



# Alamogordo City Commission

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## NOTICE OF MEETING

### Regular Meeting Agenda

July 22, 2025 - 6:30 PM

Donald E. Carroll City Commission Chambers  
City Hall, 1376 E. Ninth Street

Susan L. Payne ..... Mayor  
Sharon McDonald ..... Mayor Pro-Tem, District 5  
Crystal Guthrie ..... District 1  
Stephen Burnett ..... District 2  
Warren Robinson ..... District 3  
Josh Rardin ..... District 4  
Mark Tapley ..... District 6

Stephanie Hernandez ..... Acting City Manager  
Darrell Mori ..... City Attorney  
Rachel Hughs ..... City Clerk

#### MISSION STATEMENT as Adopted by the City Commission on March 24, 1995.

*The City of Alamogordo is a Municipal Corporation that exists solely for the purpose of providing the best possible services to our customers, the citizens of Alamogordo. We are committed to providing these services with honesty, integrity, compassion, fairness, and a commitment to excellence.*

*We are committed to the long-term financial stability and responsible growth of the City and all decisions will be driven by our commitment to provide the best services possible in a financially sound and responsible manner given the economic realities facing the City.*

*In accordance with Section 10-15-1.D, NMSA 1978 (2010 Cumulative Supplement), this agenda has been posted on the east bulletin board located in the south of the City Hall and in the glass case located outside the north entrance of the City Hall, distributed to the appropriate news media, and posted on the City website: <http://ci.alamogordo.nm.us> within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Alamogordo website: <http://ci.alamogordo.nm.us>*

*The Mayor and City Commission request that all cell phones be turned off or set to vibrate. Members of the audience are requested to step outside the Commission Chambers to respond to or to conduct a phone conversation. The Alamogordo Commission Chambers is wheelchair accessible. Other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Clerk's Office at 575-439-4100.*

#### CALL TO ORDER & ROLL CALL

*Announce the presence of a Quorum.*

#### INVOCATION & PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

#### PRESENTATIONS

1. Presentation to recap FY25 and explain work to be done in FY26 by Alamogordo MainStreet. (Nolan Ojeda, Executive Director of Alamogordo MainStreet)

2. Presentation of EMT-B Certificates to Fire Staff. (*Justin Powell, ENMU Roswell EMS Program Director*)

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**PUBLIC COMMENT**

*Residents must sign up with the City Clerk to address the City Commission. The standard allotted time is 3 minutes, but the Mayor reserves the right to change depending on the number of public comments.*

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**CITY MANAGER'S REPORT**

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**REMARKS AND INQUIRIES BY THE CITY COMMISSION**

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**CONSENT AGENDA** (Roll Call Vote Required for an Ordinance or Resolution)

*All matters listed under the Consent Agenda are considered to be routine by the City Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

3. Approve the minutes for the Regular Commission meeting on July 8, 2025. (*Rachel Hughs, City Clerk*)
4. Approve the statements related to the Executive Closed Sessions held on July 8, 2025. (*Rachel Hughs, City Clerk*)
5. Consider, and act upon, Resolution 2025-21 approving the agreement for the annual membership between the City and the Southeastern New Mexico Economic Development District/ COG, to include a contribution of \$9,125. (*Rachel Hughs, City Clerk*) **(Roll Call Vote Required)**
6. Consider, and act upon, the award of RFQ 2025-01 On-Call Geotechnical Engineering Services to multiple vendors. (*Justen Boyle, Senior Project Manager*)
7. Consider, and act upon, Ordinance 1716 for final publication to approve a Local Economic Development Project for up to \$1,000,000, Secured Assistance Proposed by White Sands Theater Entertainment Venue. (*Stephanie Hernandez, Acting City Manager, and Troy Stegner, Owner*) **(Roll Call Vote Required)**
8. Consider, and act upon, Resolution 2025-22 authorizing the donation of a police vehicle to the Police Department of the Town of Hurley, New Mexico. (*David Kunihiro, Police Chief*) **(Roll Call Vote Required)**
9. Consider, and act upon, Resolution 2025-23 authorizing a government-to-government transfer of assets from the Alamogordo-White Sands Regional Airport to Spaceport America. (*Troy Orr, Airport Manager*) **(Roll call vote required)**

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**ITEMS REMOVED FROM CONSENT AGENDA**

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**PUBLIC HEARINGS**

10. Consider, and act upon, the question of whether or not the Alcoholic Beverage Control Division should grant the applicant St. Clair Winery & Bistro VI, LLC DBA D.H. Lescombes Winery & Bistro a Winegrower Liquor License for the location at 261 Panorama Blvd. (*Rachel Hughs, City Clerk*) **(Roll Call Vote Required)**

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**NEW BUSINESS**

11. Consider, and act upon, granting a 10-foot PNM electrical easement at the eastern and westernmost portions of the property, within the existing City of Alamogordo easement and City of Alamogordo Right of Way at 1101 Mescalero St. (*Erik Fortenberry, Acting City Planner; Baxter Pattillo, Alamotero Land Surveyors*)
12. Discussion on a request from Patriot Pointe Apartments that the City provide funding for perimeter sidewalks in the City right of way and to waive water and sewer tap and impact fees, along with the dedication of the infrastructure in the City. (*Crystal Guthrie, Commissioner, and Eduardo Valencia, Patriot Pointe Apartments Manager Member*)

13. Discussion, and possible action, on City Manager recruitment. (*Josh Rardin, Commissioner*)

14. Appointments to Boards and Committees. (*Susan L. Payne, Mayor*)

### **EXECUTIVE SESSION**

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15. Adjourn into Executive Closed Session in compliance with 10-15-1(H)(7)NMSA (as amended) to discuss Pending Litigation: Estate of Stone et al v. City of Alamogordo. (*Darrell Mori, City Attorney*)

### **ADJOURNMENT**

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# AGENDA REPORT

## CITY OF ALAMOGORDO

### CITY COMMISSION

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**Meeting Date:** 7/22/2025

**Report Date:** 07/16/2025

**Report No:** 1.

**Submitted By:**

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**Subject:** Presentation to recap FY25 and explain work to be done in FY26 by Alamogordo MainStreet.  
(*Nolan Ojeda, Executive Director of Alamogordo MainStreet*)

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**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

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**Recommendation:**

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**Background:**





## City of Alamogordo City Commission Meeting AGENDA REQUEST FORM

Today's Date: 7/1/25

**Request Date of Meeting:** 7/8/25

**Name and Title:** Nolan Ojeda, Executive Director AMS

**Address:** 918 New York Ave  
Alamogordo, NM ZIP 88310

**Phone Number:** 575-446-3612

**E-Mail Address:** director@amainst.org

**Item requested will be for Information only**

**Brief description of topic to be discussed:**

**Please attach one original of any documents pertaining to the topic -**

**We do not allow handouts at the meeting**

Presentation to recap FY25 and explain work to be done in FY26 by Alamogordo MainStreet.

**Signature:** Nolan Ojeda Digitally signed by Nolan Ojeda  
Date: 2025.07.01 09:47:01 -06'00'

**Please return to:** Rachel Hughs, CMC, City Clerk  
City of Alamogordo  
1376 E. 9<sup>th</sup> Street  
Alamogordo, NM 88310

Phone: (575) 439-4100

Fax: (575) 439-4396

E-mail: [rhughs@ci.alamogordo.nm.us](mailto:rhughs@ci.alamogordo.nm.us)

## **INSTRUCTIONS FOR AGENDA REQUEST FORMS**

The Alamogordo City Commission normally meets on the second and fourth Tuesdays of each month at 6:30 p.m. in the City Commission Chambers in City Hall. All meetings are open to the public. Public comment is allowed on most scheduled agenda items at the time each item is scheduled on the agenda. An agenda of City Commission Meetings will be posted at City Hall and on the City website <http://ci.alamogordo.nm.us> under Agendas and Minutes, at least three days before each scheduled meeting, and the yearly schedule of meetings for the City Commission may be found on the City website.

Members of the public desiring to present matters to the Commission on the public agenda must submit a request in writing along with all attachments/presentations to the office of the City Clerk by Tuesday at twelve noon, one week prior to the desired City Commission meeting. Staff will determine which Commission meeting item(s) will be placed on the Agenda. This can be done in person, regular mail, fax or e-mail. The request forms are located in the City Clerk's office and on the City website <http://ci.alamogordo.nm.us>, under City Clerk/Commission Meetings/Agenda Request Form. No action will be taken by the Commission on these items. The City Clerk will confirm with the individual that the request was received and notify them of the date when their request will be scheduled on the City Commission agenda.

### **Public Comment**

No action will be taken relative to items on the Public Comment Section other than referral for information.

### **Other Agenda Information**

- Requests to appear will be placed on a "first-come, first-served" basis.
- The Mayor may set a time limit on comments.
- Members of the public desiring to present matters to the City Commission on the agenda must submit a request in writing to the office of the City Clerk prior to Tuesday at twelve noon one week prior to the City Commission meeting. The request should state the name of the individual(s) desiring to be heard and the matter to be presented.
- This request must be submitted with any documents you plan to present to the Commission. Please submit only one copy, which is one sided and with no staples. We will scan the document for the Agenda Book.
- Item requests may be referred to appropriate staff for mediation prior to being placed on the agenda.
- Matters pertaining to personnel, litigation and violations of laws and ordinances are excluded from the agenda.
- Decorum is mandatory.



Nolan Ojeda, Executive Director



# CURRENT BOARD OF DIRECTORS ROSTER



**PRESIDENT**

**Claudia Loya**

*Elite Memories*



**VICE PRESIDENT**

**Nadia Sikes**

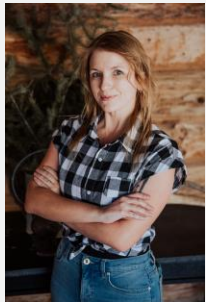
*Counseling Center*



**SECRETARY**

**Shelley Bailey**

*Holloman Air Force Base*



**TREASURER**

**Brandi Schmidt**



**Claudia Powell**

*Welcome Home Realty*



**Brandi Blair**

*Peaceful Paws*



**Azar Rangel**

*Betty Dare Wellness & Rehab*



**Angie Schneider**

*Twelfth Judicial District*



**Sharon McDonald**

*City of Alamogordo*



**David Scott**

*Executive Coordinator*



**Nolan Ojeda**

*Executive Director*

## FY25 Review

### Side Street Art Project 2.0

100 Women Who Care Grant - \$16.5k

2 Partner Organizations

6 Historical Murals

8 Artists

Over 1000 Volunteer Hours

### MainStreet Makeover (Great Blocks)

NMMS Grant: \$2.9M

32 Affected Businesses

City Investment: \$1.9M

Main water and sewer replacement

New street scape

### Business Resiliency Grants

County of Otero Grant: \$60k

10/32 Businesses

4 small businesses development classes

10 grants awarded to business owners

Grant amount per business: \$5,975.41

### Christmas on MainStreet

Theme: Fiesta of Lights

Attendance: ~4500

5 Sponsors

50+ food and merchandise vendors

### Small Business Saturday

Partnership with SBDC, Chamber, and City

Attendance: ~300

### Science Discovery with Main Street America

Main Street America Grant: \$12.5k

Partners engaged so far: 5

## FY25 Review Cont.

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**Mary Means Leadership Award – Main Street America**  
**Claudia Loya, President of Alamogordo MainStreet was**  
**recognized with the highest level honor for leadership at**  
**the national level. She marks the first ever volunteer to**  
**receive this award, as well as the first New Mexican.**



## Highlights

2,210 Volunteer Hours

4 New Businesses

\$1,169,000 Private Investment

\$1,800,000 Public Investment

\$1,076,500 in Grants Received

Over a dozen partnerships

~\$70,000 NMMS RS Consultant Services

Utilized



## Year Ahead Projects

Completion of MainStreet Makeover (Great Blocks) HALLELUJAH!!

Façade Squad Grants – 13 Participating Businesses

NMMS Annual Institute & 40<sup>th</sup> Anniversary

Science Discovery Grant

Side Street Art 2.0 Opening

Murals & Memories Tour

District Commercial



10th Street & New York Avenue • viewing south down New York Avenue



## Year Ahead Events

Side Street Art Ribbon Cutting

MainStreet Makeover Launch Event

Trick or Treat on MainStreet

Shop Small Saturday

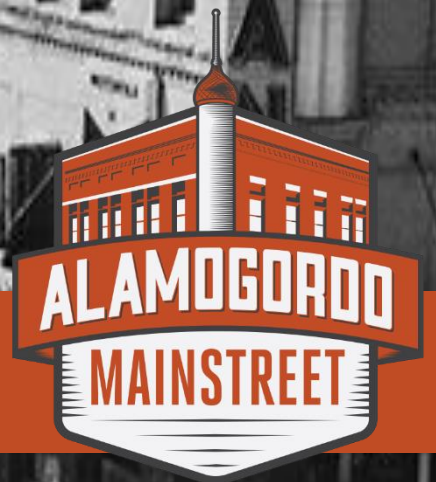
Christmas on MainStreet







QUESTIONS? How else can we help or inform?



# AGENDA REPORT

## CITY OF ALAMOGORDO

### CITY COMMISSION

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**Meeting Date:** 7/22/2025

**Report Date:** 07/14/2025

**Report No:** 2.

**Submitted By:** Amanda Renner

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**Subject:** Presentation of EMT-B Certificates to Fire Staff. (*Justin Powell, ENMU Roswell EMS Program Director*)

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**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

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**Recommendation:**

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**Background:** Presentation of EMT-B Certificates to Firefighters Liam Arnold, Antonio Flores, Jacob Lawrence, Billie Moore, Tyler Harrison and Marcus Murray.

# AGENDA REPORT

## CITY OF ALAMOGORDO

### CITY COMMISSION

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**Meeting Date:** 7/22/2025

**Report Date:** 07/10/2025

**Report No:** 3.

**Submitted By:** Rachel Hughs

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**Subject:** Approve the minutes for the Regular Commission meeting on July 8, 2025. *(Rachel Hughs, City Clerk)*

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**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

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**Recommendation:** Approve the minutes.

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**Background:** This is required by the Open Meetings Act.

**CITY OF ALAMOGORDO, NEW MEXICO  
CITY COMMISSION REGULAR DRAFT MEETING MINUTES  
6:30 PM, DONALD E. CARROLL COMMISSION CHAMBERS  
July 8, 2025**

**SUSAN PAYNE, MAYOR  
SHARON MCDONALD, MAYOR PRO-TEM  
CRYSTAL GUTHRIE, COMMISSIONER  
STEPHEN BURNETT, COMMISSIONER  
WARREN ROBINSON, COMMISSIONER**

**JOSHUA RARDIN, COMMISSIONER  
MARK TAPLEY, COMMISSIONER  
STEPHANIE HERNANDEZ, ACTING CITY  
MANAGER  
DARREL MORI, CITY ATTORNEY  
RACHEL HUGHS, CITY CLERK**

**CALL TO ORDER & ROLL CALL**

Mayor Payne called the meeting to order at 6:31 PM. Roll Call was taken by the Deputy City Clerk. Deputy City Clerk Aleshire announced there was a quorum present.

**INVOCATION & PLEDGE OF ALLEGIANCE**

The Invocation was given by Mayor Payne, and the Pledge of Allegiance was led by Commissioner Tapley.

**APPROVAL OF AGENDA**

Acting City Manager Hernandez said that Alamogordo MainStreet had requested that the presentation be pulled from the Agenda.

**Commissioner Robinson moved to approve the Agenda as amended.  
Commissioner Tapley seconded the motion.  
Motion Passed with a vote of 7 - 0 - 0.**

**PRESENTATIONS**

**1. Presentation to recap FY25 and explain work to be done in FY26 by Alamogordo MainStreet. (*Nolan Ojeda, Executive Director of Alamogordo MainStreet*)**

The item was pulled from the Agenda.

**PUBLIC COMMENT**

None.

**CITY MANAGER'S REPORT**

**Acting City Manager Hernandez made the following remarks:**

1. There is major flooding in Ruidoso. Our Fire Department is on standby to help with evacuations if needed. The Civic Center is also on standby.
2. July 18th will be the Grand Opening for the Fun Center. The Ribbon Cutting will be at 5 PM on that day, and then it will be open to the public.

**REMARKS AND INQUIRIES BY THE CITY COMMISSION**

Commissioner Rardin said he wanted to note the passing of Larry D. Riordan, our former Mayor from 1989 to 1990. Acting City Manager Hernandez said we would send flowers or a card to the family.

Mayor Pro-Tem McDonald said she participated in the 4th of July Parade and wanted to acknowledge the people who helped her with the float or flyers. There are many things going on in District 5, like Alamogordo MainStreet getting everything together to open up in October, the Dudley Community Center and Park reaching the final stages, the F-4 Project, the Sacramento Family Park, sidewalks being put in from 2nd to 8th Street, and lastly, opening the Inkwell Building. The Alamogordo District 5 Citywide Cleanup will be on July 19th from 7:00 AM to 12:00 PM. People being signed up for cleanup must be elderly and in need of services.

Commissioner Burnett said French Brothers gave us a presentation about setbacks. What happened with that? Acting City Manager Hernandez said it was approved. Commissioner Burnett said there are weeds on the sidewalks of the Scenic Extension.

Mayor Payne said there have been twenty-two changes of command this season at Holloman Air Force Base.

## **CONSENT AGENDA**

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**2. Approve the minutes for the Joint City & County Commission meeting on June 23, 2025, and the Regular Commission Meeting on June 24, 2025. (Rachel Hughs, City Clerk)**

**3. Consider, and act upon, approval of the Annual Reports from City Boards and Committees for Fiscal Year 2025. (Rachel Hughs, City Clerk and Stephanie Hernandez, Acting City Manager)**

**4. Consider and act upon contract #26-624-4000-0014 between the City of Alamogordo and the State of New Mexico Aging and Long-Term services Department for the FY26 Senior Companion, Care Companion and Foster Grandparent Programs Grants. Senior Companion Program \$49,532.50; Care Companion Program \$27,000.00; Foster Grandparent Program \$69,525.00. (Magdalena Morales, ASC Manager and Veronica Ortega, Community Services Director)**

**5. Consider, and act upon, the approval of an agreement with the New Mexico Economic Development District, Non-Metro Area Agency on Aging for the Nutrition Service Incentive Program (NSIP). The total amount budgeted is \$25,107.00. (Magdalena Morales, ASC Manager, and Veronica Ortega, Community Services Director)**

**6. Consider, and act upon, grant funding from the Non-Metro Area Agency on Aging FY26 contract for Direct Purchase of Services for senior programs. The total amount budgeted is \$547,563.60. (Magdalena Morales, ASC Manager and Veronica Ortega, Community Services Director)**

**7. Consider and act upon the award of RFP 2025-005 On-Call Well and Pump Services to Statewide Drilling, Inc. (David Nunnelley, Utilities Director)**

**8. Consider, and act upon, Resolution 2025-20 requesting written approval from the Local Government Division of the Department of Finance and Administration, State of NM for the revised budget numbers computed as of June 30, 2025. (Evelyn Huff, Finance Director) (Roll Call Vote Required)**

**Mayor Pro-Tem McDonald moved to approve.  
Commissioner Robinson seconded the motion.  
Motion Passed with a vote of 7 - 0 - 0.**

## **ITEMS REMOVED FROM CONSENT AGENDA**

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None.

## **NEW BUSINESS**

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**9. Consider, and act upon, an appeal by Lindmark for two billboard signs located at 821 US Hwy 70 W and 200 US Hwy 54. (Erik Fortenberry, Acting City Planner, James Spence, Regional President; Angie Duncan, Regional Vice President)**

Acting City Planner Fortenberry said a correction needs to be made. This item says 200 US Highway 54, but it should be 2200 US Highway 54. This is an appeal from Lindmark for two double-decker billboard signs that were submitted



to us and denied in 2024 by Acting City Manager Hernandez.

Mr. Spence said we provided the information in this item for you as background. The moratorium that was in place expired on September 26, 2024. We placed an application for the billboards in two locations on September 27, 2024. We were denied, with correspondence stating that the City was in the process of establishing a new moratorium. That new moratorium went into place on October 8, 2024. The locations we applied for were properly zoned, and the ordinance allows billboards, yet we were denied for a moratorium that was not in place.

Commissioner Rardin asked if the moratorium was currently in place or if it had expired. Acting City Manager Hernandez said she believed former City Planner Rael brought it back in March, so there is one currently for six months. I believe it expires in September. Acting City Planner Fortenberry has the sign ordinance on his desk for review. Some changes needed to be made, and we are working on the final version of the ordinance.

Mayor Payne asked where these two locations were. Acting City Planner Fortenberry said if you review the map, one is across the street from the new Allsup's on Highway 70, and the other is in front of the Stay Cool Storage Unit on Highway 54.

Acting City Manager Hernandez said I was not Acting City Manager when this was denied; former City Manager Holden was still here at that time. The reason this was denied was that back when the double-decker billboard sign went up on Indian Wells, many citizens called both us and the Commission and had complaints. Lindmark's application did come in when the moratorium was expired, and it was denied based on beautification. City Attorney Mori said it was denied solely on the backlash we received from the public. As Mr. Spence mentioned, the moratorium was lifted, so they were fully right to submit their permit and request. As it was denied administratively, we wanted to let them present their case to the Commission and go this appeal route. That way, the elected body makes the decision. Mayor Payne said if billboards are out of town, I do not really have an issue with them. Commissioner Rardin said he felt these were more on the outskirts of town, so it is not as big a deal as the one on Indian Wells. These are not really blocking anything. There may be issues with our ordinances and the Airport, though. How tall are these? Mr. Spence said that if there is ever an issue with the Airport, we have to get FAA clearance for that. Commissioner Rardin said the sign on US Highway 54 may be a problem with our runway, as you would be in line with how the planes take off. Mr. Spence said that was something we always check in our due diligence process as we move into construction. Mayor Payne asked if that sign would be a double-decker sign. Mr. Spence said yes. With airports, you would be surprised. They may have us put a light on top, but we do the study and everything needed. We followed the City's ordinances, and I can tell you there was a huge demand for the billboard on Indian Wells. Mayor Payne said that one obstructs views of the mountains, and it may have received less backlash if it were just a single billboard. Speaking for myself, I do not like it. Acting City Manager Hernandez said to address Commissioner Rardin, our Delta consultant with the Airport, and said that the signs, heights, and everything were okay. Commissioner Rardin asked if any other ordinances were being violated. Acting City Manager Hernandez said no. Mayor Payne asked if the moratorium would still be in place if this were approved. Acting City Manager Hernandez said yes.

Mr. Spence said Lindmark could help draft an ordinance in an advisory role. Mayor Payne said that back around 2018, we tried to draft an ordinance. Another billboard company had said we were silencing their free speech on White Sands Boulevard. So that is why we have the moratorium and why it gets renewed every six months. That we could legally do. Commissioner Rardin said this goes back further. Another ordinance was drafted back in 2013, and that was very difficult. Everyone's idea of what looks good is different, and we could not come to a general consensus. Just driving down White Sands Boulevard, I see that a lot of it is road signs. Two other double-deckers were built at that time, one by Bluestone and the other by Walmart, which riled everybody up.

**Commissioner Burnett moved to approve the appeal at both locations.**

**Commissioner Robinson seconded the motion.**

**Motion Passed with a vote of 7 - 0 - 0.**

**10. Consider, and act upon, Resolution No. 2025-19, adopting an Infrastructure Capital Improvement Plan (ICIP) and identifying the top five (5) recommended capital outlay projects for Fiscal Years 2027-2031. (Evelyn Huff, Finance Director) (Roll Call Vote Required)**

Finance Director Huff said the ICIP is something we bring before the Commission every year. We ask the departments to submit their projects to us, and from there, we determine the top five capital outlay projects to submit to the State. These need to be submitted by Friday, July 11, 2025, and these are the ones submitted to the State legislature in the session they have at the beginning of next year. The top five projects for this year are:

1. Bonito Lake Park Fishing Access and Day Use Re-Opening
2. Plan, Design, Repair, Construct, and Purchase Items to Maintain and Beautify the Exterior of City Buildings
3. Procurement of Police Department Vehicles & Equipment
4. Plan, Design, and Construct Zoo Perimeter Fencing, Runs, and Gates as Needed
5. Dry Canyon Arroyo Improvements Phase 1

Finance Director Huff continued that the largest of these is the Dry Canyon Arroyo Improvements Phase 1, which is at \$3,000,000 and is fully designed. The Zoo Project is at \$1,000,000, and pieces of that project have been done, but additional fencing is needed. We request additional vehicles for the Police Department every year. The City Buildings project would cover, at the least, the Library, the Senior Center, and the Rec Center, which all need exterior repairs. The Bonito Lake Fishing access is just to improve access up there. There are a substantial number of people who fish up there, and we want to continue improving for safety purposes.

Commissioner Rardin said regarding the State legislators, is there an amount, typically between \$500,000 and \$750,000, that they would like to see projects at? Finance Director Huff said that is where they were a couple of years ago. With the influx of oil and gas money, we have been seeing larger rewards. He asked if those were closer to \$1,000,000. She said yes, and we have been putting larger items on there. Sometimes we do not get fully funded for those items. For example, we had a \$1,000,000 item on there around two years ago, and we received \$695,000. It allowed us to start doing a phase of it, and we can put the next phase on the next ICIP. He said in the past, with larger projects, you could not save up the money. She said yes, that is now a rule. Whatever project you ask for, that phase has to be completed with the amount you are asking for. You cannot ask three years in a row and then complete one whole project. You have to be able to complete with the money you have. He asked what the Dry Canyon Arroyo Improvements Phase 1 project would entail. Is that just the lower portion of the channel off Canal Street? She said yes, it is to get that fully shaped and concrete. He said so from Canal Street to Fairgrounds Road. That is well-needed. Mayor Pro-Tem McDonald asked how much more was needed for the Dry Canyon Arroyo project. It is a lot more than just \$3,000,000. Finance Director Huff said that the project was designed in three phases. Phase 2 is estimated at \$3,800,000, and Phase 3 is estimated at \$2,500,000. If the phases get funded, we will know more about how much they cost when we get through the bid phase. Those numbers may have to be adjusted. Mayor Pro-Tem McDonald said she had heard that the State legislature wanted to fund anything related to water. This is a water project. Finance Director Huff said it is a drainage project. Mayor Pro-Tem McDonald said that there was still water. Could we not ask for this next year? Finance Director Huff said we could if Phase 1 is approved this year. We could turn around and ask for Phase 2 next year. We could also ask for federal funds if there are federal infrastructure funds. We could say we have State funding for this phase. Could we get federal funding for the next one? If it is on the ICIP list, there are options. We are in the process of revamping our capital process and our ICIP list. It will look vastly different when we bring it before the Commission next year. We can then treat it as a capital improvement plan instead of a one-time do-it of the legislature, which will open more funding for us. Commissioner Rardin asked if any water projects, like the Parallel Pipeline, were considered to be put on the list. Finance Director Huff said that projects were discussed. We are working on closing a \$12,000,000 Water Trust Board Loan to do the next section of pipe. Acting City Manager Hernandez said we are calling the Parallel Pipeline project the Well Transmission Line project. Finance Director Huff said yes, that project has had many names, and we are trying to standardize it. Commissioner Rardin asked how many miles of pipeline \$12,000,000 would pay for. Would it get us all the way there? Finance Director Huff said no. Utilities Director Nunnolley said five miles. Acting City Manager Hernandez said there are eleven miles after that. Mayor Payne asked what the Well Transmission Line project would do once completed. Finance Director Huff said it would move water wherever we chose to have the Reverse Osmosis Plant, also known as the Desalination Plant. Acting City Manager Hernandez said we are closing on the \$12,000,000 loan and are in design for the next phase. We are working on it, but this is a lot of money, so it is in phases. Mayor Payne asked if we knew how much money in total. Acting City Manager Hernandez said probably \$50,000,000. Finance Director Huff said at least \$25,000,000 based on current construction. Eventually, a decision will have to be made. Do we want to leave the current reverse osmosis technology at the plant built at Lavelle Road, or do we want

to relocate it somewhere that makes more sense in terms of water movement? That is a conversation to be had another day with Utilities Director Nunnelley.

