

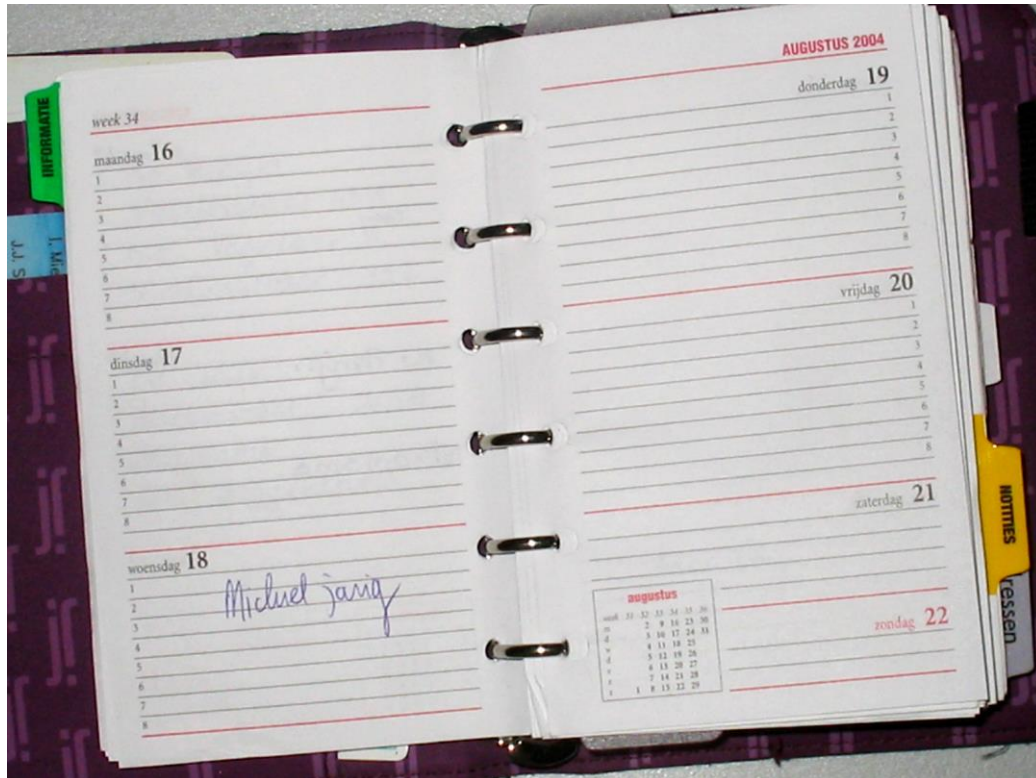
# City Manager's Report

---

Presented by Mario Juarez-Infante, PE, City Manager  
03.03.2026



# Summary



- COLONIAS INFRASTRUCTURE EMERGENCY ASSISTANCE FUNDS
- FY 2027 COLONIAS INFRASTRUCTURE FUNDS – FUTURITY DRIVE, FROM SUNLAND PARK DRIVE TO SAN GABRIEL
- FY 2027 COLONIAS INFRASTRUCTURE FUNDS – LIFT STATION AND MANHOLE REHABILITATION
- MVD RENOVATION UPDATE
- RIO GRANDE TRAIL DESIGNATION BY THE RIO GRANDE COMMISSION
- FY 2027 RIO GRANDE TRAIL FUNDING APPLICATION SUBMITTAL *PASO DEL NORTE HEALTH FOUNDATION*
- 2026 NEW MEXICO CAPITAL OUTLAY *PASSED (PENDING GOVERNOR'S APPROVAL)*
- SOLID WASTE CLEAN UP EVENT
- PREMIER ENTERTAINMENT DISTRICT *INDOOR WATERPARK MIXED USE DEVELOPMENT*

# Colonias Infrastructure Emergency Assistance Funds

---



## Quick Facts

- Total Request: \$2,500,000
- 100% Grant
- Roadway and Drainage Infrastructure Grant
- One-time funding opportunity as the grant is not a re-occurring program
- Three local residential streets and drainage will be mitigated

