



THE BOARD OF TRUSTEES (BOT) OF THE TOWN OF
MESILLA WILL HOLD A **PUBLIC HEARING** AT THE
MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA

MONDAY, FEBRUARY 06, 2026

~ 5:00 P.M. ~

AGENDA

1. El Parian de Mesilla Liquor License Application – 1705 Tierra de Mesilla, submitted by El Parian de Mesilla. Requesting approval to sell alcohol at this location. Zone: Commercial (C).

THE BOARD OF TRUSTEES (BOT) OF THE TOWN OF
MESILLA WILL HOLD A **REGULAR MEETING** AT THE
MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA

MONDAY, FEBRUARY 6, 2026

~ IMMEDIATELY FOLLOWING PUBLIC HEARING ~

AGENDA

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL & DETERMINATION OF A QUORUM
3. APPROVAL OF THE AGENDA
4. APPROVAL OF CONSENT AGENDA: (The Board will be asked to approve by one motion the following items of recurring or routine business. The Consent Agenda is marked with an asterisk *)
 - a) *BOT MINUTES – Minutes of BOT, January 26, 2026
 - b) Purchase Order Able Sign Company for Entry Sign Replacement – \$15,550.00
 - c) Purchase Order CES Milestone Contracting – PSB upgrades with parking canopy - \$59,799.25
5. PRESENTATION:
 - a) Santa Fe Legislative Session & Municipal League
 - b) 2026-2027 Budget Planning Overview
 - c) Current Ongoing Projects & ICIP Listing Overview

6. **PUBLIC INPUT ON CASES – The public is invited to address the Board as allowed the chair.**

7. **NEW BUSINESS**
 - a) **APPROVAL: LIQUOR LICENSE #1454 – 1705 Tierra de Mesilla, submitted by El Parian de Mesilla. Requesting Approval to sell alcohol at this location. Zone: General Commercial (c).**
 - b) **APPROVAL: RESOLUTION 2026-04 – Accepting donation of Real Property – 2380 Calle de Picacho**
 - c) **APPROVAL: LONG TERM UTILIZATION & RESTORATION PLAN – 2380 Calle de Picacho**

8. **PUBLIC INPUT – The public is invited to address the Board as allowed by the chair.**

9. **BOARD OF TRUSTEE COMMITTEE REPORTS**

10. **BOARD OF TRUSTEE/STAFF COMMENTS**

NOTICE

If you need an accommodation for a disability to enable you to fully participate in the hearing or meeting, please contact us at 524-3262 at least one week prior to the meeting. The Mayor and Trustees request that all cell phones be turned off or set to vibrate. Members of the audience are requested to step outside the Board Room to respond to or to conduct a phone conversation. A copy of the agenda can be found online at www.mesillanm.gov.

Posted **02.06.2026** online and at the following locations: Town Hall and Visitor’s Center Avenida de Mesilla, Public Safety Building 2670 Calle de Parian, Mesilla Community Center 2251 Calle de Santiago, Lucky’s Food Mart 2290 Avenida de Mesilla, Ristramn 2531 Ave de Mesilla, the U.S. Post Office 2253 Calle de Parian, and Mesilla Park Recreation Center 304 Bell Ave.

****BOT MEETINGS ARE AVAILABLE LIVE ON TOWN OF MESILLA’S YOUTUBE PAGE****



Town of Mesilla, New Mexico

1
2 **THE BOARD OF TRUSTEES (BOT) OF THE TOWN OF**
3 **MESILLA WILL HOLD A REGULAR MEETING AT THE**
4 **MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA**

5 **MONDAY, JANUARY 26, 2026 ~ 6:00 P.M.~**

6 **MINUTES**

7 **TRUSTEES:** Russell Hernandez, Mayor
8 Stephanie Johnson-Burick, Mayor Pro Tem
9 Biviana Cadena, Trustee
10 Veronica Garcia, Trustee
11 Gerard Nevarez, Trustee
12

13 **STAFF:** Ben Azcarate, Marshal
14 Lorenzo Astorga, Public Works Director
15 Eddie Salazar, Econ & Com Development Director
16 Greg Whited, Fire Chief
17 Gloria S Maya, Town Clerk/Recorder
18

19 **PUBLIC:** Mary F. Lucero Geronimo Garcia
20 Edward Martinez Martha Mulvihill
21 Trina Witter Catharine Walkinshaw
22 Rob Ceballo Ben Young
23 Lori Miller Crystal Whited
24 Dasa

25
26 **1. PLEDGE OF ALLEGIANCE**

27 Mayor Hernandez led the Pledge of Allegiance.
28

29 **2. ROLL CALL & DETERMINATION OF A QUORUM**

30 **Roll Call.**

31 **Present:** Mayor Hernandez, Mayor Pro Tem Johnson-Burick, Trustee Cadena, Trustee Garcia, Trustee
32 Nevarez.

