

Los Alamos

# Downtown East MRA

groundworkstudio



LOS ALAMOS  
MAINSTREET  
AND CREATIVE DISTRICT

LOS ALAMOS  
where discoveries are made

June 27, 2024



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## MRA Code

- Part of Statewide Code:

Metropolitan Redevelopment Area Statute  
Chapter 3-60A-1 to 3-60A-48

- The New Mexico (NM) Metropolitan Redevelopment Code provides municipalities and counties with additional flexibility to support revitalization and redevelopment in areas that have existing economic and physical conditions such as:

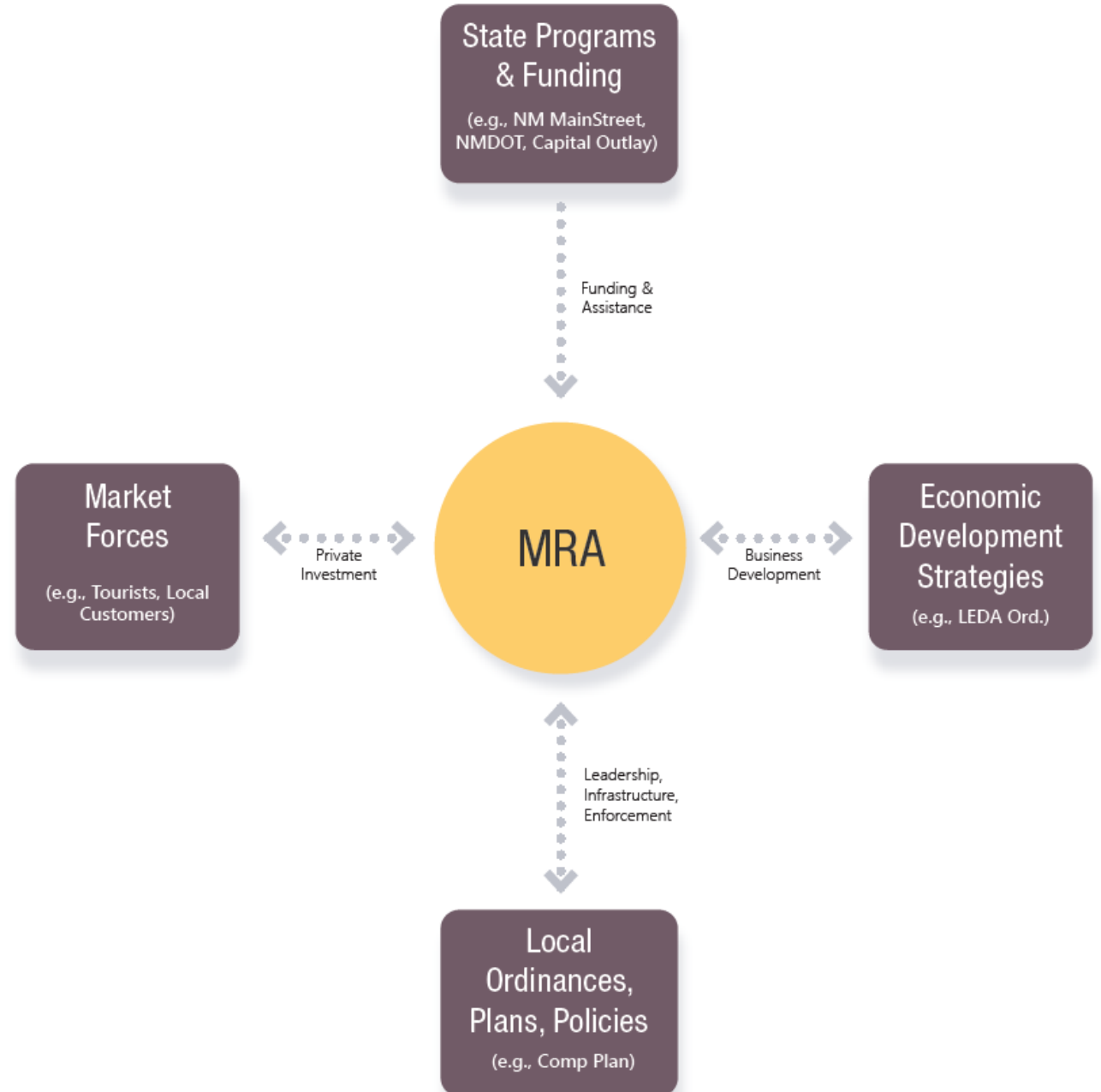
- low business activity
- vacant/underutilized properties
- deteriorating buildings and/or public infrastructure
- unsafe conditions
- housing deficits
- zoning conformance issues
- obsolete planning/platting
- high unemployment/low-income levels