---

Document last modified: February 23

**\$2,500,000**

COLONIAS INFRASTRUCTURE PROJECT FUND  
GRANT AGREEMENT

Dated

**March 27, 2026**

By and Between the

NEW MEXICO FINANCE AUTHORITY,

and the

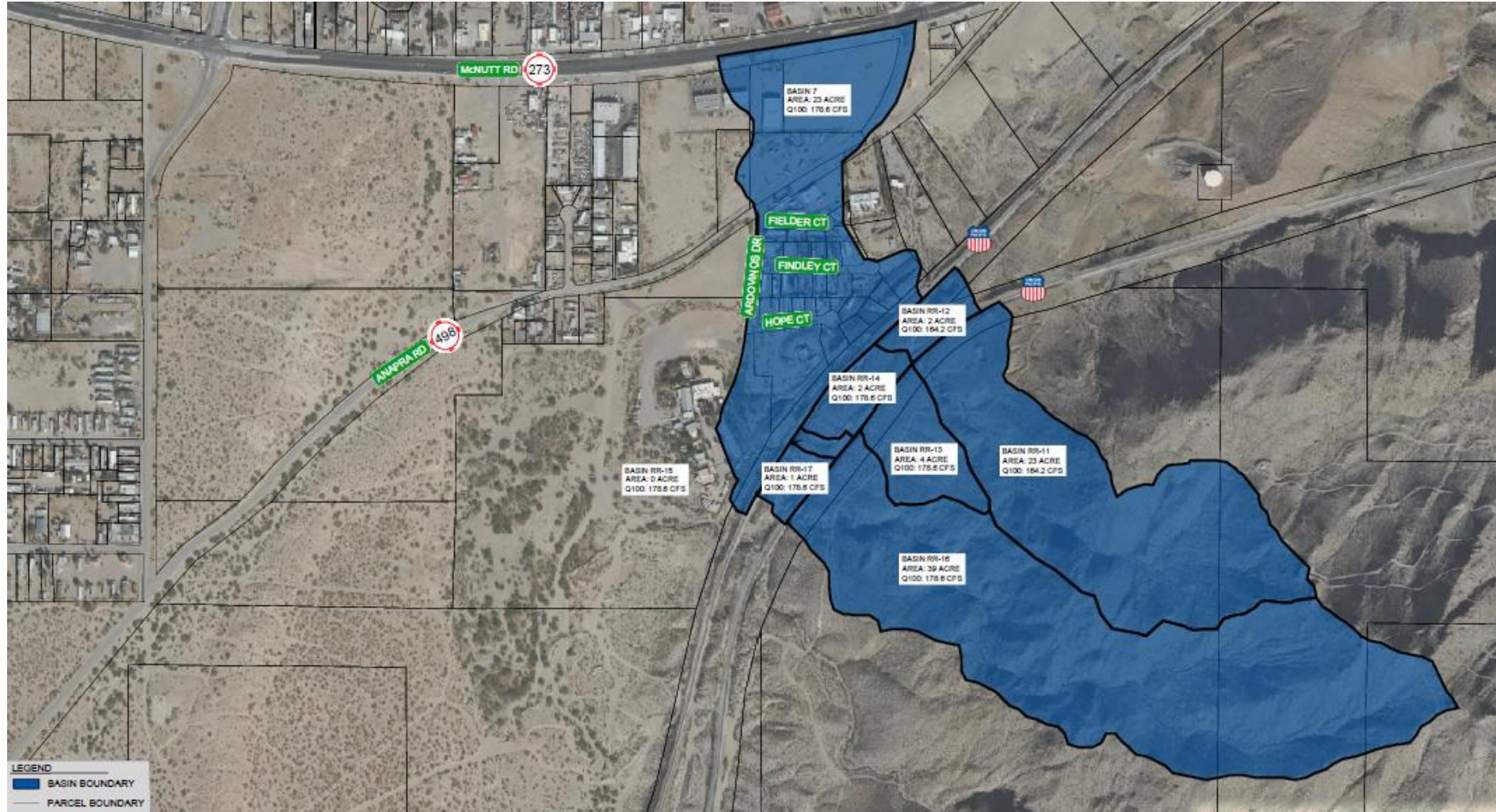
CITY OF SUNLAND PARK,  
Doña Ana County, New Mexico,  
as Grantee.

