernie Campos; seconded by Rosanna Torrez. Motion passed unanimously.

6. STAFF AND COMMITTEE INPUT

Caitlin Beesley stated there was a break-in and fire at 719 N. Mesquite Street late last month. The fire was primarily to the rear of the property, only damaged the roof. The property is technically for sale. The city's plans were to demolish the building. She and an inspector looked and the building is not in bad condition except for the roof. The city will board and secure the building and lien against demolition of the roof only. There is a lot of interest in the building.

Members of the unhoused population have been sleeping under the luggage/crate ramp to the south of the railroad museum. The structure is creosote soaked railroad ties which helps prevent insect infestation, but not great with fire. There was a fire. The city is assessing what to do with this right now. The ramp is fire damaged but it thankfully did not spread to the building.

This is Historic Preservation Month. Doña Ana County Historical Society is having regular lecture series. Tomorrow at 7:00 p.m. at the WIA building for a lecture. Las Esperanzas putting on walking tour for the Mesquite Street Historic District, this Saturday at 9:00 a.m. There are documentaries and movies going on at the

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1 Rio Grande Theatre. Town of Mesilla is doing a Historic Preservation week next
2 week. There will be a tour of the Armijo House on May 26, evening at 6:00 p.m.
3 May 29th the New Mexico Historic Preservation Commission is giving the annual
4 awards at the National Hispanic Cultural Center in Albuquerque, at 1:00 p.m.
5 NMSU campus tour May 30th at 10:00 a.m. leave from the Conroy Honor Center.
6 Beesley will be attending the Santa Fe Historic Preservation Symposium on May
7 30th, from 9:00-5:00 at the New Mexico History Museum in Santa Fe.

8
9 Beesley is planning for city register nominations to come before City Council in
10 June.

11
12 Board Member Ernie Campos asked if the events are listed on the website. Some
13 are on Facebook and some on Instagram, not the website. Beesley stated that
14 next year they will have an event calendar for people to go to.

15 16 **7. ADJOURNMENT**

17
18 Motion to adjourn by Jeff Shepherd; seconded by Ernie Campos. Motion passed
19 unanimously.

20
21
22
23
24
25 _____
Chairperson



CITY OF LAS CRUCES

TO: Historic Preservation Committee

FROM: Caitlin Beesley, MHP, Historic Preservation Specialist

DATE: May 1, 2026

SUBJECT: Case CPD2026-002

Case CPD2026-002: A nomination to the City of Las Cruces Register of Cultural Properties for the Branigan Cultural Center, historically the Branigan Memorial Library. Property is owned by the City of Las Cruces and is contributing to the Alameda-Depot Historic District, listed at the state and national levels; it is also listed individually in the National Register of Historic Places.

BACKGROUND

Designed by Percy Wear McGhee, Jr. and constructed in 1935, the Branigan Cultural Center (originally the Thomas Branigan Memorial Library) is a two-story Pueblo Revival style building at the northern end of Las Cruces' downtown sitting at 501 North Main St. The south-facing building occupies the width of the block, fronting the former Hadley Avenue, now a *callecita* or walking lane, and extends between the western Water Street to Main Street on the east. The building retains a very high degree of integrity, despite minor alterations to the exterior and significant changes to interior spaces, and continues to be a major center of activity for the community. It has served a critical role within the community and remains an important cultural landmark as the first dedicated library in Las Cruces and the only privately funded library constructed in New Mexico during the Great Depression, as a representative of Pueblo Revival Style architecture, and for its association with Percy Wear McGhee, Jr., a notable regional architect.

The Branigan Cultural Center is currently nominated to the City of Las Cruces Register of Cultural Properties, which comprises buildings, structures, sites, objects and districts that have historic or cultural significance to the Las Cruces community.

DECISION CRITERIA

To ensure the designation of eligible properties to the City of Las Cruces Register of Cultural Properties, HPC shall evaluate and make a final recommendation to the Las Cruces City Council for final approval. Nominated properties must be recommended and approved following standards established in Chapter 35, Section 2-D of the City's Development Code. An eligible building must meet the following requirements:

- a) Located within the corporate boundaries of the City; and
- b) At least 50 years old, in whole or in part, or else of exceptional significance; and



CITY OF LAS CRUCES

- c) Possesses integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for listing in the National Register of Historic Places; and
- d) Embodies such other qualities and characteristics as is in the judgement of the Committee should be considered for designation as a cultural property; and
- e) Possess one or more of the following demonstrations of significance:
 - i) A broad cultural, political, economic, or social association with the historic development of the community, the state, or the nation; and/or
 - ii) Identification with a historic person or with important events in local, state, and/or national history; and/or
 - iii) Possesses distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship; and/or
 - iv) Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
 - v) Is a notable work of a master builder, designer, or architect; and/or
 - vi) Possesses or may likely yield information important in prehistory or history; and/or
 - vii) An improvement embodying all or part of the above characteristics which is subject to encroachment of detrimental influences or potential adverse effects; and/or
 - viii) An improvement of historical, architectural, or cultural significance that is threatened with demolition by public or private action; and/or
 - ix) Possesses other qualities and characteristics that, in the judgment of the Committee, should be considered for designation as a cultural property.

STAFF RECOMMENDATION

Staff have reviewed this nomination and recommend **APPROVAL** based on the following finding:

1. The building is currently listed in the National Register of Historic Places and the State Register of Cultural Properties.
2. The building retains sufficient historic integrity, and its significance is apparent to the general public.
3. Staff assisted in the completion of the nomination.

NOTE: Recommendations by the Committee must be based on “findings.” Findings for *DENIAL* of the nomination should be articulated by the Committee and may be based on policies found in the City of Las Cruces Development Code, and/or other City plans and policies. Findings may also be based on information presented at the public hearing or information obtained through a site inspection.



27-024

City Council Action and Executive Summary

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

District:	☐ 1	☐ 2	☐ 3	☒ 4	☐ 5	☐ 6	☐ N/A
1st Reading:				Adopted:	August 3, 2026		
Drafter:	Caitlin Beesley			Department:	Community Development		
Title:	A RESOLUTION APPROVING THE LAS CRUCES RAILROAD MUSEUM TO THE CITY OF LAS CRUCES REGISTER OF CULTURAL PROPERTIES. (CPD2026-003)						

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

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The Las Cruces Railroad Museum has been nominated to the City of Las Cruces Register of Cultural Properties, which comprises buildings, structures, sites, objects and districts that have historic or cultural significance to the Las Cruces community, in accordance with the City’s Development Code 35-2D. The City Council is required to review and take final action.

The purpose of the City Register of Cultural Properties is to identify historic properties worthy of preservation for the general public and to affirm the City’s Historic Preservation Ordinance, which provides for protective measures against improper alterations to designated properties.

The Las Cruces Railroad Depot, constructed in 1910 as a replacement for the city’s first railway station, represents the most consequential period of development in the city’s history and has been a distinguished addition to the community since its construction. Notable in the areas of transportation history, architectural significance, and the settlement of the Mesilla Valley, the property is the most important building in the Alameda-Depot Historic District—perhaps in the entire city; it is contributing to both the National Register of Historic Properties and the New Mexico State Register of Cultural Properties. The building is significant as a representative of Las Cruces development and residential expansion, and for its design in the Mission Revival style; it is further significant for its role in physically bringing new construction materials and knowledge of new architectural styles to the burgeoning Mesilla Valley, as evidenced by the assorted variety of residential architectural styles that were produced in the railroad’s wake and the immediate vicinity of the depot.

On May 20, 2026, the Historic Preservation Committee (HPC), pursuant to Figure 34-2-1, Summary of Major Roles and Responsibilities, of the 2025 Zoning Code, recommended approval of the nomination by a unanimous 4-0 vote (with two Committee Members absent and one Committee vacancy), based on the findings outlined in Exhibit “A” and Attachment “B.” The nomination process promotes preservation activities in the community, highlights the property’s role in local history, and fulfills a requirement of the City’s Certified Local Government status.

The nomination was publicly noticed in accordance with the applicable notification requirements. Staff received four inquiries regarding the notification process. During the public meeting, one speaker provided comment related to the nomination of the Railroad Museum, representing staff at the museum and Quality of Life Department. Additional details regarding the meeting and public comments are provided in Attachment “A.”

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The City Council will consider the recommendation of the HPC and decide whether the nominated property is appropriate for inclusion in the City Register of Cultural Properties. If deemed suitable, based upon evidence presented, the City Council will make a final determination on the request. It is possible for the City Council to modify the recommendation by making edits or adding content to the nomination. Furthermore, City Council can reject the resolution elevating the Railroad Museum to the City Register of Cultural Properties; however, new evidence and facts must be articulated if the City Council reverses the HPC recommendation.

SUPPORT INFORMATION:

[Exhibit "A" City of Las Cruces Register of Cultural Properties nomination form](#)

[Attachment "A" May 20, 2026, HPC Minutes](#)

[Attachment "B" Staff Evaluation](#)

PLAN(S):

Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

Historic Preservation

DOES THIS AMEND THE BUDGET?:

☐ Yes

☒ No

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

☐ Yes

☒ No

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Resolution and affirm the HPC recommendation for approval.
2. Vote "No"; this will deny the Resolution and will reject the recommendation made by the HPC.
3. Vote to "Amend"; this will allow City Council to modify the Resolution by adding conditions as determined appropriate.
4. Vote to "Table"; this will allow City Council to table/postpone the Resolution and direct staff accordingly.

Agenda Item #8.5.

RESOLUTION 27-024

A RESOLUTION APPROVING THE LAS CRUCES RAILROAD MUSEUM TO THE CITY OF LAS CRUCES REGISTER OF CULTURAL PROPERTIES. (CPD2026-003)

The City Council is informed that:

WHEREAS, the Historic Preservation Program has submitted a nomination for the Railroad Museum to the City of Las Cruces Register of Cultural Properties as part of the City's Development Code 35-2D; and

WHEREAS, the elevation of eligible properties to the City Register promotes preservation activities in the community, highlights the property's role in local history, fulfills a requirement of the City's Certified Local Government Status, and affirms the City's Historic Preservation Ordinance, which ensures protective measures against improper alterations to designated properties; and

WHEREAS, the nominated property is currently listed in the National Register of Historic Places and the New Mexico Register of Cultural Properties.

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

(I)

THAT the property, as reflected in Exhibit "A", attached hereto and made part of this Resolution, is hereby elevated to the City of Las Cruces Register of Cultural Properties.

(II)

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

DONE AND APPROVED this day of

Agenda Item #8.5.

APPROVED

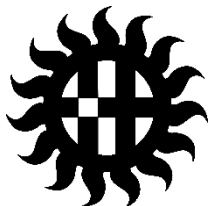
ATTEST:

Moved by:

Seconded by:

AYES

NAYS



Cultural Property Designation Form

City of Las Cruces – Community Development Department

700 N. Main St., Las Cruces, NM 88001

For assistance, call (575) 528-3027 or email cbeesley@lascruces.gov

For official use only:

CLC CPD No. _____ NRHP _____ SRCP _____ Criteria A B C D

Section 1 – Property Information

1. Name of Property

(Usually refers to prominent historical period)

Las Cruces Railroad Museum

2. Other Names (if applicable)

(All names, during or following historical period)

Las Cruces Railroad Depot;
Atchison, Topeka and Santa Fe (AT&SF)
Railway Depot; Burlington Northern
Santa Fe Railway Depot

3. Address/Location of Property

(If no mailing address exists, use nearest cross streets; include UTM's)

351 N Mesilla St., Las Cruces, NM, 88005

Section 2 – Property Description

4. Property Type

(See below for descriptions)

- ☒ Building (roof, enclosed walls, occupied)
☐ Structure (roof, walls, unoccupied)
☐ Site/Infrastructure (park, acequia, etc.)
☐ Object (statute, mural, etc.)

5. Original Use of Property

Railway Depot

6. Current Use of Property

Museum

7. Listing history

Has this property previously been listed on a national or state register, either individually or as part of an existing historic district?

☒ Yes ☐ No ☐ Unsure

NR: Contributing to the Alameda-Depot
Historic District, listed 1985

SR: Contributing to the Alameda-Depot
Historic District, listed 1980

8. Identifying photo

(Show main façade or other for clear identification)



9. Construction Date (if known)

1910

10. Building/Structure Occupation Status

☒ Occupied ☐ Unoccupied ☐ Does not apply

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11. Construction History Has the property been moved? ☐ Yes ☒ No If yes, date moved: Describe alterations (with dates, if known): 1961: south addition to the freight section with stuccoed CMUs. 2006-2007: changes to interior to allow for circulation between rooms; ramp to a rear freight storage, now meeting/classroom space, was added, with a new exterior wall – the former exterior wall is now on the interior of this circulation corridor. 2008-2010: replacement of wood decking on southern platform and western walkway with composite decking; new reception desk added to extend the original service counter.	12. Building Condition (Relative to historical period or occupancy history) ☐ Excellent ☒ Altered ☒ Good ☐ Unaltered ☐ Fair ☐ Deteriorated ☒ Original Site ☐ Ruins/Abandoned ☐ Moved to New Location ☐ No longer standing Alterations to the exterior have been minimal and are reversible, with the building retaining integrity of location, design, setting, materials, workmanship, and feeling. The loss of association is due in part to the decline of the railroad and rail travel; the depot is no longer used for its original purpose and has lost association with the building's period of significance.
Section 2 – Property Description, cont.	
13. Property Description (Written narrative describing the property's physical attributes and characteristics, no character limit) <i>Adapted from "Description" in the National Register of Historic Places Registration Form: Alameda-Depot Historic District, Betsy Swanson, 1985.</i> The Atchison, Topeka, and Santa Fe (AT&SF) Railroad Depot is a one-story, stuccoed brick building constructed in 1910 in the Mission Revival style. The building's floor plan came from a standard design used by the AT&SF company around the country; Mission Revival style, with its identifiable associations to the southwest's history of Spanish colonialism, had earlier been adopted elsewhere in New Mexico by the AT&SF, and was a common style for depots throughout the southwest. The building is currently owned by the City of Las Cruces, in use as a railroad museum. The main body of the building, intended for passenger accommodations, fronts Mesilla Street and features a side-gable with red-tiled roof and wide eaves supported by heavy wood framing brackets. Parapet gable ends and projections in the center of the east and west facades disrupt the eaves to form parapeted dormers, with a pediment that specifically invokes Mission Revival. Each of the four parapeted dormers and gable ends features a light blue line of coping; at the peak of each is the AT&SF company's symbol, adopted in 1901, and constructed in design with the parapet's coping. While most AT&SF depots had the design affixed to the building in a conspicuous place, the Las Cruces Depot may prove to be one of the only depots to have the logo intricately imbedded into the building's design. The building's main façade is symmetrical, with a centered entrance in the façade's pedimented dormer, featuring a single door with transom windows and lite surrounds to either side. A high clerestory window is set within the dormer above the roofline. On either side of the façade are three paired single-hung windows, each with a 6-over-1 lite configuration. The rail-facing façade features similar organization, with the west-facing pedimented dormer extending away from the building to accommodate two sets of single-doors on either inner wall and a large arched window with detailed woodwork fixed in the center. The depot's newsstand, originally included in the women's waiting room, features a large exterior service window on the west façade for men or passengers waiting outside on the platform. This window and the supporting newsstand are still intact as of 2026.	

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The building extends to the south beyond the main and prominent body and features several flat-roofed cargo and freight sections, complete with a continuation of the roof coping and limited parapet design. These cargo and freight sections were internally portioned and only accessible from the exterior of the building. In 2006, while under the city's ownership, part of the eastern-façade on the southern portion was encapsulated by a shed-roofed hall intended as a circulation corridor; prior to the addition, museum visitors had to exit and enter the building at various points to reach different rooms. The addition uses sympathetic materials and was constructed with limited alterations to the original building beneath; it is ostensibly removable.

Section 3 – Property Significance

14. Significance Criteria

(Check all that apply, explain answers under 15. Significance Narrative)

- ☒ (A) Broad cultural, political, economic or social association with community/state/national history
- ☐ (B) Associated with a historic person or persons
- Or (C)
- ☒ Distinctive architectural type, style, method, or craftsmanship
- ☒ Authenticity of materials and historic elements from the most prominent period of the building's history
- ☐ Notable work of a master builder, designer, or architect
- Or (D)
- ☐ Potential to yield information important in history or prehistory
- ☐ Subject to encroachment or adverse effects
- ☐ Threatened with demolition by public or private action
- ☐ Other qualities significant to local heritage (explain under 15. Significance Narrative)

Integrity Consideration ☒ Yes ☐ No

(Does the property possess sufficient integrity as evaluated for inclusion in the National Register of Historic Places)

15. Significance Narrative

(Written narrative describing the history of the property and its importance to Las Cruces, no character limit)

The Las Cruces Railroad Depot, constructed in 1910 as a replacement for the city's first railway station, represents the most consequential period of development in the city's history and has been a distinguished addition to the community since its construction. Notable in the areas of transportation history, architectural significance, and the settlement of the Mesilla Valley, the property is the most important building in the Alameda-Depot Historic District—perhaps in the entire city; it is contributing to both the National Register of Historic Properties and the New Mexico State Register of Cultural Properties. The building is significant under Criterion A, as a representative of Las Cruces development and residential expansion, and Criterion C, for its design in the Mission Revival style; it is further significant for its role in physically bringing new construction materials and knowledge of new architectural styles to the burgeoning Mesilla Valley, as evidenced by the assorted variety of residential architectural styles that were produced in the railroad's wake and the immediate vicinity of the depot.

Criterion A

The arrival of the railroad in the latter-half of the 19th century corresponded with a period of territorial expansionism in the U.S. known as Manifest Destiny, when the growth of American settlement and cultural attitudes dominated migratory patterns. The railroad brought massive economic, social, and political change to many areas of the American West; these patterns often led to conflict with established local traditions or Indigenous Peoples, through the physical movement of U.S. goods and military troops or the more subtle and sometimes violent introduction of American cultural expectations. In Las Cruces, the railroad spurred economic and population growth with the influx of goods and people from the east, which influenced the local

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culture as much as it changed the physical landscape of the community. In this way, Las Cruces became an American city, distinct from the neighboring town of Mesilla.

As an obvious representative of the railroad's central role in the community, the railroad depot was the heart of industrialization for the Mesilla Valley. It was also a source of community pride and congregation. Following the railroad's arrival, Las Cruces grew so quickly that the town's infrastructure, previously insufficient for the modern demands of a transportation hub, picked up a substantial pace to accommodate the demands of newcomers and new business. The neighborhood around the depot, now identified for its associations with the building, was established; the railroad brought modern construction materials and new construction methods, producing buildings that broke with the earlier vernacular styles used in other areas of town and instead looked to popular architecture elsewhere for inspiration.

The extension of Atchison, Topeka and Santa Fe (AT&SF) Railroad into New Mexico in the mid-1800s followed the historical Santa Fe Trail overland, with branches proposed south towards El Paso and a southern east-west artery by the 1870s. AT&SF agents, under the direction of company president Cyrus Kurtz Holliday, first approached Mesilla, the then-county seat and largest community in the Mesilla Valley, regarding the extension of the rail line through the valley, complete with a supporting depot; Mesilla residents balked at the offer, unwilling to give up profitable farm land to the railroad. Sensing an opportunity, prominent Las Cruces businessmen, led by William Rynerson, Henry Cuniffe, Simon Bolivar Newcomb, and Jacinto Armijo, created the New Mexico Town Company (later referred to as the Las Cruces Town Company) and purchased farmland west of the original Las Cruces townsite to be set aside for the railroad as a gesture to the AT&SF, with far-reaching implications. The AT&SF accepted the small town's offer and construction work on the line began.

The first train rolled into Las Cruces on April 26, 1881, with much pomp and celebration as the entire town of 1,600 people turned out. The *Daily New Mexican* in Santa Fe reported "the event was made an occasion of great rejoicing by the people of Las Cruces and the Mesilla Valley."¹ The construction of a depot in June 1881 provided a hub for the train's commercial and transportation activities; the original depot, a two-story wood structure with prominent side gables, quickly became the center of industry as cotton gins, canneries, freight houses and machine shops rose around it. Hotels such as the Amador, the Rio Grande, and the Don Bernardo all had coaches ready to chauffeur passengers from the depot into town.

With the arrival of the railroad depot and line came several significant facets of modernization for the small farming community. The most long-lasting for Las Cruces was a significant rise in population and subsequent building boom. As train arrivals and departures increased, land speculators began parceling and selling some of the former farmland between the depot and the original townsite. For several decades after establishment of the depot, and during the transition from the first depot to the current building, farm agents sold parcels of land by advertising how close the properties were to the depot, illustrating the building's importance to trade and the local economy.² The preceding development resulted in a 42-block residential area now known as the Alameda-Depot neighborhood, a National Register-listed historic district. The depot's placement influenced the layout of the new residential neighborhood, given a prominent place at the end of the stately Las Cruces Avenue, originally named Depot Avenue and lined by elegant homes in various architectural styles and newly-planted trees. In 1923, this street was one of the first in the town to be paved (macadamized), so that visitors entering Las Cruces from the train station might receive a favorable first impression.

In addition to establishing the neighborhood, the railroad was also responsible for the introduction of varied architectural styles and construction materials to the new neighborhood. As the best-built representative of railroad expansion, the Las Cruces Depot is closely tied to the new neighborhood and previously unseen architectural styles. Prior to the arrival of the railroad, most architecture in New Mexico was a vernacular style

¹ Christopher Schurtz, "Historic Las Cruces; The Story of Las Cruces & The Mesilla Valley" (2012), 12.

² *Rio Grande Republican*, "Bargains in Farms," June 26, 1914, 4.

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that took some aspects of Federalist and Greek Revival Styles in hand with traditional building techniques, creating a new style referred to today as Territorial. Territorial continued to dominate residential construction around Las Cruces for several decades after the arrival of the railroad, but the railroad's influence gradually picked up steam and by the early 1910s was dominating the construction and architectural styles of the community. The multiplicity of styles ranged from Italianate to Folk Victorian to the later Craftsman Bungalow typology, initially constructed with adobe bricks but later using lumber or fired bricks imported on the railroad. These buildings, primarily residential, began to appear side-by-side along the streets of the new neighborhood around the depot; their appearance and their placement on larger parcels of land set them apart from the traditional one-story adobe rowhouse that characterize the original town site. This phenomenon was statewide, as summarized by New Mexico architectural historian Bainbridge Bunting: "since few New Mexicans had any notion of what easterners considered fashionable, the thing that mattered to them was that both manners were fresh from the States and therefore desirable."

In addition to all the goods and materials that passed through the depot to transform the community, the building also hosted various community functions, sometimes featuring prominent guests from out of town. President William H. Taft briefly stopped at the depot in October 1909 as part of a presidential trip to El Paso. Former President Theodore Roosevelt made a campaign stop on March 15, 1911, to proclaim his support for New Mexico statehood. Less formal events occurred in or around the depot as well. Prior to the creation of designated ballfields, baseball and football games were played in a field to the north of the depot and tracks. El Paso businessmen occasionally visited the city via the rail-line for regional booster meetings, with one such event in 1917 including a military band welcome.³

While early Las Cruces expressed pride in their railroad connections, that didn't prevent them encouraging the rail-line at different times to improve the appearance of the depot building and grounds. The construction of the current depot building followed community-wide disappointment in the shabbiness of their building during the 1909 visit by President Taft. Two years later, a new, more attractive building was constructed in time to greet President Roosevelt. The success of the building, designed by a railroad architect and constructed by Albuquerque contractor A.W. Anson, reportedly influenced the look of other depots around the state.⁴ Later, complaints were lodged against the larger landscape around the depot. "(B)eautification," one article from 1921 reads, "of station grounds and other places in town and county is a public asset."⁵

The railroad radically changed the built landscape of Las Cruces, but it also led to the upheaval of previous political and social dynamics around the region. Within the Mesilla Valley, Las Cruces deposed Mesilla, historically the larger community, as the county seat in the wake of the first depot's construction. Meanwhile, wealthy and influential Las Cruces families began migrating from the original townsite to the fashionable new neighborhood surrounding the depot, establishing a demographic trend that would continue into the mid-1900s and are still somewhat reflective today. Yet another long-term effect of the railroad's arrival is represented by the city's continued interest in new development. An openness to progress and modernity, hinted at by the New Mexico Town Company's deal with the railroad, has cemented Las Cruces' hold on regional power, but it has also led to the demolition of much of early Las Cruces' built history and heritage at various times, most notably during Urban Renewal in the 1960s; conversely, Mesilla, by rejecting the railroad, has avoided much of the destruction and heartache that accompanied Urban Renewal activities in Las Cruces. The existing railroad depot building creates a direct throughline for this aspect of the community's history.

Passenger service at the Depot ended in 1968, although freight service continued until 1988 when the building officially closed. In 1992 the city of Las Cruces acquired the depot from AT&SF and converted it into a museum,

³ *Rio Grande Republican*, "Pep, Push and Progress; Special Tendered Ovation," March 27, 1917, 1.

⁴ Schurtz, "Historic," 13.

⁵ *Rio Grande Republican*, "May Beautify Depot Grounds; Santa Fe Railroad Asked to Cooperate in Improving Property in Valley," September 22, 1921, 2.

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which opened in 2004. Its function may have been fundamentally altered, but the building continues to act as an extension of the railroad by telling its history of thousands of visitors annually.

Criterion C

While the depot's most significant contribution to Las Cruces is its influence on the construction and design of other buildings, it remains a significant example of authentic Mission Revival architecture – one of the only in the valley remaining after Urban Renewal. Best identified by the extended gable ends and façade projections that break the roofline to form parapeted dormers with prominent pediments, the building is also typified by a red terracotta tiled roof and stuccoed exterior. The depot retains all of its character-defining features which display detailed and expert craftsmanship, specifically the unique wood brackets that support the extended eaves on west and east facades.

The name of the building's architect is currently unknown, however it is highly likely that a designer employed with the AT&SF produced the building's formal plans as this was typical of depots produced by the company elsewhere. While it is similar in appearance to any number of other Spanish Mission Revival depots produced elsewhere in New Mexico and the Southwest, it is significantly smaller and better maintained. Following the decline in rail travel, numerous depots around the southwest were significantly altered or demolished—most notably, Albuquerque's famous Spanish Mission Revival train depot and hotel configuration, built in 1902 from designs by Charles Frederick Whittlesey and Mary Colter and known as the Alvarado Hotel, was demolished in 1970. The rehabilitation and continued use of Las Cruces' depot has prevented its demolition from neglect or speculative development.

Timeline

- April 26, 1881: The first train arrives in Las Cruces.
- June 1881: First Las Cruces depot opens for travelers.
- October 1909: President Howard Taft stops briefly at the depot during his presidential trip to El Paso. City leaders urge the AT&SF to replace the depot, which appears shabby during the visit.
- 1910: The current building, stuccoed brick in the Mission Revival-style, is constructed.
- 1911: Former President Teddy Roosevelt stops his train at the depot while on a supporting tour of New Mexico; he does not embark but speaks of the benefits for statehood for the territory from the caboose.
- 1968: Passenger service to the Las Cruces depot ends.
- 1988: The railroad's local freight service ends deliveries direct to Las Cruces, due to cheaper rates from truck and air transport. Freight trains continue to use the tracks west of the depot, currently owned and operated by the Burlington Northern Santa Fe Railroad Company.
- 1992: City purchases the depot.
- 2004: City opens the depot as a railroad museum.
- 2006-2007: The city cuts through several walls to in the interior layout of the building to allow for circulation through the north-half of the building. An exterior ramp is added to the east façade of the building to connect the museum with a larger freight room that features a higher loading deck – this freight room is now used as a meeting room/classroom.
- 2008-2010: A city-lead project replaces the wood decking on the southern and western platforms with ChoiceDek, a composite decking produced by Lowe's. Additionally, a new reception desk is installed at the museum as an extension of the original counter, constructed by inmates at the county detention center's woodshop. Its attachment to the original counter does not damage the original woodwork.
- 2025: A prospective project intended to restore all wood windows and doors is planned for an undefined future date.

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16. References (if any)

(Make note of books, magazine articles, websites, blogs, etc., used in researching the property's history)

Alameda-Depot Historic District (National Register, 1984 OMB #1024-0018). Form prepared by Betsy Swanson, Las Cruces Planning Department. Nomination certified, 1985.

Brooker, Kathleen. *Railroad Depots in New Mexico: Southwestern Styles and the Masonry Tradition*, unpublished thesis, University of New Mexico, Albuquerque, 1981.

Bryant, Keith L. Jr. *History of The Atchison, Topeka and Santa Fe Railway Company*. Macmillan Publishing Co, 1974.

Bunting, Bainbridge. *Early Architecture in New Mexico*, University of New Mexico Press, Albuquerque, 1976.

Dona Ana County Historical Society banquet programs, essays on "Buildings Designated as Worthy of Preservation", Thomas Branigan Memorial Library, Rynerson House, Louis E. Freudenthal House, Santa Fe Railway Depot, Numa Frenger House, St. Andrew's Episcopal Church, Woman's Improvement Association Clubhouse, Rio Grande Historical Collections/Hobson-Huntsinger University Archives, New Mexico State University Library, Las Cruces.

Schurtz, Christopher. *Historic Las Cruces; The Story of Las Cruces & The Mesilla Valley*. Historical Publishing Network and the City of Las Cruces Museums System, 2012.

Section 4 – Author/Owner information and Certification

17. Author Information

Author name: Judy Berryman, PhD

Phone: (575) 571-1556

Applicant address (if different from property):

Email: judyberryman48@gmail.com

Are you the property owner? ☐ Yes ☒ No

Owner name (if different): City of Las Cruces

Contact (if different): (575) 528-3027

I certify that the information provided is accurate and complete to the best of my knowledge. I understand this application is subject to review by the Historic Preservation Committee and the City Council.

Applicant Signature:

Date:

Owner Signature (if different):

Date:

Appendix – Supporting Documentation

Attach the following:

- At least four quality photographs of property (all sides of the property, streetscape) with captions;
- Historic photographs (if available) with captions;
- Maps or aerials showing property location with descriptions (Google Maps screenshot);
- Supporting evidence (articles, survey records, oral histories);
- Optional: copy of property's building's nomination form to the National Register of Historic Places or New Mexico Register of Cultural Properties, if applicable; and
- Any other documentation relevant to historical, architectural, or cultural significance with descriptions

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Photographs of Property



Figure 1: Photo of the Las Cruces Railroad Depot, taken from the northeast on February 12, 2026.

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Figure 2: Photo of the main entrance to the railroad depot, with its symmetrical façade, taken from the intersection of Mesilla Street and Las Cruces Avenue.

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Figure 3: Photo of the main entrance to the depot, with the high clerestory window visible just below the AT&SF symbol in the extruded dormer.

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Figure 4: Entrance addition on the east façade, allowing for the circulation between interior spaces.

Agenda Item #8.5.



Figure 5: Entrance addition on the east façade of the building, photographed from the south.

Agenda Item #8.5.



Figure 6: Ornately carved wooden brackets support the building's extended roof eave, photographed on the west side of the building.

Agenda Item #8.5.



Figure 7: The single-hung window for the station's newsstand, with a matching lite configuration on top of the movable frame.

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Figure 8: An intricately framed arched window, affording a wide view out towards the rail line from where the railroad's operating office was originally located.

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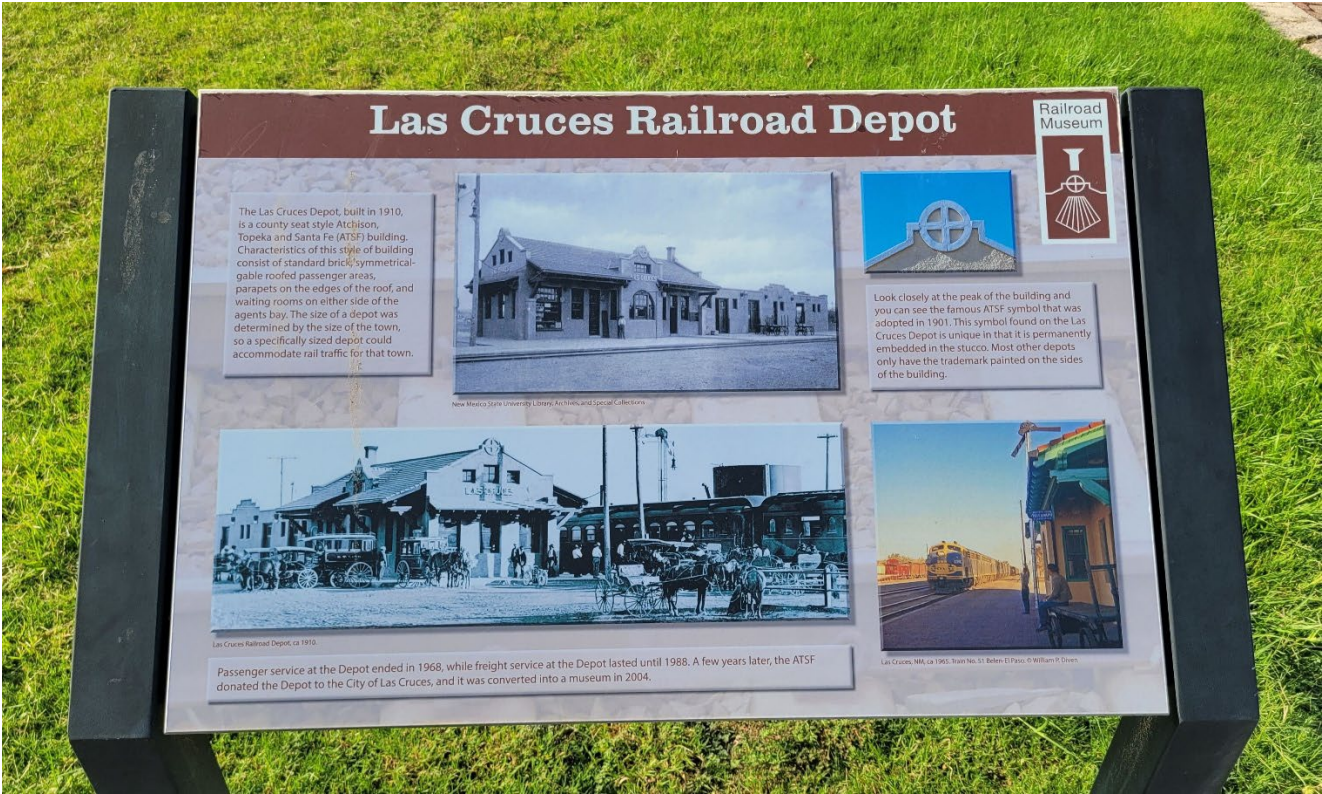


Figure 9: Image of an interpretive sign, produced for the museum after its opening in 2004.