33 Mayor Hernandez read statement.

34 **3. CHANGES TO THE AGENDA & APPROVAL**

35 **Motion: To approve agenda, Moved by Trustee Nevarez, Seconded by Mayor Pro Tem Johnson-**
36 **Burick.**

37 **Motion passed unanimously**

38 **4. PUBLIC INPUT ON CASES – The public is invited to address the Board as allowed the**
39 **chair.**

40 Ms. Lucero commented
41

42 **5. APPROVAL OF CONSENT AGENDA:** (The Board will be asked to approve by
43 one motion the following items of recurring or routine business. The Consent
44 Agenda is marked with an asterisk *)

1 a) ***BOT MINUTES** – Minutes of BOT, January 12, 2025
2 Mayor Hernandez reviewed corrections.
3

4 **Motion: To approve consent agenda with corrections, Moved by Trustee Nevarez, Seconded by**
5 **Trustee Cadena.**
6

7 Trustee Garcia commented
8

9 Mr. Young commented
10

11 **Roll Call Vote: Motion passed (summary: Yes-3; No-1)**

12 Mayor Pro Tem Johnson-Burick Yes

13 Trustee Cadena Yes

14 Trustee Garcia No

15 Trustee Nevarez Yes
16

17 **6. PRESENTATION: none**
18

19 **7. NEW BUSINESS**

20 a) **DISCUSSION: Review of the Branches and duties**

21 Mayor Hernandez reviewed Branches and duties.
22

23 Trustee Nevarez commented
24

25 b) **DISCUSSION/APPROVAL: Remaining Bench Warrants not absorbed by**
26 **Magistrate (listing handed out and picked up at meeting)**

27 **Motion: To approve Remaining Bench Warrants not absorbed by Magistrate Court, Moved by**
28 **Mayor Pro Tem Johnson-Burick, Seconded by Trustee Cadena.**
29

30 Mayor Hernandez commented
31

32 Ms. Molina commented
33

34 Mayor Pro Tem Johnson-Burick commented
35

36 Trustee Cadena commented
37

38 Trustee Garcia commented
39

40 Trustee Nevarez commented
41

42 Mr. Young commented
43

44 Mr. Cabellos commented
45

46 **Roll Call Vote: Motion passed (summary: Yes-4)**

47 Mayor Pro Tem Johnson-Burick Yes

48 Trustee Cadena Yes

49 Trustee Garcia Yes

50 Trustee Nevarez Yes
51

52 c) **APPROVAL: Public Safety Position**

53 **Motion: To approve Public Safety Position, Moved by Mayor Pro Tem Johnson-Burick,**

1 **Seconded by Trustee Garcia.**
2

3 **Roll Call Vote: Motion passed (summary: Yes-4)**

4 Mayor Pro Tem Johnson-Burick Yes

5 Trustee Cadena Yes

6 Trustee Garcia Yes

7 Trustee Nevarez Yes
8

9 **d) APPROVAL: Appointment for Public Safety Position**

10 **Motion: To approve appointment for Public Safety Position, Moved by Mayor Pro Tem**
11 **Johnson-Burick, Seconded by Trustee Garcia.**
12

13 **Roll Call Vote: Motion passed (summary: Yes-4)**

14 Mayor Pro Tem Johnson-Burick Yes

15 Trustee Cadena Yes

16 Trustee Garcia Yes

17 Trustee Nevarez Yes
18

19 **e) APPROVAL: Board of Trustees Committee/Board Appointments**

20 **Motion: To approve Board of Trustees Committee/Board Appointments, Moved by Mayor Pro**
21 **Tem Johnson-Burick, Seconded by Trustee Cadena.**
22

23 **Roll Call Vote: Motion passed (summary: Yes-4)**

24 Mayor Pro Tem Johnson-Burick Yes

25 Trustee Cadena Yes

26 Trustee Garcia Yes

27 Trustee Nevarez Yes
28

29 **f) APPROVAL: 2026-04 Record of Proceedings (Comp Plan)**

30 **Motion: To approve 2026-04 Record of Proceedings (Comp Plan), Moved by Mayor Pro Tem**
31 **Johnson-Burick, Seconded by Trustee Cadena.**
32

33 **Roll Call Vote: Motion passed (summary: Yes-4)**

34 Mayor Pro Tem Johnson-Burick Yes

35 Trustee Cadena Yes

36 Trustee Garcia Yes

37 Trustee Nevarez Yes
38

39 **g) DISCUSSION: Review of Wireless Ordinance**

40 Mayor Hernandez commented

41
42 Mr. Cabellos reviewed the Wireless Ordinance.

43
44 Trustee Nevarez commented

45
46 Trustee Garcia commented
47

48 **8. PUBLIC INPUT – The public is invited to address the Board as allowed by the chair.**

49 Ms. Mulvihill commented

50
51 Ms. Wittern commented

52
53 Ms. Dasa commented

1 Ms. Lucero commented

2
3 Mayor Hernandez commented

4
5 **9. CLOSED EXECUTIVE SESSION**

- 6 a) **Discussion concerning attorney/client privilege matters pertaining to Tort Claims and**
7 **pending threatened litigation in which the public body is or may become a participant**
8 **pursuant to NMSA 1978, Section 10-15-1(H)(7).**

9 -Marshal Department

10 -Economic Development

11 **Motion: To enter Closed Executive Session, Moved by Mayor Pro Tem Johnson-Burick,**
12 **Seconded by Trustee Nevarez.**