---

# Project Location Map



# Basin Boundary



# FY 2026 Colonias Infrastructure Funds Futurity Drive from Sunland Park Drive to San Gabriel

---



## Quick Facts

- Total Request: \$4,950,000
- 90% Grant
- 10% Loan
- 10% Match
- Roadway and Drainage Infrastructure Grant



WE ARE THE GATEWAY TO THE LAND OF ENCHANTMENT

### A RESOLUTION AUTHORIZING AND APPROVING THE SUBMISSION OF A COMPLETED APPLICATION FOR FINANCIAL ASSISTANCE AND PROJECT APPROVAL TO THE NEW MEXICO FINANCE AUTHORITY FOR THE COLONIAS INFRASTRUCTURE FUND.

The City Council is informed that:

**WHEREAS,** the City of Sunland Park (“Governmental Unit”) is a qualified entity under the New Mexico Finance Authority Colonias Infrastructure Act, Sections 6-30-1 through 6-30-8, NMSA 1978 (“Act”), and the Board of Trustees (“Governing Body”) is authorized to borrow funds and/or issue bonds for the financing of public projects for benefit of the Governmental Unit; and

**WHEREAS,** the New Mexico Finance Authority (“Authority”) has instituted a program for the financing of projects from the Colonias Infrastructure Fund created under the Act and has developed an application procedure whereby the Governing Body may submit an application (“Application”) for financial assistance from the Authority for public projects; and

**WHEREAS,** the Governing Body intends to undertake construction services for the Futurity Drive Reconstruction and Drainage Improvements Project (“Project”) for the benefit of the Governmental unit and its citizens; and

**WHEREAS,** the application prescribed by the Authority has been completed and submitted to the Governing Body, and this resolution approving the submission of the completed Application to the Authority for its consideration and review is required as part of the Application.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SUNLAND PARK, NEW MEXICO,** that the project type falls under Roads/Drainage and will undertake construction services for the Futurity Drive Reconstruction and Drainage Improvements Project. The financial assistance requested is \$4,950,000. The City is committed to 10% match of \$450,000 with local funds.

Section 1. That all action (not consistent with the provision hereof) heretofore taken by the Governing Body and the officers and employees thereof directed toward the Application and the Project, be and the same is hereby ratified, approved, and confirmed.

Section 2. That the submission of the application requesting funding from the Colonias Infrastructure Fund, be and the same is hereby approved and confirmed.

Section 3. That the officers and employees of the Governing Body are hereby directed and requested to submit the completed Application to the Authority for its review and are further authorized to take such other action as may be requested by the Authority in its consideration and review of the Application and to further proceed with arrangements for financing the Project.

Section 4. All acts and resolutions in conflict with this resolution are hereby rescinded, annulled, and repealed.

Section 5. This resolution shall take effect immediately upon its adoption.