# What does an MRA “do”?

The designation of an MRA includes a corresponding MRA Plan that outlines eligible redevelopment policies, programs, and projects that will address declining conditions.

Once an MRA Plan is adopted, it allows for the contribution of public resources to eligible private entities without violating the New Mexico Anti-donation Clause. MRA projects must align with the goals set forth in the MRA Plan.

MRA projects in different communities often vary, due to different characteristics, considerations, and community priorities within the MRA boundaries.



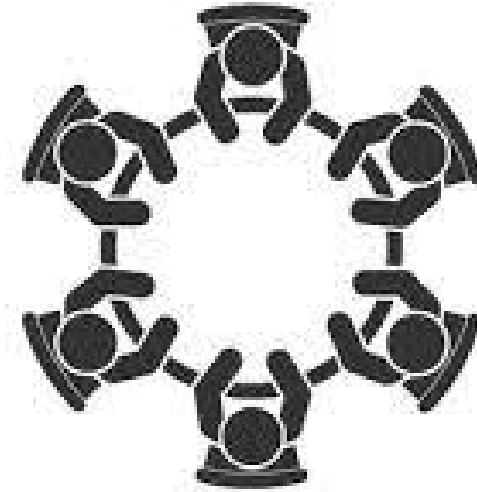
# MRA Enabled Tools

The MRA planning process will determine which tools the County will implement.

MRA Fund	Tax Increment Financing (TIF)	Public Private Partnerships (P3's)	Development Incentives & Direct Contributions	Zoning Code Exemptions
Dedicated fund for MRA projects, overseen by MRA Board.	Captures incremental rise in property tax revenue within the district to fund MRA projects and administration.	Cooperative agreement between local government and one or more private sector entities. Enable implementation of projects that are too costly or high risk for either sector to pursue on their own.	May include redevelopment tax abatements, storefront and building infrastructure improvement grants, expedited permitting, impact fee waivers, gap financing grants, etc.	Zoning code ordinances, amendments, and exceptions that will apply only to projects and properties within the MRA. Enacted through County standard procedure for code updates.

# MRA Board

- The MRA Board is responsible for overseeing the implementation and funding of MRA Plan projects to ensure community benefit.
- The board is established by local ordinance and may be comprised of council or commission members



# MRA Fund

- The fund sets aside money for MRA projects
- Can be allocated from a variety of local funding sources and layered with other applicable funding (CDBG grants, LEDA, Capital Outlay, Tax Credits)
- Overseen by the MRA Board

