



TOWN OF SILVER CITY

Regular Meeting

February 10, 2026, 6:00 PM

Grant County Administration Center, 1400 Hwy. 180 E.,
Silver City, NM

MISSION STATEMENT of the TOWN OF SILVER CITY

Silver City is the hub of an inclusive community settled within a small town that through guided growth, honors and preserves its historical, cultural, and natural heritage while facilitating jobs, health, and educational resources such that the residents and visitors may enjoy and protect the recreational opportunities of the area and high quality of life.

- 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE AND SALUTE TO THE NEW MEXICO STATE FLAG**
- 2. CHANGES TO AGENDA**
- 3. CEREMONIES**
 - A. JANUARY 2026 EMPLOYEE OF THE MONTH -**
- 4. PROCLAMATIONS**
 - A. America 250 -**
 - B. Territorial Charter Day -**
- 5. COUNCIL COMMENTS**
- 6. APPROVAL OF MINUTES**
 - A. Regular Meeting on January 21, 2026 -**
- 7. PUBLIC INPUT**
- 8. REPORTS**
 - A. High Desert Humane Society -**
 - B. Manager's Report -**
- 9. PUBLIC HEARINGS**

10. UNFINISHED BUSINESS

- A. **Mayors' appointments of Boards and Commissions for Council -**

11. NEW BUSINESS

- A. **Approval / Disapproval of NOI Ordinance 1338 the sale and transfer of Town Property -**
- B. **Approval / Disapproval of RESOLUTION 2026-05: A RESOLUTION ENSURING THAT CONSTITUTIONAL RIGHTS ARE NOT COMPROMISED BY RECEIVING FEDERAL, STATE OR COUNTY FUNDS. -**
- C. **Approval / Disapproval of BID 25/26-3 Improvements to the Silco Theater -**
- D. **Mayors' appointment with the Lodgers Tax Advisory Board -**

12. **Approval / Disapproval of Closed Executive Session pursuant to NMSA 1978 10-15-1(H)(6), meetings subject to the attorney-client privilege pertaining to threatened or pending litigation in which the public body is or may become a participant**

13. ADJOURNMENT

Council Members

<u>Name</u>	<u>Elected Position</u>	<u>Telephone</u>	<u>Term of Office</u>
Simon Wheaton-Smith	Mayor	575-313-3990	01/2026 - 12/2030
Angela Salaiz	Councilor, District 1	575-654-0415	01/2024 - 12/2027
Nicholas H. Prince	Councilor, District 2	575-654-0087	01/2026 - 12/2030
Stan Snider	Councilor, District 3	575-342-2535	01/2024 - 12/2027
Victor Nañez	Councilor, District 4	575-654-0148	01/2026 - 12/2030

MISSION STATEMENT OF THE TOWN OF SILVER CITY

MISSION STATEMENT of the TOWN OF SILVER CITY

Silver City is the hub of an inclusive community settled within a small town that through guided growth, honors and preserves its historical, cultural, and natural heritage while facilitating jobs, health, and educational resources such that the residents and visitors may enjoy and protect the recreational opportunities of the area and high quality of life.

The Council may call an EXECUTIVE SESSION pursuant to NMSA 1978 Section 10-15-1(H) for the following reasons:

1. meetings pertaining to **issuance, suspension, renewal or revocation of a license**, except that a hearing at which evidence is offered or rebutted shall be open;
2. **limited personnel matters** which means the discussion of hiring, promotion, demotion,

dismissal, assignment or resignation of or the investigation or consideration of complaints or charges against any individual public employee;

3. meetings for the **discussion of bargaining strategy preliminary to collective bargaining negotiations** between the policymaking body and a bargaining unit representing the employees of that policymaking body and collective bargaining sessions at which the policymaking body and the representatives of the collective bargaining unit are present;
4. that portion of meetings at which a decision concerning **purchases in an amount exceeding \$2,500 that can be made only from one source** and that portion of meetings at which the **contents of competitive sealed proposals solicited pursuant to the Procurement Code (13-1-28 NMSA 1978) are discussed during the contract negotiation process**. The actual approval of purchase of the item or final action regarding the selection of a contractor shall be made in an open meeting;
5. meetings subject to the **attorney-client privilege pertaining to threatened or pending litigation** in which the public body is or may become a participant;
6. meetings for the **discussion of the purchase, acquisition or disposal of real property or water rights** by the public body.

Note: NMSA 1978 Section 10-15-1(H) Exceptions (4) relating to students, (9) relating to public hospitals, and (10) relating to the gaming control board were not listed above since they do not apply to the Town of Silver City.

For information on what's happening in local government,
please visit the [Town's website \(www.townofsilvercity.org\)](http://www.townofsilvercity.org).