# Project Location Map



# FY 2026 Colonias Infrastructure Funds Lift Station and Manhole Rehabilitation

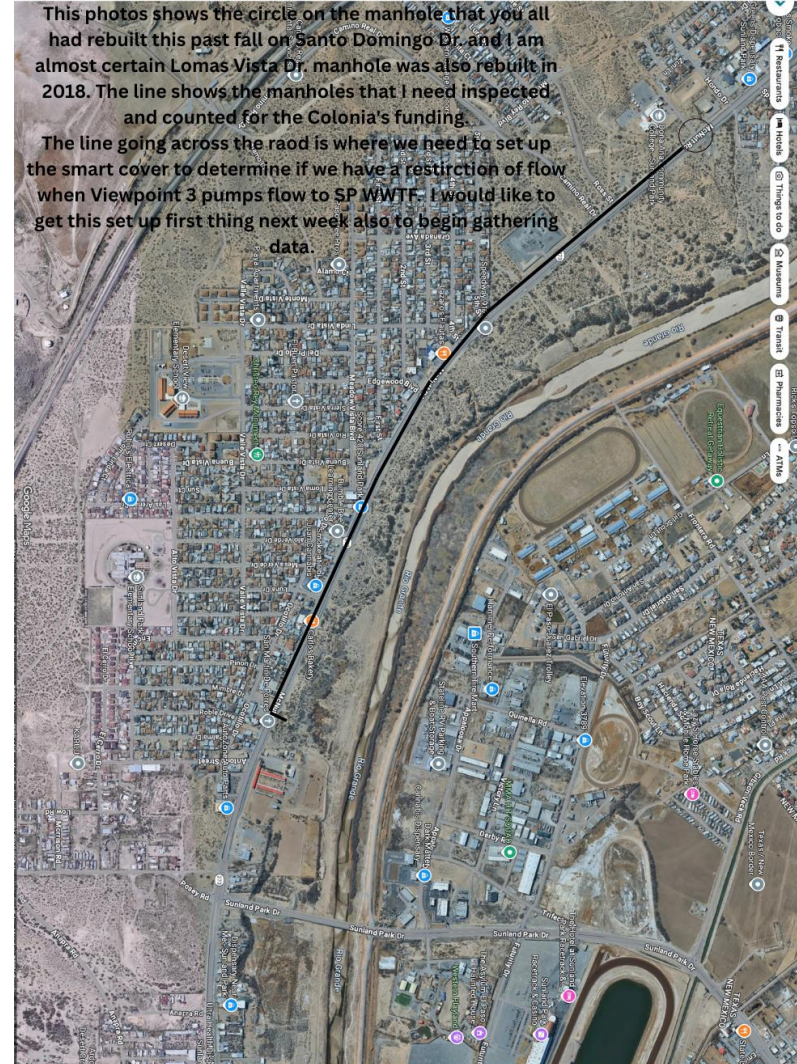
---



# Manhole Rehabilitation



The red box is the location of Futurity Lift Station.  
The black line is the location of the manholes I need to have by late next Tuesday to submit to BHI for Colonia's funding.



This photos shows the circle on the manhole that you all had rebuilt this past fall on Santo Domingo Dr. and I am almost certain Lomas Vista Dr. manhole was also rebuilt in 2018. The line shows the manholes that I need inspected and counted for the Colonia's funding.  
The line going across the road is where we need to set up the smart cover to determine if we have a restriction of flow when Viewpoint 3 pumps flow to SP WWTF. I would like to get this set up first thing next week also to begin gathering data.

# MVD Renovation Update

---



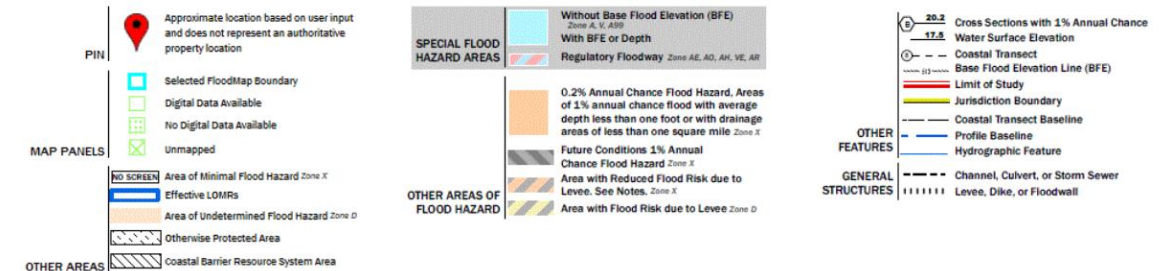
# Quick Facts

- Final Design is due March 30
- TI Cost Estimate due March 30
- No construction budget has been identified