**Commissioner Robinson moved to approve.**  
**Commissioner Guthrie seconded the motion.**  
**Motion Passed with a vote of 7 - 0 - 0.**

#### **EXECUTIVE SESSION**

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**11. Adjourn into Executive Closed Session in compliance with 10-15-1(H)(7)NMSA (as amended) to discuss: Current Litigation Nelson v. City of Alamogordo. (Kimberly Martinez and Jared Najjar, Virtue & Najjar PC: Darrell Mori, City Attorney)**

**Commissioner Burnett moved to adjourn into Executive Session at 7:14 PM.**  
**Mayor Pro-Tem McDonald seconded the motion.**  
**Motion Passed with a vote of 7 - 0 - 0.**

#### **ADJOURNMENT**

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ATTEST:

\_\_\_\_\_  
Mayor Susan Payne

\_\_\_\_\_  
City Clerk Rachel Hughs

(Prepared by Dylan Aleshire, Deputy Clerk)  
Approved at the Regular Meeting held on July 22, 2025.

# AGENDA REPORT

## CITY OF ALAMOGORDO

### CITY COMMISSION

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**Meeting Date:** 7/22/2025

**Report Date:** 07/09/2025

**Report No:** 4.

**Submitted By:** Rachel Hughs

---

**Subject:** Approve the statements related to the Executive Closed Sessions held on July 8, 2025. *(Rachel Hughs, City Clerk)*

---

**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

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**Recommendation:** The statement is required per the Open Meetings Act.

---

**Background:**

As required by Section 10-15-1 (J) of the Open Meetings Act, approve the following statements authorizing them to be included in the minutes of July 22, 2025: "The Governing Body of the City of Alamogordo, New Mexico, hereby states that on July 8, 2025, an Executive Closed Session was held, and the matters discussed in the closed meeting were limited discuss only Pending Litigation: Current Litigation Nelson v. City of Alamogordo.

# AGENDA REPORT

## CITY OF ALAMOGORDO

### CITY COMMISSION

---

**Meeting Date:** 7/22/2025

**Report Date:** 07/08/2025

**Report No:** 5.

**Submitted By:** Rachel Hughs

---

**Subject:** Consider, and act upon, Resolution 2025-21 approving the agreement for the annual membership between the City and the Southeastern New Mexico Economic Development District/ COG, to include a contribution of \$9,125. *(Rachel Hughs, City Clerk)* **(Roll Call Vote Required)**

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**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

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**Recommendation:** Approve the Resolution.

---

**Background:** The City is a member of SNMEDD/COG, and the Resolution will continue the membership. The Agreement is for an annual contribution of \$9,121. SNMEDD/COG requires a resolution, which the City Commission approves annually. The City Commission approved the amount of \$9,121 in the FY26 budget.





Dora Batista  
Executive Director

**SOUTHEASTERN NEW MEXICO  
ECONOMIC DEVELOPMENT DISTRICT**

**COUNCIL OF GOVERNMENTS**

1600 SE Main, Suite D  
Roswell, NM 88203  
Phone: (575) 624-6131  
Fax: (575) 624-6134  
www.snmedd.com

July 2, 2025

Susan Payne, Mayor  
City of Alamogordo  
1376 E. 9<sup>th</sup> Street  
Alamogordo, NM 88310

**RECEIVED**

**JUL 08 2025**

**CITY CLERK**

Dear Mayor Payne:

With regard to your annual membership in the District for the 2025-2026 fiscal year, we have enclosed the following:

- I. **AGREEMENT** – required by the Department of Finance and Administration for disbursement of local funds and which conforms to state regulations. Two copies are enclosed. After the Agreement has been executed, please keep one copy and return one to our office.
- II. **RESOLUTION** – upon approval by your council or commission, it is to be signed, attached to and distributed with the attached Agreement.
- III. **2025-2026 ASSESSMENT SCHEDULE AND BUDGET FOR 2025-2026** enclosed for your information.
- IV. **WORK PROGRAM FOR STATE APPROPRIATED FUNDS** – enclosed for your information.
- V. **INVOICE** – enclosed for billing and bookkeeping purposes. Please return one copy with your check.

The most recent audit and financial statements are available upon request.

As you know, we are in the process of finalizing the SNMEDD/COG budget for the coming year and your prompt attention is greatly appreciated.

If you have any questions or require further information, please feel free to contact me. Thank you for your support and letting us serve you.

Sincerely,

Dora Batista  
Executive Director

## AGREEMENT

This Agreement, entered into by and between the Southeastern New Mexico Economic Development District/COG (hereinafter known as the "District") and the City of Alamogordo a member of said District (hereinafter known as the "Member") is as follows:

**I. The District agrees to provide the following services to the Member upon request and final approval of the District budget:**

- A. Undertake studies, collect data and develop regional plans and programs pertaining to such subjects as human and natural resource development, community facilities and the general improvement of living and working environments.
- B. Furnish technical and management assistance in the development of planning activities.
- C. Coordinate local planning with that of other Members of the District and the State.
- D. Assist in community and economic development, transportation and public works projects.
- E. Assist member governments with their legislative activities.
- F. Assist in the preparation of applications for funding under various state, federal and private grant programs. Contracts for administration may be entered into between Member and District if Member requires or desires District to administrate project.
- G. Provide a Comprehensive Economic Development Strategy at the direction of the Board.
- H. Engage in such other activities as are necessary to improve area development and address regional problems.

**II. The Member agrees to the following:**

- A. To remain an active member of the District.
- B. To make an annual contribution of \$ 9,121.00 to the District as recognition of active membership.

Entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, at

\_\_\_\_\_  
New Mexico

ATTEST:

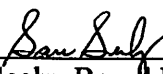
\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Mayor/Commission Chairman

ATTEST:

SOUTHEASTERN NEW MEXICO  
ECONOMIC DEVELOPMENT DISTRICT/COG

  
\_\_\_\_\_  
Dora Batista, Board Secretary

  
\_\_\_\_\_  
Sam Seely, Board President

## **RESOLUTION NO. 2025-21**

### **APPROVING THE AGREEMENT FOR THE ANNUAL MEMBERSHIP BETWEEN THE CITY AND SOUTHEASTERN NEW MEXICO ECONOMIC DEVELOPMENT DISTRICT/COG (SNMEDD)**

**WHEREAS**, the City Commission for the City of Alamogordo, New Mexico, hereinafter referred to as the Municipality, is a member of and desires the services of the Southeastern New Mexico Economic Development District/COG; and,

**WHEREAS**, in accordance with Article 58, §4-58-1 to §4-58-6 NMSA 1978, an agreement setting forth the terms and conditions of active membership in the Southeastern New Mexico Economic Development District/COG is required; and,

**WHEREAS**, it is the desire of the Municipality to continue as an active member of the Southeastern New Mexico Economic Development District/COG.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Commission for the City of Alamogordo, New Mexico that:

1. The Agreement attached to this Resolution expresses the desires and intent of the Municipality.
2. The Agreement attached is hereby ratified and approved and the proper officials of the Municipality are hereby authorized and instructed to affix their signatures thereto.
3. A copy of this Resolution (together with the referenced Agreement) shall be filed with the State of New Mexico Department of Finance and Administration, Local Government Division, and the Southeastern New Mexico Economic Development District/COG, and shall be made a part of the budget documentation of the Municipality.

**DONE** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**CITY OF ALAMOGORDO, NEW MEXICO**  
a New Mexico municipal corporation

By: \_\_\_\_\_  
Susan L. Payne, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Rachel Hughs, City Clerk

\_\_\_\_\_  
Darrell Mori, City Attorney

SOUTHEASTERN NEW MEXICO ECONOMIC DEVELOPMENT DISTRICT/COG

DUES STRUCTURE

| MEMBER                 | <u>2024-2025</u><br><u>CURRENT</u> | <u>2025-2026</u><br><u>PROPOSED</u> |
|------------------------|------------------------------------|-------------------------------------|
| Chaves County          | \$8,000                            | \$8,000                             |
| Eddy County            | \$8,000                            | \$8,000                             |
| Lea County             | \$8,000                            | \$8,000                             |
| Lincoln County         | \$7,000                            | \$7,000                             |
| Otero County           | \$8,000                            | \$8,000                             |
|                        |                                    |                                     |
| Town of Dexter         | \$1,000                            | \$1,000                             |
| Town of Hagerman       | \$1,000                            | \$1,000                             |
| Town of Lake Arthur    | \$1,000                            | \$1,000                             |
| City of Roswell        | \$13,588                           | \$13,588                            |
|                        |                                    |                                     |
| City of Artesia        | \$3,450                            | \$3,450                             |
| City of Carlsbad       | \$7,641                            | \$7,641                             |
| Village of Hope        | \$1,000                            | \$1,000                             |
| Village of Loving      | \$1,000                            | \$1,000                             |
|                        |                                    |                                     |
| City of Eunice         | \$1,000                            | \$1,000                             |
| City of Hobbs          | \$10,237                           | \$10,237                            |
| City of Jal            | \$1,000                            | \$1,000                             |
| City of Lovington      | \$3,303                            | \$3,303                             |
| Town of Tatum          | \$1,000                            | \$1,000                             |
|                        |                                    |                                     |
| Village of Capitan     | \$1,000                            | \$1,000                             |
| Town of Carrizozo      | \$1,000                            | \$1,000                             |
| Village of Corona      | \$1,000                            | \$1,000                             |
| Village of Ruidoso     | \$2,450                            | \$2,450                             |
| City of Ruidoso Downs  | \$1,000                            | \$1,000                             |
|                        |                                    |                                     |
| City of Alamogordo     | \$9,121                            | \$9,121                             |
| Village of Cloudcroft  | \$1,000                            | \$1,000                             |
| Village of Tularosa    | \$1,000                            | \$1,000                             |
| Mescalero Apache Tribe | \$1,000                            | \$1,000                             |
|                        |                                    |                                     |
| TOTALS:                | \$103,790                          | \$103,790                           |

# **Southeastern New Mexico Economic Development District/ Council of Governments**

## **FY 2026-2027 DFA ANNUAL WORK PLAN**

### **State of New Mexico Grant-In-Aid Program**

**The following are measurable functions and tasks the Southeastern New Mexico Economic Development District/Council of Governments (SNMEDD/COG) will complete in fulfillment of its obligation to its member governments and the State of New Mexico Department of Finance and Administration-Local Government Division to provide planning, technical assistance and capacity building services to local governments in southeastern New Mexico.**

#### ***Function 1. Submit reports, budgets, and planning outcomes to the Local Government Division.***

- Task 1.1**      Prior to July 1, 2025 submit a Board approved Annual Work and Operations Budget to the Local Government Division
- Task 1.2**      Submit payment reimbursement invoices to the Local Government Division no later than the 15<sup>th</sup> day of the month (January, April, July, October) following the close of each quarter
- Task 1.3**      Provide professional development training opportunities to staff
- Task 1.4**      Schedule and include as an agenda item for each quarterly meeting of the Board of Directors training or information to benefit local elected officials such as speakers from agencies of interest, legislators, or upcoming training or meetings
- Task 1.5**      Attend and participate, when possible, regularly scheduled meetings of member governments; special purpose meetings; and other relevant events
- Task 1.6**      Participate in NewMarc (NM Association of Regional Councils); SWREDA (Southwest Regional Executive Directors Association); and the National Association of Development Organizations (NADO)



*Function 2. Provide local governments with capacity building, technical assistance and information on federal and state available funding*

- Task 2.1** Inform members regularly of local, state and federal funding opportunities such as CDBG, EDA, USDA, CIF and other funding programs, rule changes and Notifications of Funding Assistance (NOFA) including Disaster Recovery and Stimulus funds when available
- Task 2.2** Inform members of State available funds such as Matching Funds, Cost Overruns, Outdoor Recreation; NMDOT programs, etc
- Task 2.3** Assist with funding assistance applications for members upon their request including the conducting of public hearings if necessary. Coordinate presentations to the Community Development Council and Colonias Infrastructure Fund Board by our member governments seeking CDBG or CIF funding
- Task 2.4** Provide Grant Administration and Technical Assistance to member governments upon approval of a contractual agreement between the local government and the funding agency. A contract between SNMEDD and the local municipality/county can be negotiated for grant administration
- Task 2.5** Act as Fiscal Agent to those municipalities/counties that have deficiencies in their audit and would not be able to receive funding from capital outlay or grants otherwise
- Task 2.6** Assist local governments with the seeking of funds for updating comprehensive plans, creating asset management plans and participate in public input meetings

*Function 3. Infrastructure Planning—Coordinate the ICIP process regionally.*

- Task 3.1** Assist with ICIP training to the extent needed that will be presented to local governments and others by DFA/LGD staff
- Task 3.2** Assist and provide local governments technical assistance with the development and submittal of the ICIP as needed. Encourage the submission and participation of the ICIP to our municipalities/counties and its relevance to the Capital Outlay process
- Task 3.3** Encourage local municipal, county governments and other entities to include operation and maintenance costs in the ICIP
- Task 3.4** Encourage members to develop financing plans for each of their top five ICIP priorities, including a project description, secured sources of funding and, where applicable, utility rate structure and asset management plans



**Task 3.5** Have staff attend and encourage local government members to attend, the annual New Mexico Infrastructure Finance Conference and other relevant conferences

**Task 3.6** Conduct regional clearinghouse review, as may be necessary for all applications per the Intergovernmental Cooperation Act of 1968 and Section 204 of the Demonstration Cities and Metropolitan Act of 1966, as amended, a grant applicant requesting federal funding should send its proposed project to the States' planning agencies

***Function 4. Capital Outlay—Increase quality of project planning, legislative representation and administration.***

**Task 4.1** Assist local entities seeking assistance in the preparation and submission of capital outlay request forms through informational workshops and direct application technical assistance

**Task 4.2** Work with Legislators throughout the region on locally established capital improvement priorities by holding public hearings in each county and allowing municipalities and counties the opportunity to present potential projects to their legislators. Assist with reauthorizations.

**Task 4.3** Prepare a preliminary spreadsheet of projects submitted by local municipalities/counties and other entities who applied through the capital outlay portal, and submit to local legislators

**Task 4.4** Track capital outlay legislation relevant to community development, infrastructure improvement projects and project planning and programming. Assist legislators during the legislative session with capital outlay and other assistance they may need

**Task 4.5** Participate in State funding programs such as NM Gro to the extent mandated by the State

***Function 5. Rural Support—Build capacity of local governments, rural water associations and other rural organizations.***

**Task 5.1** Provide assistance to rural water associations, community ditches, acequias and other non-members on capital project planning. Assistance may be based on a Board approved fee for service schedule

**Task 5.2** Engage rural members and non-members requesting assistance in “project prospectus development”, develop, review and vet projects seeking funding sources to meet specific project needs

- Task 5.3** Invite rural water associations and other non-member organizations in each county to capital improvement hearings or meetings that would be beneficial
- Task 5.4** Provide opportunities and information for local municipal/county staff and/or elected officials to attend capacity building training, workshops and conferences sponsored by state, regional and national planning and development organizations and funding sources
- Task 5.5** Provide public relations for the SNMEDD and local governments through actions and media dissemination
- Task 5.6** Apply for technical assistance and capacity building funds to provide services to our region

***Function 6. Transportation—Provide local governments with assistance to improve the region's transportation system for the efficient movement of goods, services, and people.***

- Task 6.1** Compile and maintain a database of transportation-related projects that may be contemplated or that are ready to be implemented for local governments within the region
- Task 6.2** Maintain transportation-related technical information on the website, as available, to assist local governments and others in packaging applications that improve the infrastructure of the region
- Task 6.3** Provide orientations or similar training to newly appointed RPO members representing local governments, preparing them in their roles on the Regional Transportation Policy and Technical Committees
- Task 6.4** Meet with local elected officials, informing them of the transportation-related programs and activities available to them through the Southeastern Regional Planning Organization (SERTPO) encouraging their input in regional transportation planning
- Task 6.5** Maintain and provide the SERTPO regional transportation planning function in concert with the New Mexico Department of Transportation
- Task 6.6** Organize, schedule and host SERTPO Policy Committee and Technical Committee meetings

*Function 7. Provide economic resource data to the region and support Industry Clusters and workforce development*

- Task 7.1** Prepare a Comprehensive Economic Development Strategy update for submittal to our local government members and the Economic Development Administration (EDA) under the guidance and rules established by EDA.
- Task 7.2** Provide US Census/CEDS/Regional data information and support for the region as a US Census Bureau Affiliate and Regional Planning organization. Post results of studies or analysis on SNMEDD website and make data available to our region for applications and reports
- Task 7.3** Meet regularly with the region's five economic development corporation/entities to gather and share information.
- Task 7.4** Support the top five industry clusters in our region: Energy; Agriculture; Tourism; Defense & Security; and Transportation
- Task 7.5** Support and promote local agriculture and related value added industries
- Task 7.6** Work with the Small Business Development Centers in our region
- Task 7.7** Attend Eastern Area Workforce Board Meetings and provide information to the chief elected officials



Dora Batista  
Executive Director

**SOUTHEASTERN NEW MEXICO  
ECONOMIC DEVELOPMENT DISTRICT**

**COUNCIL OF GOVERNMENTS**

1600 SE Main, Suite D  
Roswell, NM 88203  
Phone: (575) 624-6131  
Fax: (575) 624-6134  
[www.snmedd.com](http://www.snmedd.com)

# Invoice

Invoice Date: July 2, 2025

Susan Payne, Mayor  
City of Alamogordo  
1376 E. Ninth  
Alamogordo, NM 88310-5855

DESCRIPTION

AMOUNT

|                                             |                                                                                                                       |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| FY 2025-2026 MEMBER GOVERNMENT CONTRIBUTION | <div data-bbox="1352 1037 1507 1079">\$9,121.00</div> <div data-bbox="1203 1465 1507 1507">Total Due \$9,121.00</div> |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|

- Please make checks payable to Southeastern New Mexico Economic Development District.

**T h a n k Y o u**

*"Leadership to enhance the region's quality of life, services and jobs"*

# AGENDA REPORT

## CITY OF ALAMOGORDO

### CITY COMMISSION

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**Meeting Date:** 7/22/2025

**Report Date:** 07/09/2025

**Report No:** 6.

**Submitted By:** Barbara Pyeatt

---

**Subject:** Consider, and act upon, the award of RFQ 2025-01 On-Call Geotechnical Engineering Services to multiple vendors. (*Justen Boyle, Senior Project Manager*)

---

**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

---

**Recommendation:** Approve the award and authorize staff to proceed with the service agreements

---

**Background:** RFQ 2025-01 was advertised on April 19, 2025, in the Alamogordo Daily News. Five proposals were received on May 21, 2025. All proposals were reviewed and deemed compliant. GeoTek Inc., GEoMAt Inc., Intertek PSI, Lydick Engineers & Surveyors, and WSP USA. Requesting the award to multiple vendors will provide the City with multiple resources. Access to the on-call services will become an extension of the Engineering Department.

Proposals may be reviewed at the Purchasing Department.

CITY OF ALAMOGORDO  
COMPOSITE SCORE SHEET  
RFQ 2025-01 Geotechnical Engineering Services Services  
5/21/2025 15:00

| Factor | Available Points per Vendor | 3 Committee Members                                            | WSP Enviroment | GEOMAT Inc. | Lydick Engineers & Surveyors | GEO Tek Onc. | Interek PSI |
|--------|-----------------------------|----------------------------------------------------------------|----------------|-------------|------------------------------|--------------|-------------|
| 1      | 60                          | Item #1 of Criteria Section IV                                 | 58             | 56          | 57                           | 57           | 54          |
| 2      | 75                          | Item #2 of Criteria Section IV                                 | 74             | 73          | 68                           | 67           | 67          |
| 3      | 75                          | Item #3 of Criteria Section IV                                 | 74             | 72          | 64                           | 72           | 67          |
| 4      | 30                          | Item #4 of Criteria Section IV                                 | 28             | 26          | 28                           | 28           | 27          |
| 5      | 45                          | Item #5 of Criteria Section IV                                 | 43             | 38          | 43                           | 43           | 43          |
| 6      | 15                          | Item #6 of Criteria Section IV                                 | 13             | 13          | 14                           | 12           | 13          |
| 7      | Based on Percentages        | Preferences: Resident Veterans, NM Business and Local Business | 29             | 28          | 27.4                         | 0            | 0           |
|        |                             | Accumulated Score                                              | <b>319</b>     | <b>306</b>  | <b>301</b>                   | <b>279</b>   | <b>271</b>  |



# AGENDA REPORT

## CITY OF ALAMOGORDO

### CITY COMMISSION

---

**Meeting Date:** 7/22/2025

**Report Date:** 07/16/2025

**Report No:** 7.

**Submitted By:** Stephanie Hernandez

---

**Subject:** Consider, and act upon, Ordinance 1716 for final publication to approve a Local Economic Development Project for up to \$1,000,000, Secured Assistance Proposed by White Sands Theater Entertainment Venue. (*Stephanie Hernandez, Acting City Manager, and Troy Stegner, Owner*) (**Roll Call Vote Required**)

---

**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

---

**Recommendation:** City staff recommends approval of the ordinance.

---

**Background:**

**ORDINANCE NO. 1716**

**AN ORDINANCE APPROVING A LOCAL ECONOMIC DEVELOPMENT PROJECT FOR  
SECURED FINANCIAL ASSISTANCE**

**PROPOSED BY ZIA COMICS FOR WHITE SANDS THEATER ENTERTAINMENT  
VENUE**

**WHEREAS**, the City Commission of the City of Alamogordo, New Mexico acknowledges local government has an important role in economic development and should provide leadership whenever it has the opportunity.

**WHEREAS**, the City Commission of the City of Alamogordo, New Mexico recognize that Chapter 02 article 14 sets the standards for economic development in Alamogordo New Mexico.

**BE IT THEREFORE ORDAINED** by the City Commission of the City of Alamogordo, New Mexico approve the following:

Pursuant to the City of Alamogordo Economic Development Plan, Ordinance No. 983 and NMSA 1978 Section 5-10-1, et seq. (Local Economic Development Act, the "Act"), the proposed economic development project of Zia Comics ("the Company") is approved for the purposes set forth in NMSA 1978 Section 5-10-1, et seq., and the City of Alamogordo is authorized to enter into a Project Participation Agreement ("the Agreement") with the Company as required by Section 10 of the Act, and in substantially the same form as attached hereto, the terms of which are incorporated herein.

The City Commission finds as follows:

1. The Company is an entity as defined in NMSA 1978, Section 5-10-3(G);
2. Under the Agreement, the Company will provide a substantive contribution for the proposed project as described in NMSA 1978 Section 5-10-10(B)
3. The Agreement complies with the requirements of the Act and Ordinance No. 983;

4. The benefit of the proposed project to the City of Alamogordo is repayment of the financial assistance through the creation of jobs and other benefits arising from employment and economic activity under the project which exceeds the cost to the City of providing to the Company the assistance specified in the agreement, and,
5. The Agreement complies with the requirement of Section 10 of the Act

BE IT FURTHER ORDAINED, that the Mayor of the City of Alamogordo, New Mexico is authorized and directed to do all things necessary to implement this ordinance that is lawfully adopted.

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF ALAMOGORDO, NEW MEXICO  
a New Mexico municipal corporation

By: \_\_\_\_\_  
Susan L. Payne, Mayor

ATTEST:

\_\_\_\_\_  
Rachel Hughs, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Darrell Mori, City Attorney



# City of ALAMOGORDO

## CITY OF ALAMOGORDO ANALYSIS

The City of Alamogordo Received the LEDA application on April 15<sup>th</sup>, 2023. Many factors contributed to the delay in bringing this forward, including the City Manager search, and subsequent resignation of the City Manager, the need for a new Natatorium, the Local Economic Development Tax going to voters for Rededication, the Downtown Great Blocks grant, and the Water Sewer Replacement Project.

Zia Comics is requesting 2 million in Local Economic Development Act (LEDA) funding for the renovation of the historic White Sands Theater in downtown Alamogordo. The project proposes to transform the site into a modern, multi-use cultural and entertainment venue, offering movie screenings, esports, community events, and an Otero County Film History Museum. The planned revitalization also includes significant infrastructure work such as roof replacement, HVAC systems, and ADA-compliant upgrades.

## THE CITY'S FINDINGS:

- ❖ The White Sands Theater is a historic building deteriorating downtown. The combined investment for the New York WSRP and Great Blocks grant exceeds 5 Million Dollars. With new infrastructure and two LEDA awards already granted in the 900 block (Rad & Inkwell), this project will cross 10<sup>th</sup> street and help revitalize downtown, while keeping the historic integrity.
- ❖ Letter of support submitted from film producers, and business peers reflect broad community backing (attached):
  - Alamogordo Chambers of Commerce
  - Otero County Film Office
  - Alamogordo Mainstreet
  - Las Cruces International Film Fest
  - Alex Macias-Rad Retrocade Owner
  - Small Business Development Center at NMSU-A
  - 6 Guns Production Services
  - Rory Ross, Actor, Storyteller, and Producer
  - Allison Reyes-Ross, Founder and CEO of Visionrey Entertainment
- ❖ The current Owner has a successful business in Las Cruces and El Paso. He already has two business downtown. Zia Comics and a brewery
- ❖ The investment is protected by using the building as “collateral.” The City will file a mortgage through the court.
  - Should the company default, the building could be used as City Facility, similar to the civic center and Dudley School, providing an additional service to the community.

- ❖ An analysis of payback is below. We believe that after year 5 years, the cost recovery will estimate to 1,223,840, covering the initial investment. The City would still do a 7-year term.

| Jobs                  | Year 1            | Year 2            | Year 3            | Year 4            | Year 5            | Total Salaries      |
|-----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|
| Manager               | 45,000            | 45,000            | 45,000            | 45,000            | 45,000            | 225,000             |
| Asst. Manager #1      | 30,000            | 30,000            | 30,000            | 30,000            | 30,000            | 150,000             |
| Asst. Manager #2      | 25,000            | 25,000            | 25,000            | 25,000            | 25,000            | 125,000             |
| Employee #1           | 24,960            | 24,960            | 24,960            | 24,960            | 24,960            | 124,800             |
| Employee #2           | 24,960            | 24,960            | 24,960            | 24,960            | 24,960            | 124,800             |
| Employee #3           | 24,960            | 24,960            | 24,960            | 24,960            | 24,960            | 124,800             |
| Employee #4           | 24,960            | 24,960            | 24,960            | 24,960            | 24,960            | 124,800             |
| Employee #5           | 24,960            | 24,960            | 24,960            | 24,960            | 24,960            | 124,800             |
| Employee #6           |                   |                   | 24,960            | 24,960            | 24,960            | 74,880              |
| Employee #7           |                   |                   |                   |                   | 24,960            | 24,960              |
| <b>Total Salaries</b> | <b>\$ 224,800</b> | <b>\$ 224,800</b> | <b>\$ 249,760</b> | <b>\$ 249,760</b> | <b>\$ 274,720</b> | <b>\$ 1,223,840</b> |

- ❖ The business qualifies per City Ordinance 02-14-40 as Follows
  - **02-14-040 (a) Economic Development Goals**
    - ✓ (1) To diversify the local economy by the creation of additional jobs in existing business and the development of new business.
    - ✓ (5) To encourage cooperation between the public and private sectors as they assist in the creation of new jobs.
    - ✓ **(8) To help the develop the arts, cultural and entertainment industries within Alamogordo.**
  - **02-14-040 (b) Types of businesses that meet the community's goals.**
    - ✓ (1) Industry that meets all environmental standards both state and federal.
    - ✓ (2) Industry that does not use large amount of water in its production processes. Exceptions may be made in instances where the water is mostly reprocessed rather than discharged.
    - ✓ (3) Industries that pay a wage that will help improve the local per capita income.
    - ✓ (5) Qualifying office/service industries(such as telemarketing or data processing) that provide jobs attractive to high unemployment groups including second incomes for families.
    - ✓ (6) Industry that will help diversify the local labor market and lessen the reliance on federal government employment.
  - **02-14-040 (c) Qualifying Entity.**

- ✓ (3) A business, including a restaurant or lodging establishment, in which all or part of the activities of the business involves the supplying of services to the general public or to governmental agencies or to a specific industry or customer, but, other than as provided in paragraph (5) or (9) of this subsection, not including businesses primarily engaged in the sale of goods or commodities at retail;
- ✓ (8) a cultural facility

## FILM INDUSTRY

- ❖ New Mexico's arts and cultural sector is widely recognized as a vibrant and growing part of the state's economy and identity. In 2023, the state created a new Creative Industries Division within the Economic Development Department to further boost this sector.
- ❖ New Mexico has tax credits for the film industry to attract investment into New Mexico.
- ❖ New Mexico's film production sector has experienced rapid growth in recent years, becoming "one of the state's fastest-growing industries". The state continues to attract major film and TV projects alongside a vibrant independent film scene. According to the NM Governor's press release, Fiscal Year 2023 saw record-breaking production activity with over \$794 million in direct spending by film and television productions (NMED, 2024a).
- ❖ Netflix expanded its Albuquerque studios with new soundstages and facilities in 2023 and the state launched the New Mexico Media Academy to train local film workforce, slated for completion in 2025 (MNP LLP, 2024).
- ❖ These developments underscore a robust and growing ecosystem for both big-budget and independent productions.
- ❖ Cloudcroft in Otero County received a 2024 Creative Industries grant to launch a public mural project (NMEDD, 2024c).
- ❖ Per the Governor's office, FY2023, direct production expenditures (~\$794M) injected hundreds of millions into local businesses and crews and a recent independent analysis found the state's film incentive program produced an average 7.77:1 return on investment, meaning every \$1 of tax credit generates about \$7.77 in statewide economic output

## E-SPORTS INDUSTRY

- ❖ E-sports has rapidly evolved into a major industry with significant economic impact. Globally, the e-sports market is valued at \$2.4 billion in 2024, and it is on track to exceed \$4.8 billion by 2030 (Statista, 2024; Newzoo, 2024).