Figure 10: Photograph of the building’s National Register plaque, located on the east façade next to the main entrance.

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Historic Photographs



Figure 11: The first Las Cruces Railroad Depot, built 1881 (courtesy of NMSU archives, Rio Grande Historical Collections).



Figure 12: The depot, circa 1910 (courtesy of NMSU archives, Rio Grande Historical Collections).

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A. T. & S. F. Las Cruces, New Mexico

Figure 13: The depot from the west, across the railroad tracks, circa 1910 (courtesy of NMSU archives, Rio Grande Historical Collections).



Figure 14: The depot from the northeast, circa 1910 (courtesy of NMSU archives, Rio Grande Historical Collections).

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Depot Street. Las Cruces, New Mexico

Figure 15: Photo of Depot Street, now W. Las Cruces Avenue, looking west towards the Railroad Depot, taken 1911 (courtesy of NMSU archives, Rio Grande Historical Collections).



Figure 16: Replication of previous photo, depicting Las Cruces Avenue in 2026, looking west towards the Railroad Museum, taken in February 2026.

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Victoriano Eres

Figure 17: The Amador Hotel's stagecoach in front of the depot (courtesy of NMSU archives, Rio Grande Historical Collections).

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Figure 18: Then-Las Cruces Mayor R.L. Young with former president Theodore Roosevelt on the caboose of a train, stopped at the Las Cruces Depot, in 1911 (courtesy of NMSU archives, Rio Grande Historical Collections).



Figure 19: A secondary photo of Roosevelt and Las Cruces Mayor Young, during Roosevelt's tour of New Mexico in 1911. While Roosevelt gave remarks to the crowd he never disembarked from the train (courtesy of NMSU archives, Rio Grande Historical Collections).

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Figure 20: The depot from the north, circa 1960 (courtesy Las Cruces, New Mexico – Old and New Facebook page).



Figure 21: Image of the Follansbee, West Virginia, passenger depot (no longer standing) which utilized a similar floor plan but different architectural style to the Las Cruces Depot. The AT&SF Railroad's design was replicated around the country, often augmented with a style that reflected local culture or traditions.

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Location Map



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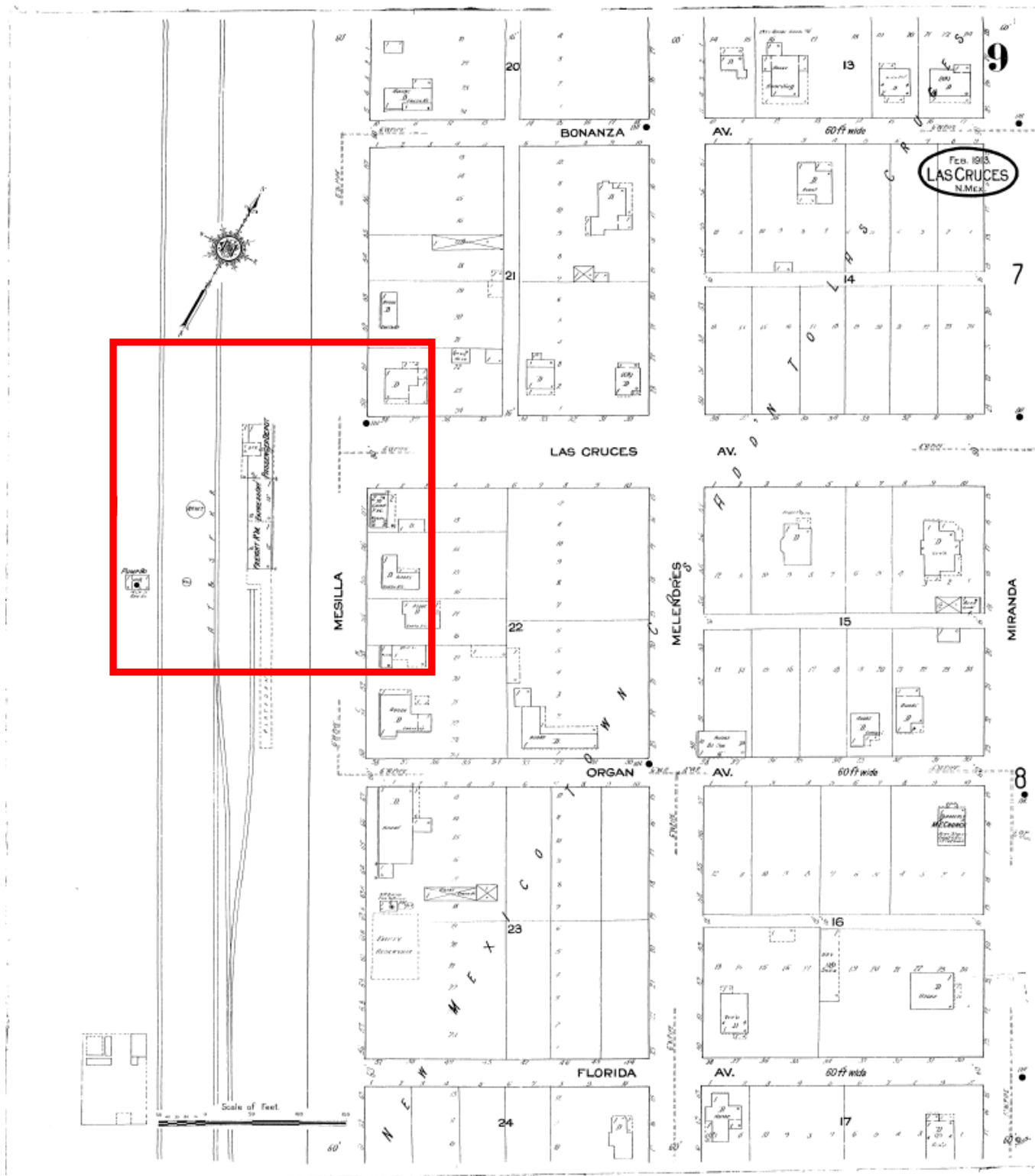


Figure 22: Page 9 from the February 1913 edition of the Sanborn Map Company's maps for Las Cruces, showing the west-edge of the Alameda-Depot Neighborhood with the Railroad Depot and railroad tracks. Depot is highlighted

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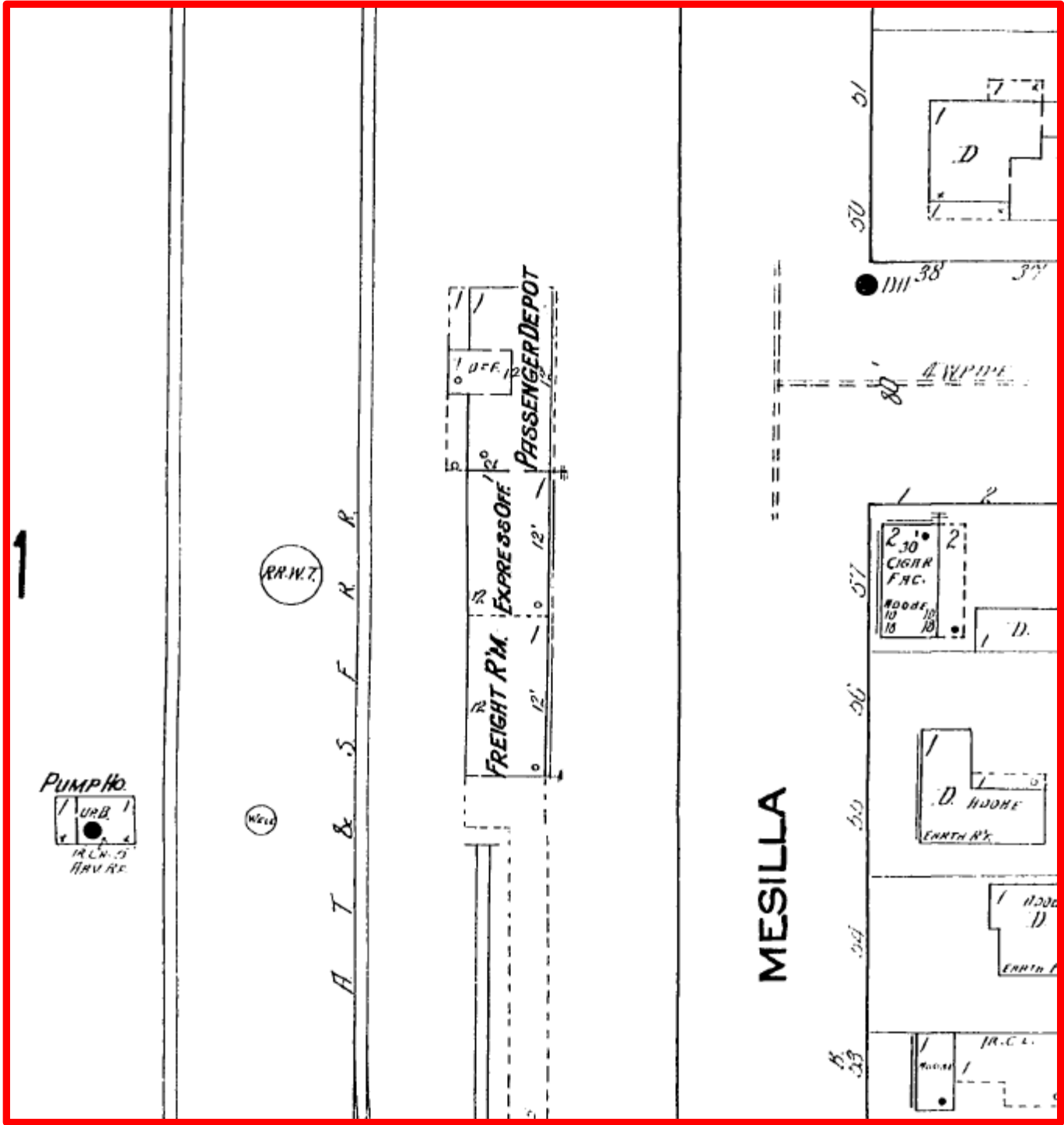


Figure 23: Railroad Depot identified in the Sanborn Map Company's 1913 edition of Las Cruces.

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Supporting Evidence

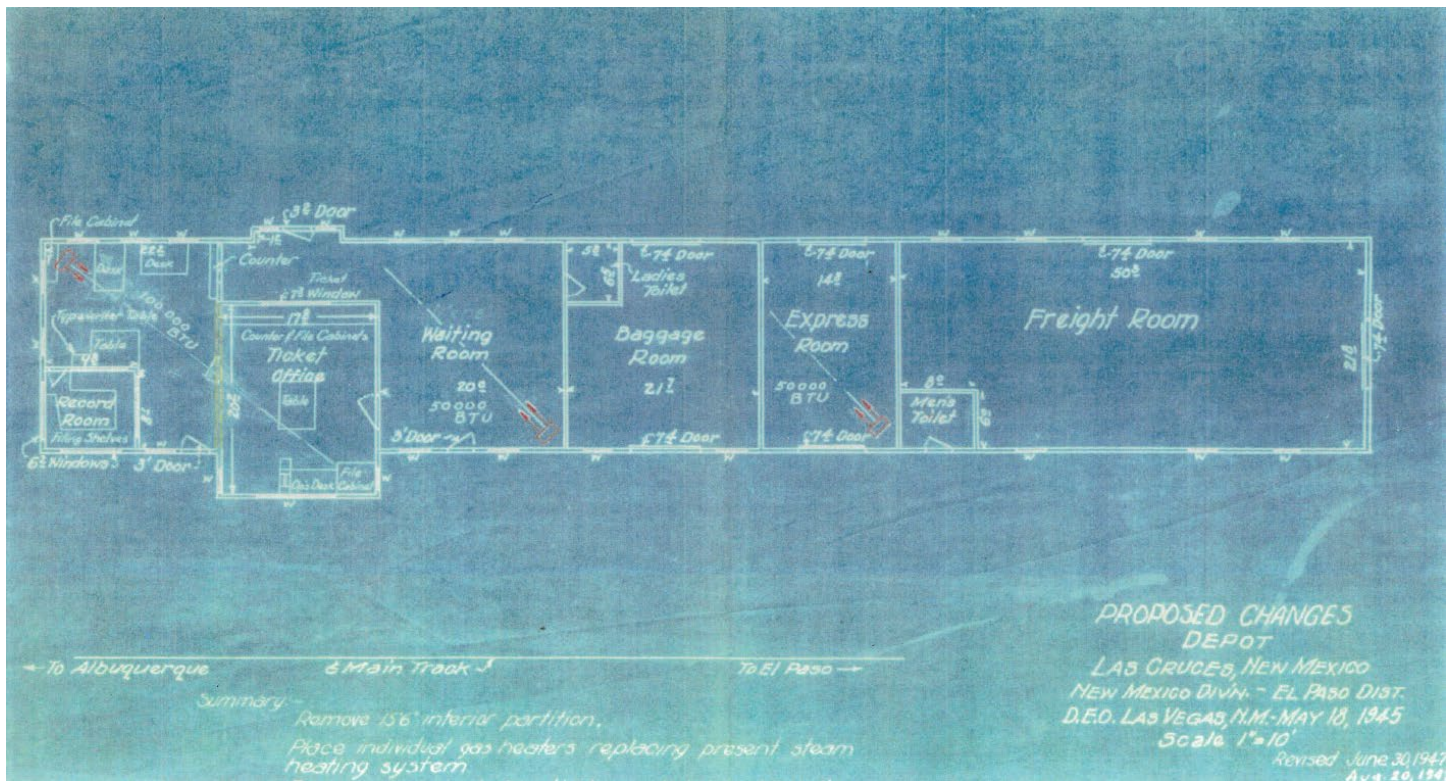


Figure 24: Floorplan from 1947 detailing proposed changes to the depot, then owned and operated by the Atchison, Topeka and Santa Fe Railway company.

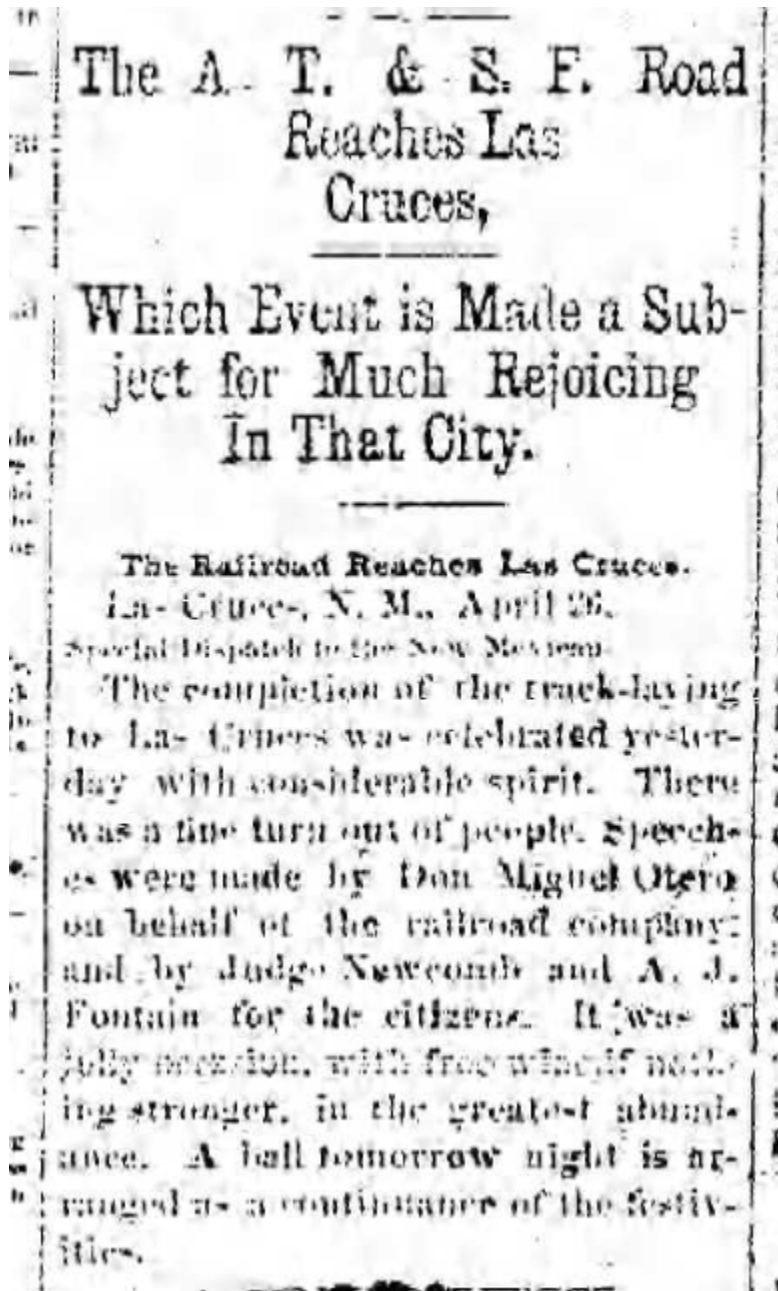


Figure 25: Clipping from the front page of the April 27, 1881, edition of the Santa Fe Daily New Mexican, proclaiming the arrival of the railroad to Las Cruces.

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The Atchison, Topeka and Santa Fe railroad is now beyond Las Cruces, N. M., a point about thirty-five miles north of El Paso. The Mesilla valley, of which Las Cruces is the most important town, is the greatest grape and fruit-growing section in New Mexico, but in the past, the the transportation facilities did not warrant any exportation of its surplus products. Now, however, the situation is changed; they have direct communication by rail with all the great marts of the United States, and New Mexican grapes and the juice of that fruit will soon be found in all parts of the Union.

Figure 26: Clipping from page 2 of the April 28, 1881, edition of the Santa Fe Daily New Mexican, discussing the extension of the line to El Paso and the impact to the local agricultural industry.

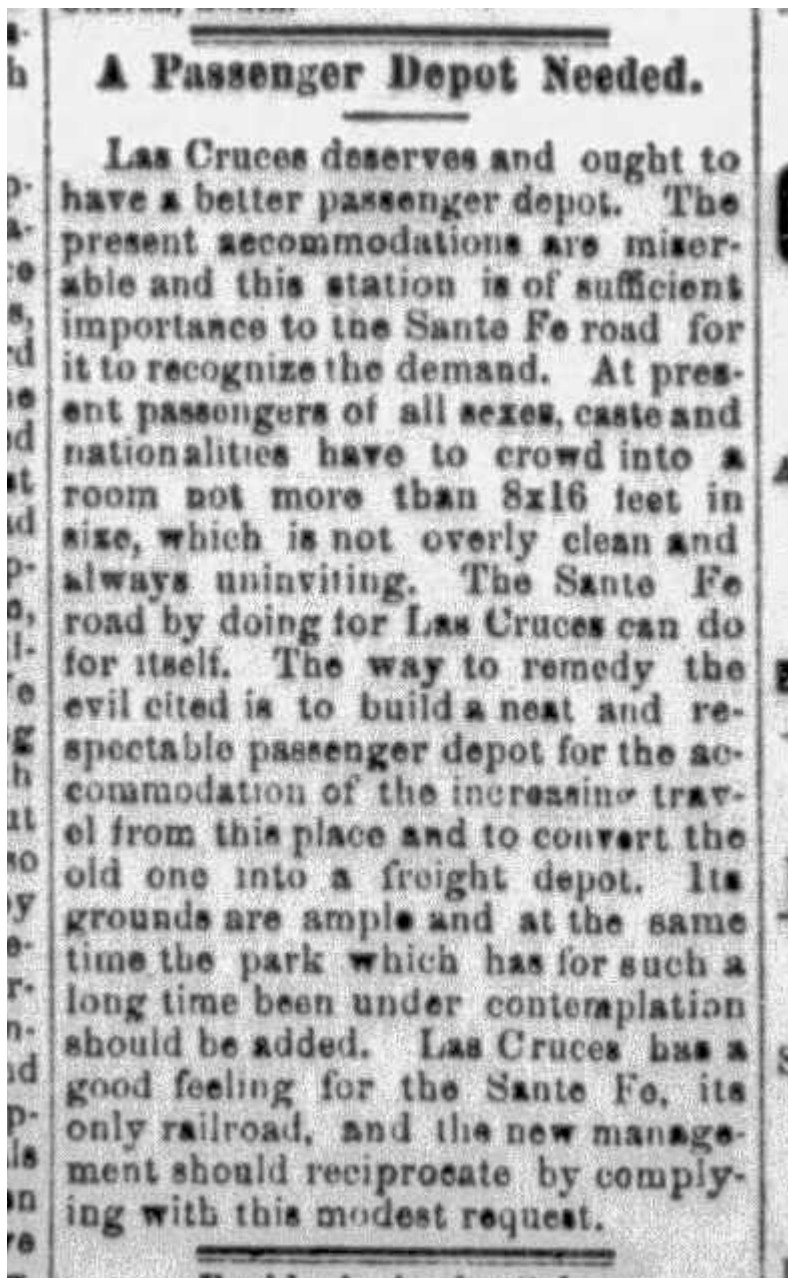


Figure 27: Clipping from page 2 of the November 30, 1889, edition of the Rio Grande Republican.

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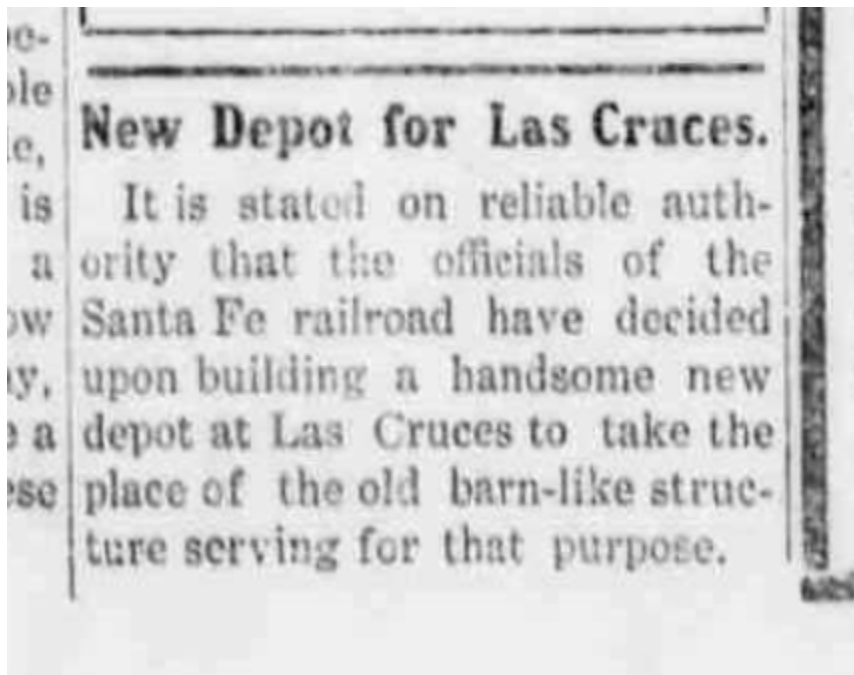


Figure 28: Clipping from page 1 of the November 20, 1908, edition of the Deming Graphic.

Bargains in Farms
The Palmer-Hess Realty
Company

Designated Agent Water Users Association.

25 acres 3 miles north of Las Cruces, cultivated land, some alfalfa, \$75 an acre.

160 acres 2 miles from Mesilla Park, all in alfalfa. The most highly improved alfalfa tract in the valley. One man can irrigate in a day. Will cut 7 tons per acre. \$170 per acre.

5, 10 and 20 acre tracts $\frac{1}{4}$ mile from Las Cruces Depot. \$135 an acre. Terms.

21 acres 3 miles from Las Cruces, all in cultivation. \$75 an acre.

300 acres 8 miles from Las Cruces, 2 miles from station. Level but not cleared. Water rights. \$60 per acre.

56 acres one mile from Station, close to State road, partly cultivated. Good soil. \$50 per acre.

28 acres 3 miles north of Las Cruces on State Highway. Mostly alfalfa. A snap at \$110 an acre.

36 acres four miles from Las Cruces. Exceptionally good land and all in good condition. Price \$125 an acre.

225 acres 2 miles from Las Cruces, all in cultivation, mostly alfalfa, good house, orchard and buildings. Price for quick sale \$135 per acre.

Come in and let us show you these.
If you have land to sell list it with us.

THE PALMER-HESS REALTY CO.,
Las Cruces, N. M.

Figure 29: Clipping from page 4 of the Rio Grande Republican's June 26, 1914 edition. The third item from the top describes the location of the farm land, and identifies it as \$135 an acre, more expensive than tracts further away from the depot.

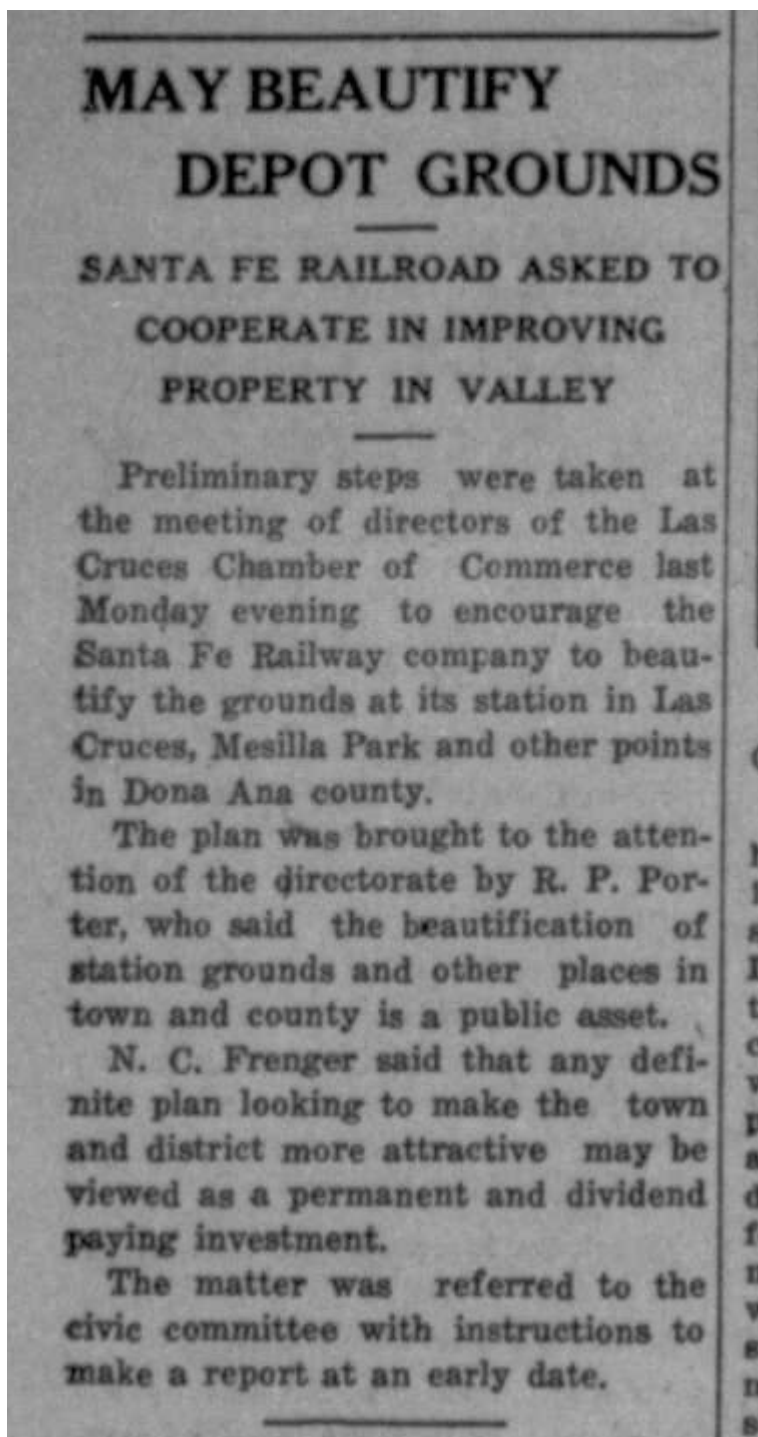


Figure 30: Clipping from page 2 of the September 22, 1921, edition of the Rio Grande Republican.

LCAT 40800 GCF/sm

RECORDED AT REQUEST OF

WHEN RECORDED MAIL TO

MAIL TAX STATEMENTS TO

Same as above

SPECIAL WARRANTY DEED

THE STATE OF NEW MEXICO
COUNTY OF DONA ANA

KNOW ALL MEN BY THESE PRESENTS:

That THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, a Delaware corporation, hereinafter "Grantor" (successor in interest to The Rio Grande, Mexico and Pacific Railroad Company) in consideration of the sum of FIFTY-NINE THOUSAND NINE HUNDRED EIGHTY-FOUR AND NO/100 DOLLARS (\$59,984.00), the receipt of which is acknowledged, grants to the City of Las Cruces, New Mexico, a New Mexico Municipal Corporation, hereinafter "Grantee", the following described property legally described in Exhibit "A" attached hereto and made a part hereof, hereinafter "the Property".

Reserving unto The Atchison, Topeka and Santa Fe Railway Company, its successors and assigns, an easement for utility, signal and communication wire lines and other signal apparatuses ("Facilities"), together with access rights for construction, maintenance and repair of said Facilities. In the event said Facilities are permanently removed, the herein easement will become null and void and the described easement shall absolutely revert to Grantee, its successors and assigns. Said easement lies over, under, upon, through and across those portions of the 1.377 acre tract of land described in the attached Exhibit "A" of this document where said Facilities now exist. The easements are more particularly described in the attached easement Exhibits "H", "I" and "J" and made a part hereof.

Grantor expressly reserves and excepts all minerals contained in the above described Property, including, without limiting the generality thereof, oil, gas and other hydrocarbon substances, as well as metallic or other solid minerals, provided that Grantor shall not have the right to go upon or use the surface of said Property, or any part thereof, for the purpose of drilling for, mining, or otherwise removing any of said minerals. Grantor may, however, and hereby reserves the right to remove any of said minerals from said land by means of wells, shafts, tunnels or other means of access to said minerals which may be constructed, drilled or dug from other land, provided that the exercise of such rights by Grantor shall in no way interfere with or impair the use of the surface of the Property hereby conveyed or of any improvements thereon.

SUBJECT to licenses, contracts or other forms of agreements between The Atchison, Topeka and Santa Fe Railway Company, on the one hand, and any other person, firm, municipality or corporation, on the other hand, covering streets or highways, power, telephone and/or pipe lines on, over or under the foregoing described Property, and now outstanding, whether of record or not; with warranty covenants, by, through or under it, with warranty to extend no further.

1 OF 2

LAS CRUCES ABSTRACT & TITLE CO.
P.O. BOX 117
LAS CRUCES, N.M. 88004

28

Grantor represents that it is not a foreign person for purposes of Section 1445 of the Internal Revenue Code, and that its proper name, address and taxpayer identifying number (U.S. Employer number) are as set forth in Exhibit "B", attached hereto and hereby made a part hereof.

WITNESS the name of said THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, hereunto set by its Vice President-Administration, and the attestation of its Assistant Secretary, with the impress of its corporate seal on this 30 day of June, 19 93.

THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY

By [Signature]
Its Vice President-Administration

ATTEST:

[Signature]
Assistant Secretary

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 30 day of June, 19 93, by C. R. Ice, Vice President-Administration of The Atchison, Topeka and Santa Fe Railway Company, a Delaware corporation, on behalf of said corporation.



[Signature]
Notary Public

My Commission Expires June 15, 1994.

LasCruNM.001

2 OF 2

29

October 26, 1992

EXHIBIT "A"
DESCRIPTION OF A 1.3770 ACRE PARCEL

A parcel of land situate within the corporate limits of the City of Las Cruces, Dona Ana County, New Mexico in the NE 1/4 of section 13, T.23S., R.1E., N.M.P.M. of the U.S.R.S. Surveys. Lying adjacent to and west of the New Mexico Town Company's Addition to the City of Las Cruces as filed September 8, 1887 in Plat Record 2, page 9 of the Records of Dona Ana County, New Mexico and being part of the Atchison, Topeka and Santa Fe Railroad right-of-way and more particularly described as follows, to wit:

BEGINNING at a point on the east line of the railroad right-of-way also being the west line of Mesilla Street for the Southeast Corner of the parcel herein described, whence a 1 inch iron pipe found for the Southwest Corner of Block 22 of the New Mexico Town Company's Addition to Las Cruces bears N 09 deg 02' 00" E a distance of 84.85 feet;

THENCE FROM THE POINT OF BEGINNING S 54 deg 02' 00" W 54.80 feet to the Southwest Corner of the parcel herein described;

THENCE N 35 deg 58' 00" 60.00 feet to a point of curvature of the parcel herein described;

THENCE along the arc of a curve to the left having a radius of 519.39 feet, an arc length of 128.48 feet, a tangent length of 64.57 feet, through a Central Angle of 14 deg 10' 22" and whose long chord bears N 43 deg 03' 10" W a distance of 128.15 feet to a point of reverse curvature.

THENCE along the arc of a curve to the right having a radius of 686.59 feet, an arc length of 75.23 feet, a tangent length of 37.65 feet, through a Central Angle of 06 deg 16' 42" and whose long chord bears N 47 deg 00' 01" W a distance of 75.20 feet to an angle point of the parcel herein described;

THENCE N 35 deg 58' 00" W 509.02 feet to the Northwest corner of the Parcel herein described;

THENCE N 54 deg 02' 00" E 85.00 feet to the Northeast corner of the Parcel herein described;

THENCE along the railroad right-of-way S 35 deg 58' 00" E 770.00 feet to the point of beginning, containing 1.3770 acres of land more or less.

DESCRIPTION OF A 1.3770 ACRE PARCEL, PAGE 2

AUTHORITY STATEMENT: I certify that this description was prepared by me and meets the "Minimum Standards for Land Surveying in New Mexico" as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors and is true and correct to the best of my knowledge and belief. .