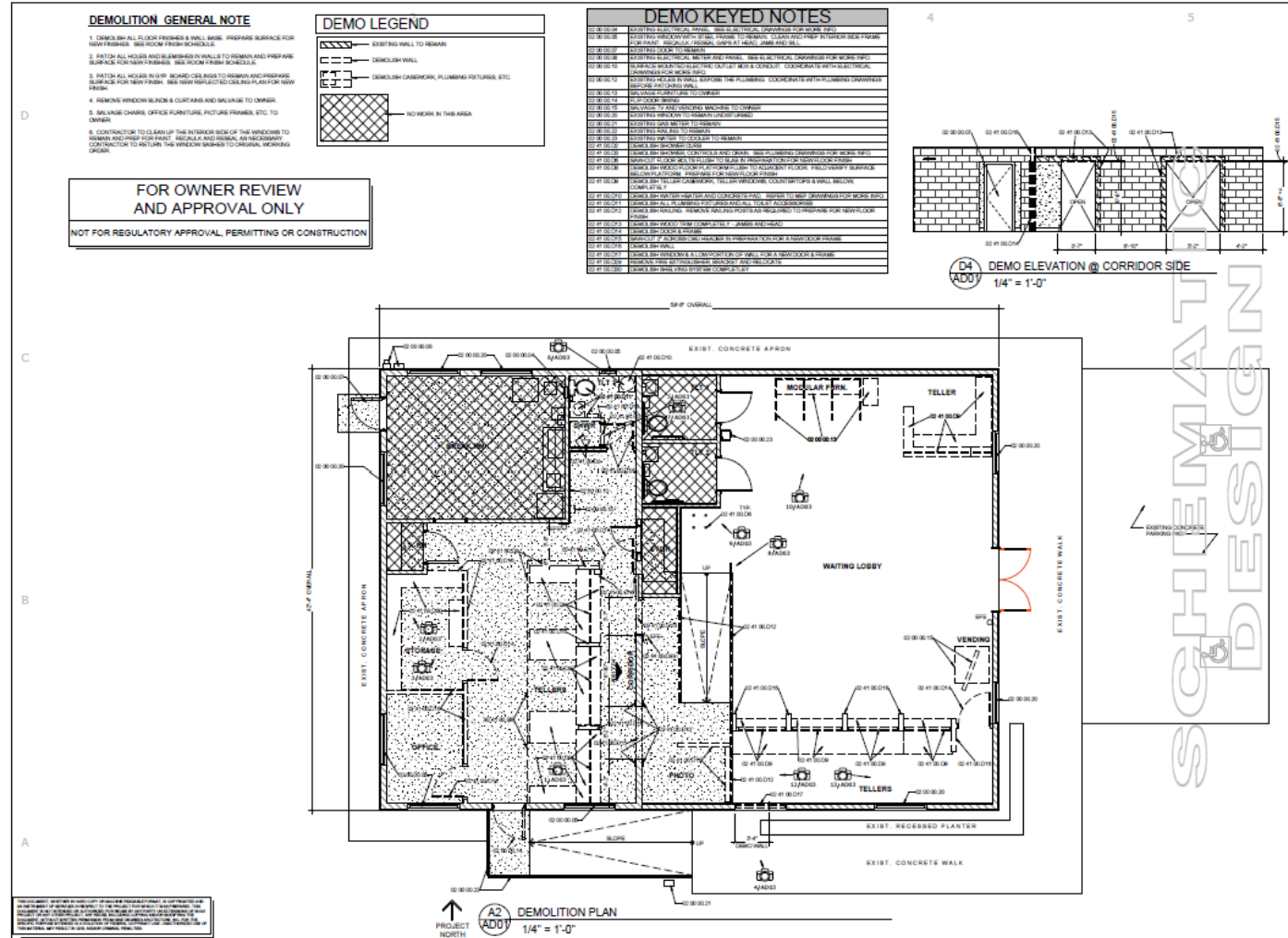


S, USDA, The National Map: Orthoimagery. March 12, 2025.