**Town of Silver City,
NM**

Item #3.A

Item Report

Meeting Date: February 10, 2026

Item: JANUARY 2026 EMPLOYEE OF THE MONTH

Attachments:

None



Town of Silver City, NM

Item #4.A

Item Report

Meeting Date: February 10, 2026

Item: America 250

Attachments:

1. Proclamation for America 250

PROCLAMATION

AMERICA 250

WHEREAS, the 250th anniversary of the signing of the Declaration of Independence and the formation of the United States of America will occur on July 4, 2026; and

WHEREAS, the Town of Silver City, founded in 1876, has contributed proudly and significantly to the history of our nation and our state for more than 149 years; and

WHEREAS, in 2016 the United States Congress established by Joint Resolution the America 250 Commission to encourage observance of the 250 years of our nation's existence; and

WHEREAS, the Governor established New Mexico's Semi quincennial Commission with the signing of SB106, to engage every American in commemorating and celebrating the nation's Semi quincennial and to honor the unique history, traditions, and contributions of New Mexico while embracing the shared values and aspirations of the American people; and

WHEREAS, the Commission will play a pivotal role in enhancing and enriching the tapestry of our nation's 250th anniversary, ensuring that the diverse voices of all Americans are celebrated during this monumental milestone; and

WHEREAS, it is appropriate that the Town of Silver City engage fully with our past and look forward to a shared future; and

WHEREAS, the Town of Silver City encourages its citizens to create and participate in programs that will commemorate the history of our town, our state, and our nation; and

NOW, THEREFORE, be it resolved that I, Mayor Simon W. Wheaton-Smith, do hereby proclaim that the City of Silver City will fully engage in commemorative activities leading up to and through July 4, 2026.

I urge all community members to take advantage of the resources available from the America 250 Commission, the New Mexico Semi quincennial Commission, and the Town of Silver City to observe the 250th anniversary of the signing of the Declaration of Independence by coordinating commemorative events, planning historical activities, creating new educational opportunities, and seeking opportunities for historic preservation. The Town of Silver City pledges to uplift, support, and generate commemorative opportunities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused this official seal of the Town of Silver City to be affixed this 10th day of February 2026.

Simon Wheaton-Smith, Mayor, Town of Silver City

Attest:

Alfred Sedillo, Town Clerk



Town of Silver City, NM

Item #4.B

Item Report

Meeting Date: February 10, 2026

Item: Territorial Charter Day

Attachments:

1. PROCLAMATION - Territorial Charter Day

PROCLAMATION

TERRITORIAL CHARTER DAY

Town of Silver City, New Mexico

WHEREAS, Silver City will celebrate the 146th Anniversary of the signing of its Territorial Charter by Governor Samuel Axtell on February 15, 1878; and

WHEREAS, Silver City is the oldest continuously incorporated municipality in the State of New Mexico; and

WHEREAS, on February 10, 2026, the Town Council of the Town of Silver City adopted a proclamation designating the Saturday closest to February 15 as Territorial Charter Day, setting aside this occasion to honor the Town's unique historical evolution and enduring civic spirit; and

WHEREAS, the celebration commemorates the historically significant events leading to the adoption of the Silver City Territorial Charter, beginning with the formation of Grant County in 1868 and the discovery of silver in 1870, which led to the rapid growth and establishment of Silver City as the Grant County seat in 1871; and

WHEREAS, early community leaders pursued incorporation to ensure local representation and self-governance, overcoming political challenges and failed legislative efforts before ultimately securing unanimous passage of the Territorial Charter by the New Mexico Legislature in 1878; and

WHEREAS, the adoption of the Territorial Charter enabled Silver City residents to elect local officials, levy taxes for public improvements, and provide for public safety, laying the foundation for continued growth and prosperity; and

WHEREAS, the 2026 Territorial Charter Day celebration will begin with a commemorative ceremony at the Murray Ballroom on Saturday, February 14, 2026, followed by a program featuring traditional music from the late 1800s, honoring the Town's heritage and community pride;

NOW, THEREFORE, BE IT PROCLAIMED, that February 14, 2026, is hereby declared

“TERRITORIAL CHARTER DAY”

in Grant County and the Town of Silver City, New Mexico, and all residents are encouraged to participate in and celebrate this historic occasion.

IN WITNESS WHEREOF, I have hereunto set my hand and caused this official seal of the Town of Silver City to be affixed this 10th day of February 2026.

Simon Wheaton-Smioth, Mayor

Attest:

Alfred Sedillo, Town Clerk



Town of Silver City, NM

Item #6.A

Item Report

Meeting Date: February 10, 2026

Item: Regular Meeting on January 21, 2026

Attachments:

1. 2026 01 21 Special Meeting Minutes and Exhibits

**TOWN OF SILVER CITY
SPECIAL COUNCIL MEETING MINUTES
GRANT COUNTY ADMINISTRATION CENTER, 1400 HWY. 180 E., SILVER CITY, NM
January 21, 2026, 6:00 p.m.**

Members Present:

Simon Wheaton-Smith, Mayor
Angela M. Salaiz, Councilor District 1
Nicholas Prince, Councilor District 2
Stan Snider, Councilor District 3
Victor Nañez, Councilor District 4

Others present:

Jacqui Olea, Acting Town Manager
Alfred Sedillo, Town Clerk
Manny Jaude, Police Lieutenant
Joseph Aguirre, Police Patrol Captain
Milo Lambert, Fire Chief
Ben Beltron, Executive Director, CATS

1. CALL TO ORDER - Mayor Wheaton-Smith called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE AND SALUTE TO NEW MEXICO STATE FLAG - Mayor Wheaton-Smith invited the public to recite the Pledge of Allegiance and Salute to the New Mexico State Flag.

2. CHANGES TO AGENDA – NONE

3. CEREMONIES – NONE

4. PROCLAMATIONS – NONE

5. COUNCIL COMMENTS – Councilor Snider had no comments.

Councilor Nañez thanked the Town for allowing him to attend the New Mexico Municipal League training in Santa Fe, noting it was highly valuable and that he made professional contacts who offered ongoing assistance. He also commended Councilman Prince for actively participating in the training and representing Silver City well. Nañez expressed appreciation for on-call emergency city staff, particularly water and sewer employees, praising their professionalism and responsiveness over two consecutive weekends. Finally, he addressed the closure of the Haven Warming Center, recognizing Patricia Cano, her daughter Lupe, and retired attorney Carolyn McCarrol for their efforts to operate and improve the much-needed program. While the closure is unfortunate, he emphasized that plans are already underway to reopen next year and encouraged community involvement to support unhoused residents during winter months.