- ❖ In New Mexico, the video game and e-sports industry contributes approximately \$55.1 million in economic output annually and supports around 287 jobs (New Mexico Department of Workforce Solutions, 2023).
- ❖ New Mexico Activities Association now hosts statewide high school e-sports competitions, with dozens of schools competing in games like Rocket League and League of Legends (NMAA, 2024).
- ❖ At the collegiate level, institutions such as NMSU field varsity or club e-sports teams. NMSU recently hosted a statewide invitational that drew more than 1,000 attendees (New Mexico State University, 2024).
- ❖ E-Sports Sectors
  - Competitive Gaming Events: From international championships to regional showdowns, e-sports events draw in-person and online spectators by the millions. These tournaments inject local economies with visitor spending comparable to conventions or sports tournaments (ESports Advocate, 2023).
  - Gaming Lounges and Venues: Gaming lounges provide premium equipment, organize tournaments, and offer a safe space for gamers. A redeveloped White Sands Theater could serve both entertainment and competitive functions.
  - Education and Training Programs: With over 300 U.S. colleges offering e-sports teams or programs (ESA, 2023), the intersection of gaming and education is creating career pathways in game design, broadcasting, and IT. Local schools in New Mexico are also adopting gaming clubs and e-sports teams, increasing access to high-tech training opportunities (Schott & Hall, 2023).
  - Youth Engagement: Municipalities have added youth e-sports leagues through their parks departments (Connected Learning Alliance, 2022).

## STAFF RECOMMENDATION

The White Sands Theater Entertainment Venue meets all core objectives of the City's economic development ordinance and LEDA statute. It is financially justifiable, culturally catalytic, and community-supported.

We recommend approval of the LEDA award in the amount of 1,000,000, with the following conditions:

- The City shall secure the award via recorded mortgage and file liens as necessary to protect public investment.
- The project must enter into a Project Participation Agreement outlining job creation benchmarks, milestone deadlines, and default protections.
- The developer must submit periodic progress updates, including construction timelines and community engagement activities.

This is a unique opportunity to *preserve historic infrastructure* while simultaneously launching Alamogordo's first formal investment in its arts and cultural sector.

## RESOURCES

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- Schott, M., & Hall, S. (2023). The educational value of esports: Engagement, equity, and skill development. *Journal of Youth and Digital Culture*, 5(2), 45–61.
- Statista. (2024). *Esports market revenue worldwide 2020–2030*.  
<https://www.statista.com/statistics/490522/global-esports-market-revenue/>



1301 North White Sands Boulevard  
Alamogordo, New Mexico 88310

Phone: 575.437.6120  
Fax: 575.437.6334

Dear City Commissioners,

On behalf of the Alamogordo Chamber of Commerce, I am writing to express our full support for the preservation and revitalization of the White Sands Theatre, a historic landmark located in the heart of downtown Alamogordo.

The White Sands Theatre is not merely a building; it is a cultural cornerstone of our community. For generations, it has served as a gathering place for residents and visitors alike—a venue where memories have been made, stories have been shared, and local culture has thrived. Its Art Deco architecture and long-standing presence make it a symbol of Alamogordo's unique character and a tangible link to our rich history.

Beyond its historical significance, the revitalization of the White Sands Theatre represents a substantial opportunity for economic development and diversification within our downtown corridor. This building can serve as a catalyst for increased foot traffic, support local entrepreneurs, and attract tourism.

Preserving such a structure with LEDA funding reinforces our collective identity as a city that values its past while investing in its future. As we work toward revitalizing our downtown area, projects like the White Sands Theatre are essential components of a broader strategy to create a dynamic and economically resilient Alamogordo.

We urge the City Commission to strongly consider any and all measures to support the restoration of the White Sands Theatre. The Alamogordo Chamber of Commerce stands ready to assist in these efforts and to work collaboratively with all stakeholders.

Thank you for your dedication to our community and for your thoughtful consideration of this vital project.

Sincerely,

Jerrett Perry

Executive Director  
Alamogordo Chamber of Commerce



*Otero County Film Office*  
% Alamogordo Chamber of Commerce  
1301 N. White Sands Blvd.  
Alamogordo, NM 88310  
(575) 437-6120  
Cell (575) 491-4017

May 23, 2025

Stephanie J. Hernandez, Ph.D  
Acting City Manager  
City of Alamogordo  
1376 E. Ninth Street  
Alamogordo, NM 88310

Re: White Sands Theatre Entertainment Venue

Greetings to you and all at the City and community in consideration of this matter and what it could mean to Alamogordo. The initiative to save the White Sands Theatre would not only help to further revitalize Mainstreet but it could bring more new life to downtown with film-fan events and provide a local tourist attraction with historic purpose in the displays planned for the White Sands Museum of Film History wall displays to be housed there.

Recently, a renovated theatre in Mt. Airy, NC, housed local music history within its walls and became a mecca for folk and mountain music tourists while creating new businesses and jobs in the area. Film history displays here would lean well into the following of the NM Film Industry film-tourism visitation. I agree with and totally support all the points of the accompanying fact sheet for this initiative.

Pictures of this theatre will be featured in a new book written and photographed by Benita VanWinkle, Associate Professor of Art at High Point University in High Point, North Carolina. This book is due for release in hardback on American Movie Theatre Day which is April 23, 2026, by its publishers Bauer & Dean.  
<https://baueranddean.com/product/americas-hometown-movie-theaters-please-remain-standing/>

Very respectfully,

K. Jan Wafful, Film Liaison  
Otero County Film Office  
% Alamogordo Chamber of Commerce  
1301 N. White Sands Blvd.  
Alamogordo, NM 88310  
[jwafful@gmail.com](mailto:jwafful@gmail.com)

575-491-4017 (c)





575-295-8804 | [director@alamogordomainstreet.org](mailto:director@alamogordomainstreet.org)

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To Whom it May Concern,

On behalf of Alamogordo MainStreet, I am writing to express our strong support for the LEDA application submitted by the Sands Theater. This historic venue, located in the heart of downtown Alamogordo directly across from the successful Flickinger Center for the Performing Arts, represents a rare and exciting opportunity to transform a cultural landmark into a dynamic community and economic asset.

The proposed business model—similar to the Alamo Drafthouse in El Paso—introduces an elevated dine-in movie experience that currently does not exist in our community. The Sands Theater's planned use of state-of-the-art digital screens and flexible screen programming will allow for much more than traditional films. From Super Bowl watch parties and video game competitions to private screenings and themed community events, the space offers unmatched versatility and entertainment options that are not available anywhere else in Alamogordo.

This revitalization project comes at a pivotal time for downtown. With major streetscape improvements underway and increasing investment in the district, the return of the Sands Theater as a vibrant entertainment hub will drive foot traffic, attract new businesses, and strengthen the district's nighttime economy. It will also expand our cultural offerings in a way that is inclusive and community-oriented.

Furthermore, the reopening and reimagining of the Sands directly supports Alamogordo MainStreet's long-term goal of securing a New Mexico Arts & Cultural District designation. One of the core requirements of that designation is a strong foundation of cultural venues and programming, and the Sands Theater is uniquely positioned to help us achieve that vision by offering year-round, accessible cultural experiences for residents and visitors alike.

We are excited by the vision, sustainability, and potential community impact of this project. We wholeheartedly support the Sands Theater's LEDA application and urge your favorable consideration.

Respectfully,

Nolan Ojeda  
Executive Director  
Alamogordo MainStreet







LAS CRUCES, NEW MEXICO | (575) 646-7472 | [LASCRUCESFILMFEST.COM](http://LASCRUCESFILMFEST.COM) | [ROSSM@NMSU.EDU](mailto:ROSSM@NMSU.EDU)

June 1, 2025

To whom it may concern,

As a proponent of independent cinema and creative community hubs, I am reaching out to show my enthusiastic endorsement of the renovation project for the White Sands Theater. This initiative from Zia Comics is not only well-timed; it is also forward-thinking. The vision to transform the theater into a lively, multifunctional space — complete with film festivals, gaming competitions, sports viewing events, and celebrity meet-and-greets — will bring significant cultural value to Alamogordo. Particularly noteworthy is the collaboration with the Otero County film group to establish a Film History Museum, celebrating the region's rich cinematic heritage. Situated in the downtown area, the theater occupies a building that urgently requires renovation. Supporting this endeavor provides a valuable opportunity to reinvest in the city's center and demonstrate that Alamogordo prioritizes restoration, small business growth, creativity, and community-oriented development. This venue promises to be a gathering place for families, students, and creatives to come together, learn, and find inspiration. I strongly encourage your full backing for this project, which will enhance economic activity, preserve cultural heritage, and fulfill Alamogordo's long-standing need for a space where film and contemporary entertainment can flourish side by side. Additionally, as the largest student run film festival in the country, the Las Cruces International Film Festival plans to collaborate with Zia Comics, utilizing the venue as a satellite location to showcase outstanding independent films, while also showcasing local films.

Sincerely,

*Ross K Marks*

Ross Marks  
Founder/Executive Director  
Las Cruces International Film Festival  
(575) 528-9032

**From:** [Alex Macias](#)  
**To:** [Stephanie J. Hernandez, Ph.D](#)  
**Subject:** Troy Leda  
**Date:** Tuesday, June 17, 2025 6:18:10 PM

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To Whom It May Concern,

I have known Troy Stegner for six years now. He has a neighboring business, Zia Comics, three spaces down from Rad Las Cruces. In this time, Troy has been an excellent and cooperative neighboring business owner. He also owns and organizes El Paso Comic Con which is no easy task. When Troy purchased the comic con, it was failing and he turned it around. He has proven to be a very successful and hardworking business owner.

I believe the idea of a theater in the downtown area would be an excellent addition to a newly renovated area. I have no doubt it would bring even more business to the area.

Troy has been a very supportive business colleague and would be a in my opinion a welcome addition to downtown. If you have any further questions or concerns, please feel free to contact me at 915-373-4216.

Thank You,

Alex Macias  
Rad Retrocade

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Small Business Development Center  
NMSU Alamogordo  
2400 N. Scenic Drive  
Alamogordo, NM 88310  
575-439-3600, fax: 575-439-3819

Trish Livingston  
Director, SBDC at NMSU-Alamogordo

June 2, 2025

Stephanie J. Hernandez, Ph.D.  
Acting City Manager Alamogordo, NM  
1376 E 9<sup>th</sup> St #5855, Alamogordo, NM 88310

Re: Letter of Support for the White Sands Theater Revitalization Project

Dear Dr. Hernandez:

As Director of the Small Business Development Center at NMSU - Alamogordo, I'm proud to offer my full support for the White Sands Theater Revitalization Project, led by Zia Comics. This project is exactly the kind of bold, visionary step our community needs - and I believe it will play a major role in transforming not just downtown, but how Alamogordo sees itself.

This isn't just about fixing up an old building. It's about restoring a piece of our city's heart and turning it into something vibrant and creative. The White Sands Theater has the potential to become a true cultural hub - hosting red carpet film premieres, esports tournaments, live shows, movie sing-alongs, weekend kids' cartoons with cereal bars, concerts, and more. An added benefit of this project is its ability to attract tourists who might otherwise pass through on the relief route, increasing local spending and driving job growth.

This project aligns with everything we talk about when we envision a thriving Alamogordo:

- **Economic development** through job creation, increased foot traffic downtown, and higher GRT revenue.
- **Support for local small businesses**, who will benefit directly from vendor opportunities, special events, and cross-promotions.
- **Community collaboration** with local nonprofits, artists, business owners, and even the Otero County Film Group, who plan to curate a film history museum inside the theater.

Zia Comics has already proven their commitment to this region, building businesses in Las Cruces and now in Alamogordo. Their Alamogordo store continues to show promise, even through the challenges of ongoing construction. Their passion is contagious, their vision is clear, and their track record appears to be solid.

I truly believe the White Sands Theater can be a cornerstone in the continued revitalization of New York Avenue. It's the kind of project that gets people talking, brings them downtown, and reminds us all of what's possible. Thank you for considering this meaningful opportunity to strengthen our downtown through LEDA funding.

*Trish Livingston*  
SBDC at NMSU Alamogordo, Center Director  
(575) 439-3662 / [www.nmsbdc.org](http://www.nmsbdc.org)

**Six Guns Production Services**

**203 Manzanares Ave E**

**Socorro, NM 87801**



**Madam Mayor, Mayor Pro-tem, and Honorable Commissioners,**

Six Guns Productions is a full time film production and production services company and as such we are an advocate for independent film and creative community spaces. We are writing to express our support for the White Sands Theater renovation project. This proposal by Zia Comics is not only timely: it is visionary.

The plan to revitalize the theater into a dynamic, multi-use venue, featuring film festivals, gaming tournaments, sports watch parties, and celebrity meet-and-greets, adds unmatched cultural value to Alamogordo. Especially compelling is the partnership with the Otero County film group to host a Film History Museum, honoring the area's rich cinematic past.

These renovations will encourage and all but guarantee the expansion of rural film making into Otero County as a first choice destination for filming and is sure to grow high tech jobs, and generate lasting economic growth in the area.

This theater is located in the heart of downtown, in a building that is in desperate need of repair. Supporting this project is a meaningful opportunity to reinvest in our city's core and show that Alamogordo values restoration, small business development, creativity, and citizen centered growth.

This venue will become a hub where families, students, and creatives can gather, learn, and be inspired. I respectfully urge your full support for this project, which will stimulate economic activity, preserve cultural history, and give Alamogordo something it has long needed: a place where film and modern entertainment thrive together.

Six Guns Productions is already making plans to adjust our film festival and film production slate to include Alamogordo because of the marketing efforts made by Zia Comics to restore this historic property.

Sincerely,

Jim Burleson

Six Guns Production Services

SixGunsProductions@gmail.com

## Letter of Support From Rory Ross and Allison Reyes-Ross

As an actor and Head of Business Development for a production company, I am always looking for venues that show independently produced films. These businesses are the heart and soul of the Independent Film industry. Creating a culture that supports this industry is not only beneficial to the Film industry but serves as a creative generator for locals who have an inclination to create their own independent films. Having this type of venue in the community aids the community in developing festivals that support filmmakers, both local and from afar. – **Rory Ross**

### **Rory Ross Bio:**

#### **Rory Ross – Actor | Storyteller | Producer\***

Rory Ross is a SAG actor whose dynamic presence and versatility have landed him standout roles across the \*Star Wars\* universe—most notably as a Mandalorian Covert Commander in \*The Mandalorian\* Season 3. He also appeared as a Stormtrooper in \*Obi-Wan Kenobi\* and a Tusken Raider in \*The Book of Boba Fett\*. A lifelong Star Wars fan, Rory's journey with the franchise began long before he stepped on set—\*A New Hope\* was a source of strength during a childhood medical crisis, inspiring a deep commitment to stories that offer hope, resilience and courage.

Among his top television credits, Rory portrayed Lee Harvey Oswald in A\&E's and History Channel's \*JFK Declassified: Tracking Oswald\* and brought real-life adventurer Chris McCandless to life in Travel Channel's \*Off The Map\*. His range spans drama, action, and docu-style reenactments, along with voice work and motion capture roles that highlight his fluency in both performance and technical artistry.

Rory is also the Head of Business Development at \*VisionRey\*, an award-winning production company he runs with his wife, director Allison Marie Reyes. Their films have won first place in the 48-Hour Film Project (Los Angeles) and placed Top 15 globally in the \*Yes We Cannes\* challenge. With accolades in acting, writing, directing, and cinematography, VisionRey is currently developing a slate of vertical content and an upcoming holiday feature film.

From bounty hunters to real-life legends, Rory Ross thrives at the intersection of immersive storytelling and emotional authenticity—on screen and behind the camera.

For instagram: [Instagram.com/TheRoryRoss](https://www.instagram.com/TheRoryRoss)

**Facebook:** [facebook.com/TheRoryRoss](https://www.facebook.com/TheRoryRoss)

**Allison M. Reyes- Founder and CEO of VISIONREY Entertainment**

Allison Marie Reyes is an accomplished producer and actor known for her versatile talent and commitment to storytelling. With a growing body of work in film and television, Allison has established herself as both a creative force behind the camera and a compelling presence on screen. She contributed to the DC superhero film *Blue Beetle*, where her behind-the-scenes work played a part in bringing a fresh and dynamic story to life.

Passionate about representation and authenticity in media, Allison continues to develop and participate in projects that amplify diverse voices. Her dedication to craft and collaboration makes her a rising figure to watch in the entertainment industry.

Allison is also the founder of VISIONREY Entertainment, a production company born from her desire to help others ignite their careers in entertainment. What began with her own journey as a dancer in the parades at Disneyland has grown into a mission to empower others in the industry. As she puts it, “It is my hope that through VISIONREY Entertainment, we can turn dreams from visions... into REYality.”

VISIONREY films have won first place in the 48-Hour Film Project (Los Angeles) and placed Top 15 globally in the \*Yes We Cannes\* challenge. With accolades in acting, writing, directing, and cinematography, VisionRey is currently developing a slate of vertical content and an upcoming holiday feature film.

[visionrey.com](https://www.visionrey.com)



## PROJECT PARTICIPATION AGREEMENT

This Project Participation Agreement (“Agreement”) is entered into on \_\_\_\_\_, 2025 by and between the **CITY OF ALAMOGORDO**, a New Mexico Municipal Corporation (the “City”), and **Zia Comics** (the “Qualifying Entity”).

### Recitals.

- A. .The purpose of this Agreement is to allow the Qualifying Entity to expand the scope of its operations. Completion of the Project as hereinafter described pursuant to the terms and conditions hereof is in the best interests of the City and the health, safety, and welfare of the residents and the taxpayers of the City of Alamogordo, and is in accord with the public purposes and provisions of applicable state and local laws.
- B. By Ordinance No. 983, adopted August 13, 1996, the City has adopted an ordinance pursuant to the statutory authority conferred upon municipalities to allow public support of economic projects to foster, promote and enhance local economic development efforts (N.M. Stat. Ann. Section 5-10-1 through Section 5-10-13-1978). The ordinance was adopted as part of the City’s Economic Development Plan.
- C. By Ordinance No. 1373, adopted June 8, 2010 (“Approval Date”), the City has adopted an Ordinance which establishes that the qualifying Entity meets the requirements of the Local Economic Development Act and that the Qualifying Entity has provided information pertaining to its intent to purchase and renovate 3200 North White Sands Blvd, Alamogordo, NM, 88310.
- D. As provided in the Economic Development Plan Ordinance, the City considered an application from the Qualifying Entity, which proposed that the City provide up to \$1,000,000 of City funds (the “LEDA Funds”) to go toward the Qualifying Entity’s acquisition of facility and renovation in the City of Alamogordo (the “Project”) which will result in a minimum of 120 Trained employees, four (4) full-time new Jobs at \$20/Hr., one (1) full-time position at \$15/Hr., and 36 free networking events for the community by December 2028.
- E. Expansion of the Qualifying Entity’s business operations will provide additional jobs and substantially improve the economic conditions in Otero County in accordance with the purposes and goals of the City’s Economic Development Plan.
- F. As a condition precedent to its receipt of public assistance in the form of the Project Loan, the Qualifying Entity is required to execute this Project Participation Agreement.

**NOW THEREOF**, the Parties Agree as follows:

1. **Authority.** The Local Economic Development Act authorizes the City’s execution of this Agreement, NMSA 1978 §5-10-1 through §5-10-13 (2007) (LEDA), Ordinance No. 983, which established the Alamogordo Economic Development Strategic Plan that promotes economic development projects in the City of Alamogordo; and Ordinance No. 1373, which approved the Project. Qualifying Entity’s execution and performance of this Agreement constitutes a valid and binding obligation of the Qualifying Entity if the Qualifying Entity proceeds with the Project. The Qualifying Entity has full power and authority to execute, deliver and perform, as applicable, this Project Agreement, to make the obligations hereunder, execute and deliver the Promissory Note, and grant the City the security as described hereinafter.
2. **Definitions.** For all purposes of this Agreement, except as otherwise expressly provided or

unless the context clearly requires otherwise, the following terms have the meanings assigned to them:

- a. ***“Economic Development Incentive”*** means the financial assistance provided to the Qualifying Entity by the City of Alamogordo through the Local Economic Development Act.
- b. ***“Eligible Project Costs”*** means the costs and expenditures directly related to the purchase and renovations of 3200 North White Sands Blvd, Alamogordo, NM 88310. Examples of eligible costs include purchasing the building, engineering a new roof or a roof repair, and any roof replacement or repair construction.
- c. ***“Facility”*** shall mean the building and land located at 3200 N White Sands Blvd, Alamogordo, NM 88310.
- d. ***“Training Credit”*** is a performance measurement figure. Training credit is equal to documented training of Alamogordo Current or potential workforce.
- e. ***“Training Period”*** means every twelve (12) months from January 1 through December 31, during which the Qualified Entity is obligated for payback.
- f. ***“New Job”*** shall mean 2,080 hours of paid employment over 365 days.
- g. ***“Job Period”*** means every twelve (12) months from January 1 through December 31, during which the Qualified Entity is obligated to create and maintain New Jobs.
- h. ***“Networking Event”*** means a free event for all business owners or potential business owners to receive information or expand their business network.

3. **Qualifying Entity’s Obligations.** The Qualifying Entity acknowledges that a material inducement for City to accept the Qualifying Entity’s proposal and enter into this Project Agreement was the Qualifying Entity’s representation that it would, within the term of this Project Agreement, expand its services, thereby creating training for the current and new workforce, creating new jobs, and create free community service events, to permit City to recapture its investment in total during the term of this Project Agreement based on the value of each New Job created and maintained. Therefore, in furtherance of that representation, the Qualifying Entity agrees explicitly and covenants that the following performance measures shall be met:

- a. **Facility.** The Qualifying Entity will establish Zia Comics at 1017 New York Ave in Alamogordo, NM 88310 (the “Facility”).
- b. **Renovations.** The Qualifying Entity acknowledges that only permanent modifications to 819 New York Ave qualify for LEDA funds. The Qualifying Entity shall diligently pursue such purchase and construction to completion. If the Qualifying Entity cannot obtain the necessary permits or fails to commence the purchase and repair or replacement to the roof within one- {year of the Approval Date, this Agreement shall terminate and be of no further effect.
- c. **Local Preferences.** The Qualifying Entity shall use its best efforts to contract with local contractors to install the utility infrastructure so the City can receive gross receipts tax revenue from the performance of installation services. During the term of this Agreement, the Qualifying Entity shall make available to the City upon request records verifying the use of local contractors and the making of local purchases. For purposes of this Agreement, a local contractor is a contractor meeting the requirements of section 2-13-180 of the Alamogordo City Code.
- d. **Job Creation/Credit.** The Qualifying Entity will employ at least four full-time new Jobs at \$20/Hr., one full-time position at \$15/Hr. At the facility by December 31, 2028. “Job” means a permanent, full-time employment position (at least 32 hours per week)

offering the employee the full range of benefits offered to other full-time employees of the Qualifying Entity. While failure to meet certain Minimum Job Numbers may result in a Performance Clawback, as provided in Section 8 below, the Qualifying Entity's failure to meet the Job Target will constitute a breach of this Agreement.

- e. **Training Credit.** The Qualifying Entity will train 24 new individuals for employment by outside agencies annually. During year 1 (2024), the number of individuals may be prorated depending on the renovation schedule. While failure to meet certain Minimum Training Numbers may result in a Performance Clawback, as provided in Section 8 below, the Qualifying Entity's failure to meet the Job Target will constitute a breach of this Agreement.
- f. **Community Services.** The Qualifying Entity will engage the community by providing at least 3 networking events monthly or 36 annually. These will be free to all companies and individuals within Alamogordo. While failure to meet community service events will need to be documented, every attempt to do 3 a month or 36 annually will be made.
- g. **Schedule.** A preliminary Project schedule is as follows, but failure to meet these milestones *will not* constitute a breach of this Agreement.

Open Innovation Center for operations.

- h. **Sustainability.** Although the Qualifying Entity intends to have a long-term presence in the City of Alamogordo for the contractual obligations of this Agreement, the Qualifying Entity covenants to continue operating the Project until December 31, 2028.