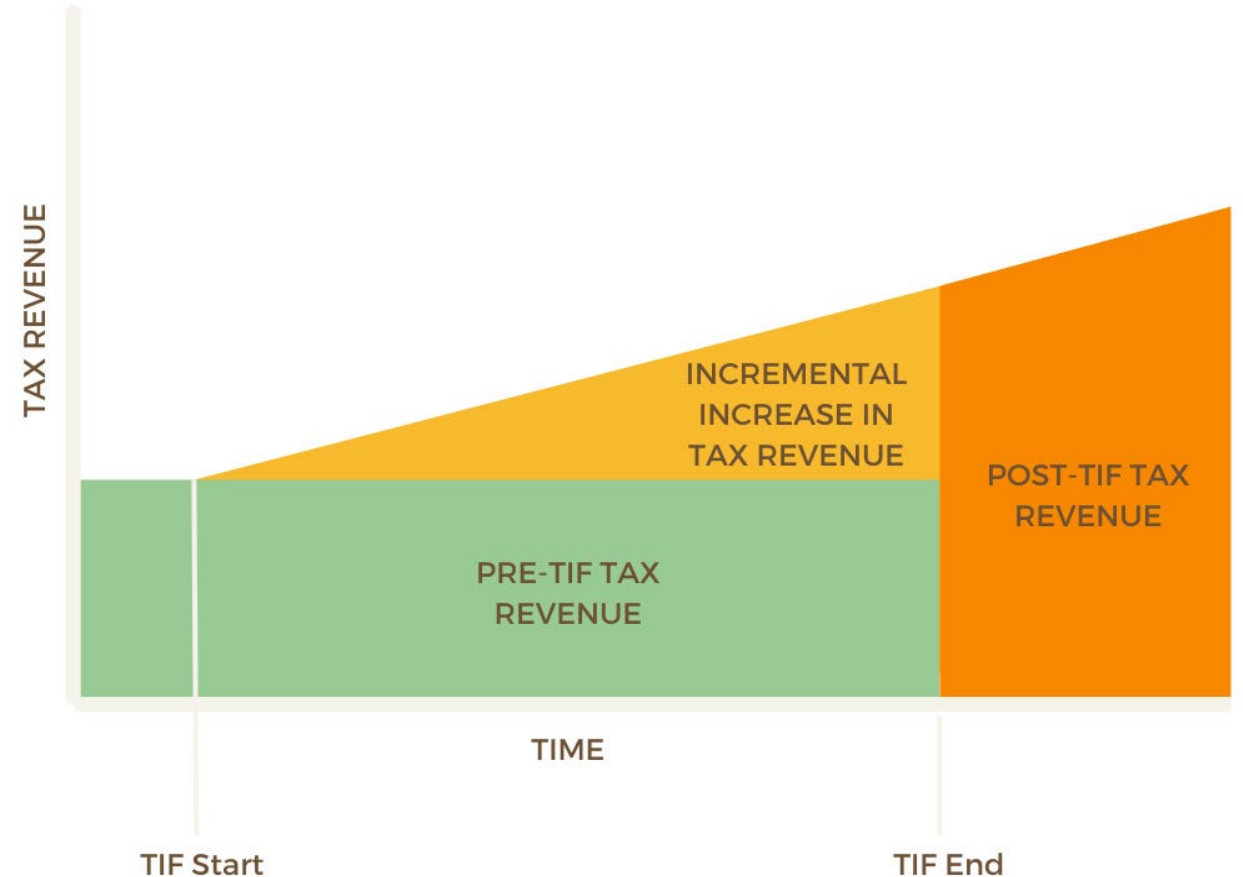


# TIF Considerations

TIF Districts raise funds by collecting the difference between the existing tax base and the newly generated property and/or GRT revenue for up to a 20-year period. The collected funds can be used for MRA administration and project support.

NM Communities with TIF Districts:

- Silver City
- Albuquerque
- Gallup
- Farmington



# TIF Considerations

**Establishing a TIF District:** The County Treasurer and Assessor establish the base value of the property tax and/or GRT revenue for the MRA district and collect the incremental rise in revenue into the MRA Fund.

**TIF Bond and Feasibility Study:** The Redevelopment Code allows TIF bonds to be issued to pay for MRA projects based on the bonding capacity created by TIF revenue (3-60A-23.1). Bond feasibility studies help to evaluate how much revenue (tax increment) could be generated over the life of the TIF and whether the TIF would have the ability to repay the debt service if the County were to issue bonds.