Councilor Prince encouraged residents and local groups to engage with the current 30-day New Mexico legislative session, which has recently begun. He noted a projected \$200 million increase in the state budget and urged stakeholders to review Silver City's Infrastructure Capital Improvement Plan. He invited organizations, particularly those receiving state funding or grants, to submit their priorities and reach out with questions regarding documentation or planning strategies, providing his contact information for follow-up.

Mayor Wheaton-Smith reported attending a Freeport meeting on groundwater monitoring, which he found informative. He discussed observing and participating in the Big Ditch cleanup, noting both the success of the volunteer effort and concerns about the volume and sources of trash, emphasizing the area's potential as a downtown asset. He thanked local and out-of-town volunteers for their contributions. The Mayor outlined ongoing priorities including downtown revitalization, recycling and repurposing initiatives, and reconstituting the Lodgers Tax Committee, noting current vacancies and encouraging applications. He reported on a well-attended "Coffee with the Mayor" meeting and announced the next session for February 16. He addressed traffic and signage concerns at the intersection of Highways 90 and 180, indicating that the Town, Police Department, and NMDOT are reviewing the issue, and that future stakeholder and public meetings will be scheduled. He concluded by thanking Councilors for their support and participation in the Council retreat

6. APPROVAL OF MINUTES:

A. January 7, 2026, Regular Meeting. Councilor Prince moved to approve January 7, 2026, Minutes of the Regular Council Meeting of the Town of Silver City. Councilor Nañez seconded the motion as stated. Motion carried unanimously.

7. PUBLIC INPUT – Jack Howell, a Silver Street resident, spoke about ongoing trash, grass, and weed burning near his home, stating that the smoke caused serious health impacts for him and his family, including an asthma emergency and complications related to his son's cystic fibrosis. He expressed concern that burning permits were issued despite the close proximity of neighbors and urged the Council to review existing ordinances and eliminate burning permits within city limits.

Brent Steinberg thanked volunteers for the Big Ditch cleanup and commended Public Works and the Roads Department for installing safety fencing and maintaining streets. He raised concerns about lack of enforcement of existing ordinances, including Big Ditch regulations, short-term lodging rules, and the shipping container ban, citing encampments and large amounts of trash as evidence. Steinberg described a frustrating experience with the Community Development Department while filing an appeal on conditional use permits, alleging poor communication, inconsistent information, and lack of transparency, which he said undermined trust and created a hostile environment for citizens. He expressed disappointment that his appeal was denied without adequate communication and urged the City to better enforce ordinances and improve processes. He concluded by recommending that, when making appointments, the Council consider candidates with children to help ensure family-focused decision-making.

Victoria Reece spoke regarding ongoing “coal rolling” incidents near Watts Hall at the intersection of Swan Street and Highway 180 during weekly Friday civic rallies. She raised significant safety concerns, citing reduced visibility from sun glare combined with diesel exhaust smoke, which she said creates hazardous driving conditions. Reece reported escalating harassment and intimidation of rally participants—many of whom are seniors or mobility-impaired—including vehicles entering bike lanes, simulated gun gestures, and online threats of violence. She stated that these issues have been repeatedly reported to the Police Department, including submission of videos and license plate information, but that no meaningful enforcement has occurred. Reece urged the City and Police Department to take action by enforcing existing laws and issuing citations to prevent further escalation and ensure public safety.

Andy Payne – See Exhibit “A”

Sharon Bookwalter – See Exhibit “B”

Ann Lowe stated her agreement with the previous speaker regarding coal-rolling incidents and expressed concern that, despite providing videos and license plate numbers to the Police Department, no apparent action has been taken. She questioned the lack of response and urged that corrective action be taken.

Mark Donnell, a longtime Silver City resident and retired anesthesiologist, thanked the Council for their service and raised concerns about the “no right turn on red” signal at northbound Highway 90 to eastbound Highway 180. He stated that the right-turn signal is not properly triggered, causing drivers to wait indefinitely unless other traffic activates the light. Donnell expressed concern that this situation forces drivers either to violate traffic laws or divert through residential neighborhoods, potentially contributing to safety hazards and recent accidents. He urged the City to work with the State to address the issue or, alternatively, to request that local police refrain from enforcing the restriction until the problem is resolved

8. REPORTS:

A. Manager’s Report – No Report

9. PUBLIC HEARINGS: NONE

10. UNFINISHED BUSINESS:

A. Mayors’ appointment of Boards and Commission - Mayor Wheaton-Smith reported that there have been no recent additions to Boards or Commissions. He reiterated that three applications have been received for the Lodgers Tax Committee and stated that interviews will be conducted prior to the next Council meeting in order to move forward with reconstructing the committee. He then asked Councilors if they had any additional comments regarding boards or commissions.

Councilor Prince requested confirmation of the current primary and alternate representatives appointed to the Southwest Council of Governments.

The Acting Town Manager stated that she currently serves as the primary representative to the Southwest New Mexico Council of Governments, with Randy Hernandez serving as the alternate.