#### 4. **The City Obligations**

- a. The City agrees to provide \$1,000,000 of upfront Economic Development Incentives to the Qualifying Entity to purchase 1017 New York Alamogordo, NM 88310, to help offset the cost of repair, interior and exterior renovations including (but not limited to) plumbing, electrical, and roof. The City will disburse the City Contribution only in the manner described in this Agreement. For purposes of this Agreement, LEDA Eligible Expenditures shall mean expenditures including, but not limited to, building and infrastructure, including permanently installed and situated physical assets, and the design, labor, and permitting required to put them in place. Examples include foundation, drainage improvements, electrical wiring, architecture fees, insulation, landscaping, and equipment rentals. This Agreement Shall not be construed as a commitment, issue, or obligation of any specific
- b. funds other than those received by the City from its Municipal Infrastructure Gross Receipts Tax.  
The functions and duties assumed by the City include only those described in this
- c. Agreement, and the City is not obligated to act except in accordance with the terms and conditions of this Agreement. The Qualifying Entity acknowledges that the City does not warrant any equipment, materials, or services purchased with the funds. The Qualifying Entity shall be obligated hereunder even if the equipment, materials, or services are defective or fail to conform to the warranties extended by the supplier. The obligations of the Qualifying Entity shall not be affected by any dispute the Qualifying Entity may have with any manufacturer, distributor, contractor, or supplier. The Qualifying Entity will not assert any claim or defense which it may have against any manufacturer, distributor, supplier, or contractor against the City. The City is under no duty to supervise or inspect the installation or construction contemplated by this Agreement. Any inspection or examination by the City is for the sole purpose of protecting the City's security and preserving the City's

rights under this Agreement. No default of the Qualifying Entity will be waived by any inspection by the City. In no event will any inspection by the City be a representation that the installation or construction is free from defective materials or workmanship

5. **Disbursement of Economic Development Incentive.** The City agrees to disburse funds to renovate the building no sooner than 20 days after the final passing of Ordinance 1716. The disbursements will be to Zia Comics upon proper documentation. Upon closing of this agreement, the City will file a mortgage on the property. All expenses incurred for renovation will be submitted quarterly or upon request of the city
6. **Review.** The City will review the expense received to ensure the charges submitted are LEDA-eligible. The City shall keep account of all eligible expenses incurred through the end of the contract period.
7. **Security/Collateral.**
  - a. To secure the qualifying Entity's obligation and liabilities under the Promissory Note, the City Shall retain a mortgage on the property at 1017 New York Alamogordo, NM 88310. The Qualifying Entity agrees to convey to the City a mortgage on the facility, which shall be duly recorded at the Otero County Clerk's Office to protect the City's interests in the event of default. This mortgage shall not terminate until Qualifying Entity's obligations hereunder have been achieved in full. Qualifying Entity may request City to release the mortgage upon satisfying this obligation. Upon such request, City will deliver the satisfaction of the mortgage to the Qualifying Entity within ten (10) business days of receipt by the City of the Qualifying Entity's written request.
8. **Clawbacks.** Notwithstanding any other provision of this Agreement, the Clawback Penalties outlined in this section (together with forfeiture of the security instrument provided to secure the Qualifying Entity's Clawback obligations) shall be one of any remedy available in Law to the City for breach of this Agreement available upon the Qualifying Entity's breach of this Agreement. The Qualifying Entity's financial obligation to repay LEDA funds due to Clawbacks shall not exceed the amount of the LEDA funds received by the Qualifying Entity.
  - a. **Facility Closure Clawback.** If the Qualifying Entity ceases operations in the City on or before December 31, 2030, the Qualifying Entity will repay to the City all LEDA Funds that the Qualifying Entity received from the City as of that date, less credits. The City shall have the right to execute reimbursement from the security to recover those funds, but only thirty (30) days following the written demand for payment to the Qualifying Entity if the Qualifying Entity hasn't repaid the requested LEDA Funds by that date. For purposes of this Agreement, a failure to produce the product for a period of 90 days or more or failure to occupy the facility shall be considered a cessation of operations.
  - b. **Performance Clawback.** The Qualifying Entity intends to create services to the general public in training the current and future workforce and to create specific jobs within the Alamogordo Innovation Center as described in 3(d), 3(e), and 3(f). If the Qualifying Entity does not meet or exceed the criteria set for, then the Qualifying Entity shall be required to pay a Clawback Penalty according to the schedule below.

| <b>Determination<br/>Date</b> | <b>Amount<br/>Clawback</b> |
|-------------------------------|----------------------------|
| December 31, 2026             | \$1,000,000                |
| December 31, 2027             | \$747,200                  |
| December 31, 2028             | \$458,600                  |
| December 31, 2029             | \$189,500                  |
| December 31, 2030             | \$0.00                     |

For the purposes of this section: The “Clawback Penalty” is a penalty that the Qualifying Entity will be required to pay the City upon the Qualifying Entity’s failure to meet the requirements on the applicable Determination Date if the Qualifying Entity does not otherwise reach such Minimum targets during the Cure Period. The Clawback Penalty shall equal the amount received less credit for jobs, training, and community service events.

“Cure Period” is the period of 180 days after each Determination Date, during which the Qualifying Entity shall have the opportunity to cure any shortfalls in meeting the Minimum targets. If the Qualifying Entity fails to reach the Minimum Job Number during the Cure Period, the Qualifying Entity shall pay the City a Clawback Penalty determined in accordance with the table set forth above. The sum of any clawback penalties shall not exceed the amount of any LEDA funds dispersed to the Qualifying Entity.

c. **Job Audit.** The Qualifying Entity shall submit annual reports in the form of an affidavit signed by an officer of the Qualifying Entity. Wage & hours worked documentation for new employees, documented training with employment verification from trainees, and documentation of community service events. The Qualifying Entity will provide all of such reports to the City. The City may request a copy of the Qualifying Entity’s quarterly employment reports at any time while this Agreement is in effect, and the Qualifying Entity agrees to provide such documents. The Qualifying Entity acknowledges that this annual reporting will be relied upon by the City to ascertain if the Qualifying Entity complies with this Agreement’s provisions and all subsequent ancillary agreements.

9. **Fees.** Each party shall bear its own costs and expenses in connection with the negotiation, execution, and delivery of this Agreement or any amendment or enforcement of this Agreement.

10. **Annual Performance Review.** To ensure the prudent use of the taxpayer’s funds and as required by the LEDA statute and ordinance, the Project will be subject to an annual performance review conducted by City staff beginning on December 31, 2026, and every year after that until this Agreement terminates. The review will evaluate whether the Project meets the requirements outlined in this Agreement and any subsequent agreements or amendments and shall be made available to the City. At this time, the Qualifying Entity may report any difficulties it has experienced under the terms of this Agreement or the LEDA program and may request any assistance it deems necessary. The City may request the Qualifying Entity to provide data and information to assess the broader economic impact of the Project, but the Qualifying Entity shall not be required to divulge information or documents it considers confidential or proprietary.

If the requirements are not being met, the City may terminate this assistance to the Project by passing a resolution that terminates this Agreement and specifying the disposition of all obligations of the Project. In addition, in accordance with LEDA, the City may enact an ordinance revoking the LEDA Ordinance and terminating any further payments for any or all Projects thereunder. If the City terminates the LEDA Ordinance or this Agreement while the Qualifying Entity complies with the terms and requirements of this Agreement, the City will not have a right to clawback any of the payments already made to the Qualifying Entity.

7. **Termination.** This Agreement shall terminate at the close of business on January 31, 2029, or when otherwise terminated by resolution.
10. **Request for early release of security.** After meeting the LEDA obligation, if the Qualifying Entity achieves and sustains the Minimum targets for 180 consecutive days (6 months) before January 31, 2030, the Qualifying Entity may request that the security be released. Said request shall be made in writing and accompanied by documentation. A request for security release may not be submitted before December 31, 2029. If a request for early security release is granted, this Agreement's reporting and annual performance review requirements remain in full effect through the stated termination date.
11. **Liability.** No party shall be responsible for liability incurred due to the other party's acts or omissions. Nothing herein shall operate or be deemed to alter or expand any liabilities or obligations under the applicable provisions of the New Mexico Tort Claims Act (NMSA 1978 §§ 41-4-1, et seq.) or to waive any immunities, limitations, or required procedures thereunder. Nothing in this Agreement constitutes a waiver of any party's right to seek judicial relief.
12. **Amendments.** This Agreement shall not be altered, changed, or amended except by an instrument in writing executed by all of the Parties hereto.
13. **Governing Law.** The laws of the State of New Mexico shall govern this Agreement.
14. **Miscellaneous.** This Agreement binds and inures to the benefit of the City and the Qualifying Entity and their respective successors and permitted assigns. This Agreement may be executed in any number of counterparts, each of which is an original and all of which constitute one instrument.
15. **Notice.** All notices or other written communications, including requests for disbursement, that are required or permitted to be given pursuant to this Agreement must be in writing and delivered personally, by a recognized courier service, by a recognized overnight delivery service, by fax, by electronic mail, or by registered or certified mail, postage prepaid, to the parties at the addresses shown below. If notice is mailed, it will be deemed received on the earlier of actual receipt or the third business day following the date of mailing. If a notice is hand-delivered or sent by overnight delivery service, it will be deemed received upon actual delivery. If any written notice is sent by facsimile or electronic mail, it will be deemed received upon printed or written confirmation of the transmission. A party may change its notice address by written notice to the other party to this Agreement.



The initial notice addresses for the parties are as follows:

If to the City:

City of Alamogordo  
Office of the City Manager  
1376 E Ninth St  
Alamogordo, NM 88310

If to the Qualifying Entity:

Troy Stegner, Owner  
Zia Comics  
125 North Main Street  
Las Cruces, NM 88001

DRAFT

**\*Signatures on next Page\***

IN WITNESS WHEREOF, the Parties hereto have entered into this Agreement as of this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF ALAMOGORDO, NEW MEXICO  
a New Mexico municipal corporation

\_\_\_\_\_  
Stephanie Hernandez, Acting City Manager

Rad Retrocade

By: \_\_\_\_\_  
Alex Macias

ATTEST:

\_\_\_\_\_  
Rachel Hughs, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Darrell Mori, City Attorney



**LOCAL ECONOMIC DEVELOPMENT ACT (LEDA) APPLICATION**

**ZIA COMICS/WHITE SANDS THEATER**

**May 7, 2025**

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## **Grant Title - COA LEDA ZIA COMICS**

### **LOCAL ECONOMIC DEVELOPMENT ACT (LED A) APPLICATION**

#### **Important Sections from the Grant**

WHAT CAN THE MONEY BE USED FOR NMSA 1978 §5-10-2 enacted the Local Economic Development Act because municipalities might need to be able to provide land, buildings, or infrastructure to enhance essential business growth. The money or other public assistance may only be used for projects which will expand or improve a business to enable that business to employ more people. The result must be a tangible and non-removable element of the business. Uses include • Land to build a company on • Additions to an existing building or Construction of a new building • Mechanical upgrades to increase production • Public works improvements essential to the location.

Applicant must submit a business plan with the information requested in the next section.

#### **Grant Application**

#### **REQUIRED INFORMATION & FORMAT**

## COVER PAGE

Troy Stegner  
Owner  
Zia Comics  
125 North Main Street  
[ziacomics@gmail.com](mailto:ziacomics@gmail.com)  
575-405-0461

May 7, 2025

City Manager's Office  
City of Alamogordo  
1376 E. 9th Street  
Alamogordo, NM 88310

**Subject:** Application for Local Economic Development Act (LEDA) Funding for Zia Comics  
White Sands Theater Renovation

Dear City Manager and Esteemed Committee Members,

I am writing to you on behalf of Zia Comics with great enthusiasm submitting our application for the Local Economic Development Act funding, an initiative that will significantly enhance the cultural and economic landscape of Alamogordo.

White Sands Theater would be a valuable addition to Alamogordo, offering a vibrant entertainment hub that enhances local quality of life and supports economic growth. By providing a modern venue for movies, performances, E-sports tournaments, and community events, the theater would attract residents and visitors alike, stimulating nearby businesses and creating new jobs. It would also serve as a cultural cornerstone giving families, students, and individuals a place to gather, unwind, and experience the arts all while fostering a stronger sense of community in Alamogordo.

The future vision for White Sands Theater in Alamogordo is to evolve into a dynamic cultural and entertainment hub that reflects the spirit and aspirations of the community. Plans include modernizing the theater with state-of-the-art projection and sound systems, expanding seating capacity, and introducing versatile spaces for live performances, film festivals, and community events. By fostering partnerships with local artists, independent film studios, schools, and organizations, the theater aims to become a cornerstone for arts education and cultural exchange. The revitalized venue will not only enhance the local entertainment landscape but also stimulate economic growth by attracting visitors and supporting nearby businesses. White Sands Theater envisions itself as a beacon of creativity and community engagement in Alamogordo.

Zia Comics has been in talks with the Otero County film group about hosting an Otero County Film History Museum on the premises to remind visitors of the rich contributions made to the film industry by the local area.



This project represents a unique opportunity to align Alamogordo's economic development goals with meaningful community impact. White Sands Theater is committed to becoming a long-term partner in the city's growth, and with LEDA support, we will transform a beloved local institution into a vibrant hub for commerce, culture, and connection.  
Warmest regards,

**Troy Stegner**

Owner

Zia Comics

Enclosures: LEDA Grant Application, and Financial Information

## CHECKLIST

Please include this checklist at the beginning of your document.

I have read the information page, and my business qualifies as a: (check all that apply)

- ☐ Industry for the manufacturing, processing, or assembling of agricultural or manufactured products
- ☐ Commercial business for storing, warehousing, distributing, or selling productions of agriculture, mining, or industry

☒ A business (including restaurants or lodging) in which all or part includes the supplying of services to the general public.

- ☐ An Indian nation, tribe, pueblo, or tribal corporation
- ☐ Telecommunications sales making most of its sales outside New Mexico
- ☐ Farmer's market
- ☐ A Developer of a metropolitan redevelopment project Cultural facility.
- ☐ Cultural facility
- ☐ None of the above apply (you do not qualify for LEDA funding)

Have you applied for State LEDA? ☐ Yes ☒ No

If yes, what is the status? Not Applicable

Who is your contact at the state?

Not Applicable

May The City contact this individual?

Not Applicable

Please provide the contact information.

☐ Yes ☐ No

Not Applicable



## **HISTORY AND BACKGROUND INFORMATION**

a) Executive summary. Include the business description, how long it has existed, and how many employees it currently has.

Zia Comics first opened their doors in 2012 in a small 1,000 square foot storefront. It began as a response to the lack of local comic book retailers in Las Cruces, New Mexico. It quickly evolved into a vibrant hub for fans of comics, gaming, and pop culture.

Beyond retail, Zia Comics is deeply committed to community engagement. The store hosts weekly game nights, "Paint & Take" miniature painting classes, and free board game sessions every Saturday. It also organizes major regional events such as Las Cruces Comic Con, El Paso Comic Con, Anime El Paso, and El Paso Horrorfest, fostering a strong sense of community among fans and creatives.

In 2023, Zia Comics expanded its presence by opening a second location in Alamogordo, New Mexico, further solidifying its role as a cornerstone of the regional pop culture scene.

b) If this is a new business, please describe any experience with this type of industry.  
Zia Comics running pop culture events with celebrity guests has made connections to the movie and TV industry. Zia Comics also has many partners in the mainstream and independent movie industry. Entertainment is what Zia Comics specializes in.

c) Have the owners filed for bankruptcy in the past ten years?  
No bankruptcy filings.

d) Does the applicant have any loans in default? If so, please describe.  
No loans in default.

e) Does this company have an advisory or governing board?  
Not Applicable as Zia Comics does not have an advisory or governing board.

a. If so, please list the current list of officers.  
Not Applicable

## PROJECT REQUEST AMOUNT

a) Describe the proposed request and the amount requested.

Zia Comics is ready to bring outside the box entertainment to Alamogordo. Some of the things planned are red carpet independent movie premieres, meet & greet with celebrities, an Alamogordo film festival, E-sports tournaments, movie and sports watch parties (i.e. Superbowl), movie sing-alongs and quote-alongs, as well as hosting an Otero County film museum.

To realize this vision in Alamogordo, we are seeking funding of \$2,000,000 under the Local Economic Development Act. These funds will be strategically utilized to create a comprehensive entertainment space that includes:

- **State-of-the-Art LED scalable Video Screen:** The LED video screen will provide crystal clear images as well as allowing for newer digital equipment to interface with it. This will allow us to screen video in any format and to play games from any console type.
- **VIP Balcony Area:** The balcony area will allow for VIP meet & greets, private parties, and more.
- **Infrastructure Enhancements:** Implementing necessary structural work, including HVAC, fire suppression systems, electrical wiring, and putting a new roof on the building.
- **Public Works Improvements:** Making essential public works upgrades to ensure seamless access and a welcoming environment for both residents and visitors to Alamogordo.

The total amount requested will also support the demolition and remodeling required to bring this vision to life, ensuring that White Sands Theater returns to prominence as a historical landmark and a new hub for community entertainment. The White Sands Theater is estimated to create at least 12 new jobs and filling a critical entertainment void. White Sands Theater will boost Alamogordo's economy, increase the Gross Receipts Tax (GRT) contributions, and enrich the city's cultural and social fabric.

b) Describe a timeline for the completion of the project. Include Target close date, construction begin and end dates, and new facility operational date.

Zia Comics is meticulously planning its expansion into Alamogordo, with a clear timeline that ensures both efficiency and attention to detail. Our project timeline is as follows:

- **Preparation and Planning Phase:** Zia Comics has already met with White Sands Construction for estimates on the planned work. A designer has been consulted for efficient use of space. All necessary permits, designs, and contracts will be filed. This phase ensures that once construction begins, there are no delays due to administrative hurdles.
- **Construction Commencement:** We are ready to start renovation as soon as the LEDA application is approved. This marks the beginning of renovating the White Sands Theater.

- **Ongoing Construction Activities:** Contractors have estimated one year to 18 months for full completion of the renovation. This period will see the change of the interior footprint of the building as well as development of our state-of-the-art LED screen, bar fit-outs, and all necessary infrastructure enhancements, including HVAC, fire suppression systems, and public works improvements.
- **Construction Completion:** We estimate completion of all construction activities within 18 months. This milestone will be marked by final inspections and the completion of interior decorations, ensuring White Sands Theater becomes a jewel in the crown of the city.
- **Operational Launch:** Immediately following the completion and approval of construction, White Sands Theater will open its doors to the public. We aim for a seamless transition from construction to operation, welcoming our first guests without delay.

The careful planning and execution of this timeline reflect our commitment to creating a premier entertainment destination in Alamogordo. We are dedicated to making White Sands Theater a vibrant, welcoming space for families and adults alike, promising a unique blend of nostalgia and entertainment for all ages.

c) Describe the payback period.

White Sands Theater's renovation is designed to begin generating positive impacts from the moment our new facilities become operational. With no traditional payback period required, the return on investment is immediate, manifesting through enhanced community engagement, increased economic activity, and the enrichment of Alamogordo's cultural and entertainment landscape. This renovation represents not just a financial investment but a lasting contribution to the vibrancy and vitality of the community.

d) Describe infrastructure needs and detailed scope of work specific to the funding requested above. Include items such as building, building renovations, permanent fixtures, etc.

White Sand Theater's renovation encompasses a comprehensive scope of work, aimed at creating a premier entertainment venue that serves the community's diverse needs. The funding requested is earmarked for several critical infrastructure needs and enhancements to ensure the project's success and sustainability. Key components of our scope of work include:

- **Building Renovations and Additions:** White Sands Theater has been neglected for many years, and it shows on the building's infrastructure. A new roof is required as the current one is in disrepair. The balcony area is currently closed off from the theater. This area will be open to function as a true balcony. The meeting room area on the second floor will be turned into a film museum for the Otero County film group. The footprint of the first floor will be changed to accommodate a ticket window and a much larger concessions area. We plan to use art deco style similar to the Theater's original look.
- **HVAC System Installation:** Currently the theater is equipped with evaporative air coolers. modern, energy-efficient HVAC systems will be installed to ensure a comfortable environment for our guests year-round, aligning with our commitment to sustainability and operational efficiency.

- **Fire Suppression System:** Ensuring the safety of our patrons and staff is paramount. A state-of-the-art fire suppression system will be integrated throughout the venue, meeting all local safety codes and regulations.
- **Permanent Fixtures and Furnishings:** Essential to creating an inviting and functional space, permanent fixtures and furnishings will be carefully selected. This includes seating arrangements that cater to both families and adult patrons, gaming consoles and machines, lighting, and decor that embodies our art deco theme.
- **Public Works Improvements:** To facilitate easy access and enhance the overall guest experience, improvements to surrounding public works will be addressed. This may involve parking lot enhancements, landscaping, and exterior lighting, ensuring a welcoming presence within the community.
- **Structural and Demolition Work:** Preliminary structural work and necessary demolition will pave the way for our renovation and expansion efforts, ensuring that the existing space is optimized and safe for our envisioned upgrades.

Each aspect of this detailed scope of work is designed to collectively elevate White Sands Theater into a landmark destination in Alamogordo, fostering economic growth, job creation, and providing a much-needed entertainment option for the community. Our planned infrastructure enhancements are integral to achieving a venue that not only meets but exceeds the expectations of our future patrons.

## DETAILED INFORMATION

a) Describe how this project is beneficial to the city of Alamogordo.

The proposed renovation of White Sands Theater will significantly enhance Alamogordo's entertainment landscape. This expansion is not just the retransformation of physical space; it's a strategic move to enrich the city's cultural and social fabric. Here are the multifaceted benefits:

| <b>Economic Growth:</b>                                                                                                                                                                                                        | <b>Employment Opportunities:</b>                                                                                                                                                      | <b>Cultural Enrichment:</b>                                                                                                                                                                   | <b>Community Engagement:</b>                                                                                                                                                                                                                     | <b>Youth Development:</b>                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| By attracting a larger customer base, including tourists and local residents, the renovation will stimulate increased spending in the area. This economic activity can have a ripple effect, benefiting nearby businesses like | The renovation will create new jobs in various roles, ranging from service staff and technicians to administrative and managerial positions, contributing to local employment growth. | By utilizing the theater for movies, premieres, games, and watch parties as well as hosting the film museum, the theater will become a repository of cultural nostalgia, offering educational | White Sands Theater plans to be a staple in the community assisting with community wide events and collaborating with Alamogordo in multifaceted ways, all with the goal of fostering a sense of community and offering a unique venue for local | The theater will serve as a safe and engaging space for youth, promoting social interaction and offering an alternative to more passive forms of entertainment. |



|                                               |  |                                   |                                 |  |
|-----------------------------------------------|--|-----------------------------------|---------------------------------|--|
| hotels,<br>restaurants, and<br>retail stores. |  | value alongside<br>entertainment. | gatherings and<br>celebrations. |  |
|-----------------------------------------------|--|-----------------------------------|---------------------------------|--|

b) Provide a market analysis summarizing the competition and the effect on existing industry and commerce before and after completion.

White Sands Theater's renovation will fill an unserved need for in Alamogordo's local entertainment landscape. The blend of independent movie premieres, celebrity meet & greets, a film museum, watch parties, and gaming tournaments will serve a community currently devoid of similar venues. Our market analysis confirms that Alamogordo lacks comparable entertainment options, particularly venues that cater to outside the box entertainment focused on both families and adults. This absence of direct competitors places White Sands Theater in a unique position to become a cornerstone of local entertainment.

By offering a diverse array of entertainment options, White Sands Theater will create a community hub that meets unaddressed needs. Our presence promises to invigorate Alamogordo's social and economic fabric, introducing an innovative space where memories are made, family's bond, and individuals from all occupations can enjoy a unique entertainment experience. As the first of its kind in the city, White Sands Theater will redefine local leisure, marking a significant step forward in diversifying and enriching the community's recreational offerings.

Below is a table summarizing our some of what we found as part of our market analysis:

| <b>Unique Niche:</b>                                                                                                                                                                                                                                                                                                                                                                  | <b>Complementing Existing Businesses:</b>                                                                                                                                                                                  | <b>Growing Demand:</b>                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Unlike conventional theaters, White Sands Theater plans to redefine what a theater/entertainment center is. We will have red carpet meet & greets, independent movie premieres, small concerts, E-sports tournaments, watch parties, and more. We will create a unique experience that appeals to a broad demographic, including families, young adults, and pop culture enthusiasts. | The renovation will enhance, not compete with, existing local businesses. By drawing more visitors, it is expected to indirectly benefit nearby establishments, contributing to the overall vitality of the local economy. | There is a rising trend in E-sports and community based entertainment. Our renovation aligns with this demand, capitalizing on the growing interest in these areas. |

c) Operational plan.

Zia Comics's operational strategy for our Alamogordo expansion focuses on optimizing customer experiences through efficient design, diverse entertainment, and a dynamic experiences:

- **Space Design:** Our layout will maximize the lobby/entry area for accessibility and flow, enhancing interaction and enjoyment.
- **Entertainment Offering:** Our partners in the entertainment industry will be used to host many independent movie premieres as well as red carpet meet & greets. E-sports tournaments will be arranged and run by a team of video game experts. Watch parties will be catered by local food establishments.
- **Efficiency and Training:** We'll employ technology for streamlined operations and invest in staff training to elevate service standards, focusing on safety, customer care, and operational excellence.

This approach ensures White Sands Theater not only becomes a key player in Alamogordo's entertainment landscape but will set a new standard for customer satisfaction and operational efficiency.

#### d) Marketing strategy

Our marketing strategy is multi-pronged, aiming to broaden our reach and deepen our engagement with the community:

- **Social Media Campaigns:** Leveraging platforms like Instagram, Facebook, and TikTok to showcase new additions, events, and promotions.
- **Local Partnerships:** Collaborating with local businesses and community organizations for cross-promotion and event hosting.
- **Themed Events and Tournaments:** Hosting regular gaming tournaments, themed nights, and cultural events to continually attract diverse groups.

#### e) Organizational chart, current and proposed.

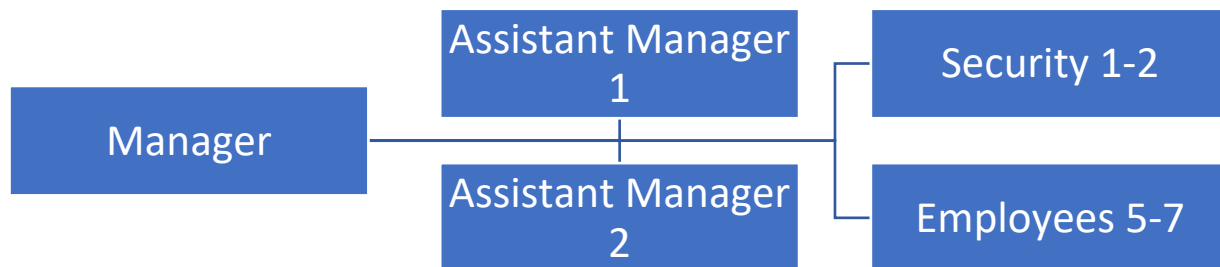
At White Sands Theater, we are laying the groundwork for an organizational structure that prioritizes clarity in roles and responsibilities, ensuring our management practices drive the venue's success and growth effectively. The designed framework reflects our commitment to operational excellence and superior customer service.

- **Manager:** Leading White Sands Theater, the Owner sets strategic directions, oversees all business operations, and ensures the brand's vision is realized in every aspect of the service and experience offered.
- **Assistant Managers (2):** Directly supporting the Manager, the two Assistant Managers share responsibilities for daily operational tasks, staff management, and customer service excellence. This dual role allows for specialized focus areas, possibly dividing responsibilities between gaming operations and theater services to enhance operational efficiency.
- **Security Team (1-2 personnel):** A dedicated team ensures a safe and secure environment for our patrons and staff, addressing any concerns promptly and maintaining a welcoming atmosphere.
- **Employees (5-7):** Ensuring our guests' experiences are enjoyable and seamless, our employees play a key role in the overall satisfaction of our patrons.

**Future Considerations:** As White Sands Theater grows, particularly with our strategic expansion into Alamogordo, we anticipate the need for additional roles within our organizational structure to maintain the high quality of our offerings and services. This may include expanding our management team and employees to accommodate increased customer volume and further diversify our entertainment options.

**In Summary:** White Sands Theater's renovation will significantly contribute to Alamogordo's cultural scene and economic vitality. Our organizational structure is a testament to our commitment to clear leadership, effective management, and a team-oriented approach to business operations. By fostering a supportive and efficient workplace, we are setting the stage for not only the success of our business but also the enrichment and growth of the Alamogordo community.

#### White Sands Theater Organizational Chart



## COMPANY FINANCIAL INFORMATION

The city of Alamogordo must prove financial solvency. The applicant must provide or make available the following.

- a) Three years of tax documents, audited financial statements (if required to have them audited), or other means of verifying solvency.
- b) Cash flow, income, and expense projections for the duration of the "payback" period
- c) Provide a schedule of funding commitments. Upon request, the applicant will make available term and commitment letters.
- d) How will this award be secured? Please provide collateral/security to be pledged. The company may have to purchase a financial guarantee bond.

### **a) Financial Documentation and Solvency Verification:**

Since our inception in 2012, Zia Comics has consistently demonstrated financial strength and operational excellence, underpinned by our adherence to transparency and strategic growth. Our track record is marked by:

- **Revenue Growth:** Demonstrated annual increases in revenue, affirming our capability to attract and retain a growing customer base.
- **Profitability:** Continuous profitability with improving margins, reflecting our adept cost management and revenue optimization.
- **Asset Investment:** Substantial investments in our venues, showcasing our commitment to quality and the long-term value of our assets.
- **Debt Management:** Prudent liability and debt management, ensuring financial stability and alignment with our growth projections.

We stand ready to provide additional financial documentation, such as tax filings and, if necessary, audited financial statements, to further attest to our solvency and fiscal responsibility, should the City of Alamogordo require it.

Zia Comics is committed to contributing positively to Alamogordo's economic and cultural fabric, backed by a solid financial foundation and a clear vision for future growth.