13
14 **Motion passed unanimously**

15
16 **Entered Closed Executive Session at 7:08 p.m.**

17
18 **Motion: To enter Regular Meeting, Moved by Mayor Pro Tem Johnson-Burick, Seconded by**
19 **Trustee Cadena.**

20
21 **Motion passed unanimously**

22
23 **Entered Regular Meeting at 7:44 p.m.**

24
25 **10. BOARD OF TRUSTEE COMMITTEE REPORTS**

26 Trustee Nevarez: Farm and Ranch Museum and Taylor Museum joint meeting

27
28 Trustee Garcia: communication with Andrew regarding a meeting/worksession on February 11th

29
30 Mayor Pro Tem Johnson-Burick: MPO meeting February 11th

31
32 Mayor Hernandez: MPO meeting February 11th, SCRTD meeting Wednesday

33
34 **11. BOARD OF TRUSTEE/STAFF COMMENTS**

35 Marshal Azcarate gave a department (Marshal) update.

36 Trustee Garcia commented

37 Fire Chief Whited gave a department (Fire) update.

38 Trustee Garcia commented

39 Mayor Hernandez commented

40 Mr. Astorga gave a department (Public Works) update.

41 Mayor Hernandez commented

42 Trustee Garcia commented

43 Mr. Salazar gave a department (Com/Economic Development) update.

44 Trustee Garcia commented

1 Ms. Maya gave a department (Finance) update.

2 Trustee Garcia commented

3 Mayor Hernandez commented

4 Trustee Nevarez commented

5 Trustee Garcia commented

6 Trustee Cadena commented

7 Mayor Pro Tem Johnson-Burick commented

8 Mayor Hernandez commented

9 **12. ADJOURNMENT**

10 **The Town of Mesilla Trustees unanimously agreed to adjourn the meeting. (Summary: Yes-4).**

11 **MEETING ADJOURNED AT 8:39 P.M.**

12
13 **APPROVED THIS 9th DAY OF FEBRUARY, 2026.**

14

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Russell Hernandez
Mayor

19 **ATTEST:**

20

21

22

23

Gloria S. Maya
Town Clerk/Treasurer

24

25

****BOT MEETINGS ARE AVAILABLE LIVE ON TOWN OF MESILLA'S YOUTUBE PAGE****



TOWN OF MESILLA
 2231 AVENIDA DE MESILLA
 PO Box 10
 Mesilla, NM 88046
 (575) 524-3262

PURCHASE ORDER

PO Number: 10-471 **Date:** 01/20/2026
Request # : **Vendor # :**
 10-491 01-1517

ISSUED TO:

ABLE SIGN CO.
 811 2ND STREET
 LAS CRUCES, NM 88005

SHIP TO:

TOWN OF MESILLA - TOWN HALL
 2231 AVENIDA DE MESILLA
 MESILLA, NEW MEXICO 88046

ITEM	UNITS	DESCRIPTION	G/L ACCOUNT	PROJECT	PRICE	AMOUNT
1	0.00	METAL SINGLE SIDED SIGN	35 -535-3602		0.00	12,600.00
2	0.00	INSTALLMENT (CON/HAREWARE) 24-I2941 SIGNAGE CONST. 6'X5', 1/8" THICK PLATE METAL SINGLE-SIDED SIGN WITH 4" RUSTY STEEL POSTS. SIGN WILL INCLUDE 2 FLAGS (USA/MEXICO) ALSO CUT OUT OF 1/8" PLATE AND HAND LETTERED WITH OIL BASE SIGN ENAMEL (AS PER ACCEPTED PROOFS). SIGN WILL HAVE DOT APPROVED BREAKAWAY SYSTEM ON POST FOR SAFTEY UPON IMPACT. INCLUDES WITH INSTALLATION (CONCRETE, ALL HARDWARE)	35 -535-3602		0.00	2,950.00

Approvals:

Dora Smaya

* Taxable Item

SUBTOTAL	
TOTAL TAX	15,550.00
TOTAL	0.00
	15,550.00

Clerk / Treasurer:

Date: 01.20.2026

- Original invoice plus one copy must be sent to:
Town of Mesilla, Accounts Payable Dept, 2231 Avenida De Mesilla, PO Box 10, Mesilla, NM 88046.
- Purchase Order numbers must appear on all packages, packing slips and invoices.

**NOTICE OF OBLIGATION TO REIMBURSE GRANTEE
EXHIBIT B**

Notice of Obligation to Reimburse Grantee # 003
 DATE: 1/20/2026
 TO: Department Representative: Dawn Webster, Grant Manager
 FROM: Grantee Entity: Mesilla
 Grantee Official Representative: Russell Hernandez
 SUBJECT: Notice of Obligation to Reimburse Grantee
 Grant Number: 24-I2941
 Grant Termination Date: 6/30/2028

As the designated representative of the Department for Grant Agreement number 24-I2941 entered into between Grantee and the Department, I certify that the Grantee has submitted to the Department the following third party obligation executed, in writing, by the third party's authorized representative:

Vendor or Contractor: Able Signs CO.
 Third Party Obligation Amount: \$15,550.00
 Vendor or Contractor: _____
 Third Party Obligation Amount: _____

I certify that the State is issuing this Notice of Obligation to Reimburse Grantee for permissible purposes within the scope of the project description, subject to all the terms and conditions of the above referenced Grant Agreement.