Gilbert Chavez
NMPS 6832

EXHIBIT B

NONFOREIGN CERTIFICATE

Exemption From Withholding of Tax
for
Dispositions of U.S. Real Property Interests

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by The Atchison, Topeka and Santa Fe Railway Company, Transferor, the undersigned hereby certifies the following:

1. The Atchison, Topeka and Santa Fe Railway Company, Transferor, is not a nonresident alien, foreign corporation, foreign partnership, foreign trust, or foreign estate for purposes of U.S. income taxation. (If the transferor is a foreign corporation that has made a valid election under Section 897 (i) of the Internal Revenue Code to be treated as a domestic corporation, a copy of the acknowledgement of the election provided to the corporation by the Internal Revenue Service, is attached hereto):

2. The Atchison, Topeka and Santa Fe Railway Company's taxpayer identifying number (Social Security or U.S. employer number) is [REDACTED]; and

3. The Atchison, Topeka and Santa Fe Railway Company's address is 920 S. E. Quincy, Topeka, Kansas 66612.

The Atchison, Topeka and Santa Fe Railway Company understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare I have authority to sign this document.

THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY

By  _____

Date June 30, 1993

2712V

32

October 26, 1992

DESCRIPTION OF MAINTENANCE EASEMENT '11'

A easement situate within the corporate limits of the City of Las Cruces, Dona Ana County, New Mexico in the NE 1/4 of section 13, T.23S., R.1E., N.M.P.M. of the U.S.R.S. Surveys. Lying west of the New Mexico Town Company's Addition to the City of Las Cruces as filed September 8, 1887 in Plat Record 2, page 9 of the Records of Dona Ana County, New Mexico and being part of the Atchison, Topeka and Santa Fe Railroad Right-of-Way and more particularly described as follows, to wit:

BEGINNING at the Southeast Corner of the easement herein described, whence a 1 inch pipe found for the Southwest Corner of Block 22 of said New Mexico Town Company's Addition bears S 49 deg 06' 00" E 375.76 feet;

THENCE FROM THE POINT OF BEGINNING S 54 deg 02' 00" W 59.62 to Southwest Corner of the easement herein described;

THENCE N 35 deg 58' 00" W 29.27 feet to the Northwest Corner of the easement herein described;

THENCE N 54 deg 02' 00" E 59.62 feet to the Northeast Corner of the easement herein described;

THENCE S 35 deg 58' 00" E 29.27 feet to the point of beginning, containing .0401 acre of land more or less.

AUTHORITY STATEMENT: I certify that this description was prepared by me and meets the "Minimum Standards for Land Surveying in New Mexico" as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors and is true and correct to the best of my knowledge and belief.

Gilbert Chavez

NMPS 6832
91-S-302

October 26, 1992

DESCRIPTION OF MAINTENANCE EASEMENT 'Y'

A easement situate within the corporate limits of the City of Las Cruces, Dona Ana County, New Mexico in the NE 1/4 of section 13, T.23S., R.1E., N.M.P.M. of the U.S.R.S. Surveys, Lying west of the New Mexico Town Company's Addition to the City of Las Cruces as filed September 8, 1887 in Plat Record 2, page 9 of the Records of Dona Ana County, New Mexico and being part of the Atchison, Topeka and Santa Fe Railroad Right-of-Way and more particularly described as follows, to wit:

BEGINNING at the Southeast Corner of the easement herein described, whence a 1 inch pipe found for the Southwest Corner of Block 22 of said New Mexico Town Company's Addition bears S 49 deg 58' 01" E. 543.07 feet;

THENCE FROM THE POINT OF BEGINNING S 54 deg 02' 00" W 13.62 to the Southwest Corner of the easement herein described;

THENCE N 35 deg 58' 00" W 10.00 feet to the Northwest Corner of the easement herein described;

THENCE N 54 deg 02' 00" E 13.62 feet to the Northeast Corner of the easement herein described;

THENCE S 35 deg 58' 00" E 10.00 feet to the point of beginning, containing .0031 acre of land more or less.

AUTHORITY STATEMENT: I certify that this description was prepared by me and meets the "Minimum Standards for Land Surveying in New Mexico" as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors and is true and correct to the best of my knowledge and belief.

Gilbert Chavez

NMPS 6832
91-S-302

October 26, 1992

DESCRIPTION OF MAINTENANCE EASEMENT

A easement situate within the corporate limits of the City of Las Cruces, Dona Ana County, New Mexico in the NE 1/4 of section 13, T.23S., R.1E., N.M.P.M. of the U.S.R.S. Surveys. Lying west of the New Mexico Town Company's Addition to the City of Las Cruces as filed September 8, 1887 in Plat Record 2 page 9 of the Records of Dona Ana County, New Mexico and being part of the Atchison, Topeka and Santa Fe Railroad Right-of-Way and more particularly described as follows, to wit:

BEGINNING at the Southeast Corner of the parcel herein described, whence a 1 inch pipe found for the Southwest Corner of Block 22 of said New Mexico Town Company's Addition bears S 44 deg 25' 54" E, 604.30 feet;

THENCE FROM THE POINT OF BEGINNING S 81 deg 56' 18" W 63.42 feet to the Southwest Corner of the easement herein described;

THENCE N 35 deg 58' 00" W 13.58 feet to the Northwest Corner of the easement herein described;

THENCE N 81 deg 56' 18" E 69.78 feet to the Northeast Corner of the Easement herein described;

THENCE S 08 deg 03' 42" E 12.00 feet to the point of beginning, containing .0183 acre of land more or less.

AUTHORITY STATEMENT: I certify that this description was prepared by me and meets the "Minimum Standards for Land Surveying in New Mexico" as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors and is true and correct to the best of my knowledge and belief.

Gilbert Chavez

NMPS 6832
91-S-302

State of N. Mex., Co. of Dona Ana, ss
RECEPTION NO. 15949 I hereby
certify that this instrument was filed
for record and duly recorded on

JUL 27 1993

at 11:48 a.m. A. M. DEED
Book 37A Page 26-35 of 11
County of Dona Ana
BY [Signature]



CITY OF LAS CRUCES

HISTORIC PRESERVATION COMMITTEE

May 20, 2026, at 6:00 p.m.

The following are minutes of the Historic Preservation Committee Meeting held February 18, 2026, at Council Chambers, City Hall, 700 N. Main Street, Las Cruces, New Mexico.

MEMBERS PRESENT: Norma Chairez-Hartell, Vice-Chair
Ernie Campos
Jeffrey Shepherd, PhD
Rosanna Torrez

MEMBERS ABSENT: Dr. Jerry Wallace, Chair
Fernando Baeza

STAFF PRESENT: Caitlin Beesley, Historic Preservation Specialist
Henry Becker, Deputy City Attorney
Romulo Valdez, Assistant City Attorney
John Castillo, Urban Planner

OTHERS PRESENT:

David Lundy	Kyle McGrogan	Topher Lininger	Gabriel Gamboa
Stephanie Villnueva	Paul Deason	Marcie Chavez	Tasia Chavez-Villa
Ana Flores	Alice Chavez-Villa	Tory Woods	James Woods
Teresa Armendarez	Rose Garcia	Faith Hutson	John Verploegh
Alma Hutson	Bobbie Hutson	Xan Muza	David Senk
Patrick Vigil	Guadalupe Vigil	Greg Shervanick	Tanner Gaskey
Phobe Gaskey	Sara Thomas	Ruth Gallardo	
Chris Hinojosa	Denali Wilson		

1. CALL TO ORDER

Vice-Chair Chairez-Hartell called the meeting to order at 6:02.

2. CONFLICT OF INTEREST INQUIRY

There was no conflict of interest.

3. PUBLIC PARTICIPATION

There were none.

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4. APPROVAL OF AGENDA

4.1 Approval of April 18, 2026, HPC Minutes

Motion to approve by Ernie Campos; seconded by Jeff Shepherd. Motion passed unanimously.

5. DESIGN REVIEW AND CASE RECOMMENDATIONS

5.1 Certificate of Appropriateness certification for WIA restoration project, located at 340 N. Reymond Street in the Alameda Depot Historic District

Caitlin Beesley stated this is a design review project for a city owned building. Building was built in 1927 funded by Women's Improvement Association. It was originally a clubhouse and a mail-order library for the public and was later purchased by the city. The city has had meetings with the public and neighborhood association regarding the building's restoration/preservation project. This project recently received \$900,000 in capital outlay from the state. It is a contributing property to the Alameda Depot Historic District in the state and national registers. The landscaping will include new trees, native plants, and the fountain from 1968 will remain and fixed. Full window restoration. Some wood on the exterior will be replaced in-kind. Stucco will be patched and redone. It has been decided to keep the pueblo revival informed design. SHPO recommended not listing this building individually because it is already listed as part of the historic district. The project came to Beesley with a proposal to remove the ADA ramp from the front and construct a new ramp to the rear. Removing the ramp from the front to the rear would only serve to list the building individually and it is not necessary. The back entrance to the building cannot accommodate the ramp without creating a new ADA entrance there, which would demolish historic fabric. The ramp on the front of the building does not put the building's designation at risk. The compliance coordinator with accessibility mentioned the ramp itself is within compliance, it is only out of compliance currently because of the handrails on the ramp itself instead of on the support structure for the ramp. Recommend a ramp be retained or redesigned to the front, put in place where it is either wide enough that it accommodates the handrail or grab bars are put on the current ramp for more maneuverability. The National Park Service produces preservation briefs for the maintenance and preservation of historic buildings, Beesley referenced the brief that discusses accessibility and historic buildings. Making historic properties accessible have various choices, ramps, lift, landscaping. The ramp was placed 2003-2004, also the bathrooms were updated and accessible, and expanded the kitchenette.

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Board Member Ernie Campos mentioned that the ramp appears to work and it seems fine in its current location. Vice-Chair Chairez-Hartell rhetorically asked “why fix it if we do not need to.”

Greg Shervanick stated he attended all the meetings concerning this building. His concern is that Parks and Recreation is involved. And if this is a strategy to mend Pioneer Park with prior proposed concepts. Also was there anything learned about the Armijo House. He mentioned that the WIA building is below grade and now adding a bunch of plant life. Believes the board should take its time before it votes to accept anything.

John Verploegh agrees with the previous comment about the building being below grade. He stated water pools up next to the building. He thinks there are structural issues with the portal, the way it is anchored, and hopes this is addressed in this project.

All mentioned issues will be brought forward.

Motion to approve by Rosanna Torez; seconded by Ernie Campos. Motion passed unanimously.

5.2 No. 26ZO1000018 - case recommendation to Planning and Zoning Commission allowing additional land use for auto sales or rental use of a property located at 801 E. Amador Avenue, zoned C-2 (Commercial Medium Intensity).

John Castillo stated there is additional land use at 343 S. Esperanza/801 E. Amador Avenue. The property is within the South Mesquite Overlay Zone Legacy District. It does have a sub-zoning designation of C-2 which is the Commercial Medium Intensity zoning district, which usually allows for medium intensity type development such as offices, businesses, small scale businesses, or local businesses. It is located at the northwest intersection of Amador Avenue and Esperanza Street. It is a developed property with a vacant building and parking lot. It is approximately half an acre in size. It began as an auto dealership in 1977 and has been in continual operation for over 30 years. The business relocated to 715 E. Amador Avenue which is across the street and continued to operate at that location until 2025 when the property was sold. The property has been nonconforming use since the adoption of the South Mesquite Overlay Zone in 2005. Applicant is seeking to continue the original business that stated on the property and continue to provide for the community. Under code Section 36-2.D4 IV under South Mesquite Overlay Zone Legacy District an applicant can request an additional land use for a specific parcel that is not already noted within the permitted use. They want to include for land use, auto sales and/or rental in the C-2 Zoning District within the South Mesquite Overlay Zone. All relevant agencies and departments supported the

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1 proposed additional land use. And notice was sent to properties within 500
2 feet. There were no phone calls or e-mails regarding the additional land
3 use. There are no health, safety, or welfare issues identified. The proposal
4 is not out of line due to history of use. Amador Avenue is a principle arterial.
5 Staff recommends approval with conditions. The recommendation is in
6 concert with Elevate Las Cruces Comprehensive Plan. Conditions are that
7 the business will be required to bring the property into compliance with the
8 2025 Land Development Code, and all companion codes. The business
9 will also need to through the minor platting process to vacate a property line
10 to become one lot instead of two separate lots. Staff felt the special use
11 process was the appropriate process for this as this is not a zone change,
12 variance, or waiver.

13
14 Gabriel Gaboa of Casa de Autos gave some history of the business. And
15 he just wants to continue doing business as he has since 1977.

16
17 Motion to approve by Jeff Shepherd; seconded by Ernie Campos. Motion
18 passed unanimously.

19 20 **5.3 City of Las Cruces Register of Cultural Properties case** 21 **recommendations to City Council**

22
23 Caitlin Beesley introduced the register by giving an abbreviated version of
24 the presentation she shared with City Council during a work session earlier
25 in the month. A register is an official list or database of properties that have
26 been evaluated as worthy of preservation or designation for their historic or
27 architectural significance. There is the National Register of Historic Places,
28 the State Register of Cultural Properties, and many municipalities have a
29 way to designated properties locally; for Las Cruces, Beesley is referring to
30 it as the local register, which was established when we became a certified
31 local government in 2021. Historic registers assists people who
32 administrate preservation objectives at the municipal level, or federal level,
33 or state level. Registers also boost recognition of individual properties.
34 Increases public awareness of preservation, afford various protections
35 against improper alteration or demolition, reinforces local ordinances, and
36 encourages designation through economic or other incentives. What can
37 be listed are buildings, structures, sites, objects, or districts. The property
38 has to be identified as significant through various methods using different
39 criteria, which include significant events, significant persons, distinct style
40 or the work or an architectural master, or potential for new information
41 general archeological sites. The city register has a few additional criteria,
42 however owner consent is required for the city register as well as state and
43 national registers. Nominations can be produced by property owners with
44 assistance from staff or local register subcommittee. This process is being
45 condensed into an annual. Designation at the national and state level it
46 means identifying buildings that are worthy of preservation. Designation at

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the local level involves protections under local ordinances, including plan or design review for alterations done to the buildings, or review in advance of demolition permits. Public information is available on these buildings.

Tonight is the designation process. A nomination draft is produced. Public HPC meeting for discussion of the property nomination is established. The final step is City Council's action which requires resolution, granting or denying property designation with a simple majority.

No. CPD2026-001 - Rio Grande Theatre

The Rio Grande Theatre turns 100 this year. Designed by Otto Thorman of Thorman and Frazier, El Paso architecture firm. Designed in Italian renaissance revival style. It is a two-story abode building, which Beesley states is rare. There was a preservation project undertaken by the Doña Ana Arts Council between 1998 - 2007. The restoration work returned the building to its former glory for functional use and as a landmark for the community. Glenn Schwaiger helped with the tile work. The nomination was produced by City of Las Cruces Community Development Co-op Jordan Gladson. Staff is recommending that this be nominated and elevated to the local register. It is already in the National and State Registers.

Israel Chavez thinks this is great and glad to see the city doing things for historic preservation. None of this comes with any help to any of the private owners of any of these properties. He commented that the city invests heavily in the Alameda District which historically was the segregated, white part of town. And the city continues to lack the investments required for the brown and black neighborhood of Mesquite Street. He is fine with largely symbolic designations. The city has failed to apply for any grants which are only available to CLG entities and not individuals. He stated the reason two-story adobes are rare is because the city tears them all down. The city needs to apply for money to continue to save properties. There are buildings east of Main Street that need restoration/improvement.

Board Member Ernie Campos mentioned a workshop to discuss and save some of those buildings.

Motion to approve by Rosanna Torrez; seconded by Ernie Campos. Motion passed unanimously.

No. CPD2026-002 - Branigan Cultural Center

Beesley invited Kenneth Podhajecki, CLC Co-Op, up to present the Branigan Cultural Center nomination as the author. Podhajecki stated the building was built in 1935. Designed by Percy McGhee, Jr. who also

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designed the Doña Ana County Courthouse. This was the first dedicated library in Las Cruces. The only privately funded library constructed in New Mexico during the great depression, all other libraries were publicly funded. First municipal run museum in 1979, transferred from a library to a cultural center. It is nominated for its significance to local history, and for being distinctive architecture, pueblo revival style, and also work of a master architect. Restoration was done in 2022-2023 of the vigas and portals, and stained glass window on the east side of the building. Staff recommendation is approval.

Motion to approve by Ernie Campos; seconded by Jeff Shepherd. Motion passed unanimously.

No. CPD2026-003 - Railroad Museum

Caitlin Beesley stated the Railroad Museum was built as a depot in 1910. It is the second railroad depot in Las Cruces. It is in the Spanish Mission Revival style. Some of the elements of the specific building were likely informed by the location. Used as a passenger depot until 1960s. It was purchased by the city in 1992 and transitioned to municipally run museum in 2004. Nominated for reflection of community history, and for distinctive architectural style. Nomination produced by former HPC Chair Dr. Judy Berryman. The first depot was built in 1881. The surrounding neighborhood came to reflect the influence of the railroad and what it represented; incoming of new people, new materials, new architectural styles arriving in Las Cruces at this time period. Depot Street became Las Cruces Avenue and was the first paved road in Las Cruces. She has a few modifications for this nomination following staff input that will be included prior to the nomination going to City Council. It is currently in the National and State Registers and retains sufficient historic integrity.

Dave Lundy, the exhibits manager for city museums, and building manager at the railroad depot. He thinks this is an important building to the city.

Board Member Jeff Shepherd thanked for the comments. He asked if there was something to explain the significance more regionally. Hard to overestimate how impactful the railroads were for cities, cultures, and communities, facilitating troop movement, displace and conquer indigenous people in the area here, and for bringing people in, goods, commerce, cultural ideas.

Vice-Chair Chairez-Hartell asked if the caboose was being included too. Caitlin Beesley stated the caboose is not original, and not significant except symbolically.

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1 Motion to approve by Ernie Campos; seconded by Jeff Shepherd. Motion
2 passed unanimously.

3 4 **No. CPD2026-004 - Clara Belle Williams Property**

5
6 Caitlin Beesley stated this would include the whole plat, including two
7 buildings, the home and the duplex. The house was built between 1925-
8 1930. It is a craftsman with vernacular influences. Nominated primarily for
9 its association with Clara Belle Williams and her family. She was a notable
10 educator in the community. Also the first African-American to graduate from
11 New Mexico State University. The home currently belongs to Marcelina
12 Chavez, the widow of Arturo Chavez who ran a chile roasting business
13 along with other produce out of the home. Property is nominated for its
14 association with significant people. Nomination produced by Alice Chavez,
15 the daughter of Arturo and Marcelina. There are a few changes to the
16 building over the years. From the documents for nomination: "Clara Belle
17 Williams home is undoubtedly historic because of her extraordinary life and
18 her lasting legacy. For this connection the property at 722 N. Mesquite
19 Street is deserving of designation at the local level. The home was next
20 occupied by the Chavez family who participated in the expansion of chile
21 roasting, one of New Mexico's most prized cultural pastimes around the
22 Mesilla Valley and nearby communities. In light of this, recognition should
23 be given to the simple fact that this property's history continued past its initial
24 period of significance. Encouragement should also be made to view all
25 properties regardless of historic significance as bridges that connect
26 generations, families, and ongoing stories. A reminder that history
27 continues." Staff recommend approval.

28
29 Alice Chavez-Villa stated on August 13, 2021, the state of New Mexico
30 Cultural Properties voted unanimously to enter the home as part of the state
31 register. Her father came to the US as Spanish speaking only and learned
32 slowly through asking schoolmates. As a young boy he traveled and picked
33 produce with his siblings. Her father joined the Marine Corps. Her mother
34 was born and raised in Las Cruces. She spent her life in that house and
35 learned the value of hard work. A lot of parallels between the two families.

36
37 Vice-Chair Chairez-Hartell stated she has to abstain from voting on this as
38 she worked on the nomination. It was an honor to work with Alice Chavez-
39 Villa.

40
41 Board Member Jeff Shepherd appreciated the narration and research
42 shared. Should there be publishing of this story he would like to work on it
43 also.

44
45 Motion to approve by Ernie Campos; seconded by Rosanna Torrez. Motion
46 passed.

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No. CPD2026-005 - Phillips Chapel C.M.E. Church

Caitlin Beesley stated this is located in the Mesquite Historic District located at 638 N. Tornillo Street. It was built in 1911 as a physical representation of the black experience in Las Cruces extending from the tradition of worshiping in community members' homes. It is one of the oldest black churches in New Mexico. Also served as the first segregated school in Las Cruces for African-Americans following segregation. A major restoration project between 2010-2014 by the community and students with the Doña Ana Community College. It is nominated for its representation of community history, for its association with the Hibler Fielder family, and authenticity of materials. It was nominated by Faith Hutson. The restoration was done entirely by volunteer work. It is currently on the National Register individually and contributes to the State Register of Cultural Properties for the Mesquite Street Historic District. Staff recommends approval.

Faith Hutson stated she was on the restoration project from start to finish. She purchased an adobe home and took adobe restoration classes at DACC. Thanked everyone for their hard work in nominating properties.

Vice-Chair Chairez-Hartell stated she was a small part of the restoration and that was her first introduction into historic preservation.

Motion to approve by Ernie Campos; seconded by Rosanna Torrez. Motion passed unanimously.

6. STAFF AND COMMITTEE INPUT

Caitlin Beesley stated there was a break-in and fire at 719 N. Mesquite Street late last month. The fire was primarily to the rear of the property, only damaged the roof. The property is technically for sale. The city's plans were to demolish the building. She and an inspector looked and the building is not in bad condition except for the roof. The city will board and secure the building and lien against demolition of the roof only. There is a lot of interest in the building.

Members of the unhoused population have been sleeping under the luggage/crate ramp to the south of the railroad museum. The structure is creosote soaked railroad ties which helps prevent insect infestation, but not great with fire. There was a fire. The city is assessing what to do with this right now. The ramp is fire damaged but it thankfully did not spread to the building.

This is Historic Preservation Month. Doña Ana County Historical Society is having regular lecture series. Tomorrow at 7:00 p.m. at the WIA building for a lecture. Las Esperanzas putting on walking tour for the Mesquite Street Historic District, this Saturday at 9:00 a.m. There are documentaries and movies going on at the

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1 Rio Grande Theatre. Town of Mesilla is doing a Historic Preservation week next
2 week. There will be a tour of the Armijo House on May 26, evening at 6:00 p.m.
3 May 29th the New Mexico Historic Preservation Commission is giving the annual
4 awards at the National Hispanic Cultural Center in Albuquerque, at 1:00 p.m.
5 NMSU campus tour May 30th at 10:00 a.m. leave from the Conroy Honor Center.
6 Beesley will be attending the Santa Fe Historic Preservation Symposium on May
7 30th, from 9:00-5:00 at the New Mexico History Museum in Santa Fe.

8
9 Beesley is planning for city register nominations to come before City Council in
10 June.

11
12 Board Member Ernie Campos asked if the events are listed on the website. Some
13 are on Facebook and some on Instagram, not the website. Beesley stated that
14 next year they will have an event calendar for people to go to.

15 16 **7. ADJOURNMENT**

17
18 Motion to adjourn by Jeff Shepherd; seconded by Ernie Campos. Motion passed
19 unanimously.

20
21
22
23
24
25 _____
Chairperson



CITY OF LAS CRUCES

TO: Historic Preservation Committee

FROM: Caitlin Beesley, MHP, Historic Preservation Specialist

DATE: May 1, 2026

SUBJECT: Case CPD2026-003

Case CPD2026-003: A nomination to the City of Las Cruces Register of Cultural Properties for the Railroad Museum, historically the Atchison, Topeka and Santa Fe (ATSF) Railroad Depot. Property is owned by the City of Las Cruces and is listed in the New Mexico State Register of Cultural Properties and the National Register of Historic Places as a contributing property to the Alameda-Depot Historic District.

BACKGROUND

The Las Cruces Railroad Depot, constructed in 1910 as a replacement for the city's first railway station, represents the most consequential period of development in the city's history and has been a distinguished addition to the community since its construction. Notable in the areas of transportation history, architectural significance, and the settlement of the Mesilla Valley, the property is the most important building in the Alameda-Depot Historic District—perhaps in the entire city; it is contributing to both the National Register of Historic Properties and the New Mexico State Register of Cultural Properties. The building is significant as a representative of Las Cruces development and residential expansion, and for its design in the Mission Revival style; it is further significant for its role in physically bringing new construction materials and knowledge of new architectural styles to the burgeoning Mesilla Valley, as evidenced by the assorted variety of residential architectural styles that were produced in the railroad's wake and the immediate vicinity of the depot.

The Railroad Museum is currently nominated to the City of Las Cruces Register of Cultural Properties, which comprises buildings, structures, sites, objects and districts that have historic or cultural significance to the Las Cruces community.

DECISION CRITERIA

To ensure the designation of eligible properties to the City of Las Cruces Register of Cultural Properties, HPC shall evaluate and make a final recommendation to the Las Cruces City Council for final approval. Nominated properties must be recommended and approved following standards established in Chapter 35, Section 2-D of the City's Development Code. An eligible building must meet the following requirements:

- a) Located within the corporate boundaries of the City; and
- b) At least 50 years old, in whole or in part, or else of exceptional significance; and



CITY OF LAS CRUCES

- c) Possesses integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for listing in the National Register of Historic Places; and
- d) Embodies such other qualities and characteristics as is in the judgement of the Committee should be considered for designation as a cultural property; and
- e) Possess one or more of the following demonstrations of significance:
 - i) A broad cultural, political, economic, or social association with the historic development of the community, the state, or the nation; and/or
 - ii) Identification with a historic person or with important events in local, state, and/or national history; and/or
 - iii) Possesses distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship; and/or
 - iv) Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
 - v) Is a notable work of a master builder, designer, or architect; and/or
 - vi) Possesses or may likely yield information important in prehistory or history; and/or
 - vii) An improvement embodying all or part of the above characteristics which is subject to encroachment of detrimental influences or potential adverse effects; and/or
 - viii) An improvement of historical, architectural, or cultural significance that is threatened with demolition by public or private action; and/or
 - ix) Possesses other qualities and characteristics that, in the judgment of the Committee, should be considered for designation as a cultural property.

STAFF RECOMMENDATION

Staff have reviewed this nomination and recommend **APPROVAL** based on the following finding:

1. The building is currently listed in the National Register of Historic Places and the State Register of Cultural Properties.
2. The building retains sufficient historic integrity, and its significance is apparent to the general public.
3. Staff assisted in the completion of the nomination.

NOTE: Recommendations by the Committee must be based on “findings.” Findings for *DENIAL* of the nomination should be articulated by the Committee and may be based on policies found in the City of Las Cruces Development Code, and/or other City plans and policies. Findings may also be based on information presented at the public hearing or information obtained through a site inspection.



City Council Action and Executive Summary

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

District:	☒ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ N/A
1st Reading:				Adopted:	August 3, 2026		
Drafter:	Caitlin Beesley			Department:	Community Development		
Title:	A RESOLUTION APPROVING THE CLARA BELLE WILLIAMS PROPERTY FOR INCLUSION IN THE CITY OF LAS CRUCES REGISTER OF CULTURAL PROPERTIES. (CPD2026-004)						

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

PURPOSE(S) OF ACTION:
Designation of a cultural property.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:
The Clara Belle Williams Property has been nominated to the City of Las Cruces Register of Cultural Properties, which comprises buildings, structures, sites, objects and districts that have historic or cultural significance to the Las Cruces community, in accordance with the City’s Development Code 35-2D. The City Council is required to review and take final action.

The purpose of the City Register of Cultural Properties is to identify historic properties worthy of preservation for the general public and to affirm the City’s Historic Preservation Ordinance, which provides for protective measures against improper alterations to designated properties.

The Clara Belle Williams Property comprises two buildings owned by the Williams family for most of the 20th century: 722 N. Mesquite, constructed sometime between 1924 and 1933 for the family, and 734 N. Mesquite, constructed around 1945. Both buildings are located in the Mesquite Street-Original Townsite Historic District, with the earlier building registered as a contributing property to the historic district’s state register listing. The property’s importance stems firstly from its association with Clara Belle Williams, a longtime resident of Las Cruces who is regionally significant as the first African American student to graduate from New Mexico College of Agricultural and Mechanic Arts, now New Mexico State University. Williams endured racially segregated schools as a college student and an educator, teaching African American students across Texas and New Mexico. She passed away in 1994, leaving behind a legacy as one of the most renowned educators in New Mexico, having spent decades teaching reading, writing, and arithmetic to Black students in public schools. In 1974, the property on Mesquite Street where she lived with her family was purchased by Arturo and Marcelina Chavez. Arturo was well-known at the local level for roasting and selling Hatch green chile beginning in the 1970s; he died in 2021; his widow, Marcelina, retains ownership and continues to live in 722 N. Mesquite.

On May 20, 2026, the Historic Preservation Committee (HPC), pursuant to Figure 34-2-1, Summary of Major Roles and Responsibilities, of the 2025 Zoning Code, recommended approval of the nomination by a 3-0 majority vote of attending members (4, or quorum, allowable by Sec. 2-576.19) (with one Committee Member abstaining due to a conflict of interest, two Members absent, and one Committee vacancy), based on the findings outlined in Exhibit “A” and Attachment “B.” The nomination process promotes preservation activities in

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the community, highlights the property's role in local history, and fulfills a requirement of the City's Certified Local Government status.

The nomination was publicly noticed in accordance with the applicable notification requirements. Staff received four inquiries regarding the notification process. During the public meeting, one speaker provided comment related to the nomination of the property, representing the Chavez family. Additional details regarding the meeting and public comments are provided in Attachment "A."

The City Council will consider the recommendation of the HPC and decide whether the nominated property is appropriate for inclusion in the City Register of Cultural Properties. If deemed suitable, based upon evidence presented, the City Council will make a final determination on the request. It is possible for the City Council to modify the recommendation by making edits or adding content to the nomination. Furthermore, City Council can reject the resolution elevating the Clara Belle Williams Property to the City Register of Cultural Properties; however, new evidence and facts must be articulated if the City Council reverses the HPC recommendation.

SUPPORT INFORMATION:

[Exhibit "A" City of Las Cruces Register of Cultural Properties nomination form](#)

[Attachment "A" May 20, 2026, HPC Minutes](#)

[Attachment "B" Staff Evaluation](#)

PLAN(S):

Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

Historic Preservation

DOES THIS AMEND THE BUDGET?:

☐ Yes

☒ No

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

☐ Yes

☒ No

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Resolution and affirm the HPC recommendation for approval.
2. Vote "No"; this will deny the Resolution and will reject the recommendation made by the HPC.
3. Vote to "Amend"; this will allow City Council to modify the Resolution by adding conditions as determined appropriate.
4. Vote to "Table"; this will allow City Council to table/postpone the Resolution and direct staff accordingly.

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RESOLUTION 27-025

A RESOLUTION APPROVING THE CLARA BELLE WILLIAMS PROPERTY FOR INCLUSION IN THE CITY OF LAS CRUCES REGISTER OF CULTURAL PROPERTIES. (CPD2026-004)

The City Council is informed that:

WHEREAS, the Historic Preservation Program has submitted a nomination for the Clara Belle Williams Property to the City of Las Cruces Register of Cultural Properties as part of the City's Development Code 35-2D; and

WHEREAS, the elevation of eligible properties to the City Register promotes preservation activities in the community, highlights the property's role in local history, fulfills a requirement of the City's Certified Local Government Status, and affirms the City's Historic Preservation Ordinance, which ensures protective measures against improper alterations to designated properties; and

WHEREAS, the nominated property is currently captured by the New Mexico Register of Cultural Properties boundaries for the Mesquite Street-Original Townsite Historic District; and

WHEREAS, the Historic Preservation Committee, after conducting a public hearing on May 20, 2026, recommended that said nomination be approved by a vote of 3-0-1 (one Committee Member abstaining due to conflict, two Members absent and one Committee vacancy).

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

(I)

THAT the property, as reflected in Exhibit "A", attached hereto and made part of this Resolution, is hereby elevated to the City of Las Cruces Register of Cultural Properties.

(II)

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

DONE AND APPROVED this day of

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APPROVED

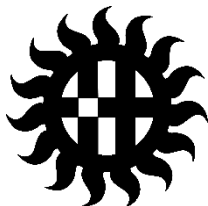
ATTEST:

Moved by:

Seconded by:

AYES

NAYS



Cultural Property Designation Application Form

City of Las Cruces – Community Development Department

700 N. Main St., Las Cruces, NM 88001

For assistance, call (575) 528-3027 or email cbeesley@lascruces.gov

For official use only:

LC CPI No. _____ NRHP _____ SRCP _____ Criteria A B C D Integrity Consideration ☐ Yes ☐ No

Section 1 – Property Information

1. Name of Property

(Usually refers to prominent historical period)

Clara Belle Williams Property

2. Other Names (if applicable)

(All names, during or following historical period)

Clara Belle Williams House

3. Address/Location of Property

(If no mailing address exists, use nearest cross streets; include UTM's)

722 N. Mesquite Street, including 734 N. Mesquite Street

Section 2 – Property Description

4. Property Type

(See below for descriptions)

- ☒ Building (roof, enclosed walls, occupied)
☐ Structure (roof, walls, unoccupied)
☐ Site/Infrastructure (park, acequia, etc.)
☐ Object (statue, mural, etc.)

5. Original Use of Property

Residential

6. Current Use of Property

Residential

7. Listing history

Has this property previously been listed in a national or state register, either individually or as part of an existing historic district?

☒ Yes ☐ No ☐ Unsure

SR: 722 N. Mesquite, contributing to the Mesquite Street-Original Townsite Historic District, listed 1980; 734 N. Mesquite, noncontributing.