Powered by Esri



# Rehabilitation Floor Plan



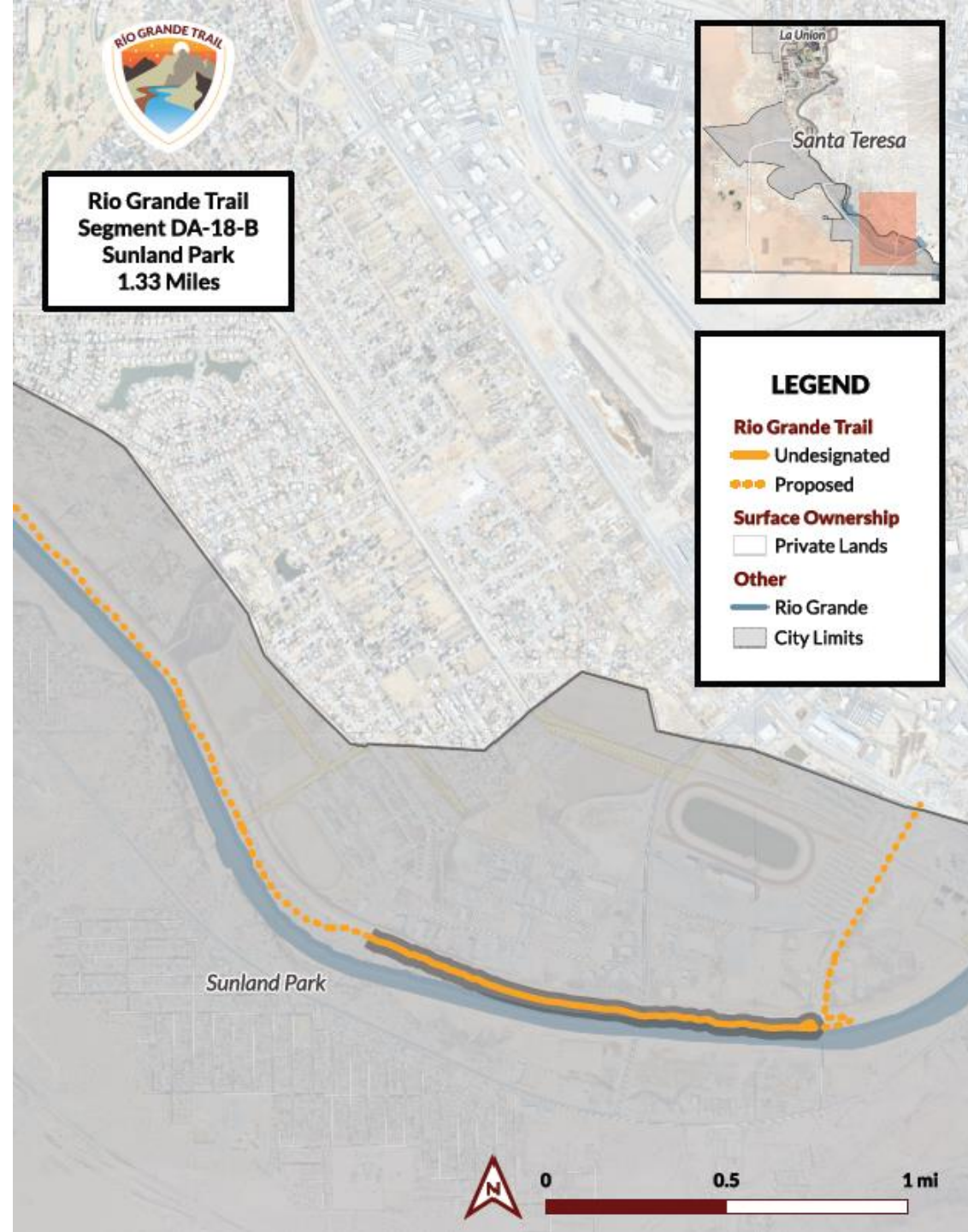
# Rio Grande Trail Designation by the Rio Grande Commission

---



## Quick Facts

- Río Grande is the central artery of New Mexico, spanning nearly 500 miles between the Colorado and Texas state borders
- Río Grande Trail Commission (RGTC) legislatively created in 2015
- Río Grande Trail (RGT) Master Plan adopted in 2017
- Upcoming Commission Meeting:
  - Friday April 10th, 2026
  - 9AM – 12PM
  - Location
  - TBD – Las Cruces, NM
- *The Río Grande Trail – A long distance trail spanning the Land of Enchantment.*



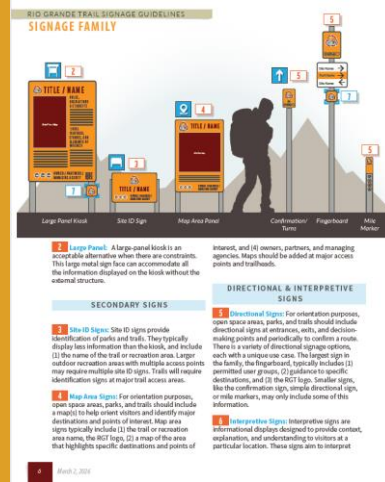
# FY 2027 Rio Grande Trail Funding Application Submittal *Paso del Norte Health Foundation*

---



# Quick Facts

- Total Funding Request: \$2,088,127.71
- Three distinct projects
- Río Grande Trail Phase 3 Construction
- Río Grande Trail Wayfinding
- Río Grande Trail Phases 4–7 Design.