Grant Amount (Minus AIPP if applicable):	<u>\$95,000.00</u>
The Amount of this Notice of Obligation:	<u>\$15,550.00</u>
The Total Amount of all Previously Issued Notices of Obligation:	<u>\$53,158.11</u>
The Total Amount of all Notices of Obligation to Date:	<u>\$68,708.11</u>

Note: Contract amounts may exceed the total grant amount, but the invoices paid by the grant will not exceed the grant amount.

Department Rep. Approver: Dawn Webster
 Title: Grant Manager
 Signature: 
 Date: 1/26/2026

**BOARD ACTION FORM
AGENDA DATE**

PZHAC: N/A

BOT: 2/9/2026

LIQUOR LICENSE HEARING

LIQUOR LICENSE # 1454 –1705 Tierra de Mesilla, submitted by El Parian de Mesilla. Requesting approval to sell alcohol at this location. ZONE: General Commercial (C).

BACKGROUND AND ANALYSIS:

Mrs. Blanca G. Huizar is seeking approval to sell alcohol at their future restaurant, El Parian de Mesilla. Mrs. Huizar has submitted for a state liquor license with New Mexico Regulation & Licensing Department (RLD). Alcoholic Beverage Control (ABC) division reviewed the application and granted preliminary approval. The approval was forwarded to local jurisdiction (Mesilla) for consideration.

As stated in the preliminary approval letter, notice of a public hearing shall be given by the governing body by publishing notice twice within 30 days prior to the hearing in a newspaper of general circulation. Notice shall also be published on our town website. Notice was posted on property as well.

If approved, the original preliminary approval letter must be signed by town official (Mayor or Town Clerk) and mailed back to ABC division. The applicant will continue to meet all necessary requirements set forth by ABC division such as a floor plan and operating procedures. No outside dining is being proposed at this time.

ALTERNATIVES:

The Board of Trustees (BOT) may:

1. Recommend approval of this case with findings stated above.
2. Recommend approval of this case with findings stated above and conditions.
3. Deny the application.
4. If denied, applicant can appeal to District Court.

DEPARTMENT COMMENTS:

- Restaurant is currently under construction. An interior floor plan has not been submitted/approved.
- Hearing process/requirements are set by NM RLD/ABC and not Mesilla Town Code.
- All requirements for notices have been met. Certified letter sent to applicant advising of date, notice published 30 days prior in a local newspaper (The Bulletin), posted notice signs on premises, and hearing notice posted in our current 5 notification locations.
- A copy of applicant's business plan has also been submitted for better understanding
- Recommend Approval

SUPPORTING INFORMATION:

- Alcohol License Application
- NM LLC License
- NM RLD Preliminary Approval Letter
- Business Plan



Town of Mesilla, New Mexico

RESOLUTION NO. 2026-04

A RESOLUTION ACCEPTING THE DONATION OF THE GUERRA BLACKSMITH PROPERTY AND DETERMINING THAT THE ACCEPTANCE IS IN THE BEST INTEREST OF THE TOWN OF MESILLA AND PROMOTES THE PUBLIC WELFARE

WHEREAS, the Town of Mesilla, New Mexico (“Town”), is a municipal corporation organized and existing under the laws of the State of New Mexico; and

WHEREAS, the Town Governing Body has the authority to accept donations of real property for municipal purposes when such acceptance is determined to be in the best interest of the Town and promotes the health, safety, welfare, and cultural enrichment of the community; and

WHEREAS, the Town has been offered a charitable donation of real property commonly known as the *Guerra Blacksmith property*, located at 2380 Calle de Picacho, Mesilla, New Mexico, parcel number 4006137181503 (“Property”); and

WHEREAS, the Property will be conveyed to the Town of Mesilla in February 2026; and

WHEREAS, the donation is evidenced by the following documents (collectively, “Donation Documents”):

1. Quit Claim Deed – Guerra Blacksmith Lot;
2. Receipt of Donation, including restrictions on donation transfer; and
3. United States Internal Revenue Service Form 8283; and

WHEREAS, the Town Governing Body finds that acceptance of the Property will serve a valid public purpose and is in the best interest of the Town of Mesilla, as it promotes the preservation of historic and cultural resources, enhances public welfare, and supports public, educational, cultural, and community uses; and

WHEREAS, the Town accepts the Property “as-is,” with no representations or warranties, express or implied, including but not limited to representations regarding condition, environmental status, or suitability for any particular purpose; and

WHEREAS, no goods or services were provided by the Town of Mesilla in consideration for the donation of the Property, and this acknowledgment is provided in accordance with IRS Code for charitable contribution substantiation purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE TOWN OF MESILLA:

1. **Acceptance of Donation.**

The Town of Mesilla hereby formally accepts the donation of the Guerra Blacksmith property located at 2380 Calle de Picacho, parcel number 4006137181503, subject to the terms and conditions set forth in the Donation Documents.

2. **Best Interest and Public Welfare Determination.**

The Governing Body finds and declares that acceptance of the Property is in the best interest of the Town of Mesilla and promotes the public health, safety, welfare, and cultural enrichment of the community.