8. Identifying photo

(Show main façade or other for clear identification)



9. Construction Date (if known)

722 N. Mesquite: c. 1910

734 N. Mesquite: 1945

10. Building/Structure Occupation Status

☒ Occupied ☐ Unoccupied ☐ Does not apply

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11. Construction History Has the property been moved? ☐ Yes ☒ No If yes, date moved: Describe alterations (with dates, if known): All alternations are undated but were captured in the building's description by authors of the 1980 state register nomination and historical building survey. Unk: front porch infilled Unk: front tripartite wood window replaced with metal configuration, other windows facing street similarly replaced with metal windows Unk: Carport constructed to south-rear of building Unk: original lattice gable vent on front facade replaced with double louvered vent	12. Building Condition (Relative to historical period or occupancy history) ☐ Excellent ☒ Altered ☐ Good ☐ Unaltered ☒ Fair ☐ Deteriorated ☒ Original Site ☐ Ruins/Abandoned ☐ Moved to New Location ☐ No longer standing Alterations to the exterior have been moderate, removing much of the character-defining features that identify the building with its most prominent occupant, Clara Belle Williams. This has resulted in a significant loss of integrity with the historic period associated with Williams – however, these changes reflect the later ownership of Arturo Chavez, a notable chile broker in Las Cruces, who purchased the building from Williams with wife Marcelina. An evaluation of integrity will differ depending on which historic period the building is assessed under.
Section 2 – Property Description, cont.	
13. Property Description (Written narrative describing the property's physical attributes and characteristics, no character limit) The property located at 722 N. Mesquite Street consists of a main house and additional duplex situated on a corner lot at the intersection of Mesquite Street and Augustine Avenue in the Mesquite Street-Original Townsite Historic District; the duplex's mailing address is 734 N. Mesquite Street. The lot sits at a noticeably elevated grade above street level, with the rock retaining wall along the sidewalk reinforcing the raised terrain. The parcel is enclosed by a low, coursed rock wall, with a rock-landscaped front yard featuring mature shade trees. The front grounds are further distinguished by decorative aluminum statues, including a large bison, a tiger, a deer, and a figure intended to represent a Plains-styled indigenous man wearing a war bonnet and holding a spear and rawhide war shield. The main residence at 722 N. Mesquite is accessed by steps leading up to the enclosed porch or from an uphill driveway covered by a carport, which was added by the current owners, the Chavez family. It was originally constructed as a modest bungalow with regionally-informed accents in place of more traditional craftsman woodwork. The building features a front gable with distinct nestled gable that signifies the original front entrance. The nestled gable was originally above the building's front porch, however this has since been enclosed with the house's entrance door moved to the north side of the building; the nestled gable and support columns are still evident on the façade of the house. The front façade features a predominant picture window on the first floor and ventilation grill inside the gable under the eave. The building composition includes a concrete-block addition, visible to the north side of the building from the street. The duplex at 734 N. Mesquite Street features similar construction, with a front gable and small, centered gabled porch supported by simple wood brackets. The façade includes original multi-pane windows with painted trim and two doors, reflecting its history as two apartment units. The stucco exterior visually complements the 722 residence.	

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Section 3 – Property Significance

14. Significance Criteria

(Check all that apply, explain answers under 15. Significance Narrative)

- ☐ (A) Broad cultural, political, economic or social association with community/state/national history
- ☒ (B) Associated with a historic person or significant events
- Or (C)
- ☐ Distinctive architectural type, style, method, or craftsmanship
- ☐ Authenticity of materials and historic elements from the most prominent period of the building's history
- ☐ Notable work of a master builder, designer, or architect
- Or (D)
- ☐ Potential to yield information important in history or prehistory
- ☐ Subject to encroachment or adverse effects
- ☐ Threatened with demolition by public or private action
- ☐ Other qualities significant to local heritage (explain)

Integrity Consideration ☐ Yes ☒ No

(Does the property possess sufficient integrity as evaluated for inclusion in the National Register of Historic Places)

15. Significance Narrative

(Written narrative describing the history of the property and its importance to Las Cruces, no character limit)

The Clara Belle Williams Property comprises two buildings owned by the Williams family for most of the 20th century: 722 N. Mesquite, constructed sometime between 1924 and 1933 for the family, and 734 N. Mesquite, constructed around 1945. Both buildings are located in the Mesquite Street-Original Townsite Historic District, with the earlier building registered as a contributing property to the historic district's state register listing. The property's importance stems firstly from its association with Clara Belle Williams, a longtime resident of Las Cruces who is regionally significant as the first African American student to graduate from New Mexico College of Agricultural and Mechanic Arts, now New Mexico State University. Williams endured racially segregated schools as a college student and an educator, teaching African American students across Texas and New Mexico. She passed away in 1994, leaving behind a legacy as one of the most renowned educators in New Mexico, having spent decades teaching reading, writing, and arithmetic to Black students in public schools. In 1974, the property on Mesquite Street where she lived with her family was purchased by Arturo and Marcelina Chavez. Arturo was well-known at the local level for roasting and selling Hatch green chile beginning in the 1970s; he died in 2021, leaving the property to his widow, Marcelina, who still lives in 722 N. Mesquite.

The house at 722 N. Mesquite currently reflects the influence of its later occupants, a common trend in the life of historic buildings which creates difficulty in interpreting integrity beyond the local level. It does remain publicly identified with Williams, leading to its nomination under Criterion B for association with significant individuals who helped shape local history. Together, the two structures reflect the layered history of the property, first as the home of Clara Belle Williams and, later, the Chavez family. The site demonstrates a continuity of residential use, vernacular design traditions, and evolving family stewardship within the Mesquite Street neighborhood.

Clara Belle Williams

Williams was born on October 29, 1885, in Plum, Texas, to sharecroppers Isaac and Malinda Drisdale. The Drisdals, who taught themselves to read and write, stirred Clara's interest in education. In 1901, Clara won a four-year scholarship to Prairie View Normal and Industrial College in Prairie View, Texas, now Prairie View A&M University. She attended classes in the morning and worked in the school laundry room in the evenings to afford room and board. In 1905, she earned a teaching certificate and the role of valedictorian of her graduating class of forty-three students. Her first teaching position was in Cameron, Texas, where she had taught 35 students in first through fourth grades. She also earned extra income by sharing her home economics knowledge with women in the neighborhood. In 1909, Williams moved to Austin, Texas, where she taught for two years and then moved back to Prairie View, where she became the head of the domestic art department.

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While working at Prairie View, Clara began dating Jasper Williams, a courtship that lasted ten years. They married in 1917 and moved to El Paso, Texas. There, Clara gave birth to three sons: Jasper (born 1919), James, and Charles (both born in 1923). In 1917, Jasper got a job with the United States Custom Office. Two years later, he lost this position and opened a drugstore. In 1924, a fire destroyed the Williams' drugstore, and without insurance the family was nearly bankrupt. The family's finances were further strained when their third son, Charles, was born with a foot ailment, which required casts, a brace, and the constant care of a maid. The family moved to Vado, a small, mostly African American community near Las Cruces, New Mexico. The Williams' homesteaded 640 acres of land, planting beans, corn, and cotton and raising livestock.

Life in Vado provided Clara with an opportunity to teach. The school superintendent of Doña Ana County needed an educator with at least two years of college education, who would be paid \$100 each month for nine months to teach the African American students in the Mesilla Valley. The job was a result of statewide legislation in 1924 that permitted school districts and municipalities to establish separate and equal educational facilities for white and Mexican students and for Black students. The position required a Black teacher to teach Black students who transferred from city schools to Vado. Black students in Las Cruces were forced to attend Lincoln High School, which operated inside the Phillips Chapel Christian Methodist Episcopal Church. For the first four months of her new job, Williams taught only her two eldest sons and three boys from another family at Lincoln High School. In 1934, the school district constructed Booker T. Washington School, a one-room adobe schoolhouse specifically for Black students. It was initially intended to accommodate as many as thirty students, but the over-crowded conditions resulted in the enrollment of 100 students over the next few years. Williams was the first teacher at Booker T. Washington School, where she taught elementary students; her husband, Jasper, served as principal and taught the secondary grades, fifth through eighth.

In the fall of 1928, Williams decided to finish her degree and enrolled at New Mexico College of Agriculture of Mechanic Arts, now called New Mexico State University, where she took primarily summer courses in order to continue teaching full time at Booker T. Washington School. Unlike her classmates, Williams was not allowed to sit in classrooms or lecture halls; university administrators and professors required her to sit in the hallway, where she could only listen to lectures. In 1937, at the age of 51, she became the first African American student to obtain a bachelor's degree, in English, from New Mexico State University. The university did not permit her to attend the graduation ceremony, reportedly because white students threatened to boycott the ceremony if she was allowed to sit through commencement; instead, Williams received her diploma from the registrar's office. After graduation, Williams enrolled in graduate courses from the university; later, she continued her education through correspondence and extension courses from the University of Chicago.

During this time, the Williams family lived in the vernacular bungalow at 722 N. Mesquite Street. *The Las Cruces Historic Buildings Survey*, compiled by Mary B. Steeb, Michael Romero Taylor, and Anthony C. Pennock and published in 1985 by the Doña Ana County Historical Society, notes that the building was constructed for the family by Ignacio Ogaz. A mortgage, accessed through the Doña Ana County Clerk's Office, documents that Clara Belle and her husband, Jasper, either financed or refinanced their ownership of the property in December 1934 for \$1,480.53. Williams resided at the house from 1933 to 1974. A photo from the 1930s, included in the survey and this document, captures Clara, Jasper, and their three sons standing outside the house. The duplex at 734 N. Mesquite is even less understood – with a construction date of 1945 unconfirmed; as the building was included in the property sale in 1974, it has likely been retained as part of the larger parcel since its construction, suggesting that Williams rented the property out.

Williams continued to teach at Booker T. Washington until 1951, following more than 40 years in the classroom, 27 of which were spent in New Mexico; her retirement came just before segregation was banned from public schools in New Mexico in 1953, later declared unconstitutional with the *Brown v. Board of Education* ruling in 1954. Jasper died in Las Cruces in 1946, leaving the Mesquite property to Williams. She continued to live along Mesquite Street until 1974 when she sold the property and moved to Chicago to be near her three sons, all of whom had entered the medical profession and jointly operated the Williams Medical Clinic on Chicago's South Side; middle son James served for a time as personal physician to Dr. Martin Luther King, Jr., and met with

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President John F. Kennedy in 1963, as part of a national group seeking to end discrimination in hospitals. Clara passed away in Chicago on July 3, 1994, at the age of 108.

The Civil Rights movement of the 1950s and 1960s led to a reckoning within American society involving the treatment and experiences of Black Americans. Clara Belle Williams' achievements in education, along with the racial subjugation she was forced to endure through social fiat during her teaching and academic careers, were at long last recognized and acknowledged. NMSU awarded Williams the title of outstanding alumnae of the year for 1961 and renamed an avenue on campus after her. In 1966, she was honored with Outstanding Mother and Businesswoman Award from the Fine Arts Guild in Chicago. Several years later in 1969, the New Mexico Education Association elevated her into their hall of fame; she was later inducted into the National Education Association of New Mexico's Southwest District Hall of Fame by the Southwest District Hall of Fame Committee. In 1980, the university awarded her an honorary Doctor of Laws degree for her "overall service to mankind;" she was the first African American to receive this honor. In 2005, after her death, the university declared February 13 as Clara Belle Williams Day and renamed the English building Clara Belle Williams Hall in her honor. Her legacy at NMSU is also preserved by the university through a scholarship in her name available to African American students.

The house at 722 N. Mesquite, reportedly constructed for her and her family in the early 1900s and where she lived for 50 years, remains a monument to her perseverance of the lasting impact she left on the whole of Las Cruces. Upon her retirement, Ms. Williams remarked: "There is no alternative to optimism. The only choice we have is to prepare ourselves so we can go as far as possible. Otherwise, we will have betrayed the precious breath the Lord has given us."

Arturo and Marcelina Chavez

Prior to her move to Chicago, Clara Belle Williams sold the property at 722 N. Mesquite to Arturo S. and Marcelina Chavez, as documented in a warranty deed (found at the end of this document); their tenure at the property represents its continued residential use and role as a place of family life.

Born in Delicias, Mexico, in 1945, Arturo arrived in Las Cruces as a Spanish-speaking child and entered an English-only classroom at Fairacres Elementary, then known as West Picacho School. Determined to succeed in new surroundings, he taught himself English and took to new activities, becoming New Mexico State Marble Champion at age eleven. He went on to serve two tours in Vietnam with the U.S. Marine Corps and became a naturalized U.S. Citizen; he retired from White Sands Missile Range after 35 years of employment. Marcelina, a lifelong Las Cruces native, dedicated her career to nutritional services in the Las Cruces Public Schools.

Together, the couple made the house at 722 N. Mesquite Street their family home; it was also the center of Arturo's entrepreneurial activities as a "chile broker" around Southern New Mexico, beginning in the early 1980s. The term "chile broker" is a colloquial one defined by Hatch-native Javier Vargas as an individual who purchases the produce in bulk to sell wholesale to restaurants or stores. In addition to selling chile, Arturo roasted and sold packaged, ready-roasted chile at a time before green chile roasting was common in grocery stores or commercial settings. He even welded his own rolling roasters using as precedence those made in Hatch by chile growing families, indirectly helping to expand and establish what would become an iconic New Mexico cultural activity; initial roasters had to be operated manually, with roasters like Chavez later adding a motor for efficiency. Additionally, newspaper ads from the period solidify his role in the establishment of green chile selling and roasting around the Mesilla Valley and Alamogordo. While Arturo traveled around Southern New Mexico, buying and selling chile, the house at 722 N. Mesquite acted as headquarters for his operation. Chavez's death on November 12, 2021, followed a final chile roasting season, with the Chavez family congregating in the backyard of the Mesquite Street property for their annual gathering.

The Chavez family's time at the property at 722 N. Mesquite Street is documented for Arturo's part in the establishment of chile roasting in the Mesilla Valley, best identified through newspaper ads and photos. Remaining family members also consider the legacy of ownership and shared perseverance passed from Clara

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Belle to Arturo and Marcelina as intimately valuable, finding meaning in connections between the two families that lived in the home.

History Continues

History and the honoring of stories and memories that make up the emotional material of buildings does not end with one person; it continues through the lives that follow. The layering of stories at 722 N. Mesquite Street serves as a reminder that sites are not always historic to a single moment in time but living spaces that are shaped by different generations. Clara Belle William's story resonates with modern readers because it reflects themes of struggle, perseverance, discrimination, family, and the belief that actions can shape a broader community. Those same values were carried forward by the Chavez family, linking past and present life.

Clara Belle William's home is undoubtedly historic because of her extraordinary life and her lasting legacy; for this connection, the property at 722 N. Mesquite Street is deserving of designation at the local level. The home was next occupied by the Chavez family, who participated in the expansion of chile roasting, one of New Mexico's most prized cultural pastimes, around the Mesilla Valley and nearby communities. In light of this, recognition should be given to the simple fact that this property's history continued past its initial period of significance. Encouragement should also be made to view all properties, regardless of historic significance, as bridges that connect generations, families, and ongoing stories—a reminder that history continues.

16. References (if any)

(Make note of books, magazine articles, websites, blogs, etc., used in researching the property's history)

CAF Rise Above. "James B. Williams." September 25, 2024. <https://cafriseabove.org/james-b-williams/>

Chavez, Alice, and Steven Moffson. *Additional Documentation form*, Application for Registration, New Mexico Register of Cultural Properties. New Mexico Historic Preservation Division, August 13, 2021.

Coltharp, Richard. "Black history is also Las Cruces history," Desert Exposure, February 9, 2023. <https://www.desertexposure.com/stories/black-history-is-also-las-cruces-history,31067>

New Mexico State University. *Clara Belle Williams*, NMSU Library Exhibit webpage. Accessed March 6, 2026. <https://libexhibits.nmsu.edu/onlineexhibits/cbwilliams/index.html>

Steeb, Mary M., and Michael Romero Taylor, Anthony C. Pennock. *The Las Cruces Historic Buildings Survey*. Doña Ana County Historical Society, 1985.

Villa, Elizabeth. "Open Stacks: History of Segregation in Las Cruces Public Schools," *Las Cruces Sun News*, December 11, 2021. <https://www.lcsun-news.com/story/life/2021/12/11/open-stacks-history-segregation-las-cruces-public-schools/6454984001/>

Section 4 – Author/Owner information and Certification

17. Author Information

Author name: Alice Chavez, with Norma Chairez-Hartell
Applicant address (if different from property):
906 Lenox Avenue, Las Cruces, NM

Phone: (575) 639-4130
Email: schoolhouse62@hotmail.com

Are you the property owner? ☐ Yes ☒ No

Owner name (if different): Marcelina Chavez

Contact (if different): (575) 644-8600

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I certify that the information provided is accurate and complete to the best of my knowledge. I understand this application is subject to review by the Historic Preservation Committee and the City Council.

Applicant Signature:

Date:

Owner Signature (if different):

Date:

Appendix – Supporting Documentation

Attach the following:

- At least four quality photographs (all sides of the property, streetscape) with captions;
- Historic photographs (if available) with captions;
- Maps or aerials showing property location with descriptions (Google Maps screenshot);
- Supporting evidence (articles, survey records, oral histories);
- Copy of property’s building’s nomination form to the National Register of Historic Places or New Mexico Register of Cultural Properties, if applicable; and
- Any other documentation relevant to historical, architectural, or cultural significance with descriptions

Appendix – Supporting Documentation

Photographs of Property



Figure 1: The two buildings that make up the Clara Belle Williams property from Mesquite Street; the Williams house, 722 N. Mesquite, is at the left, with the duplex at 734 N. Mesquite on the right.

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Figure 2: Photo of the front facade of the Williams home at 722 N. Mesquite Street.



Figure 3: Photo of the front entrance to the Clara Belle Williams home, showing changes made to the front entrance. Photo by Miranda Cyr, taken from a Las Cruces Sun-News article about the property, published November 26, 2021.

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Figure 4: Photo of the rear of the property, depicting an “EL GATO” moniker accompanied by cat figurines in honor of Arturo Chavez, known as “El Gato” by his family and friends. Photo by Miranda Cyr, taken from a Las Cruces Sun-News article about the property, published November 26, 2021.

Historic Photographs



Figure 5: Historic photo of the Williams family in front of their house at 722 N. Mesquite Street (retrieved from “The Las Cruces Historic Buildings Survey”).

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Figure 6: Undated photo of the property at 734 N. Mesquite Street, north of 722 N. Mesquite Street (partially captured to the right of the building).



Figure 7: Recreated photo of the earlier historic photo, framing the duplex at 734 N. Mesquite Street from the intersection of Mesquite Street and Augustine Avenue. Significant changes to the property's setting include the paving of Mesquite Street and the construction of the stone retaining wall around both buildings. Two mature pine trees also dominate the property as of 2026.

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Figure 8: Undated portrait of Clara Belle Williams.



Figure 9: Undated portrait of Clara Belle Williams (courtesy of NMSU library exhibits).



Figure 10: Undated image of Clara Belle.



Figure 11: Arturo Chavez (right) with his mother (center) and brothers in a photo from the 1950s.

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Figure 12: Chavez photographed in the early 1980s, putting together a Chile roaster.



Figure 13: Arturo and Marcelina Chavez roasting chile in the backyard of the Mesquite property in 1991.

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Figure 14: Arturo Chavez and his brother, Jose Luis, in the backyard of the Mesquite property in 1991.



Figure 15: The Chavez family (from left, Arturo, Alice, Lisa, Marcelina, and Arturo Jr.), photographed in the front room of the Mesquite property in the late 1990s.

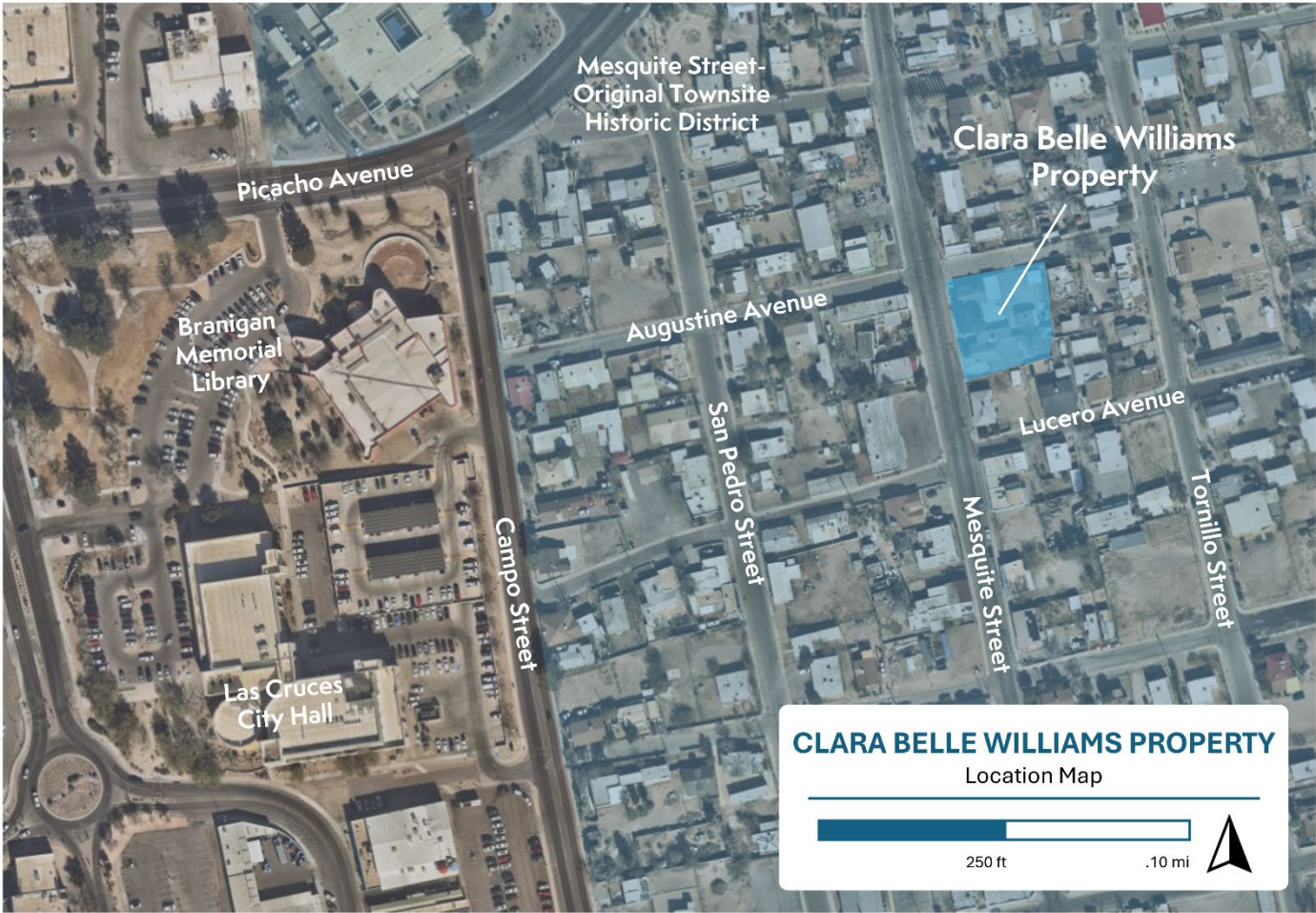
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Figure 16: Arturo Chavez, background, photographed at the Mesquite property during his last chile roasting season in 2021.

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Location Map



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Supporting Evidence

100-110000-110000

NEW MEXICO MORTGAGE APPROVED BY ACT OF SEPTEMBER, 1933

MORTGAGE

No. 110000

THIS INSTRUMENT, made this 2nd day of December, 1933, between

Jasper B. Williams, and his wife, Clara B. Williams

of Las Cruces, Dona Ana County, New Mexico, parties of the first part and the Western Trust Company, a corporation duly organized and existing under the laws of the United States, party of the second part, witnesseth:

WHEREAS, the parties of the first part have executed and delivered to the parties of the second part this certain promissory note of even date herewith for the principal sum of \$ 1480.53 One thousand four hundred eighty and 53/100 Dollars, bearing interest at the rate of 5 per annum, said principal and interest payable Eleven and 71/100 Dollars (\$ 11.71) monthly from date, to be applied first, as herein set forth, to the unpaid balance and the remainder, to principal, until said debt is paid in full. All conditions and obligations of said note are hereby referred to and made a part of this instrument.

NOW, THEREFORE, the said parties of the first part, in consideration of the premises and of the sum of One Dollar (\$1.00) to them in hand paid, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, mortgage and convey unto the said party of the second part, its successors and assigns forever, the following described real estate situated in the city of Las Cruces, County of Dona Ana and State of New Mexico, to-wit:

To the following described lot or tract of land situate in Precinct No. 20, in the Dona Ana Bend Colonit Grant, Dona Ana County, New Mexico, and being in block 82 of the old town of Las Cruces, to-wit:

Commencing at the northwest corner of this lot, and thence south, on the west, 139 feet, bounded by Mesquite Street; thence easterly on the southerly side 136 feet, bounded by property now or formerly of Juan Lopez; thence northerly 26 feet; thence easterly 5 feet; thence northerly 110 feet, bounded on the east side by lot formerly of Juan Lopez, now of Mrs. Madrid; thence westerly, on the northerly side, 139 feet bounded by Spruce Street, to the place of beginning, together with the hereditaments and appurtenances thereunto belonging and also together with all disappearing beds, ice boxes, mechanical refrigeration units, equipment for heating, lighting and cooking, mirror, door and window shades and personal property as are ever furnished by a landlord in letting or operating an unfurnished building similar to the buildings erected upon said mortgaged premises and now or hereafter installed therein by the Lessor or his assigns which shall be deemed between the parties hereto and all parties claiming by, through or under him, an accession to the freehold and a part of the realty and encumbered by this lien.

Together with all the right, title and interest of the said parties of the first part, either in law or in equity, in and to said premises, to have and to hold the same together with all and singular the tenements, hereditaments, privileges, water rights and appurtenances of every kind and nature thereunto belonging, to the said party of the second part and its successors and assigns as security for the payment of the sum of money evidenced by the aforesaid promissory note and all interest, taxes, assessments and charges of every kind and nature therein or hereinafter set forth.

And the said parties of the first part, for themselves and their heirs, executors and administrators, covenant and agree with the said party of the second part and its successors and assigns that at the time of the executing and delivery of these presents, they are well seized of said premises in fee simple and have good right, full power, and lawful authority to convey and mortgage the same in manner and form aforesaid; that the same are free and clear of all liens and encumbrances whatsoever and the said premises in the quiet and peaceable possession of the said party of the second part and its successors and assigns; all and every person claiming the whole or any part thereof, the said parties of the first part shall and will warrant and forever defend.

And the said obligors, for themselves, their heirs, executors, administrators, or assigns, hereby covenant and agree:

1. Whenever there is a reference in the covenants and agreements herein contained to any of the parties thereto the same shall be construed to mean as well the heirs, representatives, successors and assigns (either voluntary by act of the parties or involuntary by operation of the law) of the same.
2. For value received and the consideration of aforesaid, the Mortgagor herein hereby obligates himself to pay to the corporation at its office in Washington, D.C., or its successors and assigns, the principal sum of \$ 1480.53 with interest at the rate of 5 per cent, per annum on the unpaid balance, and said principal and interest shall be payable \$ 11.71 monthly from date, to be applied first to interest on the unpaid balance and the remainder until said debt is paid in full. Extra payments may be made at any time and interest will be charged only on the unpaid balance.

It is agreed that the borrower may pay a sum of \$ 6.17 monthly from date until June, 1936, representing interest only on said debt at his option, provided all other conditions and covenants of this note and the instruments securing the same are promptly met and thereafter the monthly payment shall be \$ 13.69 per month, to be applied first to interest on the unpaid balance and the remainder to principal until said debt is paid in full.

Figure 17: First page of the mortgage entered into by Clara Belle and Jasper Williams in December 1934.

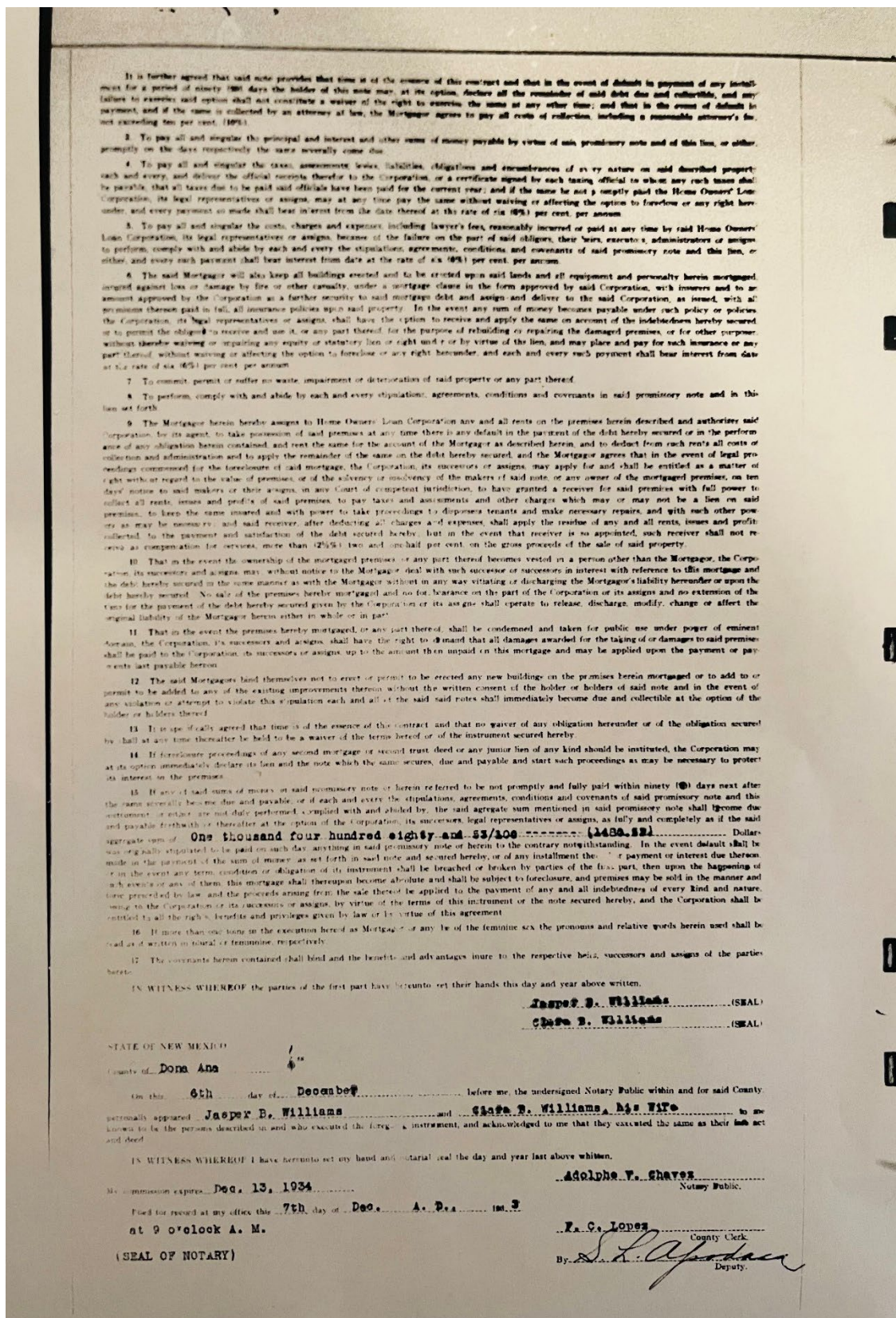


Figure 18: Second page of the mortgage entered into by the Williams for \$1,480.53.

1576F

SF-1 SHORT FORM WARRANTY DEED-Rev. 11-59-New Mexico State Notary Form

WARRANTY DEED

Clara B. Williams, a widow _____, for consideration paid, grant...

to Arturo S. Chavez and Marcelina R. Chavez, his wife, as Joint Tenants with
Right of Survivorship

the following described real estate in Dona Ana County, New Mexico:

Being a tract of land situate in Dona Ana Bend Colony Grant, City of Las Cruces, Dona Ana County, New Mexico, and being in Lot 82 of the Old Town of Las Cruces, to-wit:

Commencing at the Northwest corner of this lot, and thence South on the Western side 139 feet along the Eastern Boundary of Mesquite Street; thence Easterly along the Southern Boundary of this lot 136 feet, bounded on the South by the property formerly of Juan Lopez; thence Northerly 26 feet; thence Easterly 5 feet; thence Northerly 110 feet; bounded on the East by a lot formerly of Juan Lopez; thence Westerly along the Northern Boundary of this lot and along the Southern Boundary of Augustine Street, formerly Spruce Street, to the point and place of beginning.

Subject to restrictions, reservations and easements of record.

with warranty covenants.

WITNESS my hand and seal this 30th day of March, 1974.

Clara B. Williams (Seal)

NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES FEB. 14, 1978
ISSUED THRU ILLINOIS NOTARY ASSOC.

(Seal)

NOTARY SEAL

STATE OF NEW MEXICO

COUNTY OF Dona Ana

The foregoing instrument was acknowledged before me this 6th day of April, 1974.

by Arturo S. Chavez and Marcelina R. Chavez (Name or Names of Person or Persons Acknowledging)

Don. Felipe (Seal) Notary Public

NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES FEB. 14, 1978
ISSUED THRU ILLINOIS NOTARY ASSOC.

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 19____.

(COUNTY CLERK SEAL) (Name of Officer)

(Title of Officer) of _____ (Name of Corporation Acknowledging)

(State of Corporation) corporation, on behalf of said corporation.

My commission expires: _____

(Seal) Notary Public

FOR RECORDER'S USE ONLY

State of N. Mex., Co. of Dona Ana

RECEPTION NO. 7621 I hereby certify that this instrument was filed for record and duly recorded on:

APR 27 1974

at 1:41 o'clock P.M. in the Dona Ana County, N.M.

Book 227 Page 661 of the records of said County.

BY: Don. Felipe Clerk

Figure 19: Warranty Deed, signed by Clara Belle Williams and dated to March 20, 1974, passing ownership of property at 722 N. Mesquite Street to Arturo and Marcelina Chavez.

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Figure 20: Arturo and Arturo Jr. captured in a photograph published in the Las Cruces Sun-News on August 22, 1989.

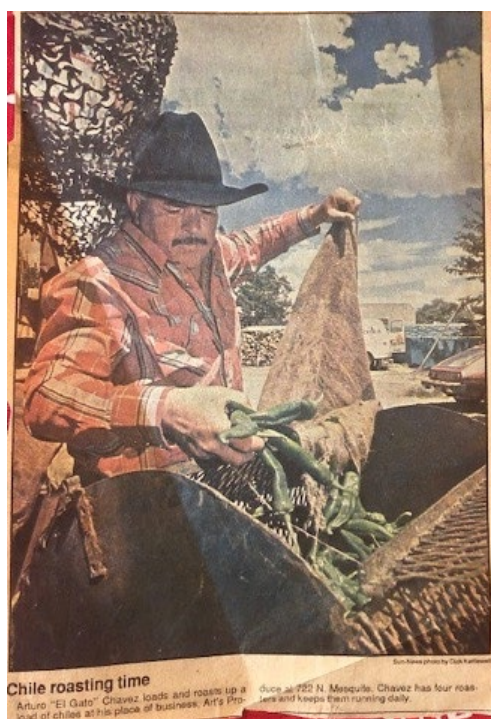


Figure 21: Arturo photographed in the Las Cruces Sun-News in 1991.