### **b) Cash Flow, Income, and Expense Projections:**

Building on Zia Comics strong financial foundation, which includes a gross profit reflective of our operational success and strategic financial management, we project a similarly positive financial trajectory for the Alamogordo expansion.

### **Inferred Projections for Alamogordo:**

- **Market Share & Revenue Potential:** Leveraging our previous year's gross profit as a benchmark and considering Alamogordo's unique demographics and the absence of similar entertainment options, we anticipate our new location to significantly penetrate the market. Adjusting for Alamogordo's smaller population, a conservative estimate suggests a potential gross profit impact of upwards of \$500,000 annually, highlighting the expansion's viability and the strategic opportunity it represents.

- **Operational Efficiency:** Reflecting on our operational expenses, which were meticulously managed to ensure maximum efficiency, we plan to apply similar principles of cost management in Alamogordo. By adjusting for local market conditions and employing proven strategies of operational efficiency, we aim to maintain a lean expense structure while ensuring high-quality service and customer experience.
- **Sustainable Growth:** The projected income from the White Sands Theater renovation, coupled with our commitment to operational excellence, supports Zia Comics broader goals for sustainable growth and community contribution. Our financial planning takes into account the need for adaptability and scalability, ensuring we're well positioned to respond to market demands and growth opportunities.

This enhanced projection integrates specific financial achievements from our operations to provide a solid foundation for our White Sands Theater renovation. It reflects not only our financial acumen but also our strategic approach to growth, emphasizing our potential to contribute positively to Alamogordo's economic and cultural landscape.

**c) Schedule of Funding Commitments:** The primary financial strategy for White Sands Theater's renovation centers on maximizing the use of the grant from the City of Alamogordo. Our plan minimizes the reliance on Zia Comics internal funds by:

- **Grant Utilization:** The grant will be the cornerstone of our funding, aimed at covering key project costs, aligning with the city's goals for economic development and community enrichment.
- **External Funding:** While our main focus is on grant funding, we're exploring supplementary external financing options to ensure comprehensive coverage of the project's needs. Details will be shared with the city as they are confirmed.

This strategy emphasizes our commitment to financially prudent renovation, prioritizing the grant as our main funding source.

**d) Security for the Award:** Our financial health, evidenced by robust net income and a solid asset base, positions us to secure the necessary funding for the White Sands Theater renovation. We are open to discussing collateral options and are prepared to discuss the need to secure any awarded funds with appropriate guarantees, reflecting our commitment to the project's success and financial accountability.

**In Summary:** Zia Comics planned renovation of White Sands Theater is underpinned by a strong financial strategy and proven operational success. Our detailed financial documentation and projections affirm our readiness and fiscal responsibility, promising significant and sustainable benefits to Alamogordo's economic landscape. The strategic investment in White Sands Theater aligns with the city's growth objectives, offering an exciting, financially viable addition to the community.

## PAYBACK AND JOB CREATION

a) Outline the number and types of jobs to be created, including titles and wage rate.

This project, funded by the hard-earned contributions of our local taxpayers, is designed to directly enrich the Alamogordo community. From creating new jobs to fostering cultural vibrancy, every aspect of our expansion plan is tailored to maximize the positive impact on the community that has graciously funded it.

White Sands Theater's renovation represents a significant investment in the local community, underlined by our commitment to economic and cultural enrichment. This initiative is set to generate upwards of 12 new employment opportunities, directly addressing the local need for job creation and supporting Alamogordo's efforts to reduce its 4.2% unemployment rate (as of October 2022).

### **Projected Employment Impact:**

- **Diverse Opportunities:** We will introduce a range of job roles such as manager, assistant manager, and employee, catering to the dynamic needs of our operation and customer base.
- **Competitive Compensation:** Aligning with the local average weekly wage of \$751, our compensation packages will be designed to attract and retain top talent, contributing positively to the local economy.
- **Growth and Development:** The creation of these roles not only provides immediate employment opportunities but also fosters long-term career growth and skill development within the community.

**In Summary:** White Sands Theater's renovation is more than an entertainment venture; it's a commitment to Alamogordo's prosperity. By introducing new jobs, offering competitive wages, and enhancing the cultural fabric of the community, we aim to be a pivotal force in the area's ongoing development and vibrancy.

b) Include any benefits.

By actively participating in and sponsoring local community initiatives, we aim to be more than a business; we want to be a cornerstone of community development in Alamogordo.

### **Economic and Community Impact:**

- The renovation is anticipated to significantly increase Gross Receipts Tax (GRT), bolstering the local economy and contributing to Otero County's tax revenues.
- Community-centered programming, such as themed events and other activities that engage the community, White Sands Theater strives to be a cornerstone in the community.
- Establishing partnerships with local businesses for cross-promotions and shared events is something that we have become known for, and we plan to bring the same level of engagement and success we have had in other communities to Otero County.

### **Enhancing Local Economy:**

- We feel White Sands Theater will encourage complementary businesses to enter the local market, such as niche retail stores and themed eateries, all of which align with White Sands Theater's culture.
- By increasing our procurement from local suppliers, we expect to positively impact the local supply chain, contributing to job creation and economic activity in these sectors.
- The expansion is anticipated to significantly increase consumer spending and foot traffic, benefiting local retail stores, eateries, and hotels.

c) Payback should be in the form of job creation. However, a project could qualify if it can prove other benefits to the City of Alamogordo. The applicant must quantify and describe such benefits. These benefits may include:

- To help develop the best possible vocational and skill training within the community's resources to prepare the local populace to enter the workforce.
- Increase in the tax base
- Increase in GRT
- Provide a gap or service that is not available in Alamogordo.
- Under circumstances where the benefit to the community is not clear, an economic impact analysis may be requested by the city

White Sands Theater's renovation will transcend conventional business growth, promising significant benefits to the City of Alamogordo through job creation and a broad spectrum of community enhancements as well as visitors from outside the city. With a deep understanding of the responsibility that accompanies the use of taxpayer funding, we are committed to transparency, accountability, and ensuring our project delivers tangible, positive impacts on the local community.

### **1. Economic Enrichment through GRT and Tax Base Increase:**

Our project is meticulously designed to bolster the local economy by significantly increasing the Gross Receipts Tax (GRT), contributing directly to Otero County's tax revenues and enhancing the community's financial health.

### **2. Enhancing Family-Friendly Entertainment and Dining:**

In addressing a significant void within Alamogordo's current cultural and entertainment scene, White Sands Theater is excited to unveil a unique entertainment experience that the city has yet to see. Central to our mission is the creation of a vibrant and inclusive community space, meticulously designed to be a haven for families seeking quality leisure time during the day.

### **3. Sustainable Economic and Cultural Prosperity:**

Our vision extends beyond mere physical renovation; we aim to lay a foundation for sustainable economic growth and cultural enrichment in Alamogordo. By leveraging local economic tax contributions judiciously, we pledge to deliver a project that harmonizes with the community's long-term aspirations, ensuring White Sands Theater becomes a cornerstone of Alamogordo's vibrant future.

## Detailed Community Contributions:

### a. **Vocational and Skill Training Enhancement:**

At Zia Comics, we believe in the value of real-world experience as a cornerstone for personal and professional growth. Our team members gain invaluable skills through their roles, equipping them with the knowledge and confidence needed for future career endeavors or further education. This hands-on approach not only benefits our staff but also contributes to preparing Alamogordo's workforce for a diverse range of opportunities.

### b. **Tax Base Expansion:**

The White Sands Theater renovation is set to significantly enhance Alamogordo's tax base by generating increased economic activity. This growth translates into higher sales tax collections from our operations and, potentially, enhanced property tax revenues through facility improvements. These contributions will directly support the city's ability to fund public services and infrastructure, illustrating how our development not only marks an investment in our future but also fortifies the financial framework of the community we proudly serve.

### c. **Gross Receipts Tax (GRT) Surge:**

White Sands Theater's renovation is poised to significantly bolster Alamogordo's Gross Receipts Tax (GRT), signaling a robust contribution to the economic vibrancy of the city. By drawing in more patrons and expanding our offerings, we anticipate fostering an environment that not only captivates our community but also stimulates increased economic activity. This initiative is a testament to our dedication to fueling Alamogordo's economic vitality and underscores our role as an integral player in the city's ongoing prosperity. Through this renovation we reaffirm its commitment to being a cornerstone of economic growth and community engagement.

### d. **Cultivating a Family-Centric Entertainment Experience:**

Zia Comics is keenly attuned to the desires of Alamogordo families for more inclusive, engaging recreational venues. By unveiling a family-centered movie and gaming experience, we are addressing a crucial gap in the city's entertainment landscape. Our initiative promises a welcoming environment where families can enjoy quality time, fostering stronger community bonds and creating lasting memories. This focus on family-friendly entertainment not only diversifies Alamogordo's recreational offerings but also boosts the city's allure as a destination for both residents and visitors, thereby enriching the fabric of our community. Zia Comics is proud to contribute to making Alamogordo a more vibrant place for families to live, play, and grow together.

### e. **Comprehensive Economic Impact Analysis:**

Zia Comics is confident in the clear and significant benefits the White Sands Theater renovation brings to the Alamogordo community, from job creation and tax revenue enhancement to enriching the city's recreational landscape. Our proactive approach and detailed planning underscore our commitment to transparency and community engagement. While we believe the advantages of our project are evident, we remain open to further discussions and analyses should city officials or the community seek additional clarification. Our goal is to ensure that the positive impact of our expansion is fully recognized and understood, reinforcing our dedication to Alamogordo's prosperity.





### **REVIEW & CITY MANAGEMENT RECOMMENDATION**

- The project will be evaluated on factors that include but are not limited to financial stability, commitment to the community, cost-benefit analysis, and local needs. Upon completion of the application, City staff will make recommendations to the City Commission. The applicant will be required to present before commissioning.
- An ordinance will need to be approved by City Commission. This will occur at the same time as the item above.
- A project participation agreement will be required upon approval.

CONTACT For any questions, please email [shernandez@ci.alamogordo.nm.us](mailto:shernandez@ci.alamogordo.nm.us) or call (575) 439-4203. If you would like to submit a proposal, you may email [shernandez@ci.alamogordo.nm.us](mailto:shernandez@ci.alamogordo.nm.us) or send to City Managers Office 1376 E. 9th Street. Alamogordo, NM 88310 Page | 5



**WHITE  
SANDS  
THEATER**

**ALAMOGORDO  
NEW MEXICO**

# WHAT ARE THE PLANS FOR WHITE SANDS THEATER?

**WHITE SANDS THEATER** WILL BE THE PERFECT VENUE TO SHOWCASE LOCAL HERITAGE. IT WILL BE A BEAUTIFULLY RESTORED ART DECO THEATER IN THE HEART OF DOWNTOWN ALAMOGORDO. THE THEATER WILL BE A COMMUNITY FOCUSED ARTS AND ENTERTAINMENT VENUE, BLENDING NOSTALGIA WITH MODERN PROGRAMMING. THERE WILL BE SOMETHING FOR ALL AGES FROM INDEPENDENT MOVIE PREMIERES TO ESPORTS VIDEO GAME TOURNAMENTS TO TV/MOVIE/SPORTS WATCH PARTIES. WHITE SANDS THEATER WILL OFFER SOMETHING FOR EVERYONE.





# THEATER AS AN ENTERTAINMENT VENUE

ESPORTS VIDEO GAME TOURNAMENTS ARE VERY HOT AND WHITE SANDS THEATER WILL BE POPULAR DUE TO THE LARGE DIGITAL SCREEN AND EASE OF INTEGRATING INTO ALL GAMING PLATFORMS. IF SPORTS IS YOUR THING, THE THEATER WILL HOST WATCH PARTIES FOR BIG SPORTING EVENTS SUCH AS WORLD SERIES, SUPER BOWL, AND EVEN LOCAL SPORTS. THERE WILL BE INDEPENDENT MOVIE PREMIERES, MEET & GREETES, SING-A-LONG MOVIES, QUOTE-A-LONG MOVIES, AND MORE. THE POSSIBILITIES ARE ENDLESS.



# PROJECT SUCCESS

ZIA COMICS HAS GROWN INTO A THRIVING BRAND. THE LAS CRUCES STORE EXPANDED INTO AN 8,000 SQUARE FOOT LOCATION IN 2018. A SECOND ZIA COMICS WAS OPENED IN ALAMOGORDO IN 2023. FATMAN EVENTS IS ANOTHER COMPANY UNDER OUR UMBRELLA. LAS CRUCES COMIC CON, EL PASO HORRORFEST, ANIME EL PASO, AND EL PASO COMIC CON ARE VERY SUCCESSFUL EVENTS RUN UNDER THE FATMAN EVENTS BANNER. EL PASO COMIC CON WAS A FAILING EVENT THAT WAS TAKEN OVER BY FATMAN EVENTS AND IS NOW AN ANNUAL EVENT WITH OVER 20,000 ATTENDEES AND GROWS EACH YEAR. THE OTHER EVENTS WERE STARTED FROM SCRATCH AND HAVE BEEN VERY SUCCESSFUL. THIS BUSINESS EXPERTISE WILL BE USED TO MAKE WHITE SANDS THEATER THE GO TO ENTERTAINMENT VENUE NOT JUST IN ALAMOGORDO, BUT IN THE STATE OF NEW MEXICO.



# PROVEN SUCCESS OF REVITALIZING DOWNTOWN

ZIA COMICS WAS ONE OF THE FIRST BUSINESSES TO OPEN AFTER THE LAS CRUCES MAINSTREET PROGRAM RENOVATED DOWNTOWN. ZIA COMICS HAS PLAYED A KEY ROLE IN REVITALIZING THE DOWNTOWN AREA BY HOSTING COMMUNITY EVENTS SUCH AS FREE COMIC BOOK DAY, HALLOWEEN COMICFEST, AND IN STORE SIGNINGS. ZIA COMICS ALSO SUPPORTS MANY OTHER EVENTS THROUGHOUT THE CITY. ZIA COMICS HAS HELPED DRAW CONSISTENT FOOT TRAFFIC, SUPPORT NEIGHBORING SMALL BUSINESSES, AND TRANSFORM DOWNTOWN INTO A LIVELY DESTINATION. BY FOSTERING A SENSE OF BELONGING AND COLLABORATION, ZIA COMICS HAS BECOME A CATALYST FOR CULTURAL AND ECONOMIC RENEWAL IN THE HEART OF THE CITY.



# WHY ALAMOGORDO?

ZIA COMICS AND FATMAN EVENTS HAVE PROVEN HIGHLY SUCCESSFUL IN LARGER MARKETS LIKE EL PASO AND LAS CRUCES. ALAMOGORDO IS UNDERSERVED IN THE POP CULTURE ENTERTAINMENT ENVIRONMENT. DESPITE ITS SMALLER POPULATION, THERE IS A CLEAR MARKET GAP FOR A VENUE THAT BLENDS A NOSTALGIC VENUE WITH MODERN DIGITAL ENTERTAINMENT.

WHITE SANDS THEATER WILL BE ABLE TO HOST CONCERTS AND PLAYS, BUT WILL NOT BE DIRECT COMPETITION FOR FLICKINGER. WHITE SANDS THEATER WILL FOCUS MORE ON “OUT OF THE BOX” TYPE ENTERTAINMENT. PROMINENT INDEPENDENT FILM MAKERS ARE INTERESTED IN STARTING A FILM FESTIVAL IN ALAMOGORDO AND THE COLOCATION OF WHITE SANDS THEATER AND THE FLICKINGER CENTER PROVIDES A PERFECT SET UP.





# BEYOND THE WALLS OF WHITE SANDS THEATER

BEYOND THE WALLS OF THE BUSINESS ITSELF, WHITE SANDS THEATER WILL BECOME A CULTURAL ANCHOR IN DOWNTOWN ALAMOGORDO BY ORGANIZING LARGE-SCALE EVENTS AND FESTIVALS. WITH THE ABILITY TO COLLABORATE WITH THE CITY TO BLOCK OFF DOWNTOWN STREETS, WE COULD HOST EXPANSIVE EVENTS THAT WILL ATTRACT THE COMMUNITY. THESE EXPERIENCES NOT ONLY BRING THE COMMUNITY TOGETHER BUT ALSO STIMULATE LOCAL COMMERCE AND ELEVATE THE PROFILE OF DOWNTOWN AS A VIBRANT DESTINATION.

WITH ITS PROVEN TRACK RECORD OF COMMUNITY ENGAGEMENT, ECONOMIC IMPACT, AND CROSS-GENERATIONAL APPEAL, WE ARE WELL-POSITIONED TO THRIVE IN ALAMOGORDO AND CONTRIBUTE MEANINGFULLY TO THE CITY'S ONGOING REVITALIZATION.



# KEY TAKEAWAYS

ALAMOGORDO WILL HAVE AN ENTERTAINMENT DISTRICT WITH TWO VERY DIFFERENT THEATERS

WHITE SANDS THEATER WILL PROVIDE A POP CULTURE ENTERTAINMENT VENUE WHICH IT IS CURRENTLY LACKING

A FILM FESTIVAL WILL BRING NOT ONLY INCOME TO THE CITY, BUT NOTORIETY AS A PREMIERE LOCATION TO FILM MAKERS

A HISTORIC ALAMOGORDO BUILDING WILL BE RESTORED TO ITS PRIOR BEAUTY PRESERVING CULTURAL HISTORY



## **JOINT COLLABORATION WITH OTHER DOWNTOWN BUSINESSES**

WHITE SANDS THEATER WILL COMPLEMENT OTHER DOWNTOWN BUSINESSES BY OFFERING A DIFFERENT ENTERTAINMENT EXPERIENCE. INCREASED ATTENTION AND FOOT TRAFFIC WILL BENEFIT ALL DOWNTOWN BUSINESSES. THE THEATERS CENTRALIZED LOCATION IS EASY TO REACH ON FOOT, BICYCLE, OR VEHICLE.

MANY EVENTS CAN BE CROSS-PROMOTED TO INCREASE THE VALUE OF DOWNTOWN EVENTS. DINNER, ENTERTAINMENT, AND SHOPPING ARE ALWAYS A GOOD COMBINATION TO INCREASE DOWNTOWN FOOT TRAFFIC. OUR COLLABORATION WILL MAKE ALAMOGORDO A KEY ENTERTAINMENT DESTINATION, BENEFITING BOTH BUSINESSES AND THE LOCAL ECONOMY.



**BUDGET 2024-2025**

**FY25 (as of June 18, 2025)**

| <b>FUND NO.</b> | <b>FY 2024-2025<br/>FUND DESCRIPTION</b> | <b>UNAUDITED<br/>BEGINNING<br/>CASH<br/>BALANCE</b> | <b>ESTIMATED<br/>REVENUES</b> | <b>TRANSFERS<br/>IN</b> | <b>TRANSFERS<br/>OUT</b> | <b>NET<br/>CASH<br/>TRANSFERS</b> | <b>BUDGETED<br/>EXPENDITURES</b> | <b>ESTIMATED<br/>ENDING<br/>CASH<br/>BALANCE</b> |
|-----------------|------------------------------------------|-----------------------------------------------------|-------------------------------|-------------------------|--------------------------|-----------------------------------|----------------------------------|--------------------------------------------------|
| 105             | ECONOMIC DEVELOPMENT                     | 7,118,206                                           | 1,307,163                     | 0                       | 4,000,880                | (4,000,880)                       | 187,366                          | 4,237,123                                        |
|                 | <b>Rad Retrocade LEDA</b>                |                                                     |                               |                         |                          | 0                                 | 1,000,000                        | (1,000,000)                                      |
|                 | <b>Total Revised Fund 91</b>             | <b>7,118,206</b>                                    | <b>1,307,163</b>              | <b>0</b>                | <b>4,000,880</b>         | <b>(4,000,880)</b>                | <b>1,187,366</b>                 | <b>3,237,123</b>                                 |

# AGENDA REPORT

## CITY OF ALAMOGORDO

### CITY COMMISSION

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**Meeting Date:** 7/22/2025

**Report Date:** 07/14/2025

**Report No:** 8.

**Submitted By:** Teresa Gutierrez

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**Subject:** Consider, and act upon, Resolution 2025-22 authorizing the donation of a police vehicle to the Police Department of the Town of Hurley, New Mexico. (*David Kunihiro, Police Chief*) **(Roll Call Vote Required)**

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**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

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**Recommendation:** Approve Resolution 2025-22.

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**Background:**

In 2015, the City purchased a Ford Explorer Police AWD 4-door vehicle, which included an equipment package consisting of the following:

- Whelen Light Controller
- SoundOff Light Bar
- Raptor RP1 Radar
- Motorola XTL 2500 Radio
- Troy Armrest
- Jotto Rifle Rack
- Single Cage Prisoner Transport System
- Streamlight Flashlight and Charger

The total purchase price for the vehicle and equipment was \$34,453.42.

We recently received a request from the New Mexico Association of Chiefs of Police (NMACP) and from Kevin Vigil, Chief of Police for the Town of Hurley, New Mexico, for a donated police vehicle. Chief Vigil indicated that the Town is facing significant challenges in maintaining its current fleet. In response, we propose donating this vehicle to the Town of Hurley to support their efforts in meeting public safety needs within their community.

The vehicle currently has approximately 97,000 miles and remains in good working condition. There is minor cosmetic wear, including some paint chipping on the rear and light damage to one

of the front panels.

Prior to the donation, the following items will be removed:

- Havis docking station and arm
- Brother printer
- All Alamogordo decals

In addition, we will secure the rear-facing radar antenna and replace the battery if needed.

We respectfully request that the Commission approve the attached Resolution authorizing the donation of the vehicle to the Town of Hurley.

**RESOLUTION NO. 2025-22**

**A RESOLUTION AUTHORIZING DONATION OF CITY PROPERTY**

**WHEREAS**, the Town of Hurley, New Mexico, has requested donated police vehicles due to the Town experiencing recent challenges in maintaining its fleet of police vehicles; and

**WHEREAS**, the City of Alamogordo, New Mexico, is the owner of a 2015 white Ford Explorer Police AWD 4-Door vehicle, which it is interested in donating to the Town of Hurley in the hopes that it will assist them with addressing the safety needs for their citizens and community; and

**WHEREAS**, Section 13-6-1, NMSA 1978, provides that the governing body of the City may dispose of surplus property by donation to another public body; and

**WHEREAS**, the City desires to donate said police vehicle to the Town of Hurley, New Mexico, for its use.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Alamogordo, New Mexico, as follows:

1. The vehicle as described herein is hereby declared surplus.
2. The Acting City Manager is hereby authorized to dispose of the surplus vehicle by donation to the Town of Hurley, New Mexico, to be used by its police force.
3. This Resolution shall take effect immediately upon adoption.

**DONE** this 22<sup>nd</sup> day of July, 2025.

CITY OF ALAMOGORDO, NEW MEXICO  
A New Mexico municipal corporation

By: \_\_\_\_\_  
Susan L. Payne, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Rachel Hughs, City Clerk

\_\_\_\_\_  
Darrell Mori, City Attorney



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**[NMACP] Hurley PD In need of Police Units**

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**From** NMACP <nmacp-bounces@listserve.com>  
on behalf of  
Fran Dunaway via NMACP <nmacp@listserve.com>  
**Date** Wed 07/02/25 11:55  
**To** Jackie Portillo via Nmacp <nmacp@listserve.com>

 1 attachment (607 bytes)  
ATT00001.txt;

Good morning, Chiefs and Marshals,

Does your department have police units that you would like to donate? The Hurley PD needs two (2) units ASAP.

Please reach out to the Hurley Police Department, Chief Kevin Vigil ASAP.

**Email:** [policechief@townofhurleynm.us](mailto:policechief@townofhurleynm.us)  
**Cell Phone:** (575) 912-0608

Thank you!

Respectfully,

**Fran Dunaway, CNMB, CPO**

NM Self-Insurers' Fund

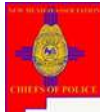
**NMACP Staff Liaison**

NM Municipal League

Office: (505) 992-3511

Cell: (505) 469-6485

[fdunaway@nmml.org](mailto:fdunaway@nmml.org)



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Teresa Gutierrez

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**From:** David Kunihiro  
**Sent:** Wednesday, July 9, 2025 8:12 AM  
**To:** Raymond Brown; Teresa Gutierrez  
**Subject:** Fw: Donation Request of Police Vehicle  
**Attachments:** NMACP Email-Request for Hurley PD.pdf



**David Kunihiro**

APD Police Chief  
Badge #50

**T:** (575) 439-4300

**E:** dkunihiro@ci.alamogordo.nm.us



 ci.alamogordo.nm.us

---

**From:** Kevin Vigil, Chief of Police <policechief@townofhurleynm.us>  
**Sent:** Thursday, July 3, 2025 16:40  
**To:** David Kunihiro <dkunihiro@ci.alamogordo.nm.us>  
**Subject:** Donation Request of Police Vehicle

[You don't often get email from policechief@townofhurleynm.us. Learn why this is important at [https://url.avanan.click/v2/r01/\\_https://aka.ms/LearnAboutSenderIdentification\\_.YXAzOmNvYTphOm86MTg3Y2I3NjI5NmM2NTUyZDczMzUxZmY2MDFhMjgzMzU6NzphMjgwOjViNWU3MTFkNjJjOTIyNjg2MGVmNzdIMjE2OGMwM2VjODJmYTZjZjc3ZTIxYTZyMmlyNDYyNTRkMjgyOWY0YWM6cDpUOk4](https://url.avanan.click/v2/r01/_https://aka.ms/LearnAboutSenderIdentification_.YXAzOmNvYTphOm86MTg3Y2I3NjI5NmM2NTUyZDczMzUxZmY2MDFhMjgzMzU6NzphMjgwOjViNWU3MTFkNjJjOTIyNjg2MGVmNzdIMjE2OGMwM2VjODJmYTZjZjc3ZTIxYTZyMmlyNDYyNTRkMjgyOWY0YWM6cDpUOk4) ]

Dear Chief Kunihiro,

My name is Kevin Vigil, and I am the Chief of Police at the Hurley Police Department. I am reaching out to you with a request that I believe could greatly benefit our community and enhance our law enforcement capabilities.

Currently, the Hurley Police Department has been facing challenges in maintaining our fleet of police vehicles, which are essential for ensuring the safety and security of our residents. Due to the slower process within the town and the now higher demands that are being placed on the few vehicles I do have, we are seeking support from fellow law enforcement agencies.

We would greatly appreciate it if the Alamogordo Police Department could consider donating a police vehicle that may no longer be in use. This donation would significantly aid us in our operations, allowing us to serve our community more effectively.

We understand that all department have their own needs and challenges,

and we truly appreciate any consideration you can give to our request.  
If you require any further information or would like to discuss this  
matter in more detail, please feel free to contact me directly at  
575-912-0608 or [policechief@townofhurleynm.us](mailto:policechief@townofhurleynm.us).

Thank you for your time and consideration. We look forward to the  
possibility of your support.

--

//SIGNED//

Kevin Vigil

Chief of Police

Hurley Police Department

P.O. Box 65 Hurley, NM 88043

101 Cortez Avenue Hurley, NM 88043

Office: 575-537-3220

Cell: 575-912-0608

Dispatch: 575-388-8840

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# AGENDA REPORT

## CITY OF ALAMOGORDO

### CITY COMMISSION

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**Meeting Date:** 7/22/2025

**Report Date:** 07/15/2025

**Report No:** 9.

**Submitted By:** Troy Orr

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**Subject:** Consider, and act upon, Resolution 2025-23 authorizing a government-to-government transfer of assets from the Alamogordo-White Sands Regional Airport to Spaceport America. *(Troy Orr, Airport Manager)* **(Roll call vote required)**

---

**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

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**Recommendation:** Approve the government-to-government transfer of two AWOS Present Weather Sensor components from the Alamogordo-White Sands Regional Airport to Spaceport America.

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**Background:** Spaceport America has requested the gov't-to-gov't transfer of a Present Weather Sensor currently stored at the Alamogordo-White Sands Regional Airport. The component belongs to an Automated Weather Observation System (AWOS) that was replaced in 2021. The AWOS components were donated to the Airport by the NMDOT in 2018 and have been in storage since the 2021 upgrade. The components in question are not on the Airport asset list.