Town of Mesilla, New Mexico

3. **Purpose and Intended Use.**

The Property shall be preserved and utilized for public, educational, cultural, historical, and community purposes, consistent with applicable laws and any lawful restrictions associated with the donation.

4. **As-Is Acceptance.**

The Town accepts the Property in its current condition, “as-is,” without any representations or warranties, express or implied.

5. **Authorization to Execute Documents.**

The Mayor, Town Clerk, and/or other authorized Town officials are hereby authorized to execute and acknowledge all documents necessary to effectuate and memorialize acceptance of the donation, including the Quit Claim Deed, Receipt of Donation, and IRS Form 8283.

6. **Acknowledgment and Appreciation.**

The Town of Mesilla extends its sincere appreciation for the generous donation of the Guerra Blacksmith property, which represents a significant contribution toward the preservation of Mesilla’s historic and cultural legacy.

PASSED, APPROVED AND ADOPTED this 6th day of February, 2026.

TOWN OF MESILLA

RUSSELL HERNANDEZ
MAYOR

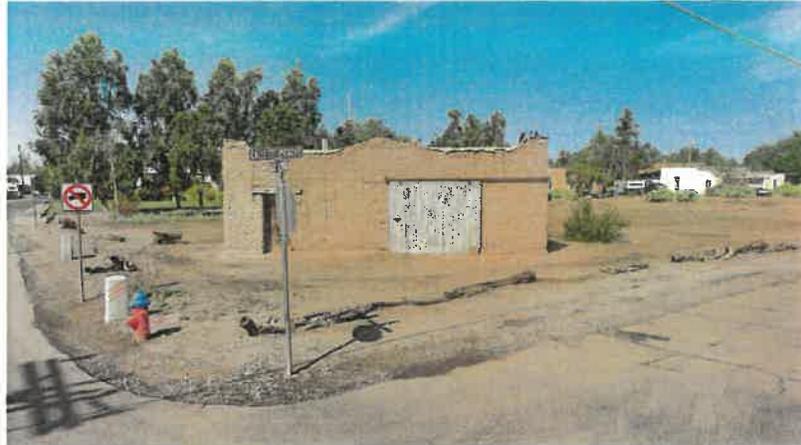
ATTEST BY:

GLORIA MAYA
CLERK/TREASURER

Town of Mesilla

Long-Term Utilization and Restoration Plan

~ Guerra Blacksmith Lot ~



I. Purpose and Intent

The Guerra Blacksmith Lot represents one of Mesilla's older surviving sites and a vital link to the town's working-class heritage. This plan establishes a long-term vision to ensure the property remains publicly owned, restored, and utilized in ways that honor Mesilla's history while directly benefiting its residents. The site will become a place of learning, gathering, and reflection—preserving the past while supporting community well-being for generations to come.

II. Ownership and Use Restrictions

1. Permanent Public Ownership

The Guerra Blacksmith Lot & Building shall remain permanently under ownership of the Town of Mesilla.

- The property shall not be sold, transferred, or long-term leased to any private or external governmental entity.
- Temporary use agreements for cultural, educational, or community purposes may be approved by the Town but must retain public oversight and ownership.

2. Resident and Community Benefit

The lot shall be utilized primarily for the benefit of Mesilla residents, with programming, access, and improvements focused on quality of life, heritage education, and cultural enrichment.

- The site shall not be used for commercial profit or as an extension of governmental administration.
- Any event-based or programmatic revenue shall be reinvested in maintenance, restoration, or community programming tied to the site.

III. Restoration and Infrastructure Plan

A. Historic Building Restoration - Appendix A:

The existing adobe structure (approximately 20' x 35') will be stabilized and restored following best practices consistent with the Secretary of the Interior's Standards for Rehabilitation and the Town's local preservation guidelines.

Restoration priorities include:

- Structural stabilization of adobe walls and foundations.
- Roof repair or reconstruction using historically appropriate materials.
- Replastering with lime or mud plaster to preserve adobe integrity.
- Door and window restoration using traditional design elements.
- Installation of accessibility and safety features as needed for public use.

B. Funding Opportunities - Appendix B:

The Town will seek potential grant funding opportunities as well as budget accordingly for planned improvements and grant matching requirements.

C. Utility Upgrades

To ensure sustainable public use, the project will include:

- Water and septic installation designed for low-use, environmentally sensitive capacity.

- Electrical service upgrades to accommodate lighting, climate control, and small exhibits.
- Gas line installation for potential heating or demonstration needs.

All work will be completed in a manner that minimizes disturbance to the historic fabric and landscape.

D. Parking and Circulation Improvements - Appendix C:

A plan has been started for improvements and circulation upgrades surrounding the lot.

- Improvements will include permeable paving, potential lighting, ADA accessibility, and modest signage.
- Landscaping and design will ensure the site retains its rural and historic setting, blending functionality with aesthetic preservation.

E. Landscape and Green Space Development

The surrounding open space will be enhanced with drought-tolerant and native plantings, providing shaded areas and pollinator-friendly habitat.

Features may include:

- Native trees such as mesquite, desert willow, or cottonwood.
- Public seating and shaded rest areas for residents and visitors.
- Outdoor equipment or interpretive installations supporting educational and recreational use.