CITY OF SUNLAND PARK  
1000 MCNUTT RD, SUITE "C" SUNLAND PARK, NM 88063  
PH. (575) 589-1268 | FAX (575) 589-7481



February 23, 2026

Paso del Norte Health Foundation  
221 N Kansas St #1900  
El Paso, TX 79901

**Subject: Trails Initiative Request for Proposals – City of Sunland Park, Paso del Norte (PDN) Trail Projects**

Dear Review Committee,

On behalf of the City of Sunland Park, I am pleased to submit this application for funding consideration for the Paso del Norte (PDN) Rio Grande Trail Improvements project. This coordinated effort includes (1) Rio Grande Trail Phase 3 Construction, (2) Rio Grande Trail Wayfinding, and (3) Rio Grande Trail Phases 4–7 Design.

The proposed PDN projects will integrate with existing local and regional trail networks and advance the planned statewide Rio Grande Trail. Currently, walking paths and trails within Sunland Park lack essential amenities such as protected facilities, shade, lighting, seating, and clear wayfinding, which limits their usability for active transportation and recreation. These deficiencies disproportionately affect residents in areas with the greatest need for safe, accessible, and comfortable non-motorized travel options.

By constructing critical trail segments, completing future-phase design, and installing comprehensive wayfinding signage, the project will create a continuous, safe, and multimodal active transportation corridor serving residents and visitors of all ages and abilities. The improvements will benefit approximately 10,000 residents within 0.5 miles and an estimated 35,800 residents within one mile, supporting daily mobility, recreation, and regional connectivity.

Key benefits include enhanced pedestrian and bicyclist safety, improved access to neighborhoods, schools, parks, and regional destinations, and increased opportunities for physical activity and outdoor recreation. The project will incorporate protected trail facilities, pedestrian-scale lighting, shade, landscaping, and seating, with implementation guided by community engagement, ADA standards, and the broader Rio Grande Trail network.

The City of Sunland Park is requesting \$2,088,127.71 in grant funding to support the construction, design, and wayfinding components of the PDN Rio Grande Trail Improvements project. This investment will leverage prior planning efforts and position the City to advance future trail phases as funding becomes available.

Thank you for considering this application. Please do not hesitate to contact me if additional information is needed.

Sincerely,

Mario Juárez-Infante  
City Manager

# 2026 New Mexico Capital Outlay *Passed (pending Governor's approval)*

---





# 2026 Capital Outlay Summary

---

1018 SUNLAND PARK MUNI CMLPX CONSTRUCT	\$1,420,000	Sunland Park	GF
3765 SUNLAND PARK MUNI CMLPX FIELDS CONSTRUCT	\$1,510,000	Sunland Park	STB
1208 SUNLAND PARK SOUTH LIFT STN & FORCE MAIN IMPROVE	\$200,000	Sunland Park	GF
1020 SUNLAND PK VEH PRCHS	\$200,000	Sunland Park	GF
1209 MT CRISTO REY BLVD & BRONZE HILL AVE CONSTRUCT	\$400,000	Sunland Park	GF

- Total: \$3,730,000

# Solid Waste Clean-up Events

---



Event sponsored by Community Development and Public Works with Community Volunteers, GISD Students, and Council Members