11. NEW BUSINESS:

A. Appointment and swearing in of Councilor District 1 - Mayor Wheaton-Smith explained the appointment process to be used, noting it is the same procedure previously used for electing Mayor Pro Tem and for Planning and Zoning chair selections. The process includes open nominations by any councilor without the need for recognition or a second, followed by a voting process conducted in accordance with Robert's Rules of Order. Candidates will be considered in the order nominated, with a majority vote required for selection. If no candidate receives a majority, the Mayor will make the appointment based on feedback received from the community. He noted that three applicants remain after one withdrew and emphasized the importance of community input in making the appointment. The Mayor concluded by asking if the process was understood by all Councilors.

Council answered yes.

Mayor Wheaton-Smith opened the floor for nominations.

Councilor Nañez nominated Carlos Arenivar.

Councilor Prince nominated Angela Salaiz.

Mayor Wheaton-Smith closed nominations and conducted the appointment vote in the order nominations were received. The first nominee, Carlos Arenivar, did not receive a majority vote due to an abstention. The second nominee, Angela Salaiz, received a majority vote with no opposition. The Mayor proposed her appointment as Councilor for District 1, which received Council consent. Angela Salaiz was officially selected and invited forward for the Oath of Office.

Magistrate Judge D. Matthew Runnels swore in Councilor District 1 Angela Salaiz.

B. Approval / Disapproval of a Public Celebration Permit: for the Silver City Territorial Charter Ball on February 14, 2026, with alcohol served from 6:00 pm to 10:00 pm at 200 W. Broadway, Silver City, New Mexico. Liquor License Holder: 1) Little Toad Creek LLC, License #SBL-000032, 203 S. Mill Road, Silver City, NM 88061. Arthur Gamez, General Manager of Little Toad Creek, requested approval of an off-site public celebration permit for the Territorial Charter Ball to be held on February 14 at the Murray Hotel. He noted that the event is an annual celebration and that Little Toad Creek would host the associated alcohol service.

Mayor Wheaton-Smith asked for a motion.

Councilor Prince moved to approve a **Public Celebration Permit: for the Silver City Territorial Charter Ball on February 14, 2026, with alcohol served from 6:00 pm to 10:00 pm at 200 W. Broadway, Silver City, New Mexico. Liquor License Holder: 1) Little Toad Creek LLC, License #SBL-000032, 203 S. Mill Road, Silver City, NM 88061.**

Councilor Snider seconded the motion as stated.

Mayor Wheaton-Smith asked for a roll call vote Town Clerk, Alfred Sedillo did a roll call vote. Councilor Salaiz voted aye; Councilor Prince voted aye; Councilor Snider voted aye; and Councilor Nafiez voted aye. Motion carried unanimously.

C. Approval / Disapproval of Resolution 2026-02 PARLIAMENTARY PROCEDURES -

Councilor Prince introduced Resolution 2026-02 as a starting point to establish clearer and more consistent rules of parliamentary procedure for Council meetings. He referenced guidance from the New Mexico Municipal League and other governmental resources and proposed using Robert's Rules of Order as the standard framework. He noted that the rules could be amended in the future to simplify or expedite proceedings and emphasized the resolution as an initial step toward codifying meeting procedures.

Mayor Wheaton-Smith asked for a motion.

Councilor Prince moved to approve **Resolution 2026-02 PARLIAMENTARY PROCEDURES.**

Councilor Salaiz seconded the motion as stated.

Mayor Wheaton-Smith asked for a roll call vote Town Clerk, Alfred Sedillo did a roll call vote. Councilor Salaiz voted aye; Councilor Prince voted aye; Councilor Snider voted aye; and Councilor Nafiez voted aye. Motion carried unanimously.

D. Approval / Disapproval of Resolution 2026-03: RESOLUTION REPEALING AND REPLACING RESOLUTION 2025-31 AUTHORIZING THE TOWN OF SILVER CITY TO ENTER INTO THE DESIGN FUNDING AGREEMENT AMONG THE STATE OF NEW MEXICO INTERSTATE STREAM COMMISSION, THE CITY OF BAYARD, THE VILLAGE OF SANTA CLARA, AND THE TOWN OF SILVER CITY. Mayor Wheaton-Smith asked for a motion.

Councilor Snider moved to approve **Resolution 2026-03: RESOLUTION REPEALING AND REPLACING RESOLUTION 2025-31 AUTHORIZING THE TOWN OF SILVER CITY TO ENTER INTO THE DESIGN FUNDING AGREEMENT AMONG THE STATE OF NEW MEXICO INTERSTATE STREAM COMMISSION, THE CITY OF BAYARD, THE VILLAGE OF SANTA CLARA, AND THE TOWN OF SILVER CITY.**

Councilor Prince seconded the motion as stated.

Mayor Wheaton-Smith asked for a roll call vote Town Clerk, Alfred Sedillo did a roll call vote. Councilor Salaiz voted aye; Councilor Prince voted aye; Councilor Snider voted aye; and Councilor Nañez voted aye. Motion carried unanimously.

E. Approval / Disapproval of Resolution 2026-04: A RESOLUTION COMMITTING FUNDS TO THE VILLAGE OF SANTA CLARA FOR THE OPERATION OF THE SILVER CITY SENIOR CENTER FOR FY2027. Acting Town Manager Jacqui Olea clarified details regarding the referenced resolution, noting that language committing funds through 2031 was removed and that the Town is only pledging funding for the current fiscal year. She explained that the Village of Santa Clara issued an RFP for senior services after assuming control of the senior center in August of the previous year. Discussions among the Town, County, and Village have led to an agreement for Santa Clara to take over operations of the senior center, with the Town committing \$75,000 for the upcoming fiscal year. The resolution serves to formalize this agreement.