New Mexico Department of Transportation  
**CAPITAL ASSET INSPECTION AND CONDEMNATION REPORT**

Date: 07/19/2018 Dept ID: 5800000000 Dist./Div. Aviation No.             
Assigned by Capital Asset Unit

|                                                         |                                            |                                                                             |                                                                        |
|---------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------|------------------------------------------------------------------------|
| Have been examined & recommended to be:                 |                                            | By:                                                                         | For the following reason                                               |
| <input type="checkbox"/> Sold - as junk.                | <input type="checkbox"/> Negotiating Sale. | <input type="checkbox"/> Destroyed.                                         | <input checked="" type="checkbox"/> Obsolete.                          |
| <input type="checkbox"/> Sold - still usable.           | <input type="checkbox"/> Contract of Sale. | <input type="checkbox"/> Auction.                                           | <input checked="" type="checkbox"/> Excessive Repair Costs.            |
| <input checked="" type="checkbox"/> Salvaged for parts. | <input type="checkbox"/> Competitive Bid.  | <input type="checkbox"/> General Services Dept.                             | <input checked="" type="checkbox"/> Not usable anywhere in Department. |
| <input type="checkbox"/> Other.                         | <input type="checkbox"/> Scrap.            | <input type="checkbox"/> Commercial Landfill.                               | <input type="checkbox"/> Surplus Material.                             |
|                                                         |                                            | <input checked="" type="checkbox"/> Donation. (Fill out donation box below) |                                                                        |

ENTITY COMPLETING CONDEMNATION: NMDOT Aviation

| ASSET/INV NUMBER | SERIAL NUMBER | ITEM AND DISCRIPTION<br>(show make, type, class, size and model. Include list of accessories or special equipment) | QUANTITY | BOOK VALUE | RESALE VALUE |
|------------------|---------------|--------------------------------------------------------------------------------------------------------------------|----------|------------|--------------|
| 38653-00         |               | AWOS Weather Reporting Equipment - ALM                                                                             | 1        | 0          | 0            |
|                  |               |                                                                                                                    |          |            |              |
|                  |               |                                                                                                                    |          |            |              |
|                  |               |                                                                                                                    |          |            |              |

DONATIONS, DESCRIBE DONEE, CIRCUMSTANCE AND ENTITY:

We hereby certify that we have personally examined these items and find them worn out, unusable or obsolete to the extent that they are no longer economical or safe for continued use. The information herein is true, to the best of our knowledge and belief.

Signed [Signature]  
Title Acting Division Director

Signed [Signature]  
Title CAPITAL ASSET LIAISON

Supervisor [Signature]  
Title Acting Division Director

Equipment Management Section Supervisor  
(Major Road & Automotive) \_\_\_\_\_ Date \_\_\_\_\_

[Signature]  
Division Director / District Engineer  
Date 7/18/18

\_\_\_\_\_  
Bureau Chief / District Administrator  
Date \_\_\_\_\_

PROPOSED DISPOSITION CONTINGENT UPON THE GENERAL SERVICES DEPARTMENT'S RIGHT OF FIRST REFUSAL AND 30 DAY REVIEW BY THE OFFICE OF THE STATE AUDITOR.

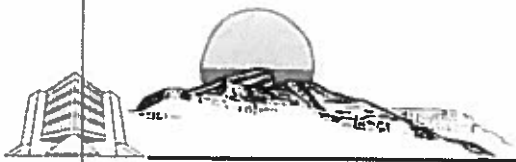
OSA NOTIFIED / / SENT BACK FOR FD / /

FINAL DISPOSITION: (Provide details to whom sold, date, amount and other pertinent information.)

Signed \_\_\_\_\_ Title \_\_\_\_\_

Issuing Office sends Original to Capital Assets Unit  
Capital Assets Unit will return the approved Inspection & Condemnation Report to the office responsible for final disposition. When final disposition has been made return original Inspection & Condemnation Report to the Capital Assets Unit to record completed transaction. Attach any money receipt, memos, etc.





## *City of Alamogordo*



Dan Moran  
Grants Administrator  
NMDOT – Aviation Division  
P.O. Box 9830  
Albuquerque, NM87119

July 19, 2018

Mr. Moran:

As per our conversation, I am requesting that the NMDOT Aviation Division consider donating the old AWOS system to The White Sands Regional Airport and the City of Alamogordo New Mexico. Please consider this offer since the old outdated system has no monetary value except for us to salvage parts from. Thank you for your consideration, and if you have any questions, please contact me.



Jim Talbert

Alamogordo White Sands Regional Airport  
Manager.

Home Worklist Add to Favorites Sign out

Summary Invoice Information Payments Voucher Attributes Error Summary

Business Unit: 80500  
Voucher ID: 00097284  
Voucher Style: Regular

Vendor: 0000015081  
Name: ALL WEATHER INC  
Location: 001  
Address: 1  
ALL WEATHER INC  
1165 NATIONAL DR  
SACRAMENTO, CA 95834

Invoice Number: 70-805-00-01808  
Invoice Date: 11/16/2007

Misc. Amount: \$0  
Freight Amount: \$0

Total: 378,873.97  
Balance: 0.00

Comments

Advanced Vendor Search

Play Terms: Pay Now

Sale Order Type: Invoice Date  
Accounting Date: 12/14/2007  
Currency: USD

Copy from a Source Document

PO Unit: Purchase Order: Copy PO Worksheet Copy Option: None

Invoice Lines

Line 2 Amount Description: AWCOS - SVC Quantity: 1.0000 UOM: EA Unit Price: 73,887.000000 Extended Amount: 73,887.00

Ship To: PIC

Line 3 Amount Description: AWCOS - ALM Quantity: 1.0000 UOM: EA Unit Price: 78,887.000000 Extended Amount: 78,887.00

Ship To: PIC

Line 4 Amount Description: AWCOS - ATS Quantity: 1.0000 UOM: EA Unit Price: 73,887.000000 Extended Amount: 73,887.00

Ship To: PIC

Line 5 Amount Description: AWCOS - SRR Quantity: 1.0000 UOM: EA Unit Price: 73,887.000000 Extended Amount: 73,887.00

Ship To: PIC

Line 6 Amount Description: AWCOS - SRR NAIGRT Quantity: 1.0000 UOM: EA Unit Price: 5,772.790000 Extended Amount: 5,772.79

Ship To: PIC

Line 7 Amount Description: AWCOS - SVC NAIGRT Quantity: 1.0000 UOM: EA Unit Price: 5,264.450000 Extended Amount: 5,264.45

Ship To: PIC

Handwritten notes: ALM, AWCOS SVC, SRR, ATS

[Home](#) [Worklist](#) [Add to Favorites](#) [Sign out](#)[Summary](#) [Invoice Information](#) [Payments](#) [Voucher Attributes](#) [Error Summary](#)

Business Unit: 80500 Invoice Number: 70-805-00-01806  
Voucher ID: 00C97234 Invoice Date: 11/16/2007  
Voucher Style: Regular Total: 319,975.97  
Vendor: ALL WEATHER INC \*Pay Terms: Pay Now ☒ Schedule Payments  
1165 NATIONAL DR  
SACRAMENTO, CA 95834

## Payment Information

Find | View All First 1 of 1 Last

|                       |                                                             |
|-----------------------|-------------------------------------------------------------|
| Scheduled Payment: 1  |                                                             |
| *Remit to: 0000015091 | Gross Amount: 319,975.97 USD                                |
| Location: 001         | Discount: 0.00 USD <input type="checkbox"/> Discount Denied |
| *Address: 1           | Late Charge                                                 |
| ALL WEATHER INC       | Scheduled Due: 12/14/2007                                   |
| 1165 NATIONAL DR      | Net Due: 11/16/2007                                         |
| SACRAMENTO, CA 95834  | Discount Due:                                               |
|                       | Accounting Date: 12/18/2007                                 |

## Payment Method

|                                           |               |
|-------------------------------------------|---------------|
| *Bank: BOA W                              | Pay Group:    |
| *Account: 0                               | *Handling: RE |
| *Method: CHK Check                        | *Netting: N   |
| Message:                                  | Message       |
| Message will appear on remittance advice. |               |

## Schedule Payment

|                                                      |                          |                                        |                                            |
|------------------------------------------------------|--------------------------|----------------------------------------|--------------------------------------------|
| Action: Schedule <input checked="" type="checkbox"/> | Payment Date: 12/18/2007 | Hold Payment: <input type="checkbox"/> | Separate Payment: <input type="checkbox"/> |
| Pay: <input checked="" type="checkbox"/>             | Reference: 1000048029    | Hold Reason:                           | Letter of Credit: <input type="checkbox"/> |

## Payment Inquiry

[Holiday/Currency Options](#)[Express Payment](#)[Vendor Bank Account](#)[Doc Seq](#)

## Payment Note

Invoice #'s  
51064  
10317

Note: Is for internal use only and will not appear on remittance advice.

[Save](#) [Return to Search](#) [Previous in List](#) [Next in List](#) [Notify](#) [Refresh](#) [Add](#) [Update/Display](#)[Summary](#) | [Invoice Information](#) | [Payments](#) | [Voucher Attributes](#) | [Error Summary](#)

[Home](#) [Worklist](#) [Add to Favorites](#) [Sign out](#)

| Summary                     | Invoice Information                                         | Payments | Voucher Attributes | Error Summary   |
|-----------------------------|-------------------------------------------------------------|----------|--------------------|-----------------|
| Business Unit:              | 80500                                                       |          | Invoice No:        | 70-805-00-01806 |
| Voucher ID:                 | 00097284                                                    |          | Invoice Date:      | 11/16/2007      |
| Voucher Style:              | Regular                                                     |          | Gross Amt:         | 319,975.97 USD  |
| Contract ID:                |                                                             |          |                    |                 |
| Vendor Name:                | ALL WEATHER INC<br>1165 NATIONAL DR<br>SACRAMENTO, CA 95834 |          | Pay Terms:         | Pay Now         |
|                             |                                                             |          | Origin:            | ONL             |
| Entry Status:               | Postable                                                    |          | Voucher Source:    | Online          |
| Match Status:               | Matched                                                     |          | Post Status:       | Posted          |
| Approval Status:            | Approved                                                    |          |                    |                 |
| Budget Header Status:       | Valid Budget Check                                          |          |                    |                 |
| Non-Prorated Budget Status: | Valid Budget Check                                          |          | Entered on:        | 12/14/2007      |
| Document Tolerance Status:  | Valid                                                       |          | Created By:        | DAN.MORAN       |
| ERS Type:                   | Not Applicable                                              |          | Last Updated:      | 12/14/2007      |
| Close Status Indicator:     | Open                                                        |          | Updated By:        | DAN.MORAN       |

[Save](#) [Return to Search](#) [Previous in List](#) [Next in List](#) [Notify](#) [Refresh](#) [Add](#) [Update/Display](#)[Summary](#) | [Invoice Information](#) | [Payments](#) | [Voucher Attributes](#) | [Error Summary](#)

**RESOLUTION NO. 2025-23**

**A RESOLUTION AUTHORIZING A GOVERNMENT-TO-GOVERNMENT TRANSFER OF  
ASSETS FROM THE ALAMOGORDO - WHITE SANDS REGIONAL AIRPORT TO  
SPACEPORT AMERICA**

**WHEREAS**, in 2018, the New Mexico Department of Transportation donated components for an Automated Weather Observation System (AWOS) to the Alamogordo-White Sands Regional Airport; and

**WHEREAS**, in 2021, the Alamogordo-White Sands Regional Airport utilized Federal Aviation Administration (FAA) grant funding to upgrade the AWOS station, replacing all existing components; and

**WHEREAS**, the original AWOS components, including the Present Weather Sensor, were retained and are currently in storage at the Airport; and

**WHEREAS**, Spaceport America has formally requested a government-to-government transfer of two components comprising the Present Weather Sensor portion of the original AWOS.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF ALAMOGORDO**, that the City Commission hereby authorizes the government-to-government transfer of the two AWOS Present Weather Sensor components from the Alamogordo-White Sands Regional Airport to Spaceport America.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

CITY OF ALAMOGORDO, NEW MEXICO,  
A NEW MEXICO MUNICIPAL CORPORATION

\_\_\_\_\_  
Susan L. Payne, Mayor

SEAL

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Rachel Hughs, City Clerk

\_\_\_\_\_  
Darrell Mori, City Attorney

14 July 2025

TO: CITY OF ALAMOGORDO

FROM: SPACEPORT AMERICA (Director of Aerospace Operations)

SUBJECT: Government-to-government transfer of used AWOS equipment

Greetings,

Spaceport America would like to request the government-to-government transfer of two components that make up the AWI 6490 Present Weather Sensor. The two components are the sensor that mounts to the tower and the associated electronics cabinet. The two components are calibrated to work together.

The opportunity to obtain the two components, that I understand are no longer in use at Alamogordo, will enable the repair of our AWOS at minimal cost to the taxpayers of New Mexico.

Thank you in advance! If you have any questions or comments, please feel free to contact me any time at 575-202-4795 (Cell), 575-267-8585 (desk) or via email at [allan.turk@spaceportamerica.com](mailto:allan.turk@spaceportamerica.com)



Allan M. Turk II  
Director of Aerospace Operations  
New Mexico Spaceport Authority

# AGENDA REPORT

## CITY OF ALAMOGORDO

### CITY COMMISSION

---

**Meeting Date:** 7/22/2025

**Report Date:** 07/14/2025

**Report No:** 10.

**Submitted By:** Rachel Hughs

---

**Subject:** Consider, and act upon, the question of whether or not the Alcoholic Beverage Control Division should grant the applicant St. Clair Winery & Bistro VI, LLC DBA D.H. Lescombes Winery & Bistro a Winegrower Liquor License for the location at 261 Panorama Blvd. *(Rachel Hughs, City Clerk)* **(Roll Call Vote Required)**

---

#### **Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

---

**Recommendation:** Approve the request.

---

#### **Background:**

The Alcohol Beverage Control Division of the NM Regulation and Licensing Department has given this application preliminary approval. In accordance with Section 60-6B-4 NMSA of the Liquor Control Act, the Division must refer the application to the Governing Body for approval or disapproval. This public hearing is for the purpose of considering the application.

The Notice of Public Hearing was published in the Alamogordo Daily News on Thursday, June 19, 2025, and Thursday, July 10, 2025. The publications met the State regulations of publishing a notice twice prior to the hearing, with the first publication published at least 30 days before the Hearing. The notice was also on the city's website.

#### Request

- The Applicant is requesting a Winegrower Liquor License for the location at 261 Panorama Blvd.
- The business already had this type of license. Upon inquiry, the applicant's contact notified the City Clerk of a change in ownership, which is the reason for the new request.
- The application indicates that the nearest school and church are more than 1000 feet.



**NMRLD**

NEW MEXICO  
REGULATION &  
LICENSING DEPARTMENT

STATE OF NEW MEXICO  
MICHELLE LUJAN GRISHAM, GOVERNOR  
Clay Bailey, Superintendent  
Phillip A. Sanchez, Director

June 9, 2025

By Email to [rhughs@ci.alamogordo.nm.us](mailto:rhughs@ci.alamogordo.nm.us) and USPS Certified Mail No.: 9171 9690 0935 0079  
1763 20

9171 9690 0935 0079 1763 20

**City of Alamogordo**

Rachel Hughs  
1376 East Ninth Street  
Alamogordo, NM 88310

Lic. No. /Appl. No.: BLA-5333  
Name of Applicant: ST. CLAIR WINERY & BISTRO VI, LLC  
Doing Business As: D.H. LESCOMBES WINERY & BISTRO  
Proposed Location: 261 PANORAMA BLVD, ALAMOGORDO, NM 87114

The Director of the Alcoholic Beverage Control Division (ABC) has reviewed the referenced Application and granted **Preliminary Approval**. It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

Notice of the Public Hearing required by the Liquor Control Act shall be given by the governing body by publishing a notice of the date, time, and place of the hearing twice during the 30 days prior to the hearing in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing.** Both publications must occur before a hearing can be conducted. The notice shall include:

- (A) Name and address of the Applicant/Licensee;
- (B) The action proposed to be taken;
- (C) The location of the licensed premises.

In addition, if the Local Option District has a website, the Notice shall also be published on the website.

While the law states that "within forty-five (45) days after receipt of a Notice from the Alcoholic Beverage Control, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer", we recognize the potential for conflict between the requirement for publication of 30-day notice and the 45 day hearing requirement.

With that in mind, when a local governing body receives a liquor license application from ABC, that governing body has a couple of options:

- 1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing;
- 2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and





regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing;

ABC has no preference in the option you choose.

The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made** of the hearing.

#### THE APPLICANT IS SEEKING A WINEGROWER LIQUOR LICENSE.

Within thirty (30) days after the Public Hearing, the governing body shall notify ABC of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves the issuance or transfer of the license, it shall notify ABC within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to ABC with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,

*Tammy Sandoval*

**Tammy Sandoval**

Admin Law Judge | Hearing Officer

Alcoholic Beverage Control Division

Phone: (505) 795-4165

Email: [Tammy.Sandoval@rld.nm.gov](mailto:Tammy.Sandoval@rld.nm.gov)

Enclosures:

1. Original Application (*Page 1 must be signed and returned w/ LOD Approval Letter and Notices of Publication*)
2. Copy of Zoning Statement





Alcoholic Beverage Control Division  
Winegrower Intake Application  
Application Number: BLA-0000005333



## Premises Information

### Premises DBA

Premises Doing Business As (DBA): D. H. Lescombes Winery & Bistro

### Proposed Premises Physical Address

Physical Street: 261 Panorama Blvd

Physical Zip Code: 88310

Physical County: Otero

Local Option District: Alamogordo

Physical City: Alamogordo

Physical State: New Mexico

*"Local Option District" means a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality that falls within a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality of over five thousand population that has independently voted to approve the sale, serving or public consumption of alcoholic beverages under the terms of the Liquor Control Act or any former act.*

### Ownership

**The land and building which is proposed to be the licensed premises is:** Leased by Applicant

*The following information is required to ensure the issuance of a license to this location will not result in the violation of a county or municipal ordinance.*

**Specify Owner(s) of the land and building:** Bacchus Properties, LLC

**Specify Date and Terms of Lease/Operating Agreement:** Lease began 9/1/2020; ends 9/30/2025 with additional 3 year term.

### Zoning

Is the proposed premises location zoned? Yes

*You will be required to upload "Copy of Zoning Statement" issued by the local municipality or county. If not applicable, you will be required to upload "Copy of Zoning Statement" or Letter from local government to indicate that there is no zoning for the proposed location.*

Specify the zone for proposed premises location (example C-1): C-3

### Distance from nearest School

Name of School: Mt View Middle School

School City: Alamogordo

School Zip Code: 88310

School Distance (in feet): More than 1000

School Street: Washington Ave

School State: New Mexico

School Country: United States

*Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the school.*

### Distance from nearest Church

Name of Church: New Heart Cowboy Church

Church City: Alamogordo

Church Zip Code: 88310

Church Distance (in feet): More than 1000

Church Street: Galway Dr

Church State: New Mexico

Church Country: United States

*Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the church.*



Alcoholic Beverage Control Division  
Winegrower Intake Application  
Application Number: BLA-0000005333



**Premises Information 2**

Please specify the appropriate option for the premises that you have specified in the application?

- ☐ A license has never been issued to the location of the proposed premises.  
☐ A license was once issued to the location of the proposed premises but is no longer being operated at the location.  
☒ Alcohol operations are currently being performed at the proposed premises by the applicant business.  
☐ Alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

Please provide more details for the option selected in above question?

*You can specify more details such as license has become expired non-renewable, business ownership has changed, planning to extend operations of existing premises or planning to buy premises etc.*

The current license number is BWN-NM-21027. Ownership in the parent company for Applicant has changed necessitating application for a new winegrower license.

Licenses at Proposed Premises

**Please specify the active New Mexico licenses currently held by the proposed premises.**

*If you need to view, edit, or delete any records, click the down arrow under action for that specific record.*

License Number: BWN-NM-21027

License Type: Winegrower

**Questions**

|                                                                                                                                                                                                                  |                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Has the applicant business ever had a liquor license denied, suspended, revoked, surrendered, or had any other form of discipline or disciplinary action by a licensing agency in another state or jurisdiction? | No                                                                                                                            |
| Has the structure and/or ownership disclosure for the applicant business changed since last reported to the department?                                                                                          | Yes                                                                                                                           |
| Explain:                                                                                                                                                                                                         | Ownership in the parent entity of the Applicant has changed with Herve Lescombes exiting ownership of the parent corporation. |
| Does the applicant business own any (direct/indirect) interest in a liquor license?                                                                                                                              | Yes                                                                                                                           |

**List of Active Business Licenses in Other States**

No records to display.

**List of Active Business Licenses in New Mexico**

License Number: WGL-000045

License Type: Winegrower

Issuing State: New Mexico





Alcoholic Beverage Control Division  
Winegrower Intake Application  
Application Number: BLA-0000005333



**Business Information**

**Business Information**

Business Name: St. Clair Winery & Bistro VI, LLC  
Business Structure: Limited Liability Company  
State Tax ID Number: XX-XXXXX3-00-0  
Business Email: jwalsh@lescombeswinery.com

Type of Business: Alcohol  
FEIN: XX-XXX7075  
Business Phone: 5755469324

**Contact Person Information**

Contact Person Name: Tyler Benting  
Contact Person Email: legal@lescombeswinery.com

Contact Person Phone: 5755466300

**Business Mailing Address**

Mailing Street: Po Box 1180  
Mailing State: NM  
Mailing Country: US

Mailing City: Deming  
Mailing Zip Code: 88031

Local Option District Use Only: Local Governing Body of \_\_\_\_\_ City, County, Village

Public Hearing held on \_\_\_\_\_ 20\_\_\_\_ Please check one: ☐ Approved ☐ Disapproved

Signature of City/County Official: \_\_\_\_\_ Title: \_\_\_\_\_

Alcoholic Beverage Control Division Use Only: ☐ Approved ☐ Disapproved \_\_\_\_\_

Signed by Director: \_\_\_\_\_ Date: \_\_\_\_\_



Alcoholic Beverage Control Division  
Winegrower Intake Application  
Application Number: BLA-0000005333



**Payment**

| Fee Name                 | Fee Amount    |
|--------------------------|---------------|
| Application Fee          | 200.00        |
| Resident Agent Fee       | 50.00         |
| <b>Total Fee Amount:</b> | <b>250.00</b> |

**Attestation/Oath**

Under penalty of perjury, I hereby depose and state that I am the person identified in this application and the information given by me is true and complete to the best of my knowledge and belief. I understand that any information contained in this application may be investigated and any false or dishonest answer to any question in this application may be grounds for denial or revocation of my license.

Attestation Signature: Tyler W. Benting

Date: 03/31/2025



## *City of Alamogordo*

---

**CD-003-2025**

January 27, 2025

St. Clair Winery & Bistro VI, LLC  
1325 De Baca Rd SE  
Deming, NM 88030

RE: 261 Panorama Blvd.

ATTN: Bacchus Properties, LLC

To Whom it may concern,

At your request, we have researched our records and determined the zoning classification of that certain real property, which has the street address of **261 Panorama Blvd.** is within the corporate boundaries of the City of Alamogordo. This is written, in accordance with the provisions of Section 2-01-030(j) and Section 29-01-010 of the Code of Ordinances of the City of Alamogordo, New Mexico, to provide a Certificate of Zoning Classification regarding the property.

The property at **261 Panorama Blvd.** is within the **C-3 Business District** as per the City of Alamogordo Zoning Map, which does not prohibit the sale of alcoholic beverages. Alamogordo Municipal Code Chapter 29, Zoning allows restaurants, wineries, and commercial businesses within this district.

Please contact me if you need more information. Note for a full understanding of what is permitted or prohibited by the Alamogordo Code of Ordinances please refer to the Code in its entirety. The City's website at [www.ci.alamogordo.nm.us](http://www.ci.alamogordo.nm.us) provides access to the entire Municipal Code. On the City's Home Page click on Government – COA Code of Ordinances.

Sincerely,

Stella Rael CZO

City Planner

1376 E. 9<sup>th</sup> Street

Alamogordo, NM 88310

575-439-4220 x2

[srael@ci.alamogordo.nm.us](mailto:srael@ci.alamogordo.nm.us)

## ZONING ANALYSIS/ZONING COMPLIANCE APPLICATION



**ALAMOGORDO  
PLANNING AND ZONING**

EG275

pnz@ci.alamogordo.nm.us

1376 E. 9<sup>th</sup> Street

Alamogordo, NM 88310

575-439-4220

Date Received: JAN 24 2025

Receipt #: 5853

Fee \$50

Please, use this form to apply for a certificate of zoning compliance, with or without a building permit application for construction, continuation of a use, change of use, "rebuild letters," or confirmation of present zoning status. Use this form as a supplement to a building permit application. For analysis of any construction project, confirmation of zoning status, and as need be, for other requests, please submit a plat of survey, site plan and building plans.

(Print or Type) Map Code (from Real Estate Tax bill)

### Property Identification

|                                                                                                   |                          |  |  |
|---------------------------------------------------------------------------------------------------|--------------------------|--|--|
| Address of Subject Property:                                                                      | 261 PANORAMA BLVD        |  |  |
| Map Code (from Real Estate Tax bill)                                                              | 4-                       |  |  |
| Legal Description                                                                                 | Motel 6 replat c lot: 1C |  |  |
| Proposal, project or use for which you request zoning certification: Winer production and bistro. |                          |  |  |

### Applicant Information

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Name:          | St. Clair Winery & Bistro VI, LLC                                    |
| Address:       | 1325 De Baca Rd SE, Deming, NM 88030                                 |
| Business Name: | St. Clair Winery & Bistro VI, LLC dba D.H. Lescombes Winery & Bistro |
| Day Phone:     | 575-546-6324                                                         |
| Evening Phone  | Same                                                                 |
| E-Mail         | legal@lescombeswinery.com                                            |

## ZONING ANALYSIS/ZONING COMPLIANCE APPLICATION

|                                                          |                                                                                                                                          |                                         |                             |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------|
| May we use e-mail to contact you regarding this request? |                                                                                                                                          | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Are you the property owner?                              |                                                                                                                                          |                                         |                             |
| <input type="checkbox"/> Yes                             | Property Owner Name __Bacchus Properties, LLC                                                                                            |                                         |                             |
|                                                          | Address: 1325 De Baca Rd SE, Deming, NM 88030                                                                                            |                                         |                             |
|                                                          | Phone: 575-546-6300 E-Mail: legal@lescombeswinery.com                                                                                    |                                         |                             |
| <input checked="" type="checkbox"/> No                   | If not, what is your relationship to the property owner? Bacchus Properties, LLC leases the real estate to St. Clair Winery & Bistro VI. |                                         |                             |

### Property Use Information

|                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------|
| The property currently is used for the following uses and/or business (such as: single family home, beauty shop, dentist office, gas station ...) |
| Winery and bistro                                                                                                                                 |





# *City of Alamogordo*

OFFICE OF THE CITY CLERK  
1376 E. Ninth Street • Alamogordo, NM 88310  
(575) 439-4100 • Fax (575) 439-4396

June 13, 2025

**VIA CERTIFIED MAIL 7006 3450 0001 8876 9022**

St. Clair Winery & Bistro VI, LLC  
Attn: Tyler Benting  
P.O. Box 1180, Deming, NM, 88031

Re: Winegrower Liquor License

Mr. Benting,

The City of Alamogordo will hold a Public Hearing on the question of whether or not the Alcohol Beverage Control Division of the State of New Mexico should grant the applicant St. Clair Winery & Bistro VI, LLC DBA D.H. Lescomes Winery & Bistro a Winegrower Liquor License for the location at 261 Panorama Blvd, Alamogordo, NM 88310.

The Public Hearing will be on **Tuesday, July 22, 2025, at 6:30 p.m.** during their Regular Commission Meeting at the Donald E. Carroll Commission Chambers in City Hall located at 1376 E. Ninth Street, Alamogordo, New Mexico.