# Premier Entertainment District *Indoor Waterpark Mixed use Development*

---



# Early Feasibility Activities



## Real Estate Appraisal

- Value inputs
- Comparable support
- Highest & best use

## MRA Analysis

- Eligibility findings
- Public benefit
- Redevelopment tools

## Hotel Financial Analysis

- ADR / Occupancy
- RevPAR / NOI
- IRR / DSCR sensitivity

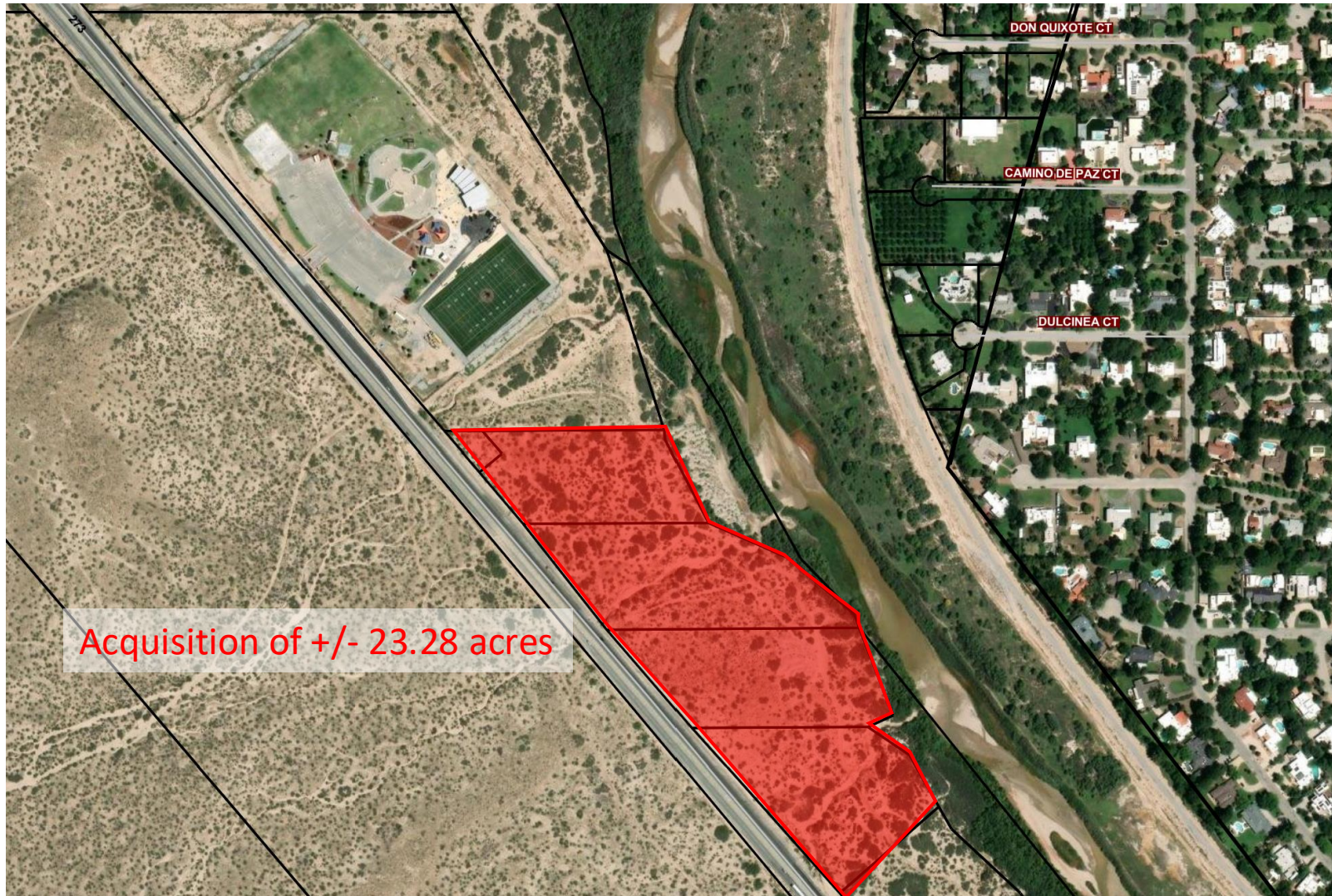
## American Resort Management

- Meeting summary
- Brand/flag options
- Operating model & timeline

## Feasibility & Next Steps

- Recommendation
- Decision items
- Phase II due diligence

# Project Location Map





Thank you