**CHILI - Mild, Hot, Extra hot.
You Bag - 19¢ lb. Jalapeno - 30¢
lb. ONIONS - White 40 lb. sack,
\$2.90. TOMATOES - Machine
picked - specially for canning.
You Bag - 15¢ lb. Cataloupe 3-
\$1.00. We Roast Chili - \$5 per
sack. Call A Friend. Weekends
starting August 11 - All Day
Saturday & Sunday - 7:00 a.m.
to 8:00 p.m. - While Quantity
Last. Also soon we'll have Red
Chili. Dry - 30 lb. Box \$1.25 lb.
Under 30 lbs \$1.50 lb. Dry own -
Save Money. You Bag - 18¢ lb.
1st Across from Gibson. 524-
9101, **Arturo Chavez**. 175-7tp**

Figure 22: Classified in the Alamogordo Daily News from July 29, 1984.



CITY OF LAS CRUCES

HISTORIC PRESERVATION COMMITTEE

May 20, 2026, at 6:00 p.m.

The following are minutes of the Historic Preservation Committee Meeting held February 18, 2026, at Council Chambers, City Hall, 700 N. Main Street, Las Cruces, New Mexico.

MEMBERS PRESENT: Norma Chairez-Hartell, Vice-Chair
Ernie Campos
Jeffrey Shepherd, PhD
Rosanna Torrez

MEMBERS ABSENT: Dr. Jerry Wallace, Chair
Fernando Baeza

STAFF PRESENT: Caitlin Beesley, Historic Preservation Specialist
Henry Becker, Deputy City Attorney
Romulo Valdez, Assistant City Attorney
John Castillo, Urban Planner

OTHERS PRESENT:

David Lundy	Kyle McGrogan	Topher Lininger	Gabriel Gamboa
Stephanie Villnueva	Paul Deason	Marcie Chavez	Tasia Chavez-Villa
Ana Flores	Alice Chavez-Villa	Tory Woods	James Woods
Teresa Armendarez	Rose Garcia	Faith Hutson	John Verploegh
Alma Hutson	Bobbie Hutson	Xan Muza	David Senk
Patrick Vigil	Guadalupe Vigil	Greg Shervanick	Tanner Gaskey
Phobe Gaskey	Sara Thomas	Ruth Gallardo	
Chris Hinojosa	Denali Wilson		

1. CALL TO ORDER

Vice-Chair Chairez-Hartell called the meeting to order at 6:02.

2. CONFLICT OF INTEREST INQUIRY

There was no conflict of interest.

3. PUBLIC PARTICIPATION

There were none.

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4. APPROVAL OF AGENDA

4.1 Approval of April 18, 2026, HPC Minutes

Motion to approve by Ernie Campos; seconded by Jeff Shepherd. Motion passed unanimously.

5. DESIGN REVIEW AND CASE RECOMMENDATIONS

5.1 Certificate of Appropriateness certification for WIA restoration project, located at 340 N. Reymond Street in the Alameda Depot Historic District

Caitlin Beesley stated this is a design review project for a city owned building. Building was built in 1927 funded by Women's Improvement Association. It was originally a clubhouse and a mail-order library for the public and was later purchased by the city. The city has had meetings with the public and neighborhood association regarding the building's restoration/preservation project. This project recently received \$900,000 in capital outlay from the state. It is a contributing property to the Alameda Depot Historic District in the state and national registers. The landscaping will include new trees, native plants, and the fountain from 1968 will remain and fixed. Full window restoration. Some wood on the exterior will be replaced in-kind. Stucco will be patched and redone. It has been decided to keep the pueblo revival informed design. SHPO recommended not listing this building individually because it is already listed as part of the historic district. The project came to Beesley with a proposal to remove the ADA ramp from the front and construct a new ramp to the rear. Removing the ramp from the front to the rear would only serve to list the building individually and it is not necessary. The back entrance to the building cannot accommodate the ramp without creating a new ADA entrance there, which would demolish historic fabric. The ramp on the front of the building does not put the building's designation at risk. The compliance coordinator with accessibility mentioned the ramp itself is within compliance, it is only out of compliance currently because of the handrails on the ramp itself instead of on the support structure for the ramp. Recommend a ramp be retained or redesigned to the front, put in place where it is either wide enough that it accommodates the handrail or grab bars are put on the current ramp for more maneuverability. The National Park Service produces preservation briefs for the maintenance and preservation of historic buildings, Beesley referenced the brief that discusses accessibility and historic buildings. Making historic properties accessible have various choices, ramps, lift, landscaping. The ramp was placed 2003-2004, also the bathrooms were updated and accessible, and expanded the kitchenette.

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Board Member Ernie Campos mentioned that the ramp appears to work and it seems fine in its current location. Vice-Chair Chairez-Hartell rhetorically asked "why fix it if we do not need to."

Greg Shervanick stated he attended all the meetings concerning this building. His concern is that Parks and Recreation is involved. And if this is a strategy to mend Pioneer Park with prior proposed concepts. Also was there anything learned about the Armijo House. He mentioned that the WIA building is below grade and now adding a bunch of plant life. Believes the board should take its time before it votes to accept anything.

John Verploegh agrees with the previous comment about the building being below grade. He stated water pools up next to the building. He thinks there are structural issues with the portal, the way it is anchored, and hopes this is addressed in this project.

All mentioned issues will be brought forward.

Motion to approve by Rosanna Torez; seconded by Ernie Campos. Motion passed unanimously.

5.2 No. 26ZO1000018 - case recommendation to Planning and Zoning Commission allowing additional land use for auto sales or rental use of a property located at 801 E. Amador Avenue, zoned C-2 (Commercial Medium Intensity).

John Castillo stated there is additional land use at 343 S. Esperanza/801 E. Amador Avenue. The property is within the South Mesquite Overlay Zone Legacy District. It does have a sub-zoning designation of C-2 which is the Commercial Medium Intensity zoning district, which usually allows for medium intensity type development such as offices, businesses, small scale businesses, or local businesses. It is located at the northwest intersection of Amador Avenue and Esperanza Street. It is a developed property with a vacant building and parking lot. It is approximately half an acre in size. It began as an auto dealership in 1977 and has been in continual operation for over 30 years. The business relocated to 715 E. Amador Avenue which is across the street and continued to operate at that location until 2025 when the property was sold. The property has been nonconforming use since the adoption of the South Mesquite Overlay Zone in 2005. Applicant is seeking to continue the original business that stated on the property and continue to provide for the community. Under code Section 36-2.D4 IV under South Mesquite Overlay Zone Legacy District an applicant can request an additional land use for a specific parcel that is not already noted within the permitted use. They want to include for land use, auto sales and/or rental in the C-2 Zoning District within the South Mesquite Overlay Zone. All relevant agencies and departments supported the

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1 proposed additional land use. And notice was sent to properties within 500
2 feet. There were no phone calls or e-mails regarding the additional land
3 use. There are no health, safety, or welfare issues identified. The proposal
4 is not out of line due to history of use. Amador Avenue is a principle arterial.
5 Staff recommends approval with conditions. The recommendation is in
6 concert with Elevate Las Cruces Comprehensive Plan. Conditions are that
7 the business will be required to bring the property into compliance with the
8 2025 Land Development Code, and all companion codes. The business
9 will also need to through the minor platting process to vacate a property line
10 to become one lot instead of two separate lots. Staff felt the special use
11 process was the appropriate process for this as this is not a zone change,
12 variance, or waiver.

13
14 Gabriel Gaboa of Casa de Autos gave some history of the business. And
15 he just wants to continue doing business as he has since 1977.

16
17 Motion to approve by Jeff Shepherd; seconded by Ernie Campos. Motion
18 passed unanimously.

19 20 **5.3 City of Las Cruces Register of Cultural Properties case** 21 **recommendations to City Council**

22
23 Caitlin Beesley introduced the register by giving an abbreviated version of
24 the presentation she shared with City Council during a work session earlier
25 in the month. A register is an official list or database of properties that have
26 been evaluated as worthy of preservation or designation for their historic or
27 architectural significance. There is the National Register of Historic Places,
28 the State Register of Cultural Properties, and many municipalities have a
29 way to designated properties locally; for Las Cruces, Beesley is referring to
30 it as the local register, which was established when we became a certified
31 local government in 2021. Historic registers assists people who
32 administrate preservation objectives at the municipal level, or federal level,
33 or state level. Registers also boost recognition of individual properties.
34 Increases public awareness of preservation, afford various protections
35 against improper alteration or demolition, reinforces local ordinances, and
36 encourages designation through economic or other incentives. What can
37 be listed are buildings, structures, sites, objects, or districts. The property
38 has to be identified as significant through various methods using different
39 criteria, which include significant events, significant persons, distinct style
40 or the work or an architectural master, or potential for new information
41 general archeological sites. The city register has a few additional criteria,
42 however owner consent is required for the city register as well as state and
43 national registers. Nominations can be produced by property owners with
44 assistance from staff or local register subcommittee. This process is being
45 condensed into an annual. Designation at the national and state level it
46 means identifying buildings that are worthy of preservation. Designation at

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1 the local level involves protections under local ordinances, including plan or
2 design review for alterations done to the buildings, or review in advance of
3 demolition permits. Public information is available on these buildings.
4

5 Tonight is the designation process. A nomination draft is produced. Public
6 HPC meeting for discussion of the property nomination is established. The
7 final step is City Council's action which requires resolution, granting or
8 denying property designation with a simple majority.
9

10 **No. CPD2026-001 - Rio Grande Theatre**

11
12 The Rio Grande Theatre turns 100 this year. Designed by Otto Thorman of
13 Thorman and Frazier, El Paso architecture firm. Designed in Italian
14 renaissance revival style. It is a two-story abode building, which Beesley
15 states is rare. There was a preservation project undertaken by the Doña
16 Ana Arts Council between 1998 - 2007. The restoration work returned the
17 building to its former glory for functional use and as a landmark for the
18 community. Glenn Schwaiger helped with the tile work. The nomination
19 was produced by City of Las Cruces Community Development Co-op
20 Jordan Gladson. Staff is recommending that this be nominated and
21 elevated to the local register. It is already in the National and State
22 Registers.
23

24 Israel Chavez thinks this is great and glad to see the city doing things for
25 historic preservation. None of this comes with any help to any of the private
26 owners of any of these properties. He commented that the city invests
27 heavily in the Alameda District which historically was the segregated, white
28 part of town. And the city continues to lack the investments required for the
29 brown and black neighborhood of Mesquite Street. He is fine with largely
30 symbolic designations. The city has failed to apply for any grants which are
31 only available to CLG entities and not individuals. He stated the reason
32 two-story adobes are rare is because the city tears them all down. The city
33 needs to apply for money to continue to save properties. There are
34 buildings east of Main Street that need restoration/improvement.
35

36 Board Member Ernie Campos mentioned a workshop to discuss and save
37 some of those buildings.
38

39 Motion to approve by Rosanna Torrez; seconded by Ernie Campos. Motion
40 passed unanimously.
41

42 **No. CPD2026-002 - Branigan Cultural Center**

43
44 Beesley invited Kenneth Podhajecki, CLC Co-Op, up to present the
45 Branigan Cultural Center nomination as the author. Podhajecki stated the
46 building was built in 1935. Designed by Percy McGhee, Jr. who also

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designed the Doña Ana County Courthouse. This was the first dedicated library in Las Cruces. The only privately funded library constructed in New Mexico during the great depression, all other libraries were publicly funded. First municipal run museum in 1979, transferred from a library to a cultural center. It is nominated for its significance to local history, and for being distinctive architecture, pueblo revival style, and also work of a master architect. Restoration was done in 2022-2023 of the vigas and portals, and stained glass window on the east side of the building. Staff recommendation is approval.

Motion to approve by Ernie Campos; seconded by Jeff Shepherd. Motion passed unanimously.

No. CPD2026-003 - Railroad Museum

Caitlin Beesley stated the Railroad Museum was built as a depot in 1910. It is the second railroad depot in Las Cruces. It is in the Spanish Mission Revival style. Some of the elements of the specific building were likely informed by the location. Used as a passenger depot until 1960s. It was purchased by the city in 1992 and transitioned to municipally run museum in 2004. Nominated for reflection of community history, and for distinctive architectural style. Nomination produced by former HPC Chair Dr. Judy Berryman. The first depot was built in 1881. The surrounding neighborhood came to reflect the influence of the railroad and what it represented; incoming of new people, new materials, new architectural styles arriving in Las Cruces at this time period. Depot Street became Las Cruces Avenue and was the first paved road in Las Cruces. She has a few modifications for this nomination following staff input that will be included prior to the nomination going to City Council. It is currently in the National and State Registers and retains sufficient historic integrity.

Dave Lundy, the exhibits manager for city museums, and building manager at the railroad depot. He thinks this is an important building to the city.

Board Member Jeff Shepherd thanked for the comments. He asked if there was something to explain the significance more regionally. Hard to overestimate how impactful the railroads were for cities, cultures, and communities, facilitating troop movement, displace and conquer indigenous people in the area here, and for bringing people in, goods, commerce, cultural ideas.

Vice-Chair Chairez-Hartell asked if the caboose was being included too. Caitlin Beesley stated the caboose is not original, and not significant except symbolically.

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1 Motion to approve by Ernie Campos; seconded by Jeff Shepherd. Motion
2 passed unanimously.

3 4 **No. CPD2026-004 - Clara Belle Williams Property**

5
6 Caitlin Beesley stated this would include the whole plat, including two
7 buildings, the home and the duplex. The house was built between 1925-
8 1930. It is a craftsman with vernacular influences. Nominated primarily for
9 its association with Clara Belle Williams and her family. She was a notable
10 educator in the community. Also the first African-American to graduate from
11 New Mexico State University. The home currently belongs to Marcelina
12 Chavez, the widow of Arturo Chavez who ran a chile roasting business
13 along with other produce out of the home. Property is nominated for its
14 association with significant people. Nomination produced by Alice Chavez,
15 the daughter of Arturo and Marcelina. There are a few changes to the
16 building over the years. From the documents for nomination: "Clara Belle
17 Williams home is undoubtedly historic because of her extraordinary life and
18 her lasting legacy. For this connection the property at 722 N. Mesquite
19 Street is deserving of designation at the local level. The home was next
20 occupied by the Chavez family who participated in the expansion of chile
21 roasting, one of New Mexico's most prized cultural pastimes around the
22 Mesilla Valley and nearby communities. In light of this, recognition should
23 be given to the simple fact that this property's history continued past its initial
24 period of significance. Encouragement should also be made to view all
25 properties regardless of historic significance as bridges that connect
26 generations, families, and ongoing stories. A reminder that history
27 continues." Staff recommend approval.

28
29 Alice Chavez-Villa stated on August 13, 2021, the state of New Mexico
30 Cultural Properties voted unanimously to enter the home as part of the state
31 register. Her father came to the US as Spanish speaking only and learned
32 slowly through asking schoolmates. As a young boy he traveled and picked
33 produce with his siblings. Her father joined the Marine Corps. Her mother
34 was born and raised in Las Cruces. She spent her life in that house and
35 learned the value of hard work. A lot of parallels between the two families.

36
37 Vice-Chair Chairez-Hartell stated she has to abstain from voting on this as
38 she worked on the nomination. It was an honor to work with Alice Chavez-
39 Villa.

40
41 Board Member Jeff Shepherd appreciated the narration and research
42 shared. Should there be publishing of this story he would like to work on it
43 also.

44
45 Motion to approve by Ernie Campos; seconded by Rosanna Torrez. Motion
46 passed.

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No. CPD2026-005 - Phillips Chapel C.M.E. Church

Caitlin Beesley stated this is located in the Mesquite Historic District located at 638 N. Tornillo Street. It was built in 1911 as a physical representation of the black experience in Las Cruces extending from the tradition of worshiping in community members' homes. It is one of the oldest black churches in New Mexico. Also served as the first segregated school in Las Cruces for African-Americans following segregation. A major restoration project between 2010-2014 by the community and students with the Doña Ana Community College. It is nominated for its representation of community history, for its association with the Hibler Fielder family, and authenticity of materials. It was nominated by Faith Hutson. The restoration was done entirely by volunteer work. It is currently on the National Register individually and contributes to the State Register of Cultural Properties for the Mesquite Street Historic District. Staff recommends approval.

Faith Hutson stated she was on the restoration project from start to finish. She purchased an adobe home and took adobe restoration classes at DACC. Thanked everyone for their hard work in nominating properties.

Vice-Chair Chairez-Hartell stated she was a small part of the restoration and that was her first introduction into historic preservation.

Motion to approve by Ernie Campos; seconded by Rosanna Torrez. Motion passed unanimously.

6. STAFF AND COMMITTEE INPUT

Caitlin Beesley stated there was a break-in and fire at 719 N. Mesquite Street late last month. The fire was primarily to the rear of the property, only damaged the roof. The property is technically for sale. The city's plans were to demolish the building. She and an inspector looked and the building is not in bad condition except for the roof. The city will board and secure the building and lien against demolition of the roof only. There is a lot of interest in the building.

Members of the unhoused population have been sleeping under the luggage/crate ramp to the south of the railroad museum. The structure is creosote soaked railroad ties which helps prevent insect infestation, but not great with fire. There was a fire. The city is assessing what to do with this right now. The ramp is fire damaged but it thankfully did not spread to the building.

This is Historic Preservation Month. Doña Ana County Historical Society is having regular lecture series. Tomorrow at 7:00 p.m. at the WIA building for a lecture. Las Esperanzas putting on walking tour for the Mesquite Street Historic District, this Saturday at 9:00 a.m. There are documentaries and movies going on at the

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1 Rio Grande Theatre. Town of Mesilla is doing a Historic Preservation week next
2 week. There will be a tour of the Armijo House on May 26, evening at 6:00 p.m.
3 May 29th the New Mexico Historic Preservation Commission is giving the annual
4 awards at the National Hispanic Cultural Center in Albuquerque, at 1:00 p.m.
5 NMSU campus tour May 30th at 10:00 a.m. leave from the Conroy Honor Center.
6 Beesley will be attending the Santa Fe Historic Preservation Symposium on May
7 30th, from 9:00-5:00 at the New Mexico History Museum in Santa Fe.

8
9 Beesley is planning for city register nominations to come before City Council in
10 June.

11
12 Board Member Ernie Campos asked if the events are listed on the website. Some
13 are on Facebook and some on Instagram, not the website. Beesley stated that
14 next year they will have an event calendar for people to go to.

15 16 **7. ADJOURNMENT**

17
18 Motion to adjourn by Jeff Shepherd; seconded by Ernie Campos. Motion passed
19 unanimously.

20
21
22
23
24
25 _____
Chairperson



CITY OF LAS CRUCES

TO: Historic Preservation Committee

FROM: Caitlin Beesley, MHP, Historic Preservation Specialist

DATE: May 1, 2026

SUBJECT: Case CPD2026-004

Case CPD2026-004: A nomination to the City of Las Cruces Register of Cultural Properties for the Clara Belle Williams Property, consisting of two buildings on a double lot in the South Mesquite Overlay. Property is owned by Marcelina Chavez and was documented as contributing to the New Mexico State Register of Cultural Properties listing for the Mesquite Street-Original Townsite Historic District.

BACKGROUND

The Clara Belle Williams Property comprises two buildings owned by the Williams family for most of the 20th century: 722 N. Mesquite, constructed sometime between 1924 and 1933 for the family, and 734 N. Mesquite, constructed around 1945. Both buildings are located in the Mesquite Street-Original Townsite Historic District, with the earlier building registered as a contributing property to the historic district's state register listing. The property's importance stems firstly from its association with Clara Belle Williams, a longtime resident of Las Cruces who is regionally significant as the first African American student to graduate from New Mexico College of Agricultural and Mechanic Arts, now New Mexico State University. Williams endured racially segregated schools as a college student and an educator, teaching African American students across Texas and New Mexico. She passed away in 1994, leaving behind a legacy as one of the most renowned educators in New Mexico, having spent decades teaching reading, writing, and arithmetic to Black students in public schools. In 1974, the property on Mesquite Street where she lived with her family was purchased by Arturo and Marcelina Chavez. Arturo was well-known at the local level for roasting and selling Hatch green chile beginning in the 1970s; he died in 2021; his widow, Marcelina, retains ownership and continues to live in 722 N. Mesquite.

The Clara Belle Williams Property is currently nominated to the City of Las Cruces Register of Cultural Properties, which comprises buildings, structures, sites, objects and districts that have historic or cultural significance to the Las Cruces community.

DECISION CRITERIA

To ensure the designation of eligible properties to the City of Las Cruces Register of Cultural Properties, HPC shall evaluate and make a final recommendation to the Las Cruces City Council for final approval. Nominated properties must be recommended



CITY OF LAS CRUCES

and approved following standards established in Chapter 35, Section 2-D of the City's Development Code. An eligible building must meet the following requirements:

- a) Located within the corporate boundaries of the City; and
- b) At least 50 years old, in whole or in part, or else of exceptional significance; and
- c) Possesses integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for listing in the National Register of Historic Places; and
- d) Embodies such other qualities and characteristics as is in the judgement of the Committee should be considered for designation as a cultural property; and
- e) Possess one or more of the following demonstrations of significance:
 - i) A broad cultural, political, economic, or social association with the historic development of the community, the state, or the nation; and/or
 - ii) Identification with a historic person or with important events in local, state, and/or national history; and/or
 - iii) Possesses distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship; and/or
 - iv) Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
 - v) Is a notable work of a master builder, designer, or architect; and/or
 - vi) Possesses or may likely yield information important in prehistory or history; and/or
 - vii) An improvement embodying all or part of the above characteristics which is subject to encroachment of detrimental influences or potential adverse effects; and/or
 - viii) An improvement of historical, architectural, or cultural significance that is threatened with demolition by public or private action; and/or
 - ix) Possesses other qualities and characteristics that, in the judgment of the Committee, should be considered for designation as a cultural property.

STAFF RECOMMENDATION

Staff have reviewed this nomination and recommend **APPROVAL** based on the following finding:

1. The buildings were documented as part of the State Register of Cultural Properties nomination in the late-1970s, with 722 N. Mesquite Street initially designated as contributing to the district, and 734 N. Mesquite Street noncontributing because its construction date fell outside the district's Period of Significance. Since this time, alterations to the exterior of 722 N. Mesquite Street have been carried out, removing some of the character-defining features that identify the building with its most prominent occupant, Clara Belle Williams. This has resulted in a loss of integrity of Design, Workmanship, Feeling, and Association with the district's Period of Significance and with the historic period associated with Williams, making



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its continued contributing designation and individual eligibility using evaluation standards accepted at the state and national level uncertain. However, these changes reflect the later ownership of Arturo Chavez, a notable chile broker in Las Cruces, who purchased the building from Williams with wife Marcelina. An evaluation of integrity will differ depending on which historic period the building is assessed under. By comparison, the building at 734 N. Mesquite Street has not been significantly altered since its construction and retains integrity to either period of property ownership.

2. Regarding the property's eligibility for the local register: while the building at 722 N. Mesquite Street does not retain sufficient historic integrity as evaluated for listing in the National Register of Historic Places through a connection with Clara Belle Williams, it is well-known to the community as Williams' home for reasons beyond the sign erected outside the house by the Chavez family; the building also represents the Chavez family, who are themselves notable at the local level for their role in expanding chile sales and chile roasting in Las Cruces. This loss of integrity impacts the building's eligibility and evaluation under future surveys at a higher level than that of the local one, however, Staff feels that the building's local recognition, combined with the cultural impact of both its owners and its continued use, is enough in this instance to nominate it.
 - a. In 2024, the Advisory Council on Historic Preservation published a report promoting a consideration to interpret those standards used at the national or the state level differently at ground level, primarily because the restrictions placed on the National Register or State Registers cannot always be applied at the local level. "Maybe we've made the perfect the enemy of the good," the report concludes, writing that the way preservation professionals conduct evaluations or apply standards impacts not only how buildings are preserved, but whether they are preserved at all.¹
3. Staff assisted in the completion of the nomination.

NOTE: Recommendations by the Committee must be based on "findings." Findings for *DENIAL* of the nomination should be articulated by the Committee and may be based on policies found in the City of Las Cruces Development Code, and/or other City plans and policies. Findings may also be based on information presented at the public hearing or information obtained through a site inspection.

¹ Sara C. Bronin, "Report and Recommendations on the Application and Interpretation of Federal Historic Preservation Standards," Advisory Council on Historic Preservation, published March 1, 2024, 63.



City Council Action and Executive Summary

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

District:	☒ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☐ N/A
1st Reading:				Adopted:	August 3, 2026		
Drafter:	Caitlin Beesley			Department:	Community Development		
Title:	A RESOLUTION APPROVING THE PHILLIPS CHAPEL C.M.E. CHURCH FOR INCLUSION IN THE CITY OF LAS CRUCES REGISTER OF CULTURAL PROPERTIES. (CPD2026-005)						

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

PURPOSE(S) OF ACTION:
Designation of a cultural property.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:
The Phillips Chapel C.M.E. Church has been nominated to the City of Las Cruces Register of Cultural Properties, which comprises buildings, structures, sites, objects and districts that have historic or cultural significance to the Las Cruces community, in accordance with the City’s Development Code 35-2D. The City Council is required to review and take final action.

The purpose of the City Register of Cultural Properties is to identify historic properties worthy of preservation for the general public and to affirm the City’s Historic Preservation Ordinance, which provides for protective measures against improper alterations to designated properties.

The Phillips Chapel C.M.E. Church, a simple one-room adobe church located on the southeastern corner of N. Tornillo Street and E. Lucero Avenue, was placed on the New Mexico Register of Cultural Properties and the National Register of Historic Places in 2003. It is eligible for inclusion in the City of Las Cruces Register of Cultural Properties for its association with the Black community in Las Cruces and southern New Mexico; for its association with a historic person or persons, specifically the prominent Hibler family whose descendants have shaped and documented the Mesquite neighborhood’s history; and for authenticity of materials and historic elements from the most prominent period of the building’s history, namely its adobe construction and vernacular New Mexican design.

On May 20, 2026, the Historic Preservation Committee (HPC), pursuant to Figure 34-2-1, Summary of Major Roles and Responsibilities, of the 2025 Zoning Code, recommended approval of the nomination by a unanimous 4-0 vote (with two Committee Members absent and one Committee vacancy), based on the findings outlined in Exhibit “A” and Attachment “B.” The nomination process promotes preservation activities in the community, highlights the property’s role in local history, and fulfills a requirement of the City’s Certified Local Government status.

The nomination was publicly noticed in accordance with the applicable notification requirements. Staff received four inquiries regarding the notification process. During the public meeting, one speaker provided comment

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related to the nomination of the Phillips Chapel. Additional details regarding the meeting and public comments are provided in Attachment "A."

The City Council will consider the recommendation of the HPC and decide whether the nominated property is appropriate for inclusion in the City Register of Cultural Properties. If deemed suitable, based upon evidence presented, the City Council will make a final determination on the request. It is possible for the City Council to modify the recommendation by make edits or adding content to the nomination. Furthermore, City Council can reject the resolution elevating the Phillips Chapel to the City Register of Cultural Properties; however, new evidence and facts must be articulated if the City Council reverses the HPC recommendation.

SUPPORT INFORMATION:

[Exhibit "A" City of Las Cruces Register of Cultural Properties nomination form](#)

[Attachment "A" May 20, 2026, HPC Minutes](#)

[Attachment "B" Staff Evaluation](#)

PLAN(S):

Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

Historic Preservation

DOES THIS AMEND THE BUDGET?:

☐ Yes

☒ No

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

☐ Yes

☒ No

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Resolution and affirm the HPC recommendation for approval.
2. Vote "No"; this will deny the Resolution and will reject the recommendation made by the HPC.
3. Vote to "Amend"; this will allow City Council to modify the Resolution by adding conditions as determined appropriate.
4. Vote to "Table"; this will allow City Council to table/postpone the Resolution and direct staff accordingly.

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RESOLUTION 27-026

A RESOLUTION APPROVING THE PHILLIPS CHAPEL C.M.E. CHURCH FOR INCLUSION IN THE CITY OF LAS CRUCES REGISTER OF CULTURAL PROPERTIES. (CPD2026-005)

The City Council is informed that:

WHEREAS, the Historic Preservation Program has submitted a nomination for the Phillips Chapel C.M.E. Church to the City of Las Cruces Register of Cultural Properties as part of the City's Development Code 35-2D; and

WHEREAS, the elevation of eligible properties to the City Register promotes preservation activities in the community, highlights the property's role in local history, fulfills a requirement of the City's Certified Local Government Status, and affirms the City's Historic Preservation Ordinance, which ensures protective measures against improper alterations to designated properties; and

WHEREAS, the nominated property is currently listed in the National Register of Historic Places and the New Mexico Register of Cultural Properties; and

WHEREAS, the Historic Preservation Committee, after conducting a public hearing on May 20, 2026, recommended that said nomination be approved by a vote of 4-0 (two Members absent and one Committee vacancy).

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

(I)

THAT the property, as reflected in Exhibit "A", attached hereto and made part of this Resolution, is hereby elevated to the City of Las Cruces Register of Cultural Properties.

(II)

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

DONE AND APPROVED this day of

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APPROVED

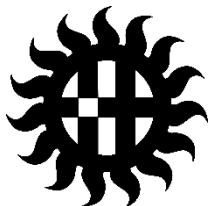
ATTEST:

Moved by:

Seconded by:

AYES

NAYS



Cultural Property Designation Form

City of Las Cruces – Community Development Department

700 N. Main St., Las Cruces, NM 88001

For assistance, call (575) 528-3027 or email cbeesley@lascruces.gov

For official use only:

CLC CPD No. _____ NRHP _____ SRCP _____ Criteria A B C D

Section 1 – Property Information

1. Name of Property

(Usually refers to prominent historical period)

Phillips Chapel Christian Methodist
Episcopal (C.M.E.) Church

2. Other Names (if applicable)

(All names, during or following historical period)

Colored Methodist Episcopal Church
(C.M.E.)

Lincoln High School

Christian Methodist Episcopal Church

3. Address/Location of Property

(If no mailing address exists, use nearest cross streets; include UTM)

638 N. Tornillo St., Las Cruces, NM 88001

Section 2 – Property Description

4. Property Type

(See below for descriptions)

- ☒ Building (roof, enclosed walls, occupied)
☐ Structure (roof, walls, unoccupied)
☐ Site/Infrastructure (park, acequia, etc.)
☐ Object (statue, mural, etc.)

5. Original Use of Property

Church

6. Current Use of Property

Church

7. Listing history

Has this property previously been listed in a national or state register, either individually or as part of an existing historic district?

☒ Yes ☐ No ☐ Unsure

NR: Listed 2003

SR: Listed 2003

8. Identifying photo

(Show main façade or other for clear identification)



9. Construction Date (if known)

1911

10. Building/Structure Occupation Status

☒ Occupied ☐ Unoccupied ☐ Does not apply

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11. Construction History Has the property been moved? ☐ Yes ☒ No If yes, date moved: Describe alterations (with dates, if known): 1960s: A larger gas flame heater was installed to replace the small gas heater. 1970s: The ceiling was lowered and covered with white tile panels. 1990s: The roof was re-shingled with asphalt shingles. 2001: Removal of an original rear window to provide for a handicap entrance to the church and a modern restroom facility; ceiling fans/lights added. 2010-2014: Removal of the cementitious stucco; stabilization and restoration of the walls; application of multiple coats on lime plaster; window repair and reglazing; original doors replaced with replications.	12. Building Condition (Relative to historical period or occupancy history) ☒ Excellent ☐ Altered ☐ Good ☒ Unaltered ☐ Fair ☐ Deteriorated ☐ Original Site ☐ Ruins/Abandoned ☐ Moved to New Location ☐ No longer standing Alterations to the exterior have been minimal, with the building retaining integrity of location, design, workmanship, setting, and materials.
Section 2 – Property Description, cont.	
13. Property Description (Written narrative describing the property's physical attributes and characteristics, no character limit) <i>Adapted from "Narrative Description" in the National Register of Historic Places Registration Form: Phillips Chapel C.M.E. Church, written by Terry Moody, 2003.</i> Phillips Chapel Christian Methodist Episcopal Church is a one-story, adobe building with buttresses at the front elevation, and is representative of vernacular architecture in New Mexico, showing a modest influence of local Spanish/Hispano building traditions. The chapel is located on the southeast corner of N. Tornillo Street and E. Lucero Avenue in a barrio northeast of the Downtown Mall and within the Mesquite Street Original Townsite Historic District (NRHP, 1985), in an ethnically mixed neighborhood of Hispanics, African-Americans, and Caucasians. The block where the chapel is located includes the Iglesia Sinai del Concilio Latino Americano de Iglesias Cristianas church, several single-family residences, several uninhabited buildings, and several vacant lots. The surrounding architecture is a mixture of adobe buildings dating from the early 1900s, typically New Mexican vernacular in appearance. Phillips Chapel is of a simple, one volume rectangular plan, measuring approximately 29 feet by 38 feet, with a hexagonal apse extension at the rear (east) measuring 8 feet long. Buttresses extending on each side of the façade are its most distinctive architectural features. A pediment-shaped board-and-batten gable rises to meet the medium pitched roof. The roof was re-shingled with asphalt shingles. Open eaves extend slightly over the north and south exterior walls. On either side of the sidewalk is a desert willow tree. The concrete sidewalk leads to wooden doors that are reproductions of the original 5-panel double doors. Two narrow two-over-two windows set within wood frames are situated to either side of the front entrance. Similar windows are situated along the side elevations. Two small, two-over-two, double-hung windows set in wood frames are located on the north and south faces of the apse, which encloses the pulpit and choir loft. In 2001, an addition measuring approximately 9 feet by 13 feet was built along the southeast corner of the building. At that time, an original rear window was replaced to serve as an interior entrance way and exit. This addition provides for a handicap entrance to the church and a modern restroom facility. The addition is identifiable as new to the original construction, but it is compatible with the overall building design.	