The Commission may have questions for St. Clair Winery & Bistro VI, LLC; therefore, it is advised that you or someone be present at the public hearing to answer them. You may enter through the Southeast doors of City Hall, which open at 6:00 p.m.

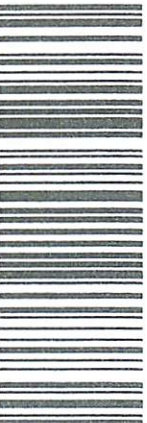
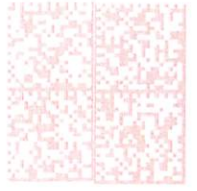
If you have any questions, please call me at (575) 439-4100, option 6, or email me at [rhughs@ci.alamogordo.nm.us](mailto:rhughs@ci.alamogordo.nm.us).

Sincerely,

Rachel Hughs, CMC  
City Clerk

US POSTAGE

quadrant  
FIRST-CLASS MAIL  
IML  
\$005.54  
05/13/2025 ZIP 88310  
045M31207264



7006 3450 0001 8876 9022

St. Clair Winery & Bistro VI, LLC  
Attn: Tyler Benting  
P.O. Box 1180,  
Deming, NM, 88031

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>TM</sup> RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

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| Certified Fee                                     |    |
| Return Receipt Fee<br>(Endorsement Required)      |    |
| Restricted Delivery Fee<br>(Endorsement Required) |    |
| Total Postage & Fees                              | \$ |

Postmark  
Here

St. Clair Winery & Bistro VI, LLC  
Attn: Tyler Benting  
P.O. Box 1180  
Deming, NM, 88031

Instructions

7006 3450 0001 8876 9022

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

St. Clair Winery & Bistro VI, LLC  
Attn: Tyler Benting  
P.O. Box 1180  
Deming, NM, 88031

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
**X** *[Signature]* ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type  
☒ Certified Mail ☐ Express Mail  
☐ Registered ☒ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. 7006 3450 0001 8876 9022

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PUBLIC HEARING**

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The public may speak and submit comments during the Public Hearing. Inquiries regarding this Public Hearing should be directed to City Clerk Hughs at City Hall, at (575) 439-4100, option 6, or by email at [rhughs@ci.alamogordo.nm.us](mailto:rhughs@ci.alamogordo.nm.us).

Date: 6-12-2025

City of Alamogordo, New Mexico

By: Rachel Hughs, City Clerk  
Published in the Alamogordo Daily News June 19 and July 10, 2025  
51580

B6 | THURSDAY, JUNE 19, 2025 | ALAMOGORDO DAILY NEWS

B6 | THURSDAY, JULY 10, 2025 | ALAMOGORDO DAILY NEWS

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Date: 6-12-2025  
City of Alamogordo, New Mexico  
By: Rachel Hughs, City Clerk

# AGENDA REPORT

## CITY OF ALAMOGORDO

### CITY COMMISSION

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**Meeting Date:** 7/22/2025

**Report Date:** 07/16/2025

**Report No:** 11.

**Submitted By:** Erik Fortenberry

---

**Subject:** Consider, and act upon, granting a 10-foot PNM electrical easement at the eastern and westernmost portions of the property, within the existing City of Alamogordo easement and City of Alamogordo Right of Way at 1101 Mescalero St. *(Erik Fortenberry, Acting City Planner; Baxter Pattillo, Alamotero Land Surveyors)*

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**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

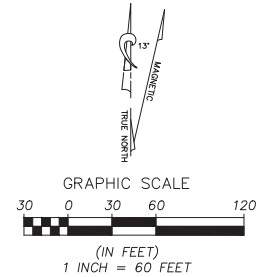
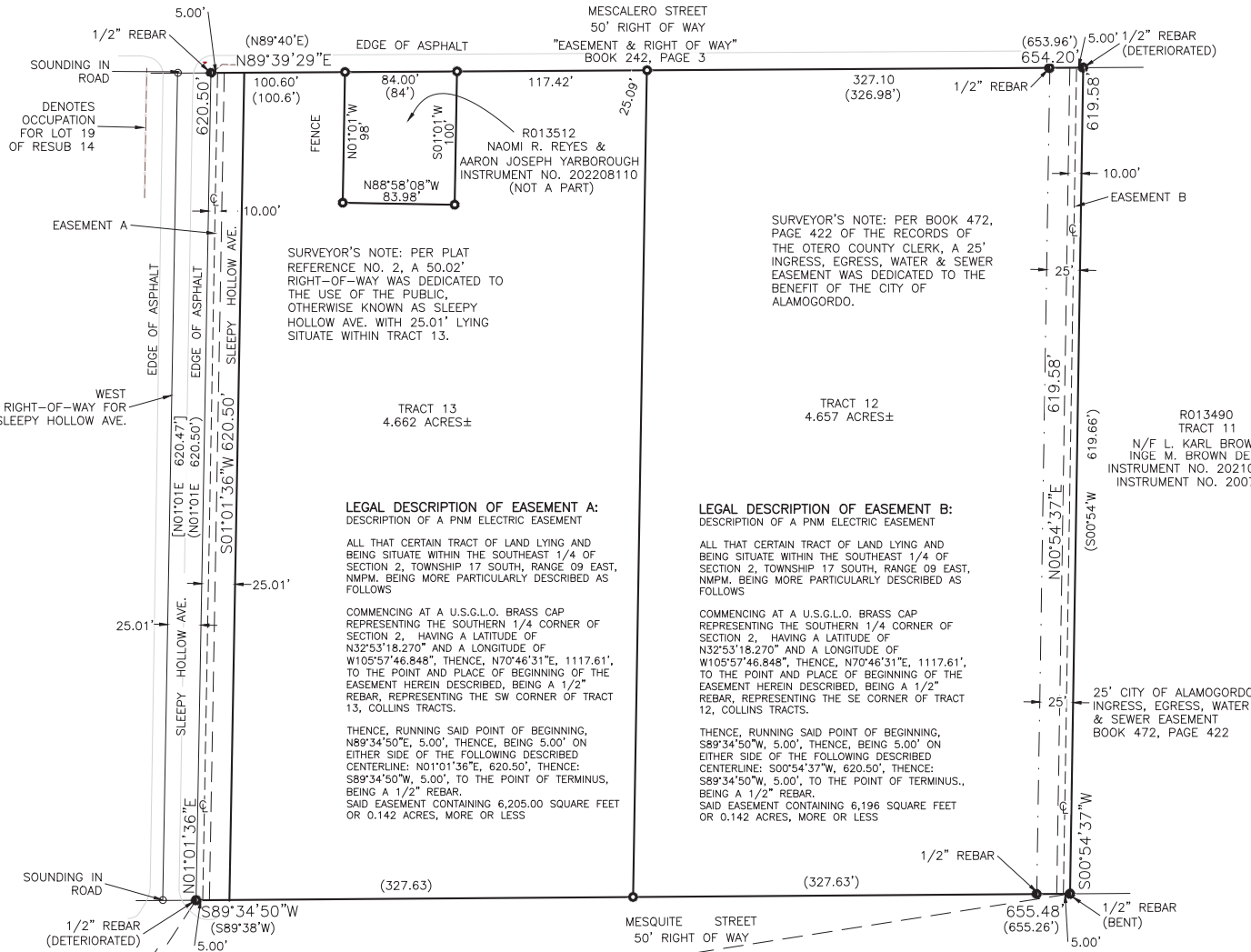
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**Recommendation:** Recommend approval by City Commission.

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**Background:** The property owners at 1101 Mescalero are seeking a 10-ft easement grant on the eastern and westernmost sides of the property to allow for PNM electrical work to be done in order to add a trailer park to the area.

PNM ELECTRIC EASEMENT EXHIBIT  
WITHIN TRACTS 12 & 13 OF THE COLLINS TRACTS  
WITHIN THE SE 1/4 SECTION 2, TOWNSHIP 17S, RANGE 09 E, NMPM.  
WITHIN CITY OF ALAMOGORDO, OTERO COUNTY, NEW MEXICO



DEDICATION AND AFFIDAVIT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE DEDICATED THOSE EASEMENTS AS SHOWN HEREON. THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER(S).

AUTHORIZED REPRESENTATIVE  
CITY OF ALAMOGORDO

COUNTY OF \_\_\_\_\_ SS  
STATE OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND  
SUBSCRIBED BEFORE ME BY \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

PLAT REFERENCES:

- "COLLINS TRACTS OTERO COUNTY, NEW MEXICO" BY JAMES H. THOMPSON, NMRLS NO. 1695. FILED IN THE OFFICE OF THE OTERO COUNTY CLERK AS RECEPTION NO. 6059.
- "RESUBDIVISION OF TRACT 14, COLLINS TRACTS..." BY JAMES H. THOMPSON, NMRLS NO. 1695. FILED IN THE OFFICE OF THE OTERO COUNTY CLERK IN BOOK 12, PAGES 33-34.

PURPOSE:

THE PURPOSE OF THIS EASEMENT SURVEY IS TO SHOW THE RELATIONSHIP OF FILED EASEMENTS AND RIGHT-OF-WAY TO THE EXISTING BOUNDARY OF TRACTS 12 & 13 OF THE COLLINS TRACTS AND GRANT PNM AN ELECTRIC EASEMENT WITHIN PROPERTY OWNED OR DEDICATED TO THE CITY OF ALAMOGORDO. NO EXISTING UTILITIES WERE LOCATED AT THE TIME OF THIS SURVEY. NUMEROUS TELEPHONE RISERS, ELECTRIC TRANSFORMERS, OVERHEAD WIRES, UTILITY POLES, WATER METERS MANHOLES AND OTHER UTILITIES DO EXIST ON THIS PROPERTY AT THE TIME OF THIS SURVEY.

SURVEYOR'S CERTIFICATE:

I, ROBERT B. PATILLO, A REGISTERED PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT ON APRIL 11, 2024, AN ON THE GROUND FIELD SURVEY OF THIS TRACT OF LAND WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET OR EXCEED THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO. I HEREBY CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

ROBERT B. PATILLO, PROFESSIONAL SURVEYOR  
NEW MEXICO REGISTRATION NO. 29812



**ALAMOTERO**  
LAND SURVEYORS, LLC  
P.O. Box 1749 • 1101 N Florida  
ALAMOGORDO, NM 88311-1749  
OFFICE • (575) 437-7074  
FAX • (575) 437-7075

**PNM ELECTRIC  
EASEMENT EXHIBIT  
PREPARED FOR  
CO-MULTIPLY FUND, LLC**

|                      |                     |
|----------------------|---------------------|
| Date:<br>JUNE 2025   | PAGE 1 OF 1         |
| Drawn By:<br>J.DENNY | Sketch No.<br>24053 |

SECTION 2  
S1/4 FOUND  
BRASSCAP

U.S.G.L.O BRASSCAP REPRESENTING  
THE SOUTH 1/4 CORNER OF  
SECTION 2, TOWNSHIP 17S, RANGE  
9E, NMPM.  
NM STATE PLANE CENTRAL ZONE  
NORTHING: 676346.531  
EASTING: 1720493.568  
ELEVATION: 4210.67'  
SCALE FACTOR: 1.0002911349

# City of Alamogordo

## City Commission Presentation

M-2025-0002(A)

Erik Fortenberry, Acting City  
Planner

July 22, 2025





# Property Owner(s): Ali Kassam

## Request:

- Property owners are requesting a 10-ft easement grant on the eastern (Sleepy Hollow Ave) and westernmost sides of the property to allow for PNM electrical work to commence. This will allow electrical connections for a multi-family mobile home park.

# Property Area



## Recommendation & Questions

After TRC review,  
approval is  
recommended by City  
Commission.

Questions?

# AGENDA REPORT

## CITY OF ALAMOGORDO

### CITY COMMISSION

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**Meeting Date:** 7/22/2025

**Report Date:** 07/09/2025

**Report No:** 12.

**Submitted By:** Crystal Guthrie

---

**Subject:** Discussion on a request from Patriot Pointe Apartments that the City provide funding for perimeter sidewalks in the City right of way and to waive water and sewer tap and impact fees, along with the dedication of the infrastructure in the City. *(Crystal Guthrie, Commissioner, and Eduardo Valencia, Patriot Pointe Apartments Manager Member)*

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**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

---

**Recommendation:** Discussion only.

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**Background:**

Mr. Eduardo Valencia is requesting that the City provide funding for perimeter sidewalks in the City right of way and to waive water and sewer tap and impact fees, along with the dedication of the infrastructure in the City.



June 23, 2025

Honorable Susan L. Payne- Mayor City of Alamogordo New Mexico  
Crystal Guthrie- District 1 Commissioner  
Stephen Burnett- District 2 Commissioner  
Warren Robinson- District 3 Commissioner  
Josh Rardin- District 4 Commissioner  
Sharon McDonald- Mayor Pro-Tem District 5 Commissioner  
Mark Tapley- District 6 Commissioner

1376 East Ninth Street  
Alamogordo, New Mexico 88310

Re: Patriot Pointe Apartments

Dear Mayor Payne,

We appreciate your interest and support of our proposed 114 unit apartment project to be constructed on 5.95 acres at 305 Moonglow. Yesterday we received the Firm Commitment from the U.S. Department of Housing and Urban Development providing financing for the complex. Through the issuance of the Commitment, HUD acknowledged the acute need for rental housing in Alamogordo.

We have worked with the City throughout the planning and design of the complex and now have the building permits. At this time we are repricing the hard cost of the construction. With the highest interest rates in the past four years and uncertainty in the supply chain of materials because of tariffs, we are working hard to make the sources of funds equal the use of funds. As to the hard cost, we request that the City provide the funds for the perimeter sidewalks that will be constructed in the City right of way. In addition, we respectfully request that the City waive water and sewer tap and impact fees and the dedication of this infrastructure to the City of Alamogordo.

We have with the assistance of appraisals estimated the rents and operating expenses. The largest single operating expense is real estate taxes. We respectfully request that the City of Alamogordo

grant a 10 year City tax abatement. We are requesting that Otero County also consider a 10-year tax abatement. We are doing everything possible to make the numbers work and your assistance will greatly help.

Thank you for your consideration.



Eduardo "Eddie" Valencia

Managing Member

Patriot Pointe Apartments, LLC





*Patriot Pointe Apartments*





# Agenda



Topic One-Introduction



Topic two- Patriot Pointe Apartments



Topic three- Timeline



Topic four- Market Analysis



Topic five- Developer Request



Topic six- Project Challenges



Summary- Questions



## Introduction: City of Alamogordo

- Alamogordo is the economic center of Otero County,<sup>[</sup>with nearly half the Otero County population living in Alamogordo today: has very little manufacturing and has a primarily service and retail economy, driven by tourism, a large nearby military installation and a concentration of military retirees. Housing has been a significant issue in Alamogordo compounded by high construction cost, supply chain issue, and growing housing demands.
- The main economic driver in the Alamogordo Community is Holloman Air Force Base. Holloman is the number one fighter training facility in the United States for the F-16 Viper and the MQ-9 Unmanned Reaper. Holloman Air Force Base is home to the 709<sup>th</sup> Test Group where the Department of Defense has begun testing the Country's Hypersonic Weapons.
- The United States Air Force has announced that a 4<sup>th</sup> F-16 Squadron will be relocated to Holloman Air Force Base within the next 12-18 months. In addition to this relocation the Air Force has transitioned from a Civilian F-16 maintenance contract to an active-duty maintenance crew and has announced another 200 families are set to arrive in the Alamogordo Community in the next six months. Holloman Air Force Base is at housing capacity.
- In addition to the relocation of an additional F-16 Squadron and transitioning a Civilian Maintenance Contract to an Active Duty Maintenance Crew, Congress has approved and funded the rebuild the "High Speed Test Track" at Holloman Air Force Base. The Nation's Hypersonic Weapons will be tested and developed on this Track.
- Within the city limits. The community of Alamogordo population is approximately 33,000.

# Who we are:

- Patriot Pointe Apartments LLC
- New Mexico Limited Liability Company
- ECOM Construction and Development Services LLC
- Texas Limited Liability Company /Licensed In New Mexico GB-98

Patriot Pointe Apartments



6/19/25

# New Mexico Apartment Projects



- The Reserve Townhomes, Santa Teresa New Mexico
- [Home - The Reserve Townhomes - Sunland Park, NM](#)
- The Avalon Apartments Carlsbad, New Mexico (176 Units)
- [Avalon at Carlsbad Apartments - 1907 San Jose Blvd Carlsbad, NM | Apartments.com](#)
- The Sorrento Apartments Hobbs, New Mexico (156 Units)
- [The Sorrento Apartments \(thesorrentoapts.com\)](#)
- Lovington Trails Apartments Lovington, New Mexico (64 Units)
- [Lovington Trails | Lovington, NM Apartments \(apartmenthomeliving.com\)](#)
- The Wells at Artesia Apartments Artesia, New Mexico
- [EMLI Artesia: Income Qualify Today - 1902 W Richey Ave Artesia, NM 88210 | Apartments.com](#)

## Patriot Pointe Apartments

### Clubhouse Elevations

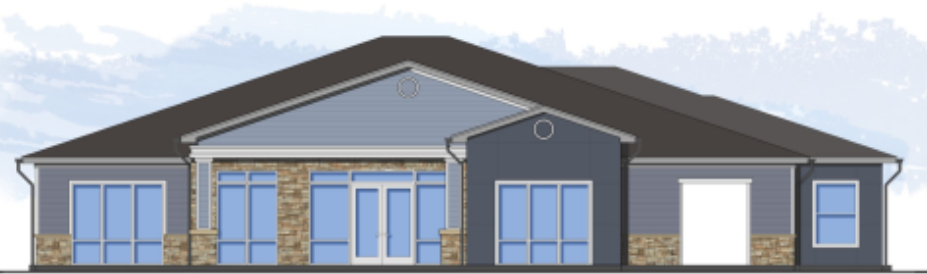
*Ted Trout & Associates  
Architects*

## Patriot Pointe Apartments

### Building Elevations

*Ted Trout & Associates  
Architects*

- 305 Moonglow
- Alamogordo, New Mexico



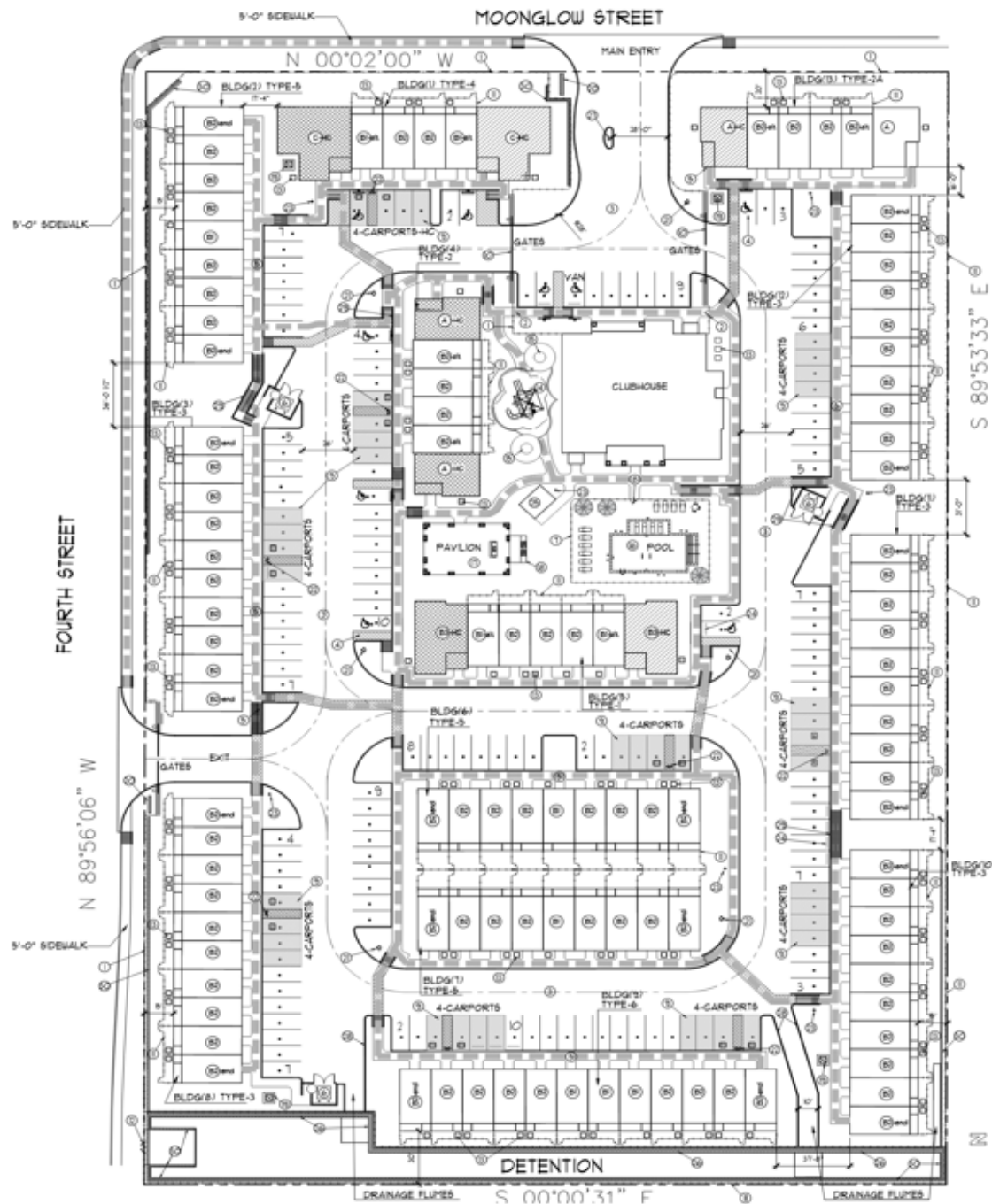
CLUBHOUSE FRONT ELEVATION

#### Amenities:

- Gated Community /Covered Parking
- Clubhouse, Party Room, Gym, and Business Center
- Swimming Pool
- Volley-Ball Courts
- Children's Playground
- BBQ Area & Pavilion







#### APARTMENT BUILDING DATA:

| BLDG. TYPE | NUMBER OF UNITS PER BUILDING |           |           |           |           |           | NO. OF BLDGS. | NO. OF STORIES | TOTAL NUMBER OF UNITS |        |        | TOTAL |
|------------|------------------------------|-----------|-----------|-----------|-----------|-----------|---------------|----------------|-----------------------|--------|--------|-------|
|            | 1 BEDROOM                    | 2 BEDROOM | 3 BEDROOM | 4 BEDROOM | 5 BEDROOM | 6 BEDROOM |               |                | 1 BDRM                | 2 BDRM | 3 BDRM |       |
| TYPE 1     | -                            | -         | -         | 2         | 3         | -         | 2             | 1              | 12                    | -      | 1      | 1     |
| TYPE 2     | -                            | 2         | -         | -         | 2         | -         | -             | 1              | 12                    | 2      | 4      | 6     |
| TYPE 3A    | 1                            | 1         | -         | 2         | 2         | -         | -             | 1              | 12                    | 2      | 4      | 6     |
| TYPE 3     | -                            | -         | -         | 6         | -         | 2         | -             | 5              | 3                     | -      | 30     | 30    |
| TYPE 4     | -                            | -         | 2         | 2         | -         | -         | 2             | 1              | 12                    | -      | 4      | 6     |
| TYPE 5     | -                            | -         | 1         | -         | 6         | -         | 2             | 3              | 2                     | -      | 21     | 21    |
| TYPE 6     | -                            | -         | 3         | -         | 1         | -         | -             | 1              | 2                     | -      | 0      | 0     |
| TOTAL      | 1                            | 3         | 6         | 4         | 14        | 4         | 8             | 2              | 0                     | 4      | 126    | 134   |

#### APARTMENT TH DATA:

| TH      | DESCRIPTION   | AREA         | NUMBER OF UNITS | TOTAL SQ. FOOTAGE |
|---------|---------------|--------------|-----------------|-------------------|
| A       | 1 BDRM 1 BATH | 491 SQ. FT.  | 1               | 491 SQ. FT.       |
| A-4C    | 1 BDRM 1 BATH | 491 SQ. FT.  | 3               | 1473 SQ. FT.      |
| B-4C    | 2 BDRM 1 BATH | 584 SQ. FT.  | 10              | 5840 SQ. FT.      |
| B-4C-4C | 2 BDRM 1 BATH | 1082 SQ. FT. | 56              | 100592 SQ. FT.    |
| B-4C-4C | 2 BDRM 1 BATH | 584 SQ. FT.  | 2               | 1168 SQ. FT.      |
| C-4C    | 3 BDRM 1 BATH | 1082 SQ. FT. | 2               | 2164 SQ. FT.      |
| TOTAL   |               |              | 72              | 109680 SQ. FT.    |

#### ACCESSIBLE UNIT DATA:

| UNIT  | DESCRIPTION   | NUMBER OF UNITS |
|-------|---------------|-----------------|
| A     | 1 BDRM 1 BATH | 2               |
| B     | 2 BDRM 1 BATH | 1               |
| C     | 3 BDRM 1 BATH | 1               |
| TOTAL |               | 4               |

#### KEY NOTES:

- 6'-0" HIGH BROWN IRON FENCE
- 6'-0" HIGH BROWN IRON FENCE GATE
- ASPHALT PAVING (TYP.)
- HANDICAPPED PARKING
- CONC. SIDEWALKS: 5'-0" WIDE (TYP. UNLESS NOTED OTHERWISE)
- TRASH ENCLOSURE
- 4'-0" HIGH POOL DECORATIVE BROWN IRON FENCE
- 4'-0" HIGH POOL DECORATIVE BROWN IRON GATE
- NETAL CARPORTS
- ENTRY GATE: RESIDENTS TO OPERATE BY CARD CONTROL. VISITORS BY INTERCOM GATE CONTROL
- 6'-0" CEDAR FENCE
- 6'-0" CEDAR GATE
- CONDENSER UNIT
- PLAYGROUND
- CONCRETE LANDING
- POOL
- PAVILION
- BARBECUE
- TRANSPORTER
- MONUMENT SIGN
- FIRE HYDRANT
- EV CHARGING STATION-DUAL
- PEST WASTE DISPOSAL SYSTEM
- WHEEL STOP BLOCK
- PUMP ROOM
- RETAINING WALL
- CALL BOX (ACCESS CONTROL)
- 34" GUARD RAIL
- RAMP
- LANDSCAPE WALL

#### CONDITIONED AREAS:

|               |               |
|---------------|---------------|
| 34 APARTMENTS | 18086 SQ. FT. |
| 1 CLUBHOUSE   | 5446 SQ. FT.  |
| TOTAL         | 23532 SQ. FT. |

#### PARKING:

| REQUIRED                               | NUMBER OF UNITS | TOTAL SPACES REQUIRED |
|----------------------------------------|-----------------|-----------------------|
| 1 SPACE PER UNIT                       | 34              | 34 SPACES             |
| 4 SPACES PER 1000 SQ. FT. OF CLUBHOUSE | 511 S.F.        | 3 SPACES              |
| TOTAL PARKING SPACES REQUIRED          |                 | 37 SPACES             |
| HANDICAPPED SPACES REQUIRED            | 5 SPACES        |                       |
| PROVIDED                               |                 |                       |
| OPEN PARKING SPACES                    | 50 SPACES       |                       |
| HANDICAPPED (VAN ACCESSIBLE) 8 SPACES  |                 |                       |
| GARAGES                                | - SPACES        |                       |
| HANDICAPPED 1 SPACES                   |                 |                       |
| COVERED CARPORTS                       | 40 SPACES       |                       |
| HANDICAPPED 1 SPACES                   |                 |                       |
| TOTAL PARKING SPACES PROVIDED          |                 | 90 SPACES             |
| AVERAGE SPACES PER UNIT PROVIDED       |                 | 14 SPACES             |

#### LEGEND:

- HANDICAPPED ACCESSIBLE PARKING SPACE
- STRIPING TO INDICATE NO PARKING ALLOWED
- CURB RAMP AT 1:5 SLOPE
- INDICATES FULLY ACCESSIBLE APARTMENTS
- INDICATES VISUAL IMPAIRED UNIT
- INDICATES COVERED CARPORTS
- INDICATES ACCESSIBLE ROUTE

#### DIMENSIONING NOTE:

CURB RAMP ARE AT 7'-0" AT PARKING SPACES AND 3'-0" ELSEWHERE UNLESS NOTED OTHERWISE. ALL FOLLOWING - IN - 10' RAMP A RADIUS OF 10'-0" TO THE OUTSIDE EDGE OF THE CURB.