This design approach aligns with Mesilla's sustainability goals and Clean & Beautiful program principles.

IV. Community Utilization Framework

A. Heritage and Education

The Guerra Blacksmith Lot will serve as a starting point for heritage tours connecting to other historic landmarks and properties across Mesilla.

- Interpretive exhibits and seasonal displays will highlight blacksmithing traditions, artisan trades, and local life from Mesilla's early periods.
- Future programming will expand interpretation to include Native, Spanish, Hispanic, and Western settler histories, offering a full representation of the town's cultural evolution.

B. Resident-Oriented Programming

The site will host resident-focused programs, including:

- Hands-on heritage and craft demonstrations.
- Community art installations and rotating seasonal displays.
- Outdoor cultural performances or small educational gatherings.
- Partnerships with schools, universities, and historical societies to develop learning opportunities and volunteer projects.

C. Zoning and Planning Considerations

The Town shall review the property's current zoning designation and evaluate the potential for a zone change or conditional use to better support community and heritage programming.

All planning and development will remain consistent with Mesilla's Comprehensive Plan, Historic Preservation Overlay, and future Historic Property Inventory updates.

V. Governance and Future Planning

A. Establishment of an Advisory Committee

A standing advisory committee shall be formed to guide programming, preservation, and community engagement related to the lot.

The committee will include:

- Local residents and stakeholders.
- Historic preservation and cultural representatives.
- Town staff from Planning, Public Works, and Tourism.
- Educators or university partners as available.

B. Committee Responsibilities

- Solicit and evaluate ideas for initial & future utilization and programming.
- Plan and coordinate rotating seasonal displays and events.
- Assist in grant applications and fundraising efforts for preservation and enhancement.
- Conduct annual reviews and report recommendations to the Board of Trustees.

VI. Implementation and Timeline

Phase	Action	Estimated Completion
1. Stabilization and Infrastructure Planning	Engineering design for utilities, site evaluation, and preservation assessment	2026
2. Restoration Phase	Adobe structure repair, utility installation, safety upgrades	2027
3. Site and Parking Enhancements	Parking, landscaping, outdoor improvements	2028
4. Program Activation	Launch of tours, rotating displays, and community events	2029
5. Ongoing Review and Stewardship	Annual evaluation and continued site development by advisory committee	Continuous

VII. Long-Term Vision

The Guerra Blacksmith Lot will become a community anchor and cultural gateway, linking Mesilla’s artisan, historical, & cultural past to its modern identity. Through careful restoration, sustainable landscaping, and inclusive programming, the site will reflect the resilience and creativity of Mesilla’s people. Its preservation under Town ownership ensures that it remains a place of heritage, education, and pride—**for the residents of Mesilla, by the residents of Mesilla.**

Appendix A: Historic Preservation and National Recognition Strategy

Town of Mesilla

Restoration & Utilization Project

~ Guerra Blacksmith Lot ~

The Guerra Blacksmith Lot is a rare surviving example of 19th-century adobe trade architecture representing Mesilla’s artisan economy and community identity. Its preservation is both a cultural and civic effort—to safeguard the tangible evidence of Mesilla’s craftsmanship and early working-class heritage. This appendix establishes guiding principles and procedural steps for ensuring the Guerra Blacksmith Lot’s restoration and recognition comply with Town historic preservation guidelines and the National Park Service standards for listing in the National Register of Historic Places (NRHP).

II. Alignment with Town of Mesilla Historic Preservation Policies

All restoration and development of the property shall align with the Town of Mesilla’s Historic Preservation Overlay Zone, which prioritizes traditional adobe construction, historic integrity, and public engagement. Restoration must utilize historically accurate materials and maintain the character-defining features of the site.

Requirement	Action
Historic Zone	<ul style="list-style-type: none">- All restoration activities shall comply with Mesilla’s historic zone requirements, ensuring preservation of Adobe character, massing, and architectural integrity.- Exterior repairs and materials must utilize traditional Adobe construction methods including earth and plaster and breathable finishes- Any additions or alterations shall remain visually subordinate and reversible
Architectural Review Procedures	<ul style="list-style-type: none">- all proposed exterior work shall be reviewed by the planning and zoning and historical appropriateness committee before construction- Submittal shall include measured drawings material samples and photographic documentation consistent with local submittal standards
Public Engagement	<ul style="list-style-type: none">- In alignment with the town of Mesilla’s public process standards, public meetings and committee updates shall occur at key milestones: structural stabilization, final restoration design, and post construction evaluation
Sustainability	<ul style="list-style-type: none">- Use of drought tolerant native landscaping and low impact infrastructure (per the clean and beautiful and killing the programs) supports both historic character and environmental objectives outlined in the town's beautification plan

The Guerra Blacksmith Lot contributes to the larger Mesilla Historic District by expanding the interpretation of working-class trades and artisan craftsmanship within the town’s 19th-century settlement pattern. Preservation of the site will enhance interpretive storytelling connected to other historic resources such as the Taylor-Mesilla Monument and the Basilica of San Albino.

III. National Park Service (NPS) Designation Pathway

The National Register of Historic Places recognizes properties that hold significance in American history, architecture, archaeology, and culture. The Guerra Blacksmith Lot may qualify under Criteria A (Events) and C (Design/Construction). Below outlines the key criteria and procedural steps toward designation.