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The modest interior measures 28 by 44 with a ceiling height of approximately 11 feet. The interior wall surfaces are plaster with pine wainscoting and are original to the building; in 2012 the wainscoting was refinished. The wood window frames, rectangular four-light wood sashes, and pine plank flooring are original. In 2012 the pine floors were refinished by Stout Flooring. In 2013 all the windows were repaired, repainted, and reglazed with new glass; fluted glass in the lower frames and clear glass in the upper frames.

The chapel seats approximately fifty people. The original wood benches, which stood on either side of the center aisle, were replaced in the 1940s with five rows of upholstered, wood-and-iron theater chairs purchased from the Del Rio Theater, Las Cruces. A raised platform to the rear (east) of the church serves as the altar and pulpit, with a small choir loft behind. Each area is defined by two-foot wood partitions for liturgical cloths. An area for kneeling is located to the front of the pulpit area and is padded with a red carpet, an extension of a center aisle runner that begins at the entrance. Northwest of the pulpit area is a German-made piano, imported in the 1880s and donated to the church in the 1940s by Mr. and Mrs. George W. Frenger. In the late 1960s, a larger gas flame heater, situated in the southwest corner of the building, replaced a small gas heater that was centrally located in the chapel. The suspended ceiling, now covered with white tile blocks, was lowered in the 1970s, and ceiling light/fans were installed in 2001.

Except for modernizing updates, such as heating and electrical fixtures and the rear entrance and restroom addition, the chapel remains true to its original design and, therefore, retains integrity of location, design, workmanship, setting, and association.

Section 3 – Property Significance

14. Significance Criteria

(Check all that apply, explain answers under 15. Significance Narrative)

- ☒ (A) Broad cultural, political, economic or social association with community/state/national history
- ☒ (B) Associated with a historic person or persons
- Or (C)
 - ☐ Distinctive architectural type, style, method, or craftsmanship
 - ☒ Authenticity of materials and historic elements from the most prominent period of the building's history
 - ☐ Notable work of a master builder, designer, or architect
- Or (D)
 - ☐ Potential to yield information important in history or prehistory
 - ☐ Subject to encroachment or adverse effects
 - ☐ Threatened with demolition by public or private action
 - ☐ Other qualities significant to local heritage (explain under 15. Significance Narrative)

Integrity Consideration ☒ Yes ☐ No

(Does the property possess sufficient integrity as evaluated for inclusion in the National Register of Historic Places)

15. Significance Narrative

(Written narrative describing the history of the property and its importance to Las Cruces, no character limit)

Adapted from "Significance Description" in the National Register of Historic Places Registration Form: Phillips Chapel C.M.E. Church, written by Terry Moody, 2003.

The Phillips Chapel C.M.E. Church, a simple one-room adobe church located on the southeastern corner of N. Tornillo Street and E. Lucero Avenue, was placed on the New Mexico Register of Cultural Properties and the National Register of Historic Places in 2003. It is eligible for inclusion in the City of Las Cruces Register of Cultural Properties under the following categories: (A) Broad cultural, political, economic or social association for its association with the Black community in Las Cruces and southern New Mexico; (B) association with a historic person or persons, specifically the prominent Hibler family whose descendants have shaped and documented the Mesquite neighborhood's history; and (C) authenticity of materials and historic elements from

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the most prominent period of the building's history, namely its adobe construction and vernacular New Mexican design.

(A) Broad cultural, political, economic or social association with community/state/national history:

As the oldest African American church in Las Cruces and one of the oldest churches dedicated to an African American congregation in New Mexico, the Phillips Chapel C.M.E. Church remains a significant part of history for Las Cruces and the Southwest; the building is also identified with the State of New Mexico's segregation policies, being used as a center of education for African American families whose children were removed from public schools during the first half of the 20th century.

African Americans have been significant to the history of Southern New Mexico since the 1860s. The earliest African Americans to spend more than a short period of time in the New Mexico territory were troops of black soldiers, the famous Buffalo Soldiers, sent by the government near the end of the Civil War.[1] After a series of Indian raids against White settlers, the government sent four black regiments and their white commanders to protect the settlers, defeat the Indians, and then gather them on to reservations. Fort Selden, approximately 20 miles north of Las Cruces, was the station for many black infantry regiments from 1867 to 1891, when the fort was decommissioned.[1] None of these soldiers settled in Las Cruces, but a number of soldiers stayed on and worked as cowboys on area ranches.[2] Many soldiers, upon returning to homes in the south shared their experiences of life in the New Mexico territory with family and friends. These stories possibly influenced some black individuals and families to migrate to the New Mexico Territory in the late 1800s. The black migration to New Mexico Territory is reflected in the population records of the United States Census. These records indicate that in 1850 only 22 blacks were living in the New Mexico Territory. These numbers grew gradually to 85 blacks in 1860, and then 172 in 1870. By 1880 the number expanded dramatically to 1,015, reaching 1,956 in 1890.[3]

A number of factors caused the migration of black families to the Southwest.[4] In 1876, federal troops were withdrawn from the south, leaving Freedmen to cope with "Black Codes" enforced by many southern states. Freedmen had little opportunity to make a living as laborers and tenant farmers, as wages were low and rent for housing and land high.[5] Future crops were often collateral to pay for immediate subsistence needs.

After the Atchison-Topeka & Santa Fe Railroad was built in the 1890s, public service jobs opened up to many African Americans in New Mexico. When the railroad extended to El Paso, African Americans who earned their income from the rail service moved to Las Cruces, some taking positions in local hotels as chefs, waiters, and maids. Moreover, a number of African Americans migrated as servants to white farming families. Reconstruction of the early migration of African-Americans to Las Cruces has been gleaned from early census records dating from 1900 to 1920, city directories, and a few church documents. Some migration stories have been passed down to family members, and have been recorded in oral histories, or shared during interviews with Las Cruces historians.

The 1910 census lists 54 blacks living in Las Cruces, many of them newcomers. Doña Ana County is recorded as having a population of 65 blacks and 12,817 Caucasians.[6] A number of blacks had migrated from Texas and other newcomers came from Eastern and southern states. Many came to work as waiters, cooks, truck drivers, laborers, porters, and ranch hands. Emory Douglas Williams, who had tuberculosis, moved from St Louis, Missouri, to Las Cruces in 1896, bringing his wife, Annie.[7] Annie nursed her husband back to health in a tent she erected on the banks of the Rio Grande River.[8] After regaining his strength, Mr. Williams opened the Star Barber shop behind the Murillo House at 818 North Mesquite Street. Williams also invested in property including a farm on Idaho Street, north of Wyatt drive, and he and Annie farmed their 640 acres of highway frontage.[9] Daniel Hibler moved from Texas to Las Cruces to work as the chef for the Don Bernardo Hotel, on North Main Street, owned by the Freudenthal Family.[10] His wife, Ollie, worked as a maid for the Don Bernardo Hotel. In 1909, Ollie gave birth to a baby girl, Gertrude, the first black child born in Las Cruces. Mr. Toney worked as a manager of the Park Hotel. J. B. Levy originally from Tennessee owned Levy Barber Shop. John Hughs, originally from England, came with his wife Ellen from Louisiana. Mr. Hughs owned Hughs Barber Shop and his wife Ellen, worked as a cook for Dr. McBride. The 1920 census reported that 78 blacks (43 males, and 35 females) were

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living in Doña Ana County.[10] Other families listed in the 1920 census included Amos J. Brooks, who owned a grocery store and ice cream parlor on North Church Street. His wife, Georgia, was a teacher for black children at the East Mesa School. Initially W. T. (Bill) Anthony was the only blacksmith in Las Cruces, and he owned the Valley Welding Service, on the corner of Hadley Avenue and Church Street. William de Groff owned a tailoring business and lived with his housekeeper, Mrs. Mary Edmond, on Water Street. In the 1920s, the Homestead Act also brought a number of African Americans to the Las Cruces area, where they established homesteads approximately 6 to 10 miles north of Highway US 70, east of Las Cruces. Homesteaders included John Henry Sweet, George Holsom, Edward Strait, Robert Anderson Pettes, Lu Ella Hibler, and Jasper Williams. Jasper Williams filed for 640 acres near Las Cruces. His wife, Clarabelle (aka Clara Belle), was hired to teach African American children at Phillips Chapel and Booker T. Washington School when Las Cruces schools became segregated.[11] The Williams raised three sons who all became physicians.[12] When Robert and Ella Pettes move to Las Cruces they worked as sharecroppers for a farm on El Paseo Road, now called El Paseo Street, where Las Cruces High School is now located. Later, the Pettes family homestead at 640 acres that proved to be a valuable source of water. The Pettes' also played an important role in establishing the community cemetery for African Americans in the 1940s.

Phillips Chapel was constructed in 1911, primarily for use as a worship space by the growing Black community in Las Cruces. Many of the African-American migrants who settled in the valley had ties to the C.M.E. Church, which had been founded in 1870 by formerly enslaved peoples and members of Methodist Episcopal Church; wishing to establish a church for themselves separate from the institution of slavery, the fledging organization named themselves the Colored Methodist Episcopal (C.M.E.) Church. In 1954, the church changed their name in 1954 to Christian Methodist Episcopal (C.M.E.) Church to avoid being identified within a racial context. The building is named after the Right Reverend Charles H. Phillips, the first presiding Bishop of the Colored Methodist Episcopal Church in America.

In the 1920s, as a result of a political climate influenced by newly arrived land holders from states where Jim Crow laws had been the norm, some small communities of the Southwest established segregation laws and removed African American children from the public schools.[13] Clarence Fielder, historian for the Las Cruces African American community and grandson of Ollie and Daniel Hibler, pointed out that not all school districts in New Mexico became segregated; only schools in the southern part of the state, east of Deming became segregated during the 1920s. These included Las Cruces, Hobbs, and Alamogordo.[14] In 1925, the state of New Mexico passed legislation regarding segregation of schooling.[15] Section 1201 of the legislation states: "That where, in the opinion of the county school board or municipal school board and on the approval of said opinion by the State Board of Education, it is for the best advantage and interest of the school that separate rooms be provided for the teaching of pupils of African descent, and said rooms are so provided, such pupils may not be admitted to school rooms occupied by pupils of Caucasian or other descent. Provided further, that such room set aside for teaching of such pupils of African descent shall be as good and as well-kept as those used by pupils of Caucasian or other descent, and teaching therein shall be as efficient. Provided further, that pupils of Caucasian or other descent may not be admitted to the school room so provided by those of African descent."

Las Cruces School District moved to segregate schools in 1924, when 30 to 35 children were removed from Central Elementary School to receive educational instruction at Phillips Chapel C.M.E. Church.[16] Gertrude Hibler Fielder, daughter of Ollie and Daniel and the first black child born in Las Cruces, recalled being moved from Central Elementary School to attend "classes with other black children at the little Methodist Church her father had built".[9] The only formal notation that Phillips Chapel was serving as a school for "colored children" is found in school board minutes of August 24th, 1924. In reference to the hiring of janitors, the minutes state that "no arrangements [have been] made for the care of the colored church." The next reference made in regard to a separate school for African American children is found in the school board minutes dated June 1, 1925. The board "moved that Mrs. Williams at a salary of \$900.00 be elected to fill position as negro teacher."

After Phillips Chapel begins serving double duty as a school and church, two small room—mere "tar paper shacks"—were moved to the intersection of North Tornillo Street (two blocks to the north) and Pinon Avenue.[17]

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The small structures at North Tornillo Street and Pinon Avenue represent the first construction of Booker T. Washington School and are no longer in existence.

Phillips Chapel, under the title of Lincoln High School, continued to serve in the education of young African American adults until 1934.[18] School board minutes of May 10, 1926, list the hiring of teachers and salaries. The singling out of certain teachers identifies who taught at the segregated school, with "Mrs. Gertrude Terrell (col) be paid \$990.00 and Mrs. C. B. Williams (col) at \$945.00," likely serving as instructors at the newly moved colored schools and the Phillips Chapel school. Gertrude Hibler Fielder recalled Mrs. Terrell as one of her teachers when she was a student at Lincoln High School. Thirty students graduated from Lincoln High School, and their teachers were Ms. Treveland, Ms. Gertrude Terrell, and Ms. Willie Moses.

In 1934, the new Booker T. Washington School was built on Solano Street. The new school consisting of four adobe rooms served both the elementary and secondary educational needs for African American children until integration occurred in 1954 following the Supreme Court ruling of Brown versus Topeka Board of Education. The original structure of Booker T. Washington has since been replaced by a modern structure. Phillips Chapel C. M. E. Church is therefore the only extant building associated with the history of segregation of African American school children in Las Cruces. While the Las Cruces Public Schools were once segregated, the African American population was not forced to live in segregated neighborhoods. The African American community has always lived in a mixed African American and Hispanic neighborhood close to downtown Las Cruces throughout the historic period. Some members of the community farmed homestead acreage in the East Mesa area.

Since its construction in 1911, Phillips Chapel has served as a civic and social center for the African American community throughout its history, holding Easter programs, providing Christmas treats, and sponsoring Children's Day. Clarence Fielder remembers attending various social activities when he was a child and speaks fondly of "youth groups, ice cream socials, and hobo parties where we'd go house to house dressed as hobos and come back to have picnics with the food and goods we collected". Many African American couples were married in the chapel, and their children "sprinkled" (christened) there. Other activities, such as plays, dramas and song fests, were also held inside the chapel. In recent years, Phillips Chapel has hosted the annual Martin Luther King service in January, sponsored by the Southwest Ministerial Alliance and a Black History Month service in February.[18]

(B) Associated with a historic person or significant events:

The Hibler Family, mentioned above, were among the first African American pioneers to move to Las Cruces in the early 1900s. The family played a primary role in the construction of Phillips Chapel and descendants have remained intimately tied to the building since its construction. Daniel Hibler moved to Las Cruces around 1909, taking work as a chef in the Don Bernardo Hotel, before he was joined by his younger brother, Cortez, several years later. Later on, the brothers owned and operated the Jitney Café, located on Main Street in Las Cruces. Daniel, along with his wife, Ollie, were active in the C.M.E. Church and often hosted the C.M.E. District Conferences at their home. Daniel and Ollie had five children; their son Daniel died as a child, but Gertrude, Irene, Alma, and Rosalee grew up in Las Cruces and attended Phillips Chapel all their early lives.[19]

The Hibler brothers were originally from Waco, Texas, born and raised with six other siblings and two cousins by their parents, John and Margaret (Jackson) Hibler, who were both born enslaved in the mid-1840s in Alabama and Texas, respectively; as most freed slaves adopted the name of their enslavers, it is considered likely that John was enslaved by W.H. Hibler in Sumter County, Alabama. John and Margaret Hibler were married and living in Falls County, Texas, around 1870, when their family, including ten children, was documented by the U.S. Census.[20]

Daniel's and Cortez's move to New Mexico introduced them to a small but growing community of African Americans in Las Cruces, all of whom were members of the Colored Methodist Episcopal Church. Daniel's wife, Ollie, was originally from Denton, Texas; Hibler descendants recount that Daniel, who moved to Las Cruces alone, later sent for Ollie (Berry), who arrived with Black community's first minister, Reverend T.C. Cook, also

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from Denton, Texas. Led by Reverend Cook, the African American congregation in Las Cruces first worshiped in Daniel and Ollie's home.

Cortez and his wife, Lou Ella (Fields), married in 1899 in Texas; Lou Ella eventually moved to Las Cruces in 1918, where census records show the couple living in a rented house with another lodger while Cortez worked as a general laborer. Cortez and Lou Ella homesteaded on 640 acres northeast of Las Cruces (Sec. 9, T. 22S, R. 2E, New Mexico Prime Meridian); the homestead is now within city limits, and was sold to developers in 2004, with portions of the Red Hawk Golf Course and adjoining residential development constructed on the former-Hibler homestead. [21]

The Hibler families, along with James Dykes, A.J. Brooks, and Priscilla and John Hibler, later rented a building at the corner of Campo Street and East Court Avenue, where the African American community worshiped, prior to the construction of Phillips Chapel in 1911. As the African American population of Las Cruces continued to grow a permanent place of worship was needed. Daniel Hibler purchased the land on which Phillips Chapel C.M.E. Church was built for \$45.00 and had it deeded to the Colored Methodist Episcopal Church in America on May 1, 1911.

The Hibler brothers' descendants number many citizens in Las Cruces and around New Mexico. Gertrude Hibler, Ollie and Daniel's first child born in Las Cruces, married Henry Fielder and they had five children: Clarence, Veola, Alfred, Gertrude and Cleo.[21] Clarence Henry Fielder was a teacher with the Las Cruces Public School and professor at New Mexico State University. Clarence, who passed away in April 2015, was responsible for researching and documenting local history, capturing voices and stories which may have otherwise been lost. His work represents his and his family's long involvement around the Mesilla Valley. Clarence's sister Gertrude married Hobart Boyer. The Boyer family founded Blackdom (1903) and then later moved to Vado (1921) which for many years was New Mexico's only predominantly African-American community.[22]

(C) Authenticity of materials and historic elements from the most prominent period of the building's history:

Phillips Chapel C.M.E. Church was constructed using traditional techniques and features adobe brick construction. These bricks are a vernacular building material composed of a mixture of mud (earth), water, and organic binding materials like straw or grass, which are then sun-dried. Residents in Mesquite made the adobe bricks for Phillips Chapel on site by mixing clay-rich soil, water, sand, and an organic binder—typically straw or manure—to form a thick mud. This mixture was packed into molds to create the blocks, which are then removed and sun-dried for several weeks. The straw helps the bricks dry evenly, preventing cracks, while the clay binds the materials into a durable, solid block. The wood window frames, rectangular four-light wood sashes, and pine plank flooring are original. Except for modernizing updates, such as heating and electrical fixtures and the restroom addition, the chapel retains the majority of its original appearance both in its interior and exterior and, therefore, maintains its National Register integrity of location, design, workmanship, setting, and association.

As time went on, Phillips Chapel fell into a state of disrepair, even while members of the Black community continued to worship in the building. Because of a lack of funding and knowledge of adobe construction, the building was covered in cementitious stucco, which led to deterioration of the adobe structure. While these efforts are recognized today as having caused some damage to the building, the intent of the church's members and caretakers was unquestionably that of maintenance and preservation; their efforts represent the dedication and affection that community members retained for the building in the decades between its construction and restoration in the early 2000s.

In 2010, under the tutelage of adobe expert and local resident Pat Taylor, students of a Doña Ana Community College (DACC) Historic Conservation and Restoration course began to restore Phillips Chapel. These students worked on stabilizing and restoring the building for three semesters. After the course was discontinued, a core group of 10-12 volunteers finished the complete restoration in 2014. Adobe bricks were made to replace damaged or melted ones; all the cement stucco was removed and replaced with traditional lime plaster; the original windows were sanded, repaired and then reinstalled; the original pine floors were refinished.[23]

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Timeline of restoration work between 2010 and 2014

2010

- Wall investigation and chapel assessment by Pat Taylor
- Removal of cement plaster on the south and rear east walls
- South wall had extensive wall and subfloor damage
- Digging out under the subfloor to shore it up with 2x6 support system with cinder block pads
- Steel pole shoring placement for roof support inside chapel to safeguard south wall collapse
- Numbering and removal of interior wainscot to access the south wall and repair its extensive damage
- Installation of roof supports where a previous roof repair had removed them
- Mud plaster infill and placement of *rajuelas* (small rocks) to hold the lime plaster
- Re-installation of the wainscoting
- Adobe stabilization of interior north wall
- Poured concrete window slabs on east wall
- Applied several coats of lime plaster to the south and east walls
- Spring and summer work was done by DACC students; fall work by volunteers and former students

2011

- Continued wall restoration of the outside north and west walls
- Mud plaster infill and insertion of *rajuelas*
- Exterior painting of bathroom addition
- This Place Matters event
- Spring work was done by DACC students; summer and fall work by volunteers and former students

2012

- All work was done by community volunteers and former students
- Final rough lime plaster coats completed to all walls
- Poured north and west window sills
- Painting of inside of chapel by Doña Ana Community College students
- Start of application of final sugar plaster coat to walls with extensive help by Larry Limon
- Repair of window frames and lintels
- Started re-glazing of windows under the guidance of Jean Fulton
- Started repairing chapel seats
- Re-staining of all wainscoting
- Re-finishing of interior floors by Stout Hardwood Floors (gratis)

2013

- All work was done by community volunteers and former students
- Final applications of sugar plaster coat
- Completed re-glazing chapel windows
- Finished all chapel seat repair and staining
- Re-stained all window frames
- Painted interior bathroom wall

2014

- Installation of new hand-built doors constructed after the original design

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16. References (if any)

(Make note of books, magazine articles, websites, blogs, etc., used in researching the property's history)

1. Monroe Lee Billington, *New Mexico's Buffalo Soldiers, 1866-1900*. University Press of Colorado: Niwot, Colorado. 1991.
2. Barbara Richardson (compiled by). *Black Directory of New Mexico*. Panorama Press: Rio Rancho, New Mexico. 1976. pp. 66-67.
3. *Negro Population 1790-1915*. Department of Commerce, Bureau of the Census, Sam L. Rogers, Director. Government Printing Office.
4. Diedre Mullane (editor). *Crossing the Danger Water: Three Hundred Years of African-American Writing*. Doubleday: New York, New York. 1993. pp 455-456.
5. Steart E. Tolnay and E. M. Beck. "Rethinking the Role of Racial Violence in the Great Migration". In *Black Exodus: The Great Migration from the American South*. Edited by Alferdteen Harrison. University Press of Mississippi: Jackson, Mississippi, 1991. pp. 20-21.
6. Department of Commerce, Bureau of the Census, *Fourteenth Census of the United States taken in the year 1920*. Volume III. William C. Hunt, Supervisor. Government Printing Office. Washington, D.C. 1922.
7. Euola Cox and Barbara Richardson, Editors. *Noteworthy Black Women of New Mexico, Past and Present*. Published for International Women's Year Conference: Albuquerque, New Mexico, 1977.
8. Charlotte K Mock. *Bridges: New Mexican Black Women, 1900-1950*. New Mexico Commission of the Status of Women: Albuquerque, New Mexico, 1985. p. 11.
9. In 1920, the Williams' are listed as residing on the Old Fuller Road. In 1940 their residence is 1101. S. Alameda Street. 1920 Census Records, Doña Ana County. Microfiche; Las Cruces City Directory. 1940. Branson Library, New Mexico State University.
- "Composition and Characteristics of the Population by State". p. 668.
10. Delia Kilcrease. "Sentiments of black history preserved." *Las Cruces Sun-News*. February 12, 1986.
11. Las Cruces School Board Minutes 1925 and 1926; O'Brien, Claire. "When schools segregated: former students remember Booker T. Washington School" *Las Cruces Sun-News*, Feb. 17, 2002, Section C-8.
12. Claire O'Brien. "When schools segregated: former students remember Booker T. Washington School" *Las Cruces Sun-News*, Feb. 17, 2001, Section C-8; Barbara Richardson (compiled by). *Black Directory of New Mexico*. Panorama Press: Rio Rancho, New Mexico. 1976. pp. 66.
13. Debra Dominquez. "Church wrestles with wilting congregation.: *Christian Index*. June 2002, pp. 26-27; Claire O'Brien. "When schools segregated: former students remember Booker T. Washington School" *Las Cruces Sun-News*, Feb. 17, 2001, Section C-8.
14. Ikeva Berry. *Segregated Schools of Alamogordo, New Mexico, N.P.*, 1991; Las Cruces School Board Minutes 1925 and 1926; Barbara Richardson (compiled by). *Black Directory of New Mexico*. Panorama Press: Rio Rancho, New Mexico. 1976. pp. 66-67.
15. Soledad C. Chacon, Secretary of State (prepared by). *Laws of the State of New Mexico*. Valliant Printing CO.: Albuquerque, New Mexico, 1925. p. 109.
16. Claire O'Brien. "When schools segregated: former students remember Booker T. Washington School" *Las Cruces Sun-News*, Feb. 17, 2001, Section C-8.
17. Claire O'Brien. "When schools segregated: former students remember Booker T. Washington School" *Las Cruces Sun-News*, Feb. 17, 2001, Section C-8; Las Cruces School Board Minutes 1925.
18. Claire O'Brien. "When schools segregated: former students remember Booker T. Washington School" *Las Cruces Sun-News*, Feb. 17, 2001, Section C-8.
19. Clarence Fielder in conversation with Terry Moody.
20. Marcia Boyer, personal conversation, April 2026.
21. Dr. Rick Adkisson and Terry Moody. "Cortez and Lou Ella Hibler," National Park Service, Homestead National Historical Park. Last updated April 5, 2022.
22. J. Fulton, report for NM Historic Preservation Division, "African American Segregation in New Mexico, November 2021. p. 590.
23. Personal notes of Faith Hutson, a student and volunteer working to restore Phillips Chapel from 2010-2014.

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Section 4 – Author/Owner information and Certification

17. Author Information

Author name: Faith Hutson

Phone: (575) 635-1608

Applicant address (if different from property):

Email: lcgarden64@gmail.com

706 S. Mesquite Street, Las Cruces, NM 88001

Are you the property owner? ☐ Yes ☒ No

Owner name (if different):

Contact (if different):

I certify that the information provided is accurate and complete to the best of my knowledge. I understand this application is subject to review by the Historic Preservation Committee and the City Council.

Applicant Signature:

Date: April 3, 2026

Owner Signature (if different):

Date: April 5, 2026

Appendix – Supporting Documentation

Attach the following:

- At least four quality photographs of property (all sides of the property, streetscape) with captions;
- Historic photographs (if available) with captions;
- Maps or aerials showing property location with descriptions (Google Maps screenshot);
- Supporting evidence (articles, survey records, oral histories);
- Optional: copy of property's building's nomination form to the National Register of Historic Places or New Mexico Register of Cultural Properties, if applicable; and
- Any other documentation relevant to historical, architectural, or cultural significance with descriptions

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Category A - Broad cultural, political, economic or social association with community/state/national history:



Figure 1: Phillips Chapel C.M.E. Church Sunday School Class, 1930. Zelma D. McCarrell with children. (Courtesy of Mary Bishop).



Figure 2: Rosalee Hibler, graduation 1934. (Courtesy of Clarence Fielder).



Figure 3: Cast of Black Drama with Reverend R. W. Green, 1940s, at Phillips C.M.E. Church (Courtesy of Clarence Fielder).

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Figure 4: Photo taken in front of Phillips Chapel C.M.E. Church. 1950 Baccalaureate Service for Booker T. Washington High School. Graduates: Jesse Lee Alexander, Allene Baker, Eustace Boyer, Jr., Cleo Davenport, Dora Ruth Pettes, and Julia Lee Richardson. (Courtesy of Allene Baker Stephens).



Figure 5: Mary Bishop, daughter, and baby. Possibly her husband is baptizing the infant. The photo is circa 1960s or 70s. (Courtesy of Mary Bishop). The movie theater chairs are seen to the right.

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Category B – Associated with a historic person or significant events:



Figure 6: Ollie and Daniel Hibler. (Courtesy of Clarence Fielder).



Figure 7: Daniel and Cortez Hibler in front of the Jitney Café. (Courtesy of the National Park Service).

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Figure 8: Ollie Hibler and daughters, Gertrude, Irene, and Rosalee. (Courtesy of Clarence Fielder).



Figure 9: From back to front - Daniel, Ollie, Irene, Rosalee, Gertrude Hibler. (Courtesy of Clarence Fielder).

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Figure 10: Irene Hibler, doing schoolwork (Ca 1930s). Figure 11: Clarence Fielder's parents, Gertrude Hibler Fielder and Henry Fielder. (Both photos courtesy of Clarence Fielder).

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*Figure 12: Henry Fielder with one of his sons, either Alfred or Cleo, at the home construction site, 642 E. Court Street, date unknown.
(Courtesy of Clarence Fielder).*

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Figure 13: Henry Fielder at Rio Grande Motor, date unknown. (Courtesy of Clarence Fielder).

**ROAD ACTION SQUEAK
ELIMINATOR**

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New Method of
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Thorough Lubricator
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Eliminates Use of
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New Life for Springs
Separates Spring Leaves
Ideal for "Knee-Action"
NO EXTRA COST!

HENRY FIELDER

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for your

ALAMEDA

Figure 14: Rio Grande Motor Advertisement featuring Henry Fielder. (Courtesy of Clarence Fielder).

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Figure 15: Clarence Fielder as a newborn in 1928. (Courtesy of Clarence Fielder).



Figure 16: The boy on the left is Clarence Fielder with his arm bend talking to his sister Gertrude or Veola, the other boy on the right is either his brother Alfred or Cleo, date unknown. (Courtesy of Clarence Fielder).



Figure 17: Gertrude Hibler Fielder as a Student Aid. (Courtesy of Clarence Fielder).

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Figure 18: Front, left to right: Henry Fielder, Gertrude Fielder, and Daniel Hibler; Back, left to right: Alfred and Clarence Fielder. (Courtesy of Clarence Fielder).

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Category C - Authenticity of materials and historic elements from the most prominent period of the building's history:



Figure 19: Phillips Chapel and Parsonage, c 1940s. (Courtesy of NMSU Library Rio Grande Archives).



Figure 20: 2002 photograph submitted with the New Mexico Register of Cultural Properties and National Register of Historic Places nomination. (Courtesy of Terry Moody).



Figure 21: West side entrance, February 2010. (Courtesy of Faith Hutson).

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Restoration work 2010 with DACC students and volunteers:



Figure 22: Basal wall deterioration at the Apse. (Courtesy of Faith Hutson)



Figure 23: Basal wall deterioration inside. (Courtesy of Faith Hutson).



Figure 24: February 2010 removal of cement stucco south side of Chapel. (Courtesy of Faith Hutson).



Figure 25: Application of rajuelas on the south side wall April 2010. (Courtesy of Faith Hutson).

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Figure 26: Inside wall repair April 2010. (Courtesy of Faith Hutson).



Figure 27: Apse wall repair Summer 2010. Pat Taylor is on the scaffolding, Dominic Fiumara is to the left. (Courtesy of Faith Hutson).



Figure 28: Application of lime plaster and rajuelas to the apse wall by David Chavez, Spring 2010. (Courtesy of Faith Hutson).



Figure 29: North Wall repair by Fred Apodaca Summer 2010. (Courtesy of Faith Hutson).



Figure 30: Community Work Day Fundraiser, May 2010. Volunteers making adobe bricks. (Courtesy of Faith Hutson).



Figure 31: Community Work Day Fundraiser, May 2010. Volunteers making adobe mud. (Courtesy of Faith Hutson).

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Figure 32: Christmas concert fundraiser, 2010. Santa and Mrs. Claus with Clarence Fielder. Santa was Bob Hutson and Mrs. Claus was Wilma Hutson. Bobbie Green and her Choir are in the background. (Courtesy of Faith Hutson).

Restoration work 2011 with DACC students:



Figure 33: Clarence Fielder and Terry Moody, 2011. (Courtesy of Darla Matthew).

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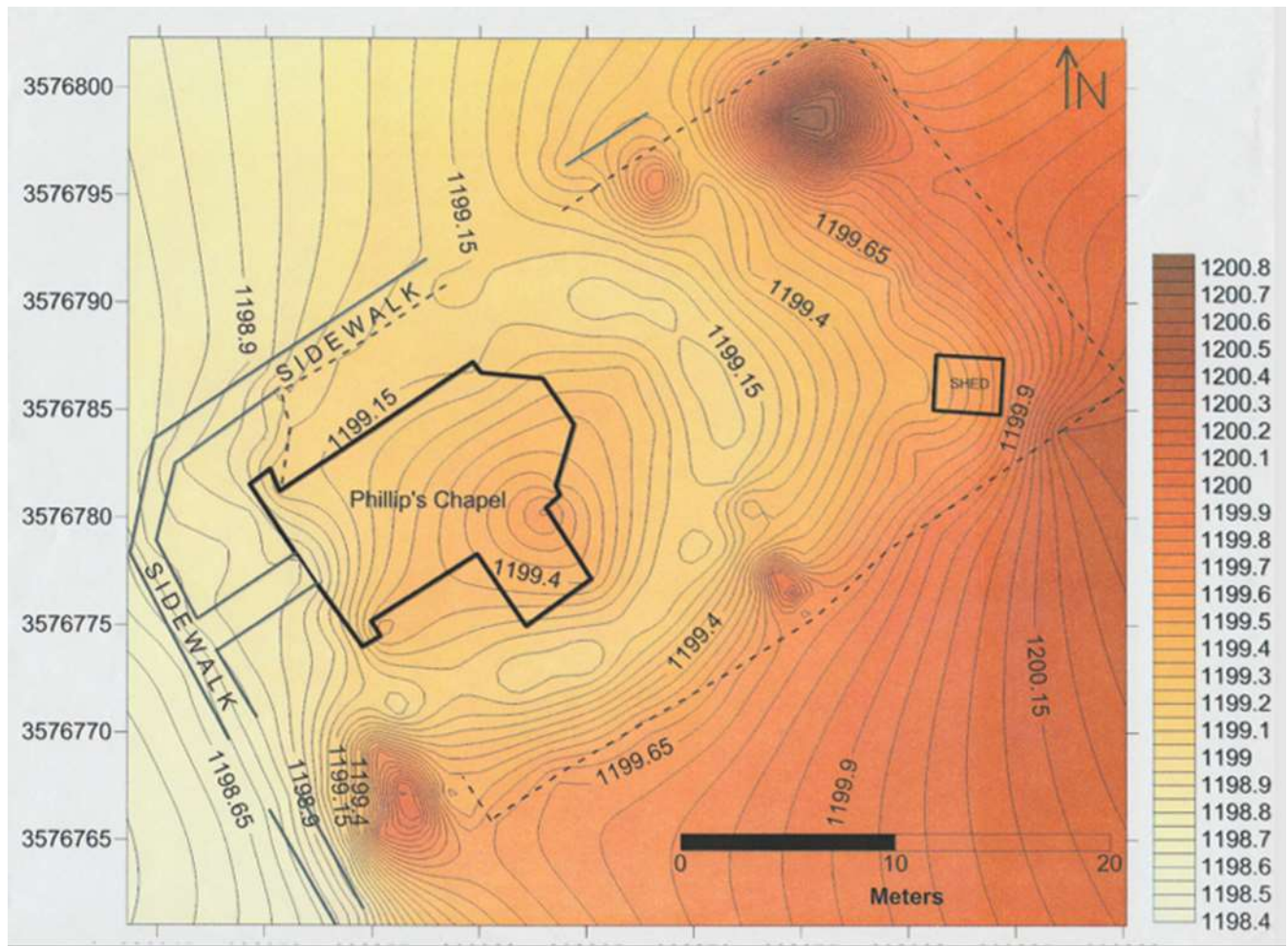


Figure 34: FS 196 Student topographical map of Phillips Chapel. (Courtesy of Department of Anthropology, NMSU Dr. Rani Alexander).