# Public -Private Partnerships (P3s)

- A P3 is a cooperative agreement between the local government and one or more private sector entities, enabling the implementation of projects that are too costly or high risk for either sector to pursue on their own. The P3 process typically includes:
- Request for Proposal (RFP) – Solicits developer interest and qualifications to enter a P3 for an identified MRA project
- Community Benefit Matrix – The MRA Board evaluates proposals using a community benefit matrix to ensure projects meet community benefit requirements
- Development Agreements - Holds developers accountable for the use of public funding in their projects. Types include purchase, lease, and owner participation agreements. Claw back provisions are usually included.



# Incentives & Contributions

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- Redevelopment tax abatement
- Storefront activation grants
- Expedited permitting
- Impact fee waivers
- Gap financing grants





# Myth Busting

MRA designation does NOT:

- raise taxes
- allow eminent domain
- damage property values
- require participation in improvement or incentive programs

All properties within the MRA boundary will not exhibit characteristics of decline.

# Downtown East MRA

- Los Alamos County has passed Resolution No. 24-08 designating the Downtown East MRA
- The next step in the process will be to develop an MRA Plan that identifies the types of projects that may be supported by MRA funds, and which MRA tools the County will implement.



# Proposed MRA Boundary

Incorporates 29.3 acres comprised of approximately 21 parcels at east gateway to Downtown.

Gateway to Los Alamos

- Roundabout welcomes visitors to Downtown
- High impact location for investment of public resources



# Boundary Justification

Many properties within boundary generally meet socioeconomic/physical conditions required by statute

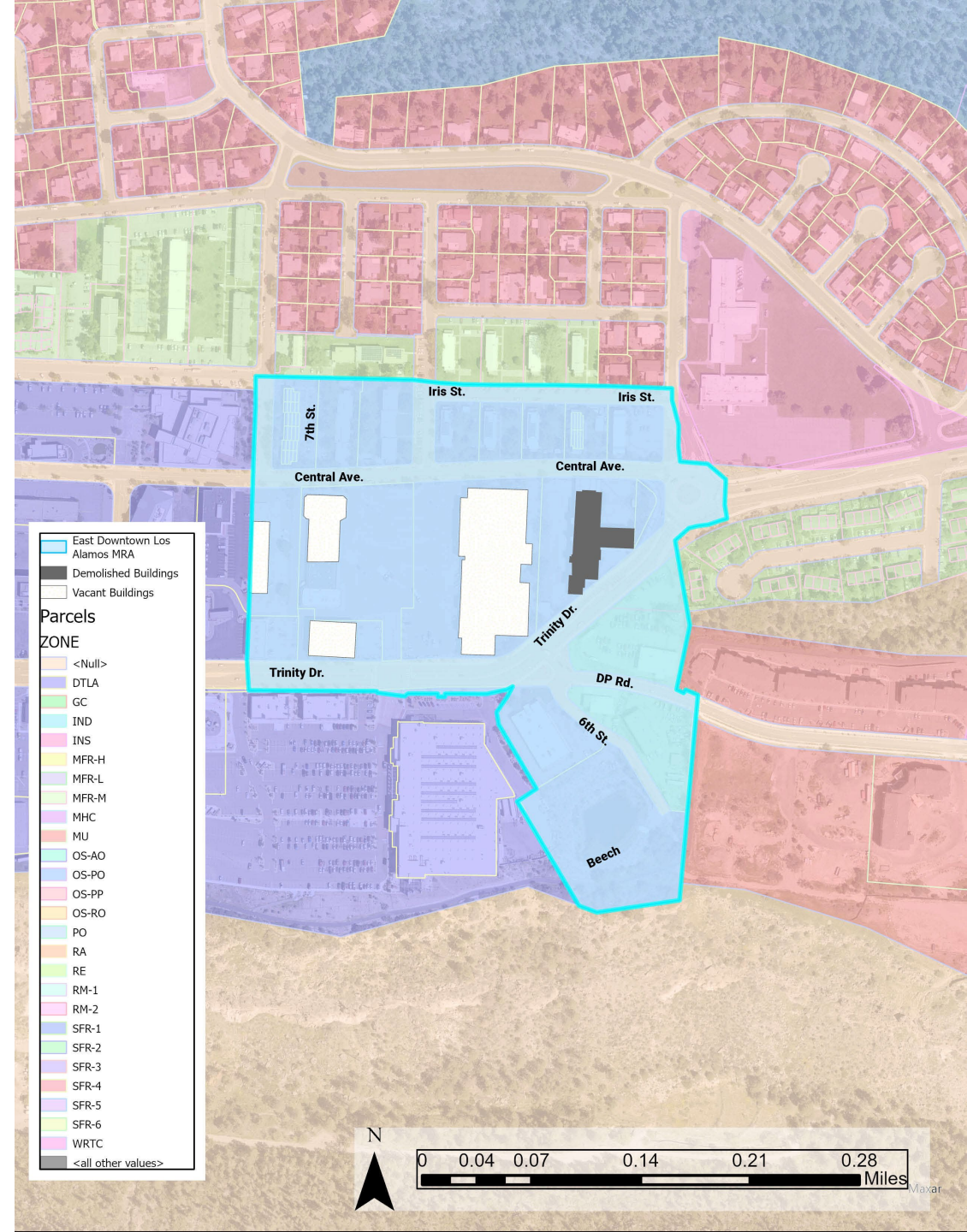
- Aged/deteriorating infrastructure
- Low occupancy rates
- Vacant properties