Mayor Wheaton-Smith asked if there were any questions for Ms. Olea.

Councilor Prince commented on the transition of senior center services, noting that the Town received only 60 days' notice to assume operations. He praised the leadership and support from the State of New Mexico, particularly the Non-Metro Area Agency on Aging, and stated that the transition—including Meals on Wheels—has been seamless. He commended Town management and staff for successfully continuing services despite the short notice and challenges faced in 2025.

Acting Town Manager Jacqui Olea stated that Randy Hernandez has been leading Senior Services operations and that she would relay Councilor Prince's compliments to him.

Mayor Wheaton-Smith asked for a motion.

Councilor Nañez moved to approve **Resolution 2026-04: A RESOLUTION COMMITTING FUNDS TO THE VILLAGE OF SANTA CLARA FOR THE OPERATION OF THE SILVER CITY SENIOR CENTER FOR FY2027.**

Councilor Snider seconded the motion as stated.

Mayor Wheaton-Smith asked for a roll call vote Town Clerk, Alfred Sedillo did a roll call vote. Councilor Salaiz voted aye; Councilor Prince voted aye; Councilor Snider voted aye; and Councilor Nañez voted aye. Motion carried unanimously.

12. ADJOURNMENT - Mayor Wheaton-Smith entertained a motion to adjourn. Councilor Prince moved to adjourn. Councilor Salaiz seconded the motion as stated. Motion carried unanimously. Meeting adjourned at 7:02 p.m.

Simon Wheaton-Smith, Mayor

Attest:

Alfred Sedillo, Town Clerk

EXHIBIT "A"

Hello Mayor and city council members. My name is Andy Payne. I live just outside the city limits. I'm here to urge you to stop the increasing incidences of drivers using their trucks to produce black smoke to harass people on the sidewalks in our town. Some refer to this as "rolling coal" ~~which is harassment~~. I personally have experienced this harassment many times while attending the rallies that have been being held at the corner of highway 180 and Swan Street on Fridays between 3 and 5 pm. I actually don't remember ^{even} ~~any~~ one of those rallies that didn't have multiple trucks "rolling coal" to harass those attending. And I have attended most of those rallies for about a year now. That adds up to a lot of harassment— months and months of it.

And a little bit about those rallies. What they are is just a bunch of concerned Silver City residents assembling to express their opinions about political issues. Nothing could be more in the spirit of our American heritage and tradition. But it doesn't really matter what the rallies are about. What does matter is that there are people in trucks harassing people in our town. And I think the city Council should be very concerned and do everything you can to stop this.

You should be concerned because it's very harmful and divisive to our community to have people blatantly insulting and harassing other citizens. It is literally and figuratively a black mark against our community.

Another reason you should be concerned is because when consistent harassment is allowed to occur it will become normalized and then can easily escalate to even worse behaviors.

So the City council needs to send strong messages throughout the community that everyone needs to respect and tolerate others, and, specifically, that intentionally disrespecting their neighbors by blowing back exhaust fumes on them will not be allowed in Silver City.

One such message would be to instruct the police to focus on this type of harassment. It would be easy for the police to intervene because the harassments are so predictable. And you can tell them that multiple harassments will very likely occur at Swan and 180 next Friday between 3 and 5 pm and every Friday after that. *But that is not the only place that rolling coal harassment occurs.*

I know a police presence does send such a message because at the one rally I attended when there was a police car visible, there was only one incident of someone rolling coal—until the police car left. Then there were more.

Police involvement is just one suggestion I have for you. But how you get this harassment under control is up to you. You are our elected leaders and we are looking to you to protect the values of respect and tolerance for everyone in our community. Thank you.

EXHIBIT "B"

Sharon Bookwalter
January 21, 2026

Since February 21 of 2025, there has been a rally at the corner of Swan and Silver Heights Boulevard on Fridays to express concern for global and national events and the US policies affecting our community, our state, our nation, and the world. Some participants in these rallies use humor and others express their anger, grief, and outrage less delicately, but all participants come as peaceful demonstrators, who are exercising their 1st Amendment Rights to free speech.

As a frequent participant, each time that I have been there, I have seen trucks going out of their way to get closer to the crowd in order to roll coal over us, vehicles suddenly accelerating with needlessly loud exhaust pasting us in any given lane, and some running the red light in their excited rage over our being there, and drivers and passengers shaping their hands like handguns or rifles and firing imaginary bullets at us.. Some vehicles have even come into the bicycle lane to "buzz" us and forcing us farther back from the curb. Some of the participants at these events are dealing with challenges to their mobility and cannot quickly move to get out of the way of a vehicle or its exhaust or flying gravel.

Recently, a man posted a threat to all of us who participate in these rallies, on the FaceBook page of one of our members. It reads as follows with the most offensive word represented by me as an "N."

"If I run one into you maggots your going to the hospital! You "N####" ass liberal scum need to shut your whore mouths! But maybe you would rather more drugs here in Silver."