Figure 35: Removal of cement stucco on the front of the church, February 2011. Instructor Keven Gall, left with students. (Courtesy of Faith Hutson).



Figure 36: Basal wall damage to front of the church, Spring 2011. (Courtesy of Faith Hutson).

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Restoration work 2011- 2014 with volunteers after the DACC stopped their adobe restoration courses.



Figure 37: John Hyndman applies mud mortar to set rajuelas, 2011. (Courtesy of Faith Hutson).



Figure 38: Stacia Fine mixing a volcano of mud mortar, 2011. (Courtesy of Faith Hutson).



Figure 39: Faith Hutson mixing lime for a scratch coat application, 2011. (Courtesy of Darla Matthew).



Figure 40: Dr. Beth O'Leary with Clarence Fielder, 2011. (Courtesy of Faith Hutson).

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Figure 41: Front Façade of the Church, 2011. (Courtesy of Darla Matthew).



Figure 42: Applying another application of scratch coat lime plaster to the apse, 2012. Left on ladder David Chavez. On top of scaffolding L - R: Faith Hutson and Dan Carter. Bottom of scaffolding L-R: John Hyndman and Dominic Fiumara. (Courtesy of Faith Hutson).

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Figure 43: John Hyndman working on window restoration, 2012. (Courtesy of Faith Hutson).



Figure 44: Wilma Hutson scraping old paint from window frames, 2012. (Courtesy of Faith Hutson).



Figure 45: Interior plaster repair by Dominic Fiumara, 2013. (Courtesy of Faith Hutson).



Figure 46: Lime Plaster application to front façade. John Hyndman in the window opening, Larry Limon on the scaffolding, 2013. (Courtesy of Faith Hutson).

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Figure 47: Church with final coat of line plaster called the sugar coat. Note the completed windows cover with paper, 2013. (Courtesy of Faith Hutson).



Figure 48: Replica doors made by Watson McKennon on left, with help from John Hyndman, on right 2014. (Courtesy of Beth O'Leary).



Figure 49: Replica doors made by Watson McKennon, 2014. (Courtesy of Beth O'Leary).

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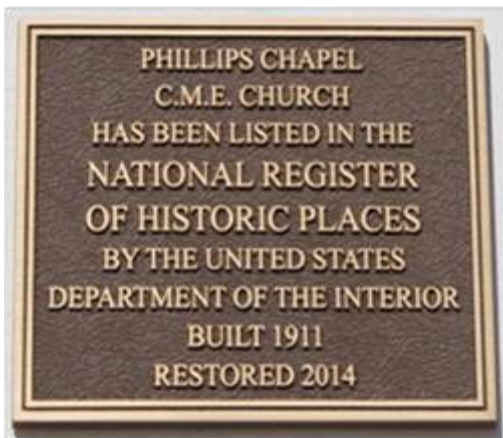


Figure 50: National Register of Historic Places plaque mounted on the front façade of Phillips Chapel C.M.E. Church (Courtesy of Faith Hutson).



Figure 51: Pat Taylor preps the wall for the National Register of Historic Places plaque. (Courtesy of Faith Hutson).



Figure 52: Dedication of the National Register of Historic Places plaque, July 5, 2016. (Courtesy of the Sun-News, article by Minerva Baumann).

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Location Map





CITY OF LAS CRUCES

HISTORIC PRESERVATION COMMITTEE

May 20, 2026, at 6:00 p.m.

The following are minutes of the Historic Preservation Committee Meeting held February 18, 2026, at Council Chambers, City Hall, 700 N. Main Street, Las Cruces, New Mexico.

MEMBERS PRESENT: Norma Chairez-Hartell, Vice-Chair
Ernie Campos
Jeffrey Shepherd, PhD
Rosanna Torrez

MEMBERS ABSENT: Dr. Jerry Wallace, Chair
Fernando Baeza

STAFF PRESENT: Caitlin Beesley, Historic Preservation Specialist
Henry Becker, Deputy City Attorney
Romulo Valdez, Assistant City Attorney
John Castillo, Urban Planner

OTHERS PRESENT:

David Lundy	Kyle McGrogan	Topher Lininger	Gabriel Gamboa
Stephanie Villnueva	Paul Deason	Marcie Chavez	Tasia Chavez-Villa
Ana Flores	Alice Chavez-Villa	Tory Woods	James Woods
Teresa Armendarez	Rose Garcia	Faith Hutson	John Verploegh
Alma Hutson	Bobbie Hutson	Xan Muza	David Senk
Patrick Vigil	Guadalupe Vigil	Greg Shervanick	Tanner Gaskey
Phobe Gaskey	Sara Thomas	Ruth Gallardo	
Chris Hinojosa	Denali Wilson		

1. CALL TO ORDER

Vice-Chair Chairez-Hartell called the meeting to order at 6:02.

2. CONFLICT OF INTEREST INQUIRY

There was no conflict of interest.

3. PUBLIC PARTICIPATION

There were none.

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4. APPROVAL OF AGENDA

4.1 Approval of April 18, 2026, HPC Minutes

Motion to approve by Ernie Campos; seconded by Jeff Shepherd. Motion passed unanimously.

5. DESIGN REVIEW AND CASE RECOMMENDATIONS

5.1 Certificate of Appropriateness certification for WIA restoration project, located at 340 N. Reymond Street in the Alameda Depot Historic District

Caitlin Beesley stated this is a design review project for a city owned building. Building was built in 1927 funded by Women's Improvement Association. It was originally a clubhouse and a mail-order library for the public and was later purchased by the city. The city has had meetings with the public and neighborhood association regarding the building's restoration/preservation project. This project recently received \$900,000 in capital outlay from the state. It is a contributing property to the Alameda Depot Historic District in the state and national registers. The landscaping will include new trees, native plants, and the fountain from 1968 will remain and fixed. Full window restoration. Some wood on the exterior will be replaced in-kind. Stucco will be patched and redone. It has been decided to keep the pueblo revival informed design. SHPO recommended not listing this building individually because it is already listed as part of the historic district. The project came to Beesley with a proposal to remove the ADA ramp from the front and construct a new ramp to the rear. Removing the ramp from the front to the rear would only serve to list the building individually and it is not necessary. The back entrance to the building cannot accommodate the ramp without creating a new ADA entrance there, which would demolish historic fabric. The ramp on the front of the building does not put the building's designation at risk. The compliance coordinator with accessibility mentioned the ramp itself is within compliance, it is only out of compliance currently because of the handrails on the ramp itself instead of on the support structure for the ramp. Recommend a ramp be retained or redesigned to the front, put in place where it is either wide enough that it accommodates the handrail or grab bars are put on the current ramp for more maneuverability. The National Park Service produces preservation briefs for the maintenance and preservation of historic buildings, Beesley referenced the brief that discusses accessibility and historic buildings. Making historic properties accessible have various choices, ramps, lift, landscaping. The ramp was placed 2003-2004, also the bathrooms were updated and accessible, and expanded the kitchenette.

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Board Member Ernie Campos mentioned that the ramp appears to work and it seems fine in its current location. Vice-Chair Chairez-Hartell rhetorically asked “why fix it if we do not need to.”

Greg Shervanick stated he attended all the meetings concerning this building. His concern is that Parks and Recreation is involved. And if this is a strategy to mend Pioneer Park with prior proposed concepts. Also was there anything learned about the Armijo House. He mentioned that the WIA building is below grade and now adding a bunch of plant life. Believes the board should take its time before it votes to accept anything.

John Verploegh agrees with the previous comment about the building being below grade. He stated water pools up next to the building. He thinks there are structural issues with the portal, the way it is anchored, and hopes this is addressed in this project.

All mentioned issues will be brought forward.

Motion to approve by Rosanna Torez; seconded by Ernie Campos. Motion passed unanimously.

5.2 No. 26ZO1000018 - case recommendation to Planning and Zoning Commission allowing additional land use for auto sales or rental use of a property located at 801 E. Amador Avenue, zoned C-2 (Commercial Medium Intensity).

John Castillo stated there is additional land use at 343 S. Esperanza/801 E. Amador Avenue. The property is within the South Mesquite Overlay Zone Legacy District. It does have a sub-zoning designation of C-2 which is the Commercial Medium Intensity zoning district, which usually allows for medium intensity type development such as offices, businesses, small scale businesses, or local businesses. It is located at the northwest intersection of Amador Avenue and Esperanza Street. It is a developed property with a vacant building and parking lot. It is approximately half an acre in size. It began as an auto dealership in 1977 and has been in continual operation for over 30 years. The business relocated to 715 E. Amador Avenue which is across the street and continued to operate at that location until 2025 when the property was sold. The property has been nonconforming use since the adoption of the South Mesquite Overlay Zone in 2005. Applicant is seeking to continue the original business that stated on the property and continue to provide for the community. Under code Section 36-2.D4 IV under South Mesquite Overlay Zone Legacy District an applicant can request an additional land use for a specific parcel that is not already noted within the permitted use. They want to include for land use, auto sales and/or rental in the C-2 Zoning District within the South Mesquite Overlay Zone. All relevant agencies and departments supported the

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proposed additional land use. And notice was sent to properties within 500 feet. There were no phone calls or e-mails regarding the additional land use. There are no health, safety, or welfare issues identified. The proposal is not out of line due to history of use. Amador Avenue is a principle arterial. Staff recommends approval with conditions. The recommendation is in concert with Elevate Las Cruces Comprehensive Plan. Conditions are that the business will be required to bring the property into compliance with the 2025 Land Development Code, and all companion codes. The business will also need to through the minor platting process to vacate a property line to become one lot instead of two separate lots. Staff felt the special use process was the appropriate process for this as this is not a zone change, variance, or waiver.

Gabriel Gaboa of Casa de Autos gave some history of the business. And he just wants to continue doing business as he has since 1977.

Motion to approve by Jeff Shepherd; seconded by Ernie Campos. Motion passed unanimously.

5.3 City of Las Cruces Register of Cultural Properties case recommendations to City Council

Caitlin Beesley introduced the register by giving an abbreviated version of the presentation she shared with City Council during a work session earlier in the month. A register is an official list or database of properties that have been evaluated as worthy of preservation or designation for their historic or architectural significance. There is the National Register of Historic Places, the State Register of Cultural Properties, and many municipalities have a way to designated properties locally; for Las Cruces, Beesley is referring to it as the local register, which was established when we became a certified local government in 2021. Historic registers assists people who administrate preservation objectives at the municipal level, or federal level, or state level. Registers also boost recognition of individual properties. Increases public awareness of preservation, afford various protections against improper alteration or demolition, reinforces local ordinances, and encourages designation through economic or other incentives. What can be listed are buildings, structures, sites, objects, or districts. The property has to be identified as significant through various methods using different criteria, which include significant events, significant persons, distinct style or the work or an architectural master, or potential for new information general archeological sites. The city register has a few additional criteria, however owner consent is required for the city register as well as state and national registers. Nominations can be produced by property owners with assistance from staff or local register subcommittee. This process is being condensed into an annual. Designation at the national and state level it means identifying buildings that are worthy of preservation. Designation at

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the local level involves protections under local ordinances, including plan or design review for alterations done to the buildings, or review in advance of demolition permits. Public information is available on these buildings.

Tonight is the designation process. A nomination draft is produced. Public HPC meeting for discussion of the property nomination is established. The final step is City Council's action which requires resolution, granting or denying property designation with a simple majority.

No. CPD2026-001 - Rio Grande Theatre

The Rio Grande Theatre turns 100 this year. Designed by Otto Thorman of Thorman and Frazier, El Paso architecture firm. Designed in Italian renaissance revival style. It is a two-story abode building, which Beesley states is rare. There was a preservation project undertaken by the Doña Ana Arts Council between 1998 - 2007. The restoration work returned the building to its former glory for functional use and as a landmark for the community. Glenn Schwaiger helped with the tile work. The nomination was produced by City of Las Cruces Community Development Co-op Jordan Gladson. Staff is recommending that this be nominated and elevated to the local register. It is already in the National and State Registers.

Israel Chavez thinks this is great and glad to see the city doing things for historic preservation. None of this comes with any help to any of the private owners of any of these properties. He commented that the city invests heavily in the Alameda District which historically was the segregated, white part of town. And the city continues to lack the investments required for the brown and black neighborhood of Mesquite Street. He is fine with largely symbolic designations. The city has failed to apply for any grants which are only available to CLG entities and not individuals. He stated the reason two-story adobes are rare is because the city tears them all down. The city needs to apply for money to continue to save properties. There are buildings east of Main Street that need restoration/improvement.

Board Member Ernie Campos mentioned a workshop to discuss and save some of those buildings.

Motion to approve by Rosanna Torrez; seconded by Ernie Campos. Motion passed unanimously.

No. CPD2026-002 - Branigan Cultural Center

Beesley invited Kenneth Podhajecki, CLC Co-Op, up to present the Branigan Cultural Center nomination as the author. Podhajecki stated the building was built in 1935. Designed by Percy McGhee, Jr. who also

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designed the Doña Ana County Courthouse. This was the first dedicated library in Las Cruces. The only privately funded library constructed in New Mexico during the great depression, all other libraries were publicly funded. First municipal run museum in 1979, transferred from a library to a cultural center. It is nominated for its significance to local history, and for being distinctive architecture, pueblo revival style, and also work of a master architect. Restoration was done in 2022-2023 of the vigas and portals, and stained glass window on the east side of the building. Staff recommendation is approval.

Motion to approve by Ernie Campos; seconded by Jeff Shepherd. Motion passed unanimously.

No. CPD2026-003 - Railroad Museum

Caitlin Beesley stated the Railroad Museum was built as a depot in 1910. It is the second railroad depot in Las Cruces. It is in the Spanish Mission Revival style. Some of the elements of the specific building were likely informed by the location. Used as a passenger depot until 1960s. It was purchased by the city in 1992 and transitioned to municipally run museum in 2004. Nominated for reflection of community history, and for distinctive architectural style. Nomination produced by former HPC Chair Dr. Judy Berryman. The first depot was built in 1881. The surrounding neighborhood came to reflect the influence of the railroad and what it represented; incoming of new people, new materials, new architectural styles arriving in Las Cruces at this time period. Depot Street became Las Cruces Avenue and was the first paved road in Las Cruces. She has a few modifications for this nomination following staff input that will be included prior to the nomination going to City Council. It is currently in the National and State Registers and retains sufficient historic integrity.

Dave Lundy, the exhibits manager for city museums, and building manager at the railroad depot. He thinks this is an important building to the city.

Board Member Jeff Shepherd thanked for the comments. He asked if there was something to explain the significance more regionally. Hard to overestimate how impactful the railroads were for cities, cultures, and communities, facilitating troop movement, displace and conquer indigenous people in the area here, and for bringing people in, goods, commerce, cultural ideas.

Vice-Chair Chairez-Hartell asked if the cabooses were being included too. Caitlin Beesley stated the cabooses are not original, and not significant except symbolically.

Agenda Item #8.7.

1 Motion to approve by Ernie Campos; seconded by Jeff Shepherd. Motion
2 passed unanimously.

3 4 **No. CPD2026-004 - Clara Belle Williams Property**

5
6 Caitlin Beesley stated this would include the whole plat, including two
7 buildings, the home and the duplex. The house was built between 1925-
8 1930. It is a craftsman with vernacular influences. Nominated primarily for
9 its association with Clara Belle Williams and her family. She was a notable
10 educator in the community. Also the first African-American to graduate from
11 New Mexico State University. The home currently belongs to Marcelina
12 Chavez, the widow of Arturo Chavez who ran a chile roasting business
13 along with other produce out of the home. Property is nominated for its
14 association with significant people. Nomination produced by Alice Chavez,
15 the daughter of Arturo and Marcelina. There are a few changes to the
16 building over the years. From the documents for nomination: "Clara Belle
17 Williams home is undoubtedly historic because of her extraordinary life and
18 her lasting legacy. For this connection the property at 722 N. Mesquite
19 Street is deserving of designation at the local level. The home was next
20 occupied by the Chavez family who participated in the expansion of chile
21 roasting, one of New Mexico's most prized cultural pastimes around the
22 Mesilla Valley and nearby communities. In light of this, recognition should
23 be given to the simple fact that this property's history continued past its initial
24 period of significance. Encouragement should also be made to view all
25 properties regardless of historic significance as bridges that connect
26 generations, families, and ongoing stories. A reminder that history
27 continues." Staff recommend approval.

28
29 Alice Chavez-Villa stated on August 13, 2021, the state of New Mexico
30 Cultural Properties voted unanimously to enter the home as part of the state
31 register. Her father came to the US as Spanish speaking only and learned
32 slowly through asking schoolmates. As a young boy he traveled and picked
33 produce with his siblings. Her father joined the Marine Corps. Her mother
34 was born and raised in Las Cruces. She spent her life in that house and
35 learned the value of hard work. A lot of parallels between the two families.

36
37 Vice-Chair Chairez-Hartell stated she has to abstain from voting on this as
38 she worked on the nomination. It was an honor to work with Alice Chavez-
39 Villa.

40
41 Board Member Jeff Shepherd appreciated the narration and research
42 shared. Should there be publishing of this story he would like to work on it
43 also.

44
45 Motion to approve by Ernie Campos; seconded by Rosanna Torrez. Motion
46 passed.

Agenda Item #8.7.

No. CPD2026-005 - Phillips Chapel C.M.E. Church

Caitlin Beesley stated this is located in the Mesquite Historic District located at 638 N. Tornillo Street. It was built in 1911 as a physical representation of the black experience in Las Cruces extending from the tradition of worshiping in community members' homes. It is one of the oldest black churches in New Mexico. Also served as the first segregated school in Las Cruces for African-Americans following segregation. A major restoration project between 2010-2014 by the community and students with the Doña Ana Community College. It is nominated for its representation of community history, for its association with the Hibler Fielder family, and authenticity of materials. It was nominated by Faith Hutson. The restoration was done entirely by volunteer work. It is currently on the National Register individually and contributes to the State Register of Cultural Properties for the Mesquite Street Historic District. Staff recommends approval.

Faith Hutson stated she was on the restoration project from start to finish. She purchased an adobe home and took adobe restoration classes at DACC. Thanked everyone for their hard work in nominating properties.

Vice-Chair Chairez-Hartell stated she was a small part of the restoration and that was her first introduction into historic preservation.

Motion to approve by Ernie Campos; seconded by Rosanna Torrez. Motion passed unanimously.

6. STAFF AND COMMITTEE INPUT

Caitlin Beesley stated there was a break-in and fire at 719 N. Mesquite Street late last month. The fire was primarily to the rear of the property, only damaged the roof. The property is technically for sale. The city's plans were to demolish the building. She and an inspector looked and the building is not in bad condition except for the roof. The city will board and secure the building and lien against demolition of the roof only. There is a lot of interest in the building.

Members of the unhoused population have been sleeping under the luggage/crate ramp to the south of the railroad museum. The structure is creosote soaked railroad ties which helps prevent insect infestation, but not great with fire. There was a fire. The city is assessing what to do with this right now. The ramp is fire damaged but it thankfully did not spread to the building.

This is Historic Preservation Month. Doña Ana County Historical Society is having regular lecture series. Tomorrow at 7:00 p.m. at the WIA building for a lecture. Las Esperanzas putting on walking tour for the Mesquite Street Historic District, this Saturday at 9:00 a.m. There are documentaries and movies going on at the

Agenda Item #8.7.

1 Rio Grande Theatre. Town of Mesilla is doing a Historic Preservation week next
2 week. There will be a tour of the Armijo House on May 26, evening at 6:00 p.m.
3 May 29th the New Mexico Historic Preservation Commission is giving the annual
4 awards at the National Hispanic Cultural Center in Albuquerque, at 1:00 p.m.
5 NMSU campus tour May 30th at 10:00 a.m. leave from the Conroy Honor Center.
6 Beesley will be attending the Santa Fe Historic Preservation Symposium on May
7 30th, from 9:00-5:00 at the New Mexico History Museum in Santa Fe.

8
9 Beesley is planning for city register nominations to come before City Council in
10 June.

11
12 Board Member Ernie Campos asked if the events are listed on the website. Some
13 are on Facebook and some on Instagram, not the website. Beesley stated that
14 next year they will have an event calendar for people to go to.

15 16 **7. ADJOURNMENT**

17
18 Motion to adjourn by Jeff Shepherd; seconded by Ernie Campos. Motion passed
19 unanimously.

20
21
22
23
24
25 _____
Chairperson



CITY OF LAS CRUCES

TO: Historic Preservation Committee

FROM: Caitlin Beesley, MHP, Historic Preservation Specialist

DATE: May 1, 2026

SUBJECT: Case CPD2026-005

Case CPD2026-005: A nomination to the City of Las Cruces Register of Cultural Properties for Phillips Chapel C.M.E. Church. Property is owned by the Christian Methodist Episcopal Church and is individually listed in the New Mexico State Register of Cultural Properties and the National Register of Historic Places; it is also a contributing property to the State Register boundaries of the Mesquite Street-Original Townsite Historic District.

BACKGROUND

The Phillips Chapel C.M.E. Church, a simple one-room adobe church located on the southeastern corner of N. Tornillo Street and E. Lucero Avenue, was placed on the New Mexico Register of Cultural Properties and the National Register of Historic Places in 2003. It is eligible for inclusion in the City of Las Cruces Register of Cultural Properties for its association with the Black community in Las Cruces and southern New Mexico; for its association with a historic person or persons, specifically the prominent Hibler family whose descendants have shaped and documented the Mesquite neighborhood's history; and for authenticity of materials and historic elements from the most prominent period of the building's history, namely its adobe construction and vernacular New Mexican design.

Phillips Chapel C.M.E. Church is currently nominated to the City of Las Cruces Register of Cultural Properties, which comprises buildings, structures, sites, objects and districts that have historic or cultural significance to the Las Cruces community.

DECISION CRITERIA

To ensure the designation of eligible properties to the City of Las Cruces Register of Cultural Properties, HPC shall evaluate and make a final recommendation to the Las Cruces City Council for final approval. Nominated properties must be recommended and approved following standards established in Chapter 35, Section 2-D of the City's Development Code. An eligible building must meet the following requirements:

- a) Located within the corporate boundaries of the City; and
- b) At least 50 years old, in whole or in part, or else of exceptional significance; and



CITY OF LAS CRUCES

- c) Possesses integrity of design, materials, workmanship, setting, location, feeling, and association, as defined for listing in the National Register of Historic Places; and
- d) Embodies such other qualities and characteristics as is in the judgement of the Committee should be considered for designation as a cultural property; and
- e) Possess one or more of the following demonstrations of significance:
 - i) A broad cultural, political, economic, or social association with the historic development of the community, the state, or the nation; and/or
 - ii) Identification with a historic person or with important events in local, state, and/or national history; and/or
 - iii) Possesses distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, method of construction, or use of indigenous materials or craftsmanship; and/or
 - iv) Possesses authenticity of its period of significance as evidenced by the survival of its characteristics, historic fabric, and architectural elements from that period; and/or
 - v) Is a notable work of a master builder, designer, or architect; and/or
 - vi) Possesses or may likely yield information important in prehistory or history; and/or
 - vii) An improvement embodying all or part of the above characteristics which is subject to encroachment of detrimental influences or potential adverse effects; and/or
 - viii) An improvement of historical, architectural, or cultural significance that is threatened with demolition by public or private action; and/or
 - ix) Possesses other qualities and characteristics that, in the judgment of the Committee, should be considered for designation as a cultural property.

STAFF RECOMMENDATION

Staff have reviewed this nomination and recommend **APPROVAL** based on the following finding:

1. The building is currently listed in the National Register of Historic Places and the State Register of Cultural Properties.
2. The building retains sufficient historic integrity, and its significance is apparent to the general public.
3. Staff assisted in the completion of the nomination.

NOTE: Recommendations by the Committee must be based on “findings.” Findings for *DENIAL* of the nomination should be articulated by the Committee and may be based on policies found in the City of Las Cruces Development Code, and/or other City plans and policies. Findings may also be based on information presented at the public hearing or information obtained through a site inspection.



**3121; Council
Bill 27-005**

City Council Action and Executive Summary

Type of Action:
☐ Resolution
☒ Ordinance
☐ TIDD Resolution

District:	☐ 1	☐ 2	☐ 3	☒ 4	☐ 5	☐ 6	☐ N/A
1st Reading:	August 3, 2026			Adopted:	August 17, 2026		
Drafter:	Adam Ochoa			Department:	Community Development		
Title:	AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM NH-1.S (NEIGHBORHOOD-1 SUBURBAN) TO CR.S (COMMERCIAL/RETAIL SUBURBAN) FOR A PROPERTY ENCOMPASSING APPROXIMATELY 0.987 ACRES IN SIZE AND LOCATED AT 1240 S. VALLEY DRIVE. SUBMITTED BY JAKE REDFEARN, REPRESENTATIVE, ON BEHALF OF CHINOOK PACIFIC CORP., PROPERTY OWNER. (26ZO0500037)						

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

PURPOSE(S) OF ACTION:
Zoning Map Amendment.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:
The Zoning Map may be amended, including rezonings, boundary adjustments, or district changes in accordance with NMSA 3-21-6, as amended. Zoning is a primary tool for regulating land use, including building size, lot dimensions, lot coverage, and compatibility of uses. The City Council is required to review and take final action.

The applicant is requesting a zoning map amendment for a parcel of land located on the southwest corner of Valley Drive and Aspen Avenue. The subject property is currently zoned NH-1.S (Neighborhood-1 Suburban) and the applicant is proposing a zoning designation of CR.S (Commercial/Retail Suburban). In February and December 2025, City Council approved and adopted the 2025 Development Code along with the associated Zoning Map. The subject property was previously zoned C-2 (Commercial Medium Intensity) under the 2001 Zoning Code and was subsequently rezoned to NH-1.S (Neighborhood-1 Suburban) under the newly adopted development code.

The applicant is now requesting a zoning map amendment to CR.S (Commercial/Retail Suburban) in order to better align the zoning of the subject property with its previous designation. The uses permitted under the proposed CR.S zoning designation are more consistent with those allowed under the former C-2 zoning designation.

The subject property currently consists of a shopping/business center. The existing NH-1.S zoning designation does not allow for a shopping/ business center within the NH-1.S and if it remains would create a non-conforming site even though it was permitted under the previous code. The proposed CR.S zoning designation will bring the property back into compliance with current code.

The subject property lies within the Regional Commercial Place Type on the Future Development Map of the Elevate Las Cruces Comprehensive Plan. The Reginal Commercial Place Type is defined by large retail and

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professional service uses, often located in multi-tenant shopping centers and office buildings, as well as hotels, restaurants, and other services. Regional Commercial land uses are of a scale and character to serve as a city wide and regional draw. The proposed zoning map amendment to CR.S would better align the zoning of the subject property with the Regional Commercial Place Type.

In addition to those criteria for review and decisions outline under the 2025 Development Code, there are also measures based on case law to consider when evaluating rezoning requests which include the following:

1. There was an error when the existing zoning map was created; or
2. Changed neighborhood or community conditions justify the change; or
3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other applicable City plan, even though criteria 1 or 2 above do not apply because,
 - a. there is a public need for a change of the kind in question, and
 - b. that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

Staff determined that an error did occur when the existing zoning map was created and the subject property was assigned the incorrect zoning designation of NH-1.S.

On June 23, 2026, the Planning and Zoning Commission (P&Z), pursuant to Figure 34-2-1, Summary of Major Roles and Responsibilities, of the 2025 Zoning Code, recommended approval of the proposed zoning map amendment request by a unanimous 5-0 vote (one Commissioner absent, one Commission vacancy), based on the findings outlined in Exhibit "B."

The case was publicly noticed in accordance with the applicable notification requirements. Staff received one inquiry during the notification process seeking additional information. No comments were received during the P&Z meeting. Please see the minutes from the meeting in Attachment "A."

The City Council will consider the recommendation of the P&Z and will decide whether the requested zoning district is appropriate at this location. If deemed suitable, based upon evidence presented, the City Council will make a final determination on the request. It is possible for the City Council to modify the recommendation by adding conditions. Furthermore, City Council can reject the recommendation; however, new evidence and facts must be articulated if the City Council reverses the P&Z recommendation.

SUPPORT INFORMATION:

[Exhibit "A", Site Plan.](#)

[Exhibit "B", Findings.](#)

[Attachment "A", June 23, 2026, P&Z Minutes.](#)

[Attachment "B", P&Z Staff Report.](#)

PLAN(S):

Other, Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

P&Z

DOES THIS AMEND THE BUDGET?:

☐ Yes

☒ No

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

☐ Yes

☒ No

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OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Ordinance and affirm the P&Z recommendation for approval.
2. Vote "No"; this will deny the Ordinance and will reject the recommendation made by the P&Z.
3. Vote to "Amend"; this could allow City Council to modify the Ordinance by adding conditions as determined appropriate.
4. Vote to "Table"; this will allow City Council to table/postpone the Ordinance and direct staff accordingly.

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ORDINANCE 3121; COUNCIL BILL 27-005

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FROM NH-1.S (NEIGHBORHOOD-1 SUBURBAN) TO CR.S (COMMERCIAL/RETAIL SUBURBAN) FOR A PROPERTY ENCOMPASSING APPROXIMATELY 0.987 ACRES IN SIZE AND LOCATED AT 1240 S. VALLEY DRIVE. SUBMITTED BY JAKE REDFEARN, REPRESENTATIVE, ON BEHALF OF CHINOOK PACIFIC CORP., PROPERTY OWNER. (26ZO0500037)

The City Council is informed that:

WHEREAS, Jake Redfearn on behalf of Chinook Pacific Corp., property owner, submitted a request for a zoning map amendment from NH-1.S (Neighborhood-1 Suburban) to CR.S (Commercial/Retail Suburban) for the property located at 1240 S. Valley Drive; and

WHEREAS, the Planning and Zoning Commission, after conducting a public hearing on June 23, 2026, recommended that said zoning map amendment request be approved by a vote of 5-0-0 (one Commissioner absent, one Commission vacancy).

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

(I)

THAT the land, as reflected in Exhibit "A", attached hereto and made part of this Ordinance, is hereby zoned CR.S (Commercial/Retail Suburban).

(II)

THAT the zoning is based on the findings contained in Exhibit "B", attached hereto and made part of this Ordinance.

(III)

THAT the zoning of said property be shown accordingly on the City Zoning Atlas.

(IV)

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

DONE AND APPROVED this day of

Agenda Item #10.1.

APPROVED

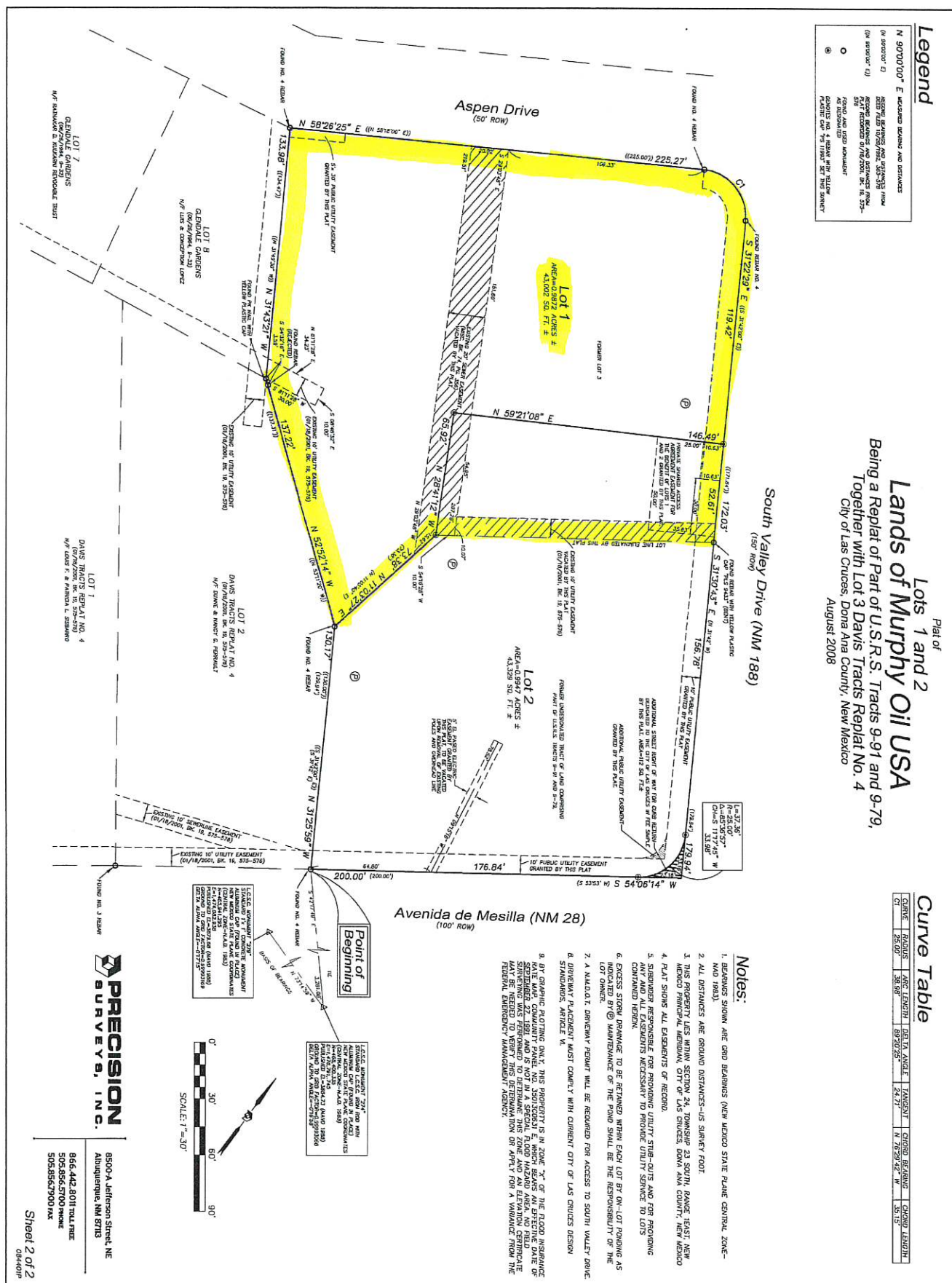
ATTEST:

Moved by:

Seconded by:

AYES

NAYS



Findings

1. An error occurred when the existing zoning map was created and the subject property was assigned the incorrect zoning designation.
2. The subject property is also located within the Commercial Regional Place Type where the proposed CR.S zoning designation is encouraged.
3. Numerous relevant goals, policies, and action items outlined in the Elevate Las Cruces Comprehensive Plan support the proposed zoning map amendment.
4. The proposed zoning map amendment is consistent with the zoning found in the surrounding area



CITY OF LAS CRUCES

**PLANNING AND ZONING COMMISSION
FOR THE
CITY OF LAS CRUCES
City Council Chambers
June 23, 2026 at 6:00 p.m.**

BOARD MEMBERS PRESENT:

Crystal McCaslin, Chair
Janet Acosta, Vice-Chair
Scott Kaiser, Member
Enrico Smith, Member
Kent Thurston, Member

BOARD MEMBERS ABSENT:

Joaquin Acosta, Member

STAFF PRESENT:

Adam Ochoa, Senior Urban Planner
John Castillo, Urban Planner

CALL TO ORDER (6:00)

1.