Criterion	Basis for Eligibility
A – Events	- Association with Russia's economic and cultural development as a 19th century artisan center serving regional ranching and trade routes
C – Design/Construction	- Distinctive example of vernacular adobe craftsmanship and utilitarian trade architecture, illustrating the local adaptation of frontier-era materials and methods

Recommended Steps for National Register Designation:

1. Preliminary consultation with the New Mexico Historic Preservation Division (HPD) for eligibility verification.
2. Conduct archival and oral-history research on the Guerra family (long-range property history) and blacksmith operations.
3. Document structure with photographs, measured drawings, and condition assessments.
4. Prepare National Register nomination (NPS Form 10-900) through a qualified preservation consultant.
5. Submit to HPD and Cultural Properties Review Committee for approval, then to NPS.
6. After listing, maintain compliance with the Secretary of the Interior's Standards for future preservation actions.

IV. Benefits of National Designation

Benefit	Description
Grant Eligibility	- Unlocks funding through Save America's Treasures and Historic Preservation Fund
Heritage Tourism	- Enhances Mesilla's visibility as a national cultural destination.
Tax & Technical Incentives	- Expands partnerships for preservation funding and private restoration support
Educational Partnerships	- Supports NMSU collaborations for research, fieldwork, and interpretation

V. Long-Term Preservation and Stewardship Goals

Goal	Action Item	Timeline
Maintain the property as a publicly owned historic site	- Adopt policy resolution reaffirming public use ownership and use restriction	2025
Achieve structural restoration using traditional methods	- Complete Adobe restoration and infrastructure installation	2027
Obtain National Register designation	- Submit formal nomination to HPD and NPS	2028
Integrate the site into Mesilla's public heritage programming	- Launch tours, exhibits, and interpretive materials	2029
Establish ongoing preservation maintenance plan	- Advisory committee oversight and HPD consultation	Ongoing

VI. Coordination and Oversight

- Lead Entity: Town of Mesilla (Mayor's Office and Planning Department)
- Advisory Partners: Guerra Blacksmith Lot Committee, NMHPD, NMSU, and local historians
- Documentation Custodian: Town Clerk / Visitor Center Archives
- Reporting: Annual updates to the Board of Trustees and NMHPD as part of CLG reporting requirements.

VII. Conclusion

The Guerra Blacksmith Lot stands as a living symbol of Mesilla's historic identity. Pursuing restoration and National Register designation ensures that the site remains a cornerstone of the Town's heritage, while fostering educational partnerships, community pride, and cultural tourism. Through compliance with Town preservation standards and collaboration with the New Mexico Historic Preservation Division and the National Park Service, Mesilla will safeguard the Guerra Lot as a permanent cultural asset for future generations.

Appendix B: Funding Source Possibilities & Strategy

Town of Mesilla

Restoration & Utilization Project

~ Guerra Blacksmith Lot ~

This guiding document outlines potential federal, state, and local funding sources to support the restoration, adaptive reuse, and community-oriented utilization of the Guerra Blacksmith Lot.

The goal is to leverage heritage preservation, sustainability, and community development funds to restore the historic adobe structure, add infrastructure and green space improvements, and establish long-term public programming for residents of Mesilla.

I: Primary Funding Categories & Opportunities

1. Historic Preservation & Cultural Heritage Grants

Funding Source	Administering Agency	Eligible Uses	Notes & Alignment
historic preservation fund - Certified Local Government program (CLG)	NM Historic Preservation Division (HPD)	Restoration of historic structures, condition assessments, interpretive signage, preservation planning	Mesilla is a historic community; This project aligns with HPD's goal of preserving community scaling historic resources eligible for a 50/50 match
National Park Service save America's treasures	NPS U.S. Department of the interior	preservation of nationally or locally significant historic structures	could apply if the site is listed or eligible for National Register. Partnership with HPD strengthens application
National Trust preservation fund	National Trust for historic preservation	planning, studies, and pre-development of historic structures	small grant in the amount of \$2500 to \$15,000 range to fund structural assessments or interpretive planning
NM historic sites capital outlay or cultural affairs grant	NM Department of Cultural Affairs	capital restoration and public access improvements for historic properties	potential capital outlay requests supported by local legislators
New Mexico humanities council grants	NMHC	public programming, tours, educational materials, interpretive exhibits	fits perfectly with the proposed heritage tours and cultural storytelling program

2. Community Beautification, Sustainability, & Green Infrastructure

Funding Source	Administering Agency	Eligible Uses	Notes & Alignment
New Mexico clean and beautiful / "Que Linda" program	New Mexico tourism department	landscaping, public art, signage, litter abatement, native planting, shade structures	drought tolerant landscape and outdoor amenities are highly eligible Mesilla has existing participation record
Keep America beautiful community grant	keep America beautiful foundation	beautification, recycling, and sustainability projects	supports green space design and reuse of reclaimed materials
EPA environmental education local grants	United States Environmental Protection Agency	outdoor interpretive programming and environmental learning spaces	can be tied to pollinator gardens or sustainability education on site
urban forestry and community tree planting grants	New Mexico forestry division or USDA urban community forestry	shade tree installation, urban canopy planning	supports the native tree planting plan for site and adjacent parking area