I sent this screenshot to Chief Portillo, who assured me that it would be taken seriously. However, that Friday we failed to see a presence of law enforcement at Swan and Silver Heights, except for the occasional sheriff's deputy or state police vehicle passing by. We had hoped that the vehemence and hatred expressed in this man's post would have merited an actual officer present for at least a short while to help assess and set the tone. The woman that this was posted to had spoken with the police about it and supplied the man's name, which is evident on his post. Over and over our Peace Keepers, those members whose job it is to deescalate

tense situations and remind even us participants of the laws, have contacted the police regarding rolling coal and aggressive and excessively loud acceleration while driving by. Although having shared videos and license numbers of these vehicles with the police, there seems to be no actions taken or at least no feedback given to us. Some of the same trucks with their drivers pass us week after week, sometimes more than once in an afternoon, and it would seem that this is a form of harassment. Perhaps those who are reporting these incidents need some guidance from law enforcement in how to make complaints in a more formal way to be sure that these complaints are documented and dealt with. We are all open to learning how to make the law work better for public safety.

This past Tuesday, January 20, there was a rally in front of the courthouse. The New Mexico State Police visited us twice to assure that we were all safe and actually inquired as to whether there had been any coal rolling incidents. I am proud of this community in that during our time out there, there were no negative incidents, just a few people rather mildly expressing disagreement. The majority honked, gave thumbs up, and waved. It was, as it should ideally be, a peaceful exercise of free speech.



**Town of Silver City,
NM**

Item #8.A

Item Report

Meeting Date: February 10, 2026

Item: High Desert Humane Society

Attachments:

1. High Desert Humane Society Report

ANIMAL SHELTER of High Desert Humane Society

Town of Silver City

Intake of Dogs and Cats from:

Yearly comparison

YEAR	D=Dogs			C=Cats			JAN			FEB			MAR			APR			MAY			JUN			JULY			AUG			SEP			OCT			NOV			DEC			TOTAL			D & C TOTAL
	D		C	D		C	D		C	D		C	D		C	D		C	D		C	D		C	D		C	D		C	D		C	D		C	D		C	D		C				
	D	C		D	C		D	C		D	C		D	C		D	C		D	C		D	C		D	C		D	C		D	C		D	C		D	C		D	C		D	C	D	
2025	19	15	19	14	43	22	21	25	40	42	8	23	23	66	29	41	25	28	24	27	51	16	23	21	325	340	665																			
2024	32	15	36	15	23	22	37	47	24	64	30	30	30	51	19	64	17	49	39	52	24	38	23	11	334	458	792																			
2023	22	32	43	19	22	32	37	25	30	40	44	22	36	39	38	28	36	16	38	32	39	18	30	16	415	319	734																			
2022	20	9	30	30	25	19	36	61	31	49	40	25	46	53	31	55	24	31	40	62	58	23	27	28	408	445	853																			
2021	40	17	33	32	41	23	30	35	25	33	44	63	29	55	34	31	32	17	32	29	32	10	32	30	404	375	779																			
2020	36	56	46	5	33	18	23	27	26	49	40	92	41	36	24	47	20	34	25	46	19	25	36	14	369	449	818																			
2019	48	17	33	26	40	32	39	35	36	43	47	54	43	60	46	39	35	40	48	38	39	36	23	28	477	448	925																			
2018	29	36	42	18	28	33	24	39	12	67	42	72	45	64	40	28	41	34	23	46	35	22	38	18	399	477	876																			
2017	27	26	38	28	34	30	18	18	35	34	25	33	42	21	41	42	37	46	37	35	24	41	29	20	387	374	761																			
2016	28	12	30	11	25	13	28	15	42	30	47	44	49	41	41	45	40	29	34	31	30	24	50	28	444	323	767																			
2015	35	10	34	10	38	7	27	33	27	28	26	37	36	36	32	38	32	22	28	17	39	21	39	11	393	270	663																			
2014	29	20	29	35	38	29	37	33	37	22	22	35	52	41	46	21	36	20	25	50	36	22	27	11	414	339	753																			
2013	53	13	25	12	35	11	44	28	32	24	32	46	53	51	45	38	52	13	32	27	35	21	27	18	465	302	767																			
2012	49	14	40	12	33	12	32	12	44	29	36	36	47	25	34	38	26	29	33	41	29	5	27	14	430	267	697																			
2011	31	56	39	14	34	19	36	9	27	45	30	58	48	71	40	25	24	26	31	9	27	27	48	9	415	368	783																			
2010	43	30	35	18	28	14	39	22	38	36	48	57	84	31	33	51	51	30	29	29	35	47	49	30	512	395	907																			
2009	46	30	38	16	51	21	30	20	28	33	31	91	46	44	49	19	49	28	55	38	22	19	45	22	490	381	871																			
2008	46	35	57	24	30	24	35	34	48	39	31	55	61	49	50	36	49	28	57	46	39	26	40	16	543	412	955																			
2007	58	38	41	28	40	56	33	58	55	70	35	76	33	49	37	67	39	66	52	45	46	43	44	28	513	624	1137																			

Animal Shelter of the High Desert Humane Society

Annual Animal Intake for the Town of Silver City

2025

OTI = Owner Turn In RTO= Return to Owner

	Dog Impound	Dog Stray	Dog OTI	Dog Total	Dog RTO	Cat Impound	Cat Stray	Cat OTI	Cat Total	Cat RTO
January	8	5	6	19	0	9	3	3	15	0
February	10	5	4	19	2	0	10	4	14	0
March	15	3	25	43	10	13	8	1	22	0
April	7	5	9	21	7	14	8	3	25	0
May	27	4	9	40	13	17	1	24	42	0
June	3	1	4	8	2	8	5	10	23	0
July	13	6	4	23	9	5	12	49	66	0
August	24	3	2	29	8	9	20	12	41	0
September	11	4	10	25	8	0	8	20	28	1
October	16	3	5	24	9	6	14	7	27	0
November	14	6	31	51	4	6	7	3	16	0
December	11	4	8	23	4	10	7	4	21	0
Totals	159	49	117	325	76	97	103	140	340	1