McCaslin: Good evening. I will now call to order the June 23, 2026 Planning and Zoning Commission at 6:00 p.m. I am Chair Crystal McCaslin.

2. CONFLICT OF INTEREST

McCaslin: First on our agenda is the conflict of interest. Does any member of the commission or any member of staff have any known conflict with any item on the agenda today? Great. Seeing none.

3. PUBLIC PARTICIPATION

McCaslin: We're going to move on to public participation. Next public participation at this time, I would like to invite anyone from the public to come up and speak on anything that is not on the agenda under new business, or if you want to

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1 speak on any item under the consent agenda, please do so now. Seeing
2 none. I will end the public participation.

4. ACCEPTANCE OF THE AGENDA

6 McCaslin: And we have the acceptance of the agenda. By voting to approve the
7 acceptance of the agenda as presented, we will be approving the P&Z
8 minutes from our last meeting and the items on the consent agenda unless
9 a commissioner wishes to remove a case from the consent agenda, and we
10 can vote on the amended agenda.

12 Ja. Acosta: Madam Chair.

14 McCaslin: Commissioner Acosta.

16 Ja. Acosta: I move to accept all documents as presented.

18 McCaslin: Thank you.

20 Smith: I second.

22 McCaslin: Thank you. All those in favor?

24 Ochoa: I'll go do a roll call if you like.

26 McCaslin: Yes, please do.

28 Ochoa: Thank you, Chair. Commissioner Smith.

30 Smith: Yes.

32 Ochoa: Commissioner Thurston.

34 Thurston: Yes.

36 Ochoa: Commissioner Kaiser.

38 Kaiser: Yes.

40 Ochoa: Commissioner Acosta.

42 Ja. Acosta: Yes.

44 Ochoa: And Chair.

46 McCaslin: Yes. All right. Thanks so much.

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5. PLANNING AND ZONING MINUTES – May 26, 2026

APPROVED UNANIMOUSLY.

6. CONSENT AGENDA

6.1. Case 26ZO1000018: A request for approval to allow the land use of auto sales and/or rentals, for a property zoned C-2 (General Commercial District), and located within the South Mesquite Overlay District. The subject properties encompass approximately 0.50 acres in size and are located at 801 E. Amador Avenue and 343 S. Esperanza Street. Submitted by Gabriel Gamboa, property owner.

6.2. Case 25ZO1000098: A request for approval of a Special Use Permit (SUP) to allow a cannabis dispensary (retailer) within the NH-3.U.MX (Neighborhood-3 Urban Mixed-Use Corridor Overlay Zone) zoning district and less than the required 300-foot distance from another cannabis retailer. The subject property is located at 1211 E. Idaho Avenue and encompasses approximately 0.11 acres in size. Submitted by Phat Grass LLC., on behalf of Frances Fernandez, property owner.

APPROVED UNANIMOUSLY.

7. NEW BUSINESS

7.1 Case 26ZO0500037: A request for approval of a zoning map amendment from NH-1.S (Neighborhood-1 Suburban) to CR.S (Commercial Retail Suburban) for a property encompassing approximately 0.987 acres in size and located at 1240 S. Valley Drive. Submitted by Jake Redferan, representative, on behalf of Chinook Pacific Corp., property owner.

McCaslin: So moving on to new business, we have item 7.1. Can I have a motion to approve item 7.1?

Ja. Acosta: Madam Chair, so moved.

McCaslin: Thank you.

Kaiser: Second.

McCaslin: Thank you. Do you want to call the vote?

Ochoa: I'll do a presentation. then open for public participation, and then we'll do the vote afterwards.

McCaslin: Oh right. Sorry. Yes, yes. I'm ready. I'm ready. I'm so ready tonight.

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Ochoa: Ready to get this one done. Yes, ma'am. Adam Ochoa, Community Development, for the record. So our one case we have before you tonight is the zoning map amendment. We used to call these zone changes for a property located at 1240 South Valley Drive. The scope of discussion we'll have today for this proposed zoning amendment would be limited to the actual zoning map amendment. P&Z's role essentially for this is you're a recommending body to the City Council. So whatever recommendation you have, that's what recommendation will move forward to City Council for their final consideration and adoption of this as an ordinance or law basically. Discussion needs to focus basically on land use, zoning compatibility, density transitions, connectivity, kind of consistency and just overall fitting in with the area where the proposed zoning map amendment is being proposed in that area.

So the subject property here is located on the southwest corner of Valley Drive and Aspen Avenue. And encompasses just under an acre, about 0.987 acres in size. It is currently zoned NH-1.S, Neighborhood 1 Suburban. There is an existing shopping slash business center on the property. That shopping business center was developed I believe, in 2011. So it's been, it was developed under our previous zoning code, the 2001 Zoning Code, and was previously zoned C-2, commercial medium intensity, which was our middle of the ring type of intensity commercial zoning back then.

As you can see here, there is the subject property highlighted in pink. As you can see it's nothing, no other type of real zoning exists in the area minus NH-1.S, which is the residential area to the north, and those two big commercial corridors along Valley Drive. And Avenida de Mesilla, that everything is zoned CRS, which is commercial retail.

So that is the proposal for this property is a zoning map amendment to CRS, which is our commercial retail suburban, which would match the existing zonings found around the area. The CRS zoning designation is more consistent with the previous existing C-2 zoning designation for previous zoning code, and actually the existing NH-1.S zoning designation actually does not permit a shopping/slash business center on the property. So essentially, with the adoption of our new development code make the property a nonconforming property. So this zoning change would eliminate that nonconformity from the property.

There is that aerial again showing the shopping center here. There is also a wireless communication structure, which is also not permitted on site. So that would take care of that issue as well. And again, just calling out the residential area with multifamily, single-family to the north, and just nothing but commercial surrounding along Avenida de Mesilla and Valley. Once staff did their analysis we did not identify any real health, life, or safety

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1 issues with the proposed zoning map amendment. It is consistent with the
2 zoning, as you saw that sea of red along Avenida de Mesilla and Valley. So
3 it's definitely not out of context. Additionally, on top of that per case law, it
4 has been voted on in the courts that if an error was identified on the current
5 zoning map by staff, then a zoning map amendment can occur, and the
6 proposed amendment will correct that error. The amendment to CRS will
7 better align the search property with the, it is located in what we call the
8 regional commercial place type, as called by Elevate Las Cruces
9 Comprehensive Plan. So the proposed zoning aligns with that a lot better
10 than the existing NH-1.S zoning designation. So with that, the staff does
11 recommend approval for the proposed zoning map amendment based on
12 the findings that an error did occur for the existing zoning map. It's located
13 in the regional commercial place type where CRS is encouraged. There's
14 numerous relevant goals, policies, and actions found within our
15 comprehensive plan that support the zoning map amendment. and it is
16 consistent with the zoning found in the surrounding area. Notice was sent
17 out to, well, reviews, first of all, were sent out to all relevant agencies,
18 departments, all supported the proposed zoning map amendment. Notice
19 was also sent to all properties per code, 500 feet away from the property,
20 making them aware of the proposed zoning map amendment. Staff did
21 receive one phone call seeking just additional information of what was
22 happening on the property. So with that, your options are one, to vote "yes"
23 and approve, recommend approval to the City Council for the proposed
24 zoning map amendment. Two, vote to deny. Three, vote to amend and
25 provide conditions deemed appropriate by the commission. Or four, to
26 postpone and direct staff accordingly. That is the conclusion of the
27 presentation. I stand for questions.

28
29 McCaslin: Thank you, Adam. Commissioner Kaiser.

30
31 Kaiser: Just a clarifying question, because I think we had at least one of these come
32 before us recently. But did, because it's an error, was the applicant required
33 to pay the processing fee for this zone change, or did the city waive the
34 fees?

35
36 Ochoa: Commissioner Kaiser, Chair. No, they were not required. Staff did see the
37 error because of the error that occurred. We are doing this basically, it's a
38 city-initiated zoning map amendment, sir.

39
40 Kaiser: Great. Thank you.

41
42 McCaslin: Okay.

43
44 Ochoa: All right.

45
46 McCaslin: Thank you so much. Then I'm ready to call the vote.

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1
2 Ochoa: Seeing nobody from the public. Yes ma'am.
3
4 McCaslin: There's no public.
5
6 Ochoa: Okay, let's see here. So this is on the motion to approve, recommend
7 approval to the zoning map amendment for the property located at 1240
8 South Valley Drive, case number 26ZO050037. Commissioner Smith.
9
10 Smith: Yes.
11
12 Ochoa: Commissioner Thurston.
13
14 Thurston: Yes.
15
16 Ochoa: Commissioner Kaiser.
17
18 Kaiser: Yes.
19
20 Ochoa: Commissioner Acosta.
21
22 Ja. Acosta: Yes.
23
24 Ochoa: And Chair.
25
26 McCaslin: Yes. Thank you so much, everyone. That is it for tonight.
27
28 **8. DISCUSSION**
29
30 McCaslin: I will, oh, what? Yes, sir. Oh, staff, yes.
31
32 Thurston: I just got one question for staff as well.
33
34 Ochoa: Yes, we are at discussion, so yes, go right ahead, Commissioner. Yes.
35
36 Thurston: In the Realize Las Cruces, the PIF funds and the fee-in-lieu, have I, I still
37 haven't got an answer back on the fee-in-lieu as to how that actually works,
38 where the money is going when a developer actually uses the fee-in-lieu.
39
40 Ochoa: And this is in reference to Parks and Rec, correct?
41
42 Thurston: Yes.
43
44 Ochoa: Okay.
45

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Thurston: Because we know where Park Impact fees are going to, but the fee-in-lieu, like, that was one of our questions when we had passed that Realize Las Cruces. And I just still haven't gotten an answer on understanding where that money goes and what it can be used for. That's all.

Ochoa: Yes, sir. Staff will reach out to the Director and see if we can get some clarification for you, sir.

Thurston: Thanks.

9. STAFF ANNOUNCEMENTS

McCaslin: Are there any staff announcements? Sorry. Commissioner Kaiser, did you have a question?

Kaiser: I was going to make a motion.

McCaslin: Thank you.

Ochoa: Just a quick announcement. Summer's heating up. This is when we see a lot of subdivisions come in, so we are going to have a lot of Mylar signatures, unfortunately, so we thank you all for responding to e-mails. We try to get whoever we can as quickly as possible to get these signed and on their way. Just this past week, we had about a dozen subdivisions submitted to us, so we're moving pretty hot and heavy when it comes to these smaller, minor subdivisions. Some big ones coming down the pipe as well, so just make plans accordingly, because more than likely we'll be here the next few months with cases coming before you, including next month.

Thurston: I've got one last item.

McCaslin: Commissioner Thurston.

Thurston: On your plats, should we remove it being, if you're allowing any above the commissioners to do it, should we, should you change it to be like commissioner instead of chair and secretary?

Ochoa: Commissioner Thurston, Chair. Actually, that's a requirement per state statute. They don't mind who signs it, but it does have to say the chair and vice-chair, but it doesn't matter who signs. The county has been accepting that as is.

Thurston: Okay.

10. ADJOURNMENT (6:11)

Agenda Item #10.1.

1
2 Kaiser: Motion to adjourn.
3
4 Ja. Acosta: Second.
5
6 McCaslin: Thank you. All those in favor?
7
8 MOTION PASSES UNANIMOUSLY.
9
10 Ochoa: Adjourned at 6:11.
11
12 McCaslin: Thank you so much. Adjourned at 6:11.
13
14
15
16
17
18 _____
Chairperson



Type of Action:
Planning & Zoning
Staff Report

Planning & Zoning Commission Staff Report

District:	☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ 6 ☐ N/A					
Adopted:						
Drafter:	Adam Ochoa		Department:	Community Development		
Program:	Community Planning		Line of Business:	Community Planning		
Title:	A REQUEST FOR APPROVAL OF A ZONING MAP AMENDMENT FROM NH-1.S (NEIGHBORHOOD-1 SUBURBAN) TO CR.S (COMMERCIAL/RETAIL SUBURBAN) FOR A PROPERTY ENCOMPASSING APPROXIMATELY 0.987 ACRES IN SIZE AND LOCATED AT 1240 S. VALLEY DRIVE. SUBMITTED BY JAKE REDFERAN, REPRESENTATIVE, ON BEHALF OF CHINOOK PACIFIC CORP., PROPERTY OWNER. (26ZO0500037)					

PURPOSE(S) OF ACTION:

Approval of a zoning map amendment.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

CODES UTILIZED:

2025 Development Code.

PURPOSE:

The applicant is requesting a rezoning of a parcel of land located on the southwest corner of Valley Drive and Aspen Avenue. The subject property is currently zoned NH-1.S (Neighborhood-1 Suburban) and the applicant is proposing a zoning designation of CR.S (Commercial/Retail Suburban).

The Zoning Map may be amended, including rezonings, boundary adjustments, or district changes in accordance with NMSA 3-21-6, as amended. Zoning is a primary tool for regulating land use, including building size, lot dimensions, lot coverage, and compatibility of uses. In February and December 2025, City Council approved and adopted the 2025 Development Code along with the associated Zoning Map. The subject property was previously zoned C-2 (Commercial Medium Intensity) under the 2001 Zoning Code and was subsequently rezoned to NH-1.S (Neighborhood-1 Suburban) under the newly adopted development code.

The applicant is now requesting a zoning map amendment to CR.S (Commercial/Retail Suburban) in order to better align the zoning of the subject property with its previous designation. The uses permitted under the proposed CR.S zoning designation are more consistent with those allowed under the former C-2 zoning designation.

PROJECT DESCRIPTION:

The subject property currently consists of a shopping/business center. The existing NH-1.S zoning designation does not allow for a shopping/ business center within the NH-1.S and if it remains would create a non-conforming site even though it was permitted under the previous code. The proposed CR.S zoning designation is more consistent with the previous C-2 zoning designation and would bring the property back into compliance with current code.

Agenda Item #10.1.

SITE SUITABILITY:

The subject property is fully improved including parking, drainage, and landscaping. The property met code in which it was developed under, and a zoning map amendment does not require site compliance meeting the requirements of the 2025 Development Code. There is also an existing wireless communication structure on the subject property that is only permitted in the existing NH-1.S zoning designation with a Special Use Permit. The proposed CR.S zoning designation would permit the existing wireless communication structure by right.

ACCESS/TRAFFIC:

The subject property has two access points: one directly accesses Aspen Avenue, a fully improved local roadway and one is through a shared access on the adjacent property located at 1290 S. Valley Drive to Valley Drive, a principal arterial roadway, as designated by the Mesilla Valley Metropolitan Planning Organization and the Future Thoroughfare Map of the Elevate Las Cruces Comprehensive Plan. Both access points provide adequate access to the subject property, and no additional improvements are required.

ELEVATE LAS CRUCES COMPREHENSIVE PLAN:

The subject property lies within the Regional Commercial Place Type on the Future Development Map of the Elevate Las Cruces Comprehensive Plan. The Regional Commercial Place Type is defined by large retail and professional service uses, often located in multi-tenant shopping centers and office buildings, as well as hotels, restaurants, and other services. Regional Commercial land uses are of a scale and character to serve as a city wide and regional draw. The proposed zoning map amendment to CR.S would better align the zoning of the subject property with the Regional Commercial Place Type.

The Elevate Las Cruces Comprehensive Plan includes numerous relevant goals, policies, and action items that support the zoning map amendment and are outlined in Attachment "D."

PARK DEDICATION:

The proposed zoning map amendment does not require any park land dedication.

FLOOD PLAIN:

The property is not located within the flood zone.

ANALYSIS/CONCLUSION:

The proposed zoning map amendment is consistent with the zoning found in the surrounding area and shows no evidence of any health, safety, or welfare issues. The subject property is also located within the Commercial Regional Place Type where the proposed CR.S zoning designation is encouraged.

In addition to those criteria for review and decisions outline under the 2025 Development Code, there are also measures based on case law to consider when evaluating rezoning requests which include the following:

1. There was an error when the existing zoning map was created; or
2. Changed neighborhood or community conditions justify the change; or
3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other applicable City plan, even though criteria 1 or 2 above do not apply because,
 - a. there is a public need for a change of the kind in question, and
 - b. that need will be best served by changing the classification of the particular piece of property in question as compared with other available property.

Staff determined that an error did occur when the existing zoning map was created and the subject property was assigned the incorrect zoning designation of NH-1.S. Based on the analysis staff recommends APPROVAL for the proposed zoning map amendment based on the findings found in Attachment "E."

NOTICE:

The Notice of Public Hearing was mailed to all property owners within 500 feet of the subject property. All comments and concerns received will be discussed as applicable during case presentation.

Agenda Item #10.1.

APPLICATION TIMELINE:

Applicant Submitted: May 21, 2026

Staff Returned: May 28, 2026

Review Complete: June 1, 2026

SUPPORT INFORMATION:

[Attachment "A", Zoning Map](#)

[Attachment "B", Aerial Map](#)

[Attachment "C", Site Plan & Applicant's Request](#)

[Attachment "D", Elevate Las Cruces Comprehensive Plan Goals, Policies, and Actions](#)

[Attachment "E", Findings](#)

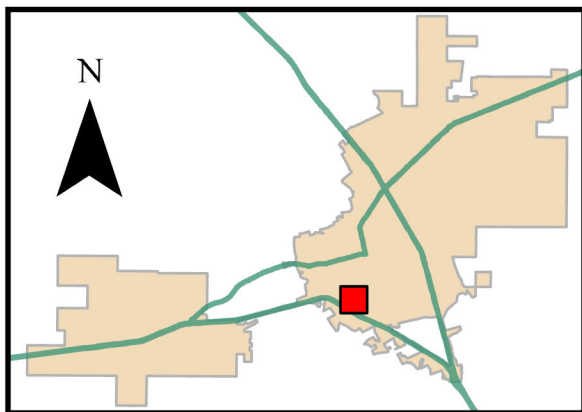
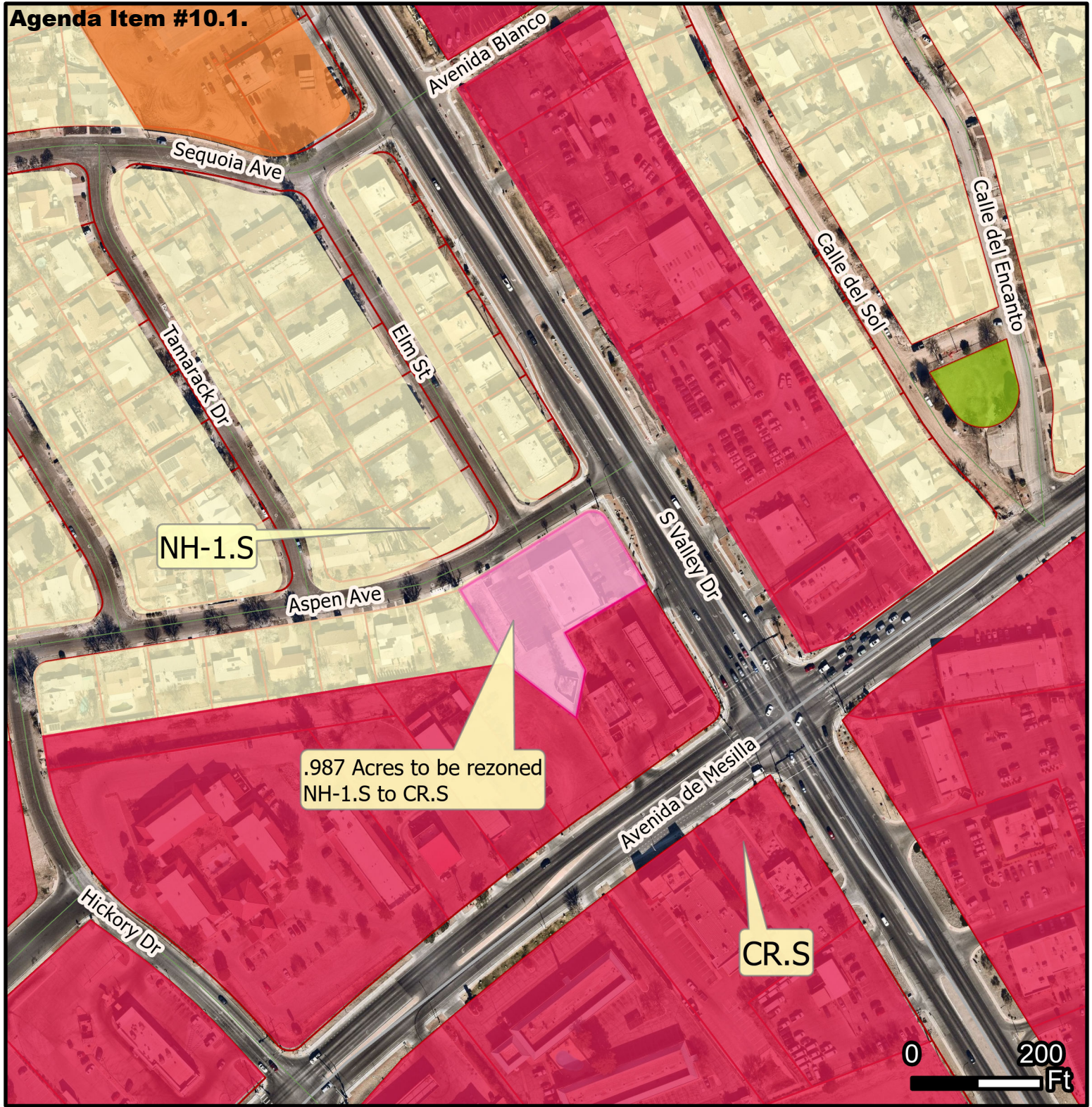
COMMITTEE/BOARD REVIEW:

None

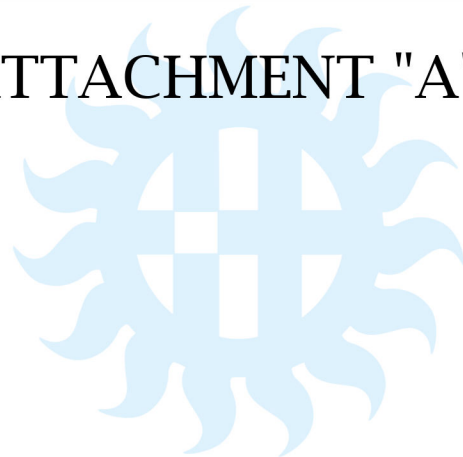
OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will recommend approval for the proposed zoning map amendment as recommended by staff.
2. Vote "No"; this will recommend denial for the proposed zoning map amendment.
3. Vote to "Amend"; this could modify the recommendation of approval of the proposed zoning map amendment by adding conditions as the Planning and Zoning Commission deems appropriate.
4. Vote to "Table"; this will postpone consideration of the proposed zoning map amendment pursuant to further direction from the Commission.

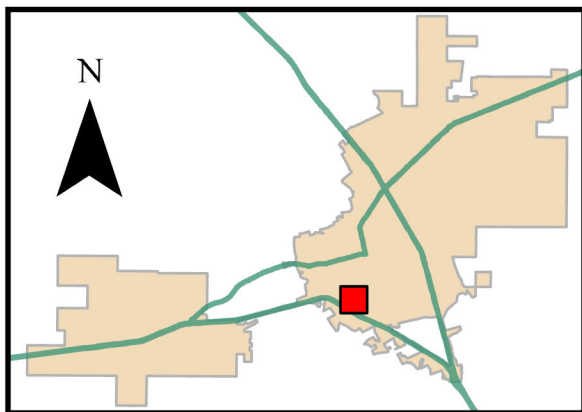
Agenda Item #10.1.



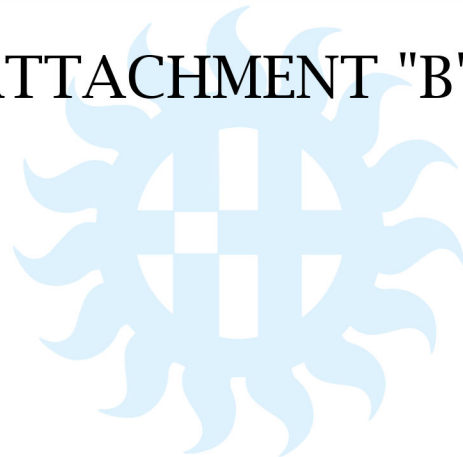
ATTACHMENT "A"



Agenda Item #10.1.



ATTACHMENT "B"



Legend

(1) 30'00"00" E MAGNETIC BEARING AND DISTANCES FROM SOUTH VALLEY TRACTS REPEAT NO. 4	(2) 30'00"00" E MAGNETIC BEARING AND DISTANCES FROM SOUTH VALLEY TRACTS REPEAT NO. 4
(3) 30'00"00" E MAGNETIC BEARING AND DISTANCES FROM SOUTH VALLEY TRACTS REPEAT NO. 4	(4) 30'00"00" E MAGNETIC BEARING AND DISTANCES FROM SOUTH VALLEY TRACTS REPEAT NO. 4

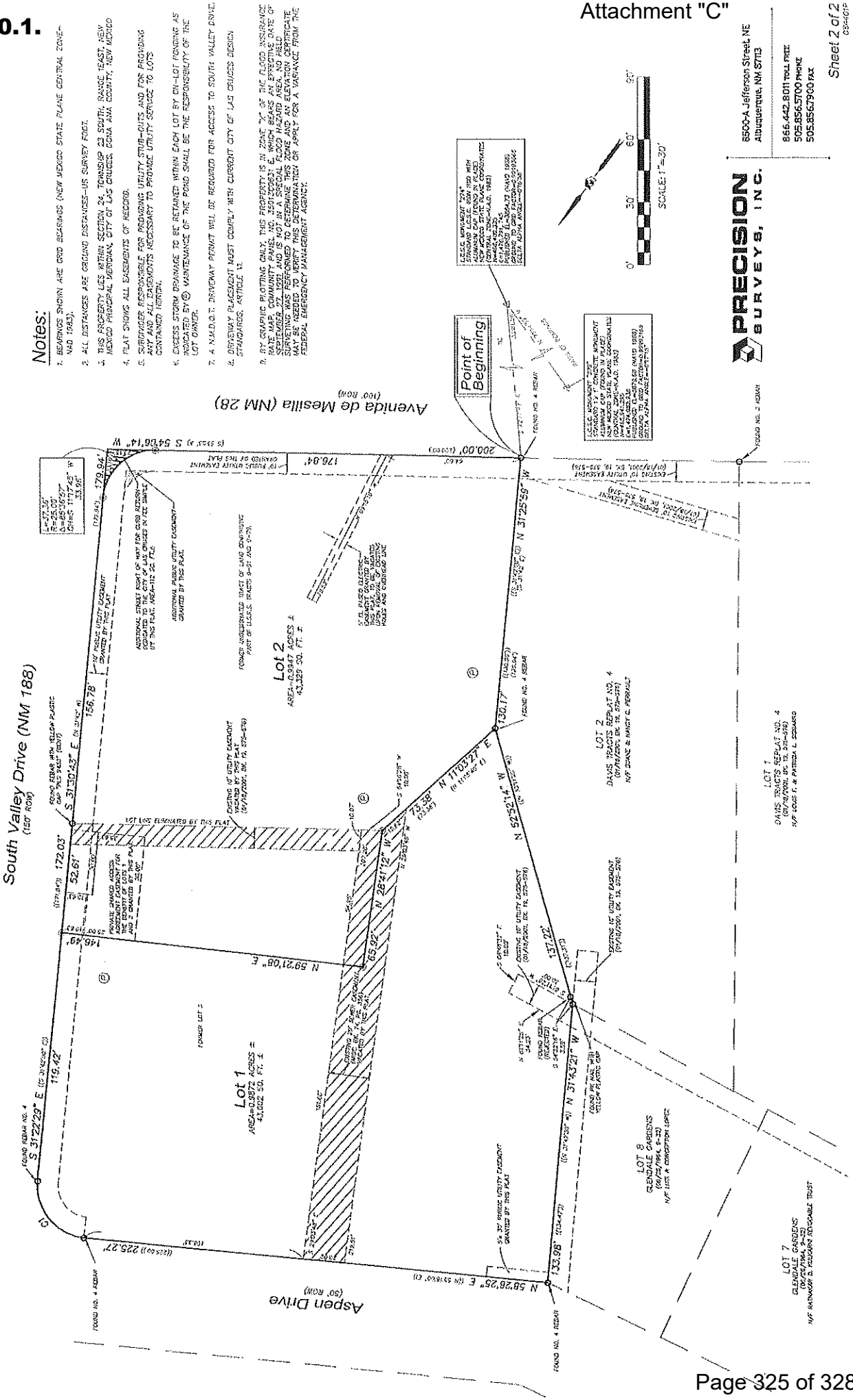
Plat of
Lots 1 and 2
Lands of Murphy Oil USA
Being a Replat of Part of U.S.R.S. Tracts 9-91 and 9-79,
Together with Lot 3 Davis Tracts Replat No. 4
City of Las Cruces, Dona Ana County, New Mexico
August 2008

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	25.00	38.84	89°20'25"	24.77	N 76°29'42" W	45.15

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GRID DISTANCES - SURVEY FEET.
3. THIS PROPERTY LIES WITHIN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 10 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF LAS CRUCES, DONA ANA COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EXISTENTS OF RECORD.
5. SURVEYOR RESPONSIBLE FOR PROVIDING UTILITY STUB-OUTS AND FOR PROVIDING ANY AND ALL DETERMINATIONS NECESSARY TO PROVIDE UTILITY SERVICE TO LOTS CONTAINED HEREIN.
6. EXCESS STORM DRAINAGE TO BE RETAINED WITHIN EACH LOT BY ON-LOT PONDING AS INDICATED BY (C) MAINTENANCE OF THE POND SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
7. A MAJOR D.T. DRIVEWAY FRONT WILL BE REQUIRED FOR ACCESS TO SOUTH VALLEY DRIVE.
8. DRIVEWAY PLACEMENT MUST COMPLY WITH CURRENT CITY OF LAS CRUCES DESIGN STANDARDS, ARTICLE 12.
9. BY GRAPHIC NOTING ONLY, THIS PROPERTY IS IN ZONE "A" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 150120001, WHICH BEARS AN EFFECTIVE DATE OF 01/01/2006. THE PROPERTY IS NOT IN A FLOOD HAZARD ZONE. THE SURVEYOR HAS BEEN ADVISED BY THE CITY OF LAS CRUCES THAT THE CITY ENGINEER HAS BEEN ADVISED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.





May 20, 2026

Vincent Banegas
Interim Planner/Community Planning/Community Development
City of Las Cruces
vbanegas@lascruces.gov

RE: Zoning Change Request
Property: 1240 Valley Drive
Las Cruces, NM 88001

Dear Mr. Banegas,

We are writing to you today on behalf of our client to seek a zoning change on the above referenced property in order to correct a zoning conversion error.

Unfortunately, this has negatively affected my client and it is imperative that we try to get this taken care of so that he doesn't lose the opportunity to lease space to the interested tenant.

If there is anything further we can do to expedite this process, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read "Jake Redferan".

Jake Redferan
Principal
NAI 1stValley Commercial Real Estate
Jake@1stvalley.com
Cc to cristi@1stvalley.com

Elevate Las Cruces Comprehensive Plan Goals, Policies, and Actions

The following goals, policies, and actions from Elevate Las Cruces are relevant to the proposed zoning map amendment;

- Goal CE-1: Balanced growth: Encourage efficient land use development patterns that accommodate projected growth in a sustainable manner.
 - Policy CE-1.1: Create consistency between the Elevate Las Cruces Future Development Program recommendations and development regulations.
 - Action CE-1.1.5: Consider the appropriateness of future development proposals with place type designations and their relationship with surrounding land uses.
- Goal CE-3: Centers and corridors: Support community growth through concentrated development at activity centers and along key corridors.
 - Policy CE-3.2: Allow for a mix of development type and intensity along major thoroughfares that reflects surrounding urban, suburban, and rural contexts.
- Goal CE-4: Complete neighborhoods: Develop mixed-use neighborhoods that incorporate a wide range of recreational, commercial, employment, and civic uses.
 - Policy CE-4.2: Incorporate employment and shopping nodes into new and redeveloping neighborhoods to provide residents with convenient access to services
- Goal CP-2: Economic equity: Generate employment opportunities that create economic security for all residents.
- Goal CP-3: Entrepreneurship: Create a nurturing regulatory environment that generates entrepreneurship and small business investment.

Findings

1. An error occurred when the existing zoning map was created and the subject property was assigned the incorrect zoning designation.
2. The subject property is also located within the Commercial Regional Place Type where the proposed CR.S zoning designation is encouraged.
3. Numerous relevant goals, policies, and action items outlined in the Elevate Las Cruces Comprehensive Plan support the proposed zoning map amendment.
4. The proposed zoning map amendment is consistent with the zoning found in the surrounding area