3. Infrastructure & Site Development

Funding Source	Administering Agency	Eligible Uses	Notes & Alignment
New Mexico community development block grant	New Mexico Department of Finance and administration	public facility rehabilitation, utility installation, accessibility improvements	could cover water, septic, ADA, and safety improvements to support public access
EDA public works and economic adjustment assistance	United States economic development administration	infrastructure supporting community heritage tourism	eligible if tied to job creation, education, or tourism development benefits
infrastructure capital improvement plan	local government division through state of New Mexico	municipal capital improvements	the site could be listed as a standalone ICIP project, allowing leveraging a multiple matching funds
recreational trails and recreational trail program small project grants	New Mexico Department of Transportation	trailheads, interpretive signage, public outdoor facilities	if tours begin or terminate at the location, could serve as a trailhead or Mesilla's historic walking routes

4. Educational, Arts, & Cultural Programming

Funding Source	Administering Agency	Eligible Uses	Notes & Alignment
New Mexico arts public art program and local arts partnership	New Mexico department of cultural affairs	rotating exhibits, interpretive installations, community art	supports inclusion of resident driven and rotating cultural displays
national endowment for the arts - challenge America	NEA	heritage based community arts projects	supports collaborative art or storytelling components and restored blacksmith shop
national endowment for the humanities. Public humanities projects	NEH	interpretation and education around local cultural history	excellent fit for interpretive programs and exhibits telling the town's story
New Mexico outdoor recreation trails plus grant	New Mexico outdoor recreation division	outdoor equipment, recreation amenities, wayfinding, shaded rest areas	can cover shaded seating, interpretive structures, or start point amenities for tours

5. Local & Regional Partnership Funding

Funding Source	Administering Agency	Eligible Uses	Notes & Alignment
Mesilla Valley MPO	regional planning	Technical Support for access, parking, and walkability improvements	could support shared infrastructure planning or signage integration
Mesilla valley economic development alliance	regional economic development	matching funds for tourism based improvements	potential co-sponsorship for tourism oriented cultural site enhancements
New Mexico State university. HRTM/architecture/history departments	NMSU	educational partnerships, student projects, interpretive materials	can provide in kind assistance for research, design, or exhibit development
local business sponsorships	Mesilla area businesses	limited sponsorship for beautification or interpretation	ensure alignment with noncommercial, resident first policy

II. Funding Strategy and Match Structure

To position the Guerra Blacksmith Lot project competitively, the Town should pursue a layered funding strategy:

1. Phase 1 – Planning & Restoration Design
 - Use HPF/CLG or NTPF funds for historic assessments.
 - Pair with in-kind labor and Town staff support as match.
2. Phase 2 – Utilities and Structural Restoration
 - Seek CDBG or ICIP capital allocations.
 - Consider NM Historic Sites or Cultural Affairs outlay requests.
3. Phase 3 – Green Space, Parking, and Landscaping
 - Apply for Clean & Beautiful, Outdoor Recreation Trails+, and Urban Forestry grants.
4. Phase 4 – Programming and Activation
 - Leverage NM Humanities Council, NEA/NEH, and NM Arts Public Art funds.
 - Secure small sponsorships or donations for exhibits and community programs.

III. Match and Maintenance Considerations

- Many state and federal programs require local match (typically 25%–50%), which can include:
- In-kind contributions (Public Works labor, volunteer hours, donated materials).
- Existing Town funds allocated for beautification or cultural projects.
- Partnership funding through county, NMSU, or non-profit groups.
- Long-term maintenance can be partially supported through:
 - Annual Clean & Beautiful cycles.
 - Dedicated line items in the Tourism or Public Works budgets.
 - Volunteer programs through the Guerra Blacksmith Lot Advisory Committee.

IV. Next Steps & Strategy (after acquisition of property)

1. Add the Guerra Blacksmith Lot project to the Town's ICIP (2026–2030 cycle).
2. Engage NMHPD for eligibility verification and technical guidance.
3. Prepare conceptual site maps and images to support applications.
4. Partner with NMSU departments for educational programming and in-kind support.
5. Pursue layered funding (HPF, CDBG, Clean & Beautiful) for phased implementation.
6. Establish a long-term maintenance plan supported by Clean & Beautiful cycles and volunteer programs.

V. Conclusion

The Guerra Blacksmith Lot project offers a rare opportunity to combine historic preservation, resident engagement, and environmental design into a single, community-centered project.

By pursuing a blended funding approach — combining historic preservation, infrastructure, and beautification grants — the Town of Mesilla can ensure the site's full restoration, activation, and long-term stewardship under public ownership, honoring both its past and its living community.

Appendix C: Parking and Circulation Improvements

Town of Mesilla

Restoration & Utilization Project

~ Guerra Blacksmith Lot ~

Preliminary Design conceptualization completed by Town Engineer (Molzen, Corbin & Associates) in 2023.

- **Plans to be updated based upon review and approval of Lot Overview Committee with current cost estimate and then added to the Town's Capital Improvements Plan**



TOWN OF MESILLA

PARKING LOT LAYOUT

MOLZENCORBIN