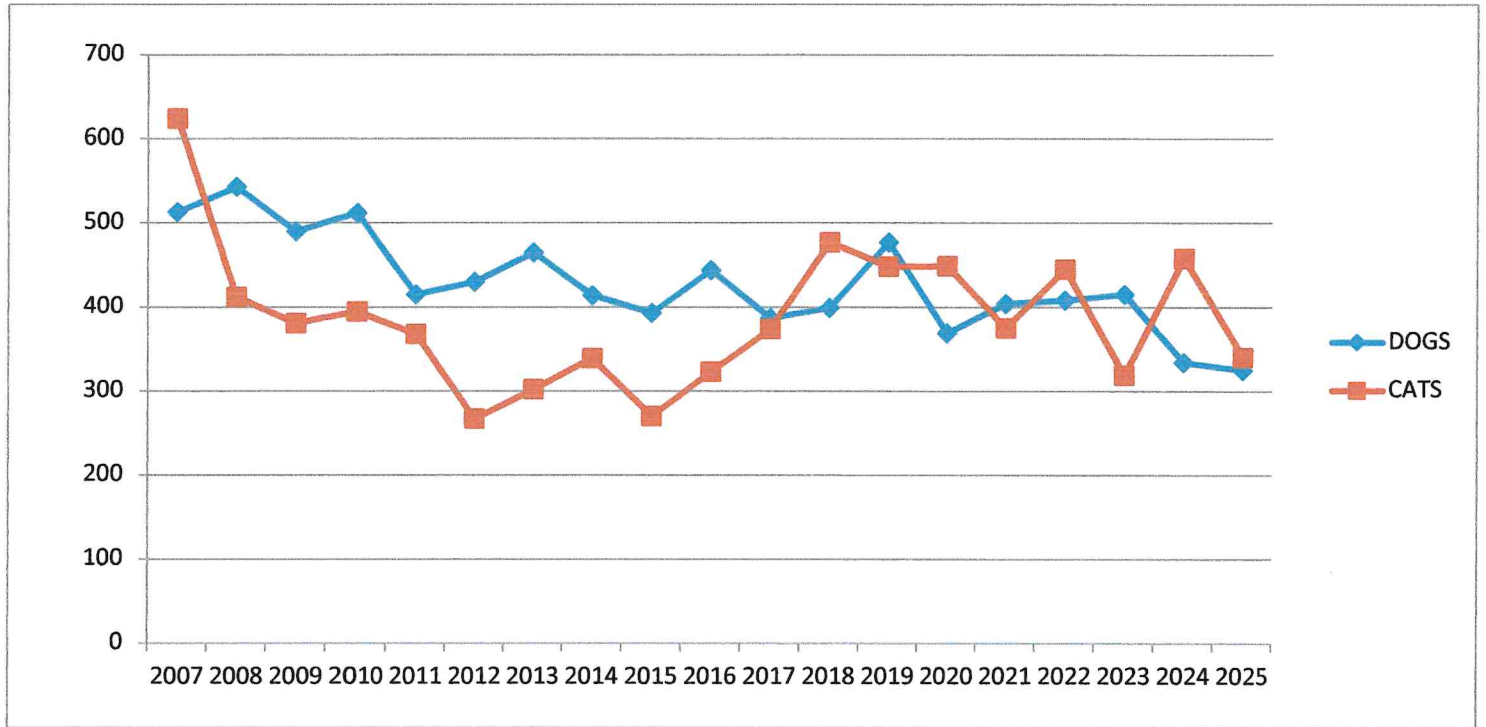
Impound fees \$2155

Licenses \$5344.15

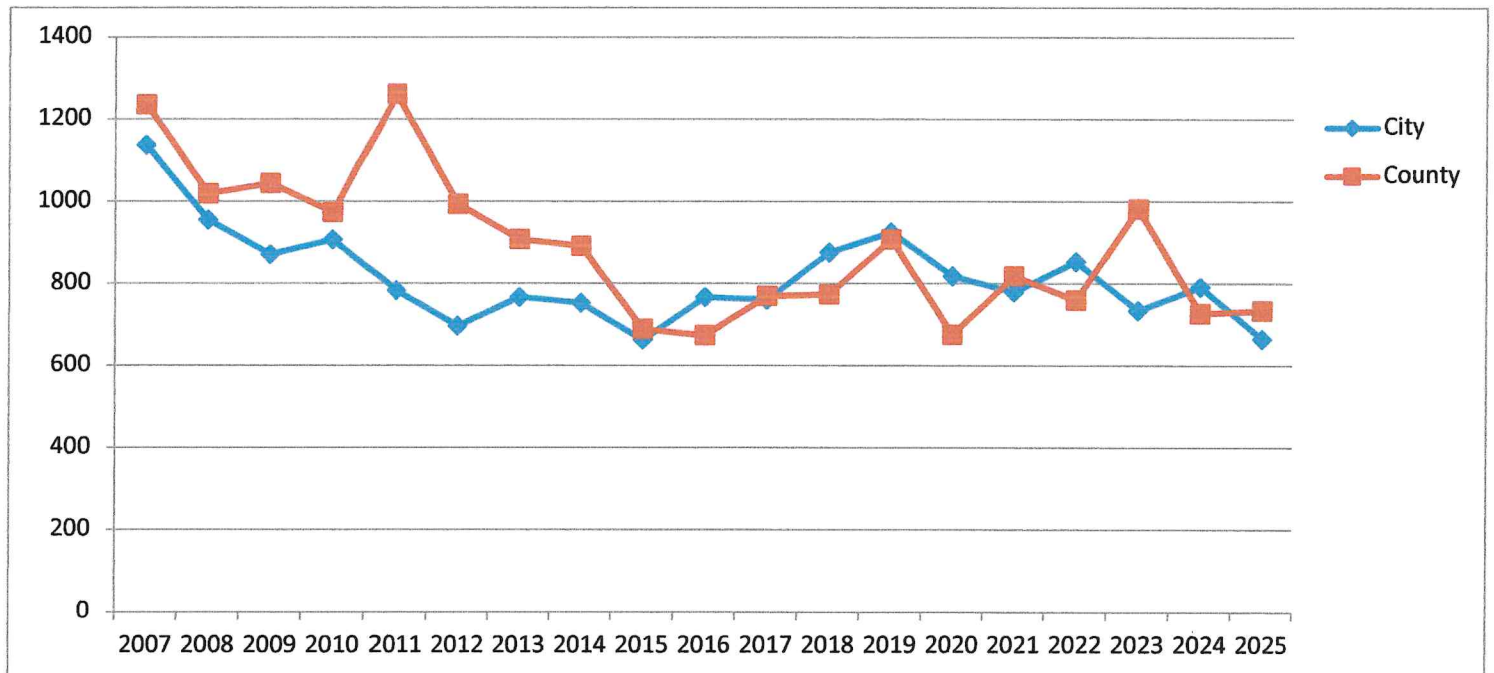
Adoptions back into the City 159

Shelter total intake 1742

Yearly Intake for the Town of Silver City



City compared to County





P.O. Box 1188 • Silver City, New Mexico 88062 • Phone (575) 534-6346 • Fax (575) 534-6377

Rudy Bencomo
Councilor District 1

Nicholas Prince
Councilor District 2

Ken Ladner
Mayor

Stan Snider
Councilor District 8

Guadalupe Cano
Councilor District 4

SILVER CITY TOWN COUNCIL

Agenda Request

The Town Council meets on the second and fourth Tuesday of each month at 6:00 pm at the Grant County Administration Building located at 1400 Highway 180 E., Silver City, NM.

Please have this Agenda Request Form **along with all presentation materials** (handouts, PowerPoint copies, etc.) delivered to the Town Clerk's Office **no later than 12:00 pm (noon) on the Tuesday prior to the Town Council Meeting** during which you wish to present.

Please Note: All Agenda Requests must be approved by Jacqui Olea, Acting Town Manager and Simon Wheaton-Smith, Mayor prior to being placed on the Council Meeting Agenda.

Please submit as much information as possible via email to asedillo@silvercitynm.gov and include the words "Agenda Request" in the subject line.

Note: A representative must be present at the Council Meeting to present their request. If a representative is not in attendance, the request will be postponed, and you must reschedule.

Name(s) of Presenter(s): Heidi Ogas Today's Date: 1/26/26

Department / Agency: High Desert Humane Society

Requested Meeting Date: 2-10-26

Is Council Action Necessary? ☐ Yes ☒ No

If yes, action requested of Council: _____

If yes, have you prepared the proper signatory documents? ☐ Yes ☐ No