# Timeline:



## TIMELINE

- May of 2022: Identified Land Site (305 Moonglow 5.97 acres)
- June of 2022: Purchase and Sales Agreement Signed
- June thru September of 2022 – Land & Utility Investigation- Feasibility Period
- October 2022 Closing of Land
- January thru April of 2023 Meetings with City and Utility Companies
- May of 2023 Application for Zoning Variance
- May of 2023 Engage A & E Team (120 days full set of plans)
- November of 2023 Full Set of Plans to Owner for Review
- December of 2023 Final Set of Construction Plans submitted to NM-CID.
- December of 2023 Final Set of Construction Plans submitted to City of Alamogordo
- January thru May of 2024 Delays by the City of Alamogordo Misinterpretation of building codes, zoning, and fire code.
- May of 2024 Decision to change the elevation and reduce the density of Townhomes Units.
- Received Letters of Support from various organizations in Alamogordo.
- August 14, 2024 Received HUD Invitation Letter
- HUD Application Complete 3rd party studies initiated
- November of 2024 Received Project Appraisal, Market Study, and Phase 1 Environmental
- November of 2024 HUD Architect 3rd Party Review of Plans
- January of 2025 HUD 3rd Party Review Approved
- February of 2025 Patriot Pointe BID Invitations sent out to Sub Contractors
- March of 2025 BID Due
- April of 2025 thru May of 2025 BID Review – Bid Leveling Comparison
- May of 25 HUD Final Firm Commitment – 60day turnaround for final commitment.
- June of 2025 Value Engineering for Final Bids
- HUD issues Commitment have 120 days to close
- 18 months to build after closing date



# Market Analysis:

- Unmet demand at the end of the 3 –year development period of **237 units** (up from 228 units in the May 2024 Market Study).
- Overall vacancy surveyed **in the PMA of .5% with Class B vacancy of .4%** (down from .6% in May 2024).
- Hunter’s Ridge - **waitlist of 70 applicants** (up from 50 applicants in May 2024).
- Las Ventanas Apartments still has an undisclosed waitlist for townhome units.
- Willow Springs Apartments- **waitlist of 25 applicants** (up from a “small” waitlist in May 2024).
- Rents at Las Ventanas Apartments- the most comparable project in PMA (rose an **average of \$121/unit. Its vacancy also decreased over the period**).
- One bedroom rents Monte Vista Townhomes- **rose \$55/unit**
- Rents at Otero Village- **increased \$100 to \$15/unit**
- Two bedroom at The View- **increased \$100/unit**
- Rents Juniper Apartments- **increased \$125/unit**
- Rents Desert Mountain Estates- **increased \$40 to \$100/unit**
- Rents Alamo Ranch Apartments- **increased 50/unit**
- No projects in the PMA were offering concessions in May 2024 or in May 2025



## Market Analyst Concludes:

**“The PMA’s rental market has strengthened since May 2024, evidenced by lower vacancy rates, higher rents, and more prevalent or longer waitlists. Additionally, the net demand forecast for the subject, the only project in the pipeline, grew by 11 units due to a lower surveyed vacancy rate and stronger forecasted income-qualified renter household growth. Based on the rental market changes between the two surveys, there are no changes to the analyst’s conclusions. The subject can achieve its proposed rents. It should fill 15 units per month and reach stabilized occupancy within seven months, without concessions. After it completes lease-up, the subject should have an average stabilized annual physical occupancy rate of 97%, an economic rate of 95%, an annual turnover rate of 30% and average yearly rent increases of approximately 3.0%.”**

# CoStar Historical Data:

---

**Market is 98% occupied across all properties**

---

**Average rents of \$1.23/sf, an increase of 6.9% since the end of 2024.  
Rents have increased an average of 4.7% annually since 2015.**

---

**Absorption limited to do lack of new deliveries in the market.**

---

**Last market rate project to be delivered was Las Ventanas (1999).**

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Microsoft  
PowerPoint Presentat

# US Department of Housing and Urban Development

- PATRIOT POINTE



# Patriot Pointe - 221(d)4 Market Rate Loan Sizing



Analysis #:  
Stage: \$  
Pre-App

## Project Information

|                    |                       |
|--------------------|-----------------------|
| Date               | 6/13/2024             |
| Property Name      | Patriot Pointe        |
| Address            | 4th and Moonglow St   |
| City, ST, Zip      | Alamogordo New Mexico |
| Owner              | Eddie Valencia        |
| Section of the Act | 221(d)4               |
| Transaction Type   | New Construction      |
| Project Type       | Market Rate           |
| FHA #              | 116-35205             |
| Commercial Space   | No                    |

## Financing Information

|                        |              |
|------------------------|--------------|
| Loan Amount            | \$17,928,700 |
| Construction Int. Rate | 5.75%        |
| Permanent Int. Rate    | 5.75%        |
| MIP                    | 0.25%        |
| Perm. Cost of Money    | 6.00%        |
| Amortization (Yrs)     | 40           |
| Annual Constant        | 0.06395      |
| HUD Mortgage Constant  | 0.06645      |
| Initial Curtail Rate   | 0.00645      |

## Income Summary

### Unit Mix

| Unit Type | Bed | Bath | Number of Units | Unit Area (Net) | Total Area | Monthly Rent | Total Rent | Rent PSF |
|-----------|-----|------|-----------------|-----------------|------------|--------------|------------|----------|
| A         | 1   | 1    | 4               | 697             | 2,788      | \$1,250      | \$5,000    | \$1.79   |
| B3        | 2   | 1    | 2               | 960             | 1,920      | \$1,375      | \$2,750    | \$1.43   |
| B1        | 2   | 1.5  | 10              | 984             | 9,840      | \$1,400      | \$14,000   | \$1.42   |
| B4        | 2   | 2    | 30              | 1,003           | 30,090     | \$1,450      | \$43,500   | \$1.45   |
| B2        | 2   | 2.5  | 66              | 1,021           | 67,386     | \$1,475      | \$97,350   | \$1.44   |
| C         | 3   | 2    | 2               | 1,258           | 2,516      | \$1,700      | \$3,400    | \$1.35   |
| Total: 6  |     |      | 114             | 1,005           | 114,540    | \$1,456      | \$166,000  | \$1.45   |

|                         |    | Monthly    | Annual      | Per Unit  | Per SF   |
|-------------------------|----|------------|-------------|-----------|----------|
| Potential Rental Income |    | \$166,000  | \$1,992,000 | \$17,474  | \$17.39  |
| Less: Vacancy           | 7% | (\$11,620) | (\$139,440) | (\$1,223) | (\$1.22) |
| Subtotal                |    | \$154,380  | \$1,852,560 | \$16,251  | \$16.17  |

| Other Income                  | Vacancy | Units | Per Month | Gross Monthly | Gross Annual  | Per Unit   | Per SF   |
|-------------------------------|---------|-------|-----------|---------------|---------------|------------|----------|
| Carport                       | 7%      | 40    | \$0       | \$2,000       | \$24,000      | \$211      | \$0.21   |
| Garages (Detached)            | 7%      | 0     | \$0       | \$0           | \$0           | \$0        | \$0.00   |
| RUBS                          | 7%      | 114   | \$48      | \$5,522       | \$66,262      | \$581      | \$0.58   |
| Miscellaneous (Other) Income: | 7%      | 114   | \$67      | \$7,600       | \$91,200      | \$800      | \$0.80   |
| Subtotal                      |         |       |           | \$15,122      | \$181,462     | \$1,592    | \$1.58   |
| Less: Vacancy                 | 7.0%    |       |           | (\$1,059)     | (\$12,702)    | (\$111.42) | (\$0.11) |
| Total Other Income            |         |       |           | \$14,063      | \$168,760     | \$1,480    | \$1.47   |
| Other Income Ratio (PGI/EGI)  |         |       |           |               | 8.47% / 8.35% |            |          |

|                          |        |             |          |         |
|--------------------------|--------|-------------|----------|---------|
| Gross Residential Income | 100.0% | \$2,021,320 | \$17,731 | \$17.65 |
| Gross Commercial Income  | 0.0%   | \$0         |          |         |
| Effective Gross Income   |        | \$2,021,320 | \$17,731 | \$17.65 |

|                                      |        |           |         |        |
|--------------------------------------|--------|-----------|---------|--------|
| Residential Operating Expenses       |        |           |         |        |
| Operating Expenses (See Exhibit A)   |        | \$562,888 | \$4,938 | \$4.91 |
| Annual Replacement Reserves          |        | \$28,500  | \$250   | \$0.25 |
| Total Residential Operating Expenses | 100.0% | \$591,388 | \$5,188 | \$5.16 |
| Total Commercial Operating Expenses  | 0.0%   | \$0       |         |        |
| Total Operating Expenses             |        | \$591,388 | \$5,188 | \$5.16 |
| Expense Ratio                        |        | 29.3%     |         |        |

|                              |  |             |          |         |
|------------------------------|--|-------------|----------|---------|
| Net Operating Income         |  | \$1,429,932 | \$12,543 | \$12.48 |
| Debt Service: (\$17,928,700) |  | \$1,146,478 |          |         |
| Yr. 1 MIP                    |  | \$44,822    |          |         |
| Total Debt Service           |  | \$1,191,300 |          |         |
| Cash Flow                    |  | \$238,632   |          |         |
| DCR                          |  | 1.200x      |          |         |

## Replacement Cost

|                                                 |            | Cost         | Per Unit  | Per SF   |
|-------------------------------------------------|------------|--------------|-----------|----------|
| <b>Structures</b>                               |            |              |           |          |
| Land Improvements                               | 8%         | \$1,200,000  | \$10,526  | \$10.48  |
| Accessory Buildings                             | 3%         | \$500,000    | \$4,386   | \$4.37   |
| Total Structures                                | 88%        | \$12,710,279 | \$111,494 | \$110.97 |
| Subtotal                                        |            | \$14,410,279 | \$126,406 | \$125.81 |
| <b>General Requirements</b>                     |            |              |           |          |
|                                                 | 6.00%      | \$864,617    | \$7,584   | \$7.55   |
| Subtotal                                        |            | \$15,274,896 | \$133,990 | \$133.36 |
| <b>Overhead and Profit</b>                      |            |              |           |          |
| General Overhead                                | 2%         | \$305,498    | \$2,680   | \$2.67   |
| Builder's Profit (BSPRA = 0%)                   | 0%         | \$0          | \$0       | \$0.00   |
| Subtotal                                        |            | \$305,498    | \$2,680   | \$2.67   |
| Subtotal                                        |            | \$15,580,394 | \$136,670 | \$136.03 |
| Construction Bond or L.C.                       | 1.50%      | \$233,706    | \$2,050   | \$2.04   |
| Contractor's Other Fees                         |            | \$221,500    | \$1,943   | \$1.93   |
| Construction Contract (HUD Form 2328)           |            | \$16,035,599 | \$140,663 | \$140.00 |
| Total Construction Cost with a 4.0% GC Fee.     |            | \$16,587,113 | \$145,501 | \$144.82 |
| Owner's Other Fees                              |            | \$80,750     | \$708     | \$0.70   |
| Estimated Total Cost of Construction            |            | \$16,116,349 | \$141,371 | \$140.70 |
| <b>Architect &amp; Engineering</b>              |            |              |           |          |
| AIA & PE Design Fees                            | 80%        | \$370,400    | \$3,249   | \$3.23   |
| Supervision Fee                                 | 20%        | \$92,600     | \$812     | \$0.81   |
| Subtotal                                        |            | \$463,000    | \$4,061   | \$4.04   |
| Subtotal                                        |            | \$16,579,349 | \$145,433 | \$144.75 |
| <b>Carrying Charges &amp; Financing Fees</b>    |            |              |           |          |
| Construction Interest at 18 months + 2          | 20 Months  | \$859,084    | \$7,536   | \$7.50   |
| Taxes During Const.                             |            | \$200,000    | \$1,754   | \$1.75   |
| Permanent Insurance After Construction          |            | \$125,000    | \$1,096   | \$1.09   |
| HUD MIP (.25% per yr.)                          | 0.50%      | \$89,644     | \$786     | \$0.78   |
| HUD Exam Fee                                    | 0.30%      | \$53,786     | \$472     | \$0.47   |
| HUD Inspection Fee (% of Improvement Costs)     | 0.50%      | \$89,644     | \$786     | \$0.78   |
| Financing Fee                                   | 2.00%      | \$358,574    | \$3,145   | \$3.13   |
| GNMA Fee                                        | \$3,900    |              |           |          |
| Lender Legal                                    | \$37,000   |              |           |          |
| Placement Fee                                   | 0.23%      | \$40,900     | \$359     | \$0.36   |
| Title And Recording                             |            | \$68,534     | \$601     | \$0.60   |
| Subtotal                                        |            | \$1,885,166  | \$16,537  | \$16.46  |
| <b>Legal, Organization, Audit</b>               |            |              |           |          |
| Borrower Legal Fees                             |            | \$35,000     | \$307     | \$0.31   |
| Organizational Costs (See Exhibit A)            |            | \$69,700     | \$611     | \$0.61   |
| Cost Cert. Audit Fee                            |            | \$15,000     | \$132     | \$0.13   |
| Subtotal                                        |            | \$119,700    | \$1,050   | \$1.05   |
| Fixtures, Furniture & Equipment (FF&E)          |            | \$250,000    | \$2,193   | \$2.18   |
| Total Improvement Costs                         |            | \$18,834,215 | \$165,212 | \$164.43 |
| BSPRA                                           | 10%        | \$1,883,422  | \$16,521  | \$16.44  |
| Agency Approved Developer Fee (Affordable Only) | 0%         | \$0          | \$0       | \$0.00   |
| Land Value (5.95 acres)                         | 259,051 SF | \$1.45       | \$375,000 | \$3,289  |
|                                                 |            |              | \$3,289   | \$3.27   |
| Total Replacement Cost                          |            | \$21,092,637 | \$185,023 | \$184.15 |
| Replacement Cost w/o BSPRA                      |            | \$19,209,215 | \$168,502 | \$167.71 |



Matt Simms, Vice President  
Mason Joseph Company, Inc.  
21102 Market Ridge  
San Antonio, TX  
78258

SUBJECT: Patriot Pointe  
Alamogordo, (Otero County), NM  
221(d)(4) (114 Units)  
HUD 116-35205

Dear Matt:

Enclosed is an executed, scanned copy of the Firm Commitment for Insurance for the subject project in the amount of \$21,002,800. A hard copy of the Firm Commitment will not be sent.

Please acknowledge receipt and acceptance of this Commitment with the signature of both the mortgagor and mortgagee. Within 3 to 5 business days, you will be contacted by your assigned Closing Coordinator to discuss the next steps and logistics of the closing process. The fully executed copy must be returned to the assigned Closing Coordinator within ten business days, along with the lender attorney's contact information. Amendment and extension requests, if any, must also be forwarded to the assigned Closing Coordinator prior to submitting your closing documents.

We look forward to the Final Endorsement of this project. If you have any questions, please call Charlotte Thompson-Brown at 817-978-5794 or [charlotte.p.thompson-brown@hud.gov](mailto:charlotte.p.thompson-brown@hud.gov).

Sincerely,

CHRISTOPHER MCDANIEL

Digitaly signed by: CHRISTOPHER MCDANIEL, DN: cn = CHRISTOPHER MCDANIEL, c = US, o = U.S. Department of Housing and Urban Development, ou = Office of Housing  
Date: 2023.06.16 10:08:14 -0500



Christopher S. McDaniel  
Fort Worth Underwriting Branch Chief  
Southwest Multifamily Region

Enclosures

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
Southwest Multifamily Region  
Serving Arkansas, Iowa, Kansas, Louisiana, Missouri, Nebraska,  
New Mexico, Oklahoma, and Texas  
Multifamily Customer Service Telephone Line 1-800-568-2893  
[www.hud.gov](http://www.hud.gov)

Fort Worth Regional Office  
801 Cherry Street Unit #45, Suite 2500  
300  
Fort Worth, Texas 76102

Kansas City Satellite Office  
400 State Avenue, Suite  
Kansas City, KS 66101

## COMMITMENT for Insurance of Advances (Sections 207, 220, 221, 241(a) and 231)

OFFICE OF HOUSING  
Multifamily Production

U.S. Department of Housing and Urban Development

WARNING: Federal law provides that anyone who knowingly or willfully submits (or causes to submit) a document containing any false, fictitious, misleading, or fraudulent statement/certification or entry may be criminally prosecuted and may incur civil administrative liability. Penalties upon conviction can include a fine and imprisonment, as provided pursuant to applicable law, which includes, but is not limited to: 18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802, 24 C.F.R. Parts 25, 28 and 30, and 2 C.F.R. Parts 180 and 2424.

|                   |                                         |
|-------------------|-----------------------------------------|
| FHA Project No.:  | 116-35205                               |
| Project Name:     | Patriot Pointe Apartments               |
| Project Address:  | 305 Moonglow St<br>Alamogordo, NM 88310 |
| Mason Joseph, LLC | Patriot Pointe Apartments, LLC          |
| ("Lender")        | ("Borrower")                            |

21102 Market Ridge San Antonio, TX 78258

10728 Aduato Ct El Paso, TX 79935

|                    |                      |
|--------------------|----------------------|
| ("Lender Address") | ("Borrower Address") |
|--------------------|----------------------|

We understand that you, as Lender, have agreed to make a loan to Borrower (the "Loan") in an amount not exceeding the Maximum Loan Amount (defined below), evidenced by a note (the "Note") to be secured by a security instrument (the "Security Instrument") covering real property as shown on the legal description of the property attached hereto as Exhibit A ("Project").

HUD Office of Housing, Multifamily Production  
Commitment for Insurance of Advances (Sections 207, 220, 221, 241(a) and 231) (HN 2018-03; as of April 6, 2018)  
Page 1 of 17

Patriot Pointe -116-35205

# Developer Request:

## Otero County

- Property Tax Incentive
- Waiver of Property Taxes
- 1<sup>st</sup> 5 years in operation

**Exhibit A**  
*Summary of Other Fees, Third Party Reports, and Operating Expenses*

| Contractor's Other Fees |                  |
|-------------------------|------------------|
| Item                    | Amount           |
| Audit                   | \$13,000         |
| As Built Survey         | \$8,500          |
| Liability Insurance     | \$100,000        |
| Builder's Risk          | \$100,000        |
| <b>Total</b>            | <b>\$221,500</b> |

| Owner's Other Fees             |                 |
|--------------------------------|-----------------|
| Item                           | Amount          |
| Geotech                        | \$5,000         |
| Alta & Topo Survey             | \$10,000        |
| NGBS Energy Modeling & Testing | \$48,250        |
| Blueprints and Reimbursables   | \$7,500         |
| Radon Testing                  | \$10,000        |
| <b>Total</b>                   | <b>\$80,750</b> |

| Third Party Reports |                 |
|---------------------|-----------------|
| Item                | Amount          |
| Market Study        | \$6,500         |
| Pre App Appraisal   | \$8,000         |
| Firm App Appraisal  | \$7,500         |
| Environmental       | \$7,200         |
| AIA/Cost Review     | \$24,000        |
| Permit Report       | \$1,500         |
| <b>Total</b>        | <b>\$54,700</b> |

| Organizational Fee |          |
|--------------------|----------|
| Item               | Amount   |
| Organization Fee   | \$15,000 |

| Residential Operating Expenses |                  |                |               |
|--------------------------------|------------------|----------------|---------------|
| Section/Item                   | Annual           | Per Unit       | Per SF        |
| 1 Advertising                  | \$14,250         | \$125          | \$0.12        |
| 2 Management Fee               | \$60,640         | \$532          | \$0.53        |
| 3 Other Administrative         | \$34,200         | \$300          | \$0.30        |
| 5 Elevator Maintenance         |                  | \$0            | \$0.00        |
| 7 RUBS                         |                  | \$0            | \$0.00        |
| 8 Electric                     | \$14,250         | \$125          | \$0.12        |
| 9 Water/Sewer                  | \$51,300         | \$450          | \$0.45        |
| 10 Natural Gas                 | \$5,700          | \$50           | \$0.05        |
| 11 Trash                       | \$17,100         | \$150          | \$0.15        |
| 12 Payroll                     | \$153,900        | \$1,350        | \$1.34        |
| 13 Ground Lease                |                  | \$0            | \$0.00        |
| 15 Cleaning & Decorating       | \$22,800         | \$200          | \$0.20        |
| 16 Repair & Maintenance        | \$22,800         | \$200          | \$0.20        |
| 17 Exterminating               |                  | \$0            | \$0.00        |
| 18 Insurance                   | \$39,900         | \$350          | \$0.35        |
| 19 Grounds Keeping             | \$13,110         | \$115          | \$0.11        |
| 20 Contract Services           |                  | \$0            | \$0.00        |
| 22 Replacement Reserve         | \$26,500         | \$250          | \$0.25        |
| 24 Real Estate Taxes           | \$112,939        | \$991          | \$0.99        |
| 26 Personal Property Tax       |                  | \$0            | \$0.00        |
| 27 Legal & Professional        |                  | \$0            | \$0.00        |
| <b>Total</b>                   | <b>\$591,388</b> | <b>\$5,188</b> | <b>\$5.16</b> |

## City of Alamogordo

Dedication of Infrastructure  
(Water and Sewer Lines)  
Perimeter Sidewalks  
Utility Tap Connections on City Streets



# Project Challenges:

## City of Alamogordo:

- Last Multi Property was built in 1999. Over 20 years ago
- No Usable Comps for this Project
- Very Low Rents

## Supply Chain Shortages:

- Electrical
- Plumbing
- HVAC
- Appliances
- Siding and Wood Products

## Cost of Construction

- Inflation
- Cost of Materials
- Labor Shortages
- Higher wages
- New Mexico GRT Tax
- Travel to Alamogordo NM



# Summary

In closing I would like to thank the Leadership of Otero County, The City of Alamogordo, The Command at Holloman Air Force Base, and the Chamber of Commerce for the opportunity to present this project.

The easiest way to express gratitude to a service member is to simply say “Thank you for Your Service” however if we all work together, we can do more by providing a great housing option for service members within proximity to Holloman Air Force Base.

# THANK YOU

Eddie Valencia  
10728 Adauto  
El Paso, Texas 79935  
Office #915-855-0622  
Text: #915-478-0716



• “All men dream: but not equally. Those who dream by night in the dusty recesses of their minds wake up in the day to find it was vanity, but the dreamers of the day are dangerous men, for they may act their dreams with open eyes, to make it possible.”

T.E. Lawrence, [Seven Pillars of Wisdom: A Triumph](#)

Patriot Pointe Apartments

# AGENDA REPORT

## CITY OF ALAMOGORDO

### CITY COMMISSION

---

**Meeting Date:** 7/22/2025

**Report Date:** 07/16/2025

**Report No:** 13.

**Submitted By:** Josh Rardin

---

**Subject:** Discussion, and possible action, on City Manager recruitment. *(Josh Rardin, Commissioner)*

---

**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

---

**Recommendation:**

---

**Background:**

# AGENDA REPORT

## CITY OF ALAMOGORDO

### CITY COMMISSION

---

**Meeting Date:** 7/22/2025

**Report Date:** 07/14/2025

**Report No:** 14.

**Submitted By:** Beau Dylan Aleshire

---

**Subject:** Appointments to Boards and Committees. (*Susan L. Payne, Mayor*)

---

**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

---

**Recommendation:** Staff recommends one appointment to the Airport Zoning Board and one appointment to the Senior Volunteer Programs Advisory Council.

---

**Background:**

**Alamogordo Public Library Board**

- Two current vacancies for county-appointed representatives. County-appointed representatives must live in Otero County, but not within Alamogordo city limits. These County-appointed representatives must be appointed by the Chairman of the County Board of Commissioners. The County had nothing new to report as of July 14, 2025, but they stated they would readvertise the vacancies.

**Airport Zoning Board**

- One current vacancy for an applicant that lives within City limits. One upcoming vacancy due to the expiring term of Randel Wilson. A new application by Randel Wilson was received. If reappointed, this would be his 3rd term on the Board.

**Parks and Recreation Board**

- One upcoming vacancy for an Alamogordo Public School representative as of August 16, 2025. These representatives must be appointed by the APS Board of Education. APS has been notified of the upcoming vacancy.

**Senior Volunteer Programs Advisory Council**

- Four current vacancies for applicants that live within City limits. One application by Pamela Vesey was received. If appointed, this would be her first term on the Council.



Name: Randel Y Wilson

Phone: 5756358036

Email Address: ryqw3@yahoo.com

Physical Address: 2451 Wyatt Way

Is the above address within City limits? Yes y No \_\_\_\_\_

Mailing Address: 2451 Wyatt Way

Present Employer: Alamogordo Public Schools Job Title: High School Teacher

**First choice:** Airport Zoning Board

Yes ☐ No ☒ If so, what is their relation to you? \_\_\_\_\_

Yes ☐ No ☒ If so, what is their relation to you? \_\_\_\_\_

Previous aircraft ownership hangered and business use at FBO

aviation careers training ---- both academic and tech

City Clerk's Office  
1376 E. Ninth Street  
Alamogordo, NM 88310  
PHONE: (575) 439-4100  
FAX: (575) 439-4396  
EMAIL: [daleshire@ci.alamogordo.nm.us](mailto:daleshire@ci.alamogordo.nm.us)



Print

Application to Serve on a Board/Committee - Submission #8644

Date Submitted: 6/28/2025



City of  
**ALAMOGORDO**

## City of Alamogordo Application to Serve on a City Board/Committee

**First Name:\***

Pamela

**Last Name:\***

Vesey

**Phone Number:\***

5754152676

**Email Address:\***

p.lewis.vesey@ gmail.com

**Physical Address:\***

2200 N. Florida Ave #64

**City:\***

Alamogordo

**State:\***

NM

**Zip Code:\***

88310

**Is the above address within City Limits?\***

☒ Yes

☐ No

**Mailing Address:\***

2200 N. Florida Ave #64

**City:\***

Alamogordo

**State:\***

NM

**Zip Code:\***

88310

**Present Employer:\***

Visitor's Bureau

**Job Title:**

Front Desk Clerk (volunteer)

**Board/Committee you would like to serve on:\***

Senior Volunteer Programs Advisory Council



You can only serve on one Board/Committee at a time. If you want to apply for multiple Boards/Committees, you can by submitting multiple forms. If submitting multiple forms, be sure to let us know which Board/Committee you would prefer.

**Are you related to anyone who is presently employed by the City of Alamogordo?\***

- ☒ Yes  
☐ No

**If so, what is their relation to you?**

Son

**Are you related to an Elected Official of the City of Alamogordo?\***

- ☐ Yes  
☒ No

**Is so, what is their relation to you?****Experience and education relating to the Board/Committee:\***

3 years Lion's Club Board Officer, served as Secretary

**Please indicate your interest in serving on a City Board/Committee:\***

Interest in creating Senior Center activities

# AGENDA REPORT

## CITY OF ALAMOGORDO

### CITY COMMISSION

---

**Meeting Date:** 7/22/2025

**Report Date:** 07/17/2025

**Report No:** 15.

**Submitted By:**

---

**Subject:** Adjourn into Executive Closed Session in compliance with 10-15-1(H)(7)NMSA (as amended) to discuss Pending Litigation: Estate of Stone et al v. City of Alamogordo. (*Darrell Mori, City Attorney*)

---

**Fiscal Impact:**

Amount Budgeted:

Fund:

Additional Fiscal Impact:

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**Recommendation:**

---

**Background:**