Zoning is mixed-use

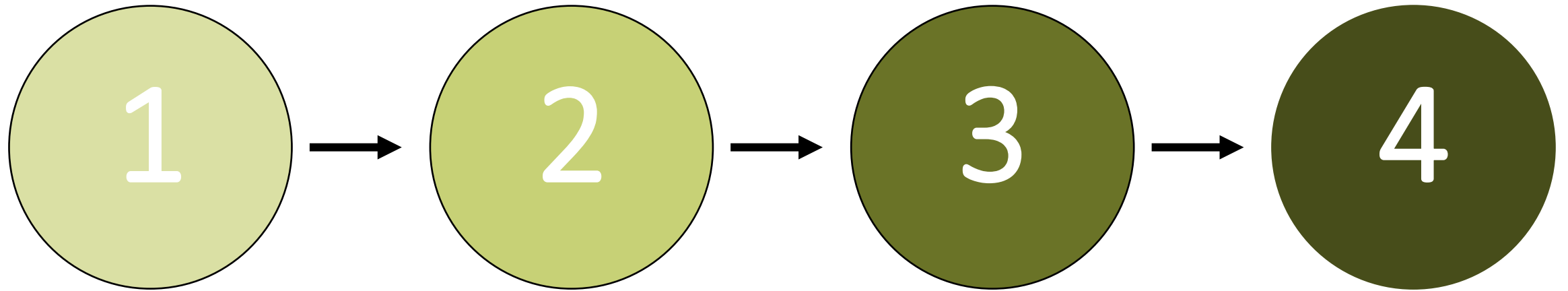
Current land-use is primarily commercial

Specifically addresses gateway to east Downtown

General alignment with Downtown Master Plan boundary



# Timeline



## MRA Assessment

- Evaluation of boundary
- Completion of MRA Designation Report

*Completed*

## MRA Designation

- Public Notice
- Council Hearing and Adoption of Resolution

*Completed*

## MRA Plan

- MRA Plan Development
- Public Hearing and Plan Adoption

*In process*

## Plan Implementation

- Create MRA Implementation committee and fund
- Partner with appropriate agencies and organizations
- Projects only proceed with Council approval



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# White Rock MRA

Assistance with implementation can be provided by NMMS Technical Assistance and can coincide with development of Downtown East MRA.

**WHITE ROCK CENTER MRA DESIGNATION**  
Existing Conditions Assessment - Updated 8/3/2020

 Proposed MRA Boundaries



# Thank You

**Learn More**



**Take Survey**



Learn more: [lacnm.com/mra](https://lacnm.com/mra)

Take the survey: [lacnm.com/EDLAMRASurvey](https://lacnm.com/EDLAMRASurvey)