Notes or additional information: Handouts

Name of individual making the request: Heidi Ogas

Phone Number: 538 1066 Email Address: heidio gas@hotmail.com

[Signature]
Jacqui Olea, Acting Town Manager

1/26/24

[Signature]
Simon Wheaton-Smith, Mayor

Approved: / Disapproved: _____ Pending: _____ Hold to: ____/____/____



**Town of Silver City,
NM**

Item #8.B

Item Report

Meeting Date: February 10, 2026

Item: Manager's Report

Attachments:

None



**Town of Silver City,
NM**

Item #10.A

Item Report

Meeting Date: February 10, 2026

Item: Mayors' appointments of Boards and Commissions for Council

Attachments:

None



**Town of Silver City,
NM**

Item #11.A

Item Report

Meeting Date: February 10, 2026

**Item: Approval / Disapproval of NOI Ordinance 1338 the sale and transfer of
Town Property**

Attachments:

1. NOI Ord 1338 Town Land Sale to Richard Mata

NOTICE OF INTENT

ORDINANCE NO. 1338

AN ORDINANCE AUTHORIZING THE SALE AND TRANSFER OF A 0.430 ACRE TRACT OF REAL PROPERTY, PURSUANT TO CHAPTER 48, SECTION 48-22 (a)(5), and (d) and SECTION 48-30 of the Town Code, THE FOLLOWING APPLY:

- (1) The description of the property: Lots 7, 9, 11, 12, &15, Block 184, Fraser's Survey, being 0.430 acre more or less, Silver City, Grant County, New Mexico.**
- (2) The appraised value of the municipal real property: Appraised value is \$25,125.00.**
- (3) The time and manner of payments on the lease or sale: Full payment is due at closing.**
- (4) The amount of the sale: \$25,1250.00.**
- (5) The identity of the purchaser: Richard Mata**
- (6) The purpose for the municipality making the lease or sale: The property has minimal value to the Town due to its size, shape or location, and there are no present or future anticipated municipal purposes for the property.**

/s/ _____

Alfred Sedillo, Town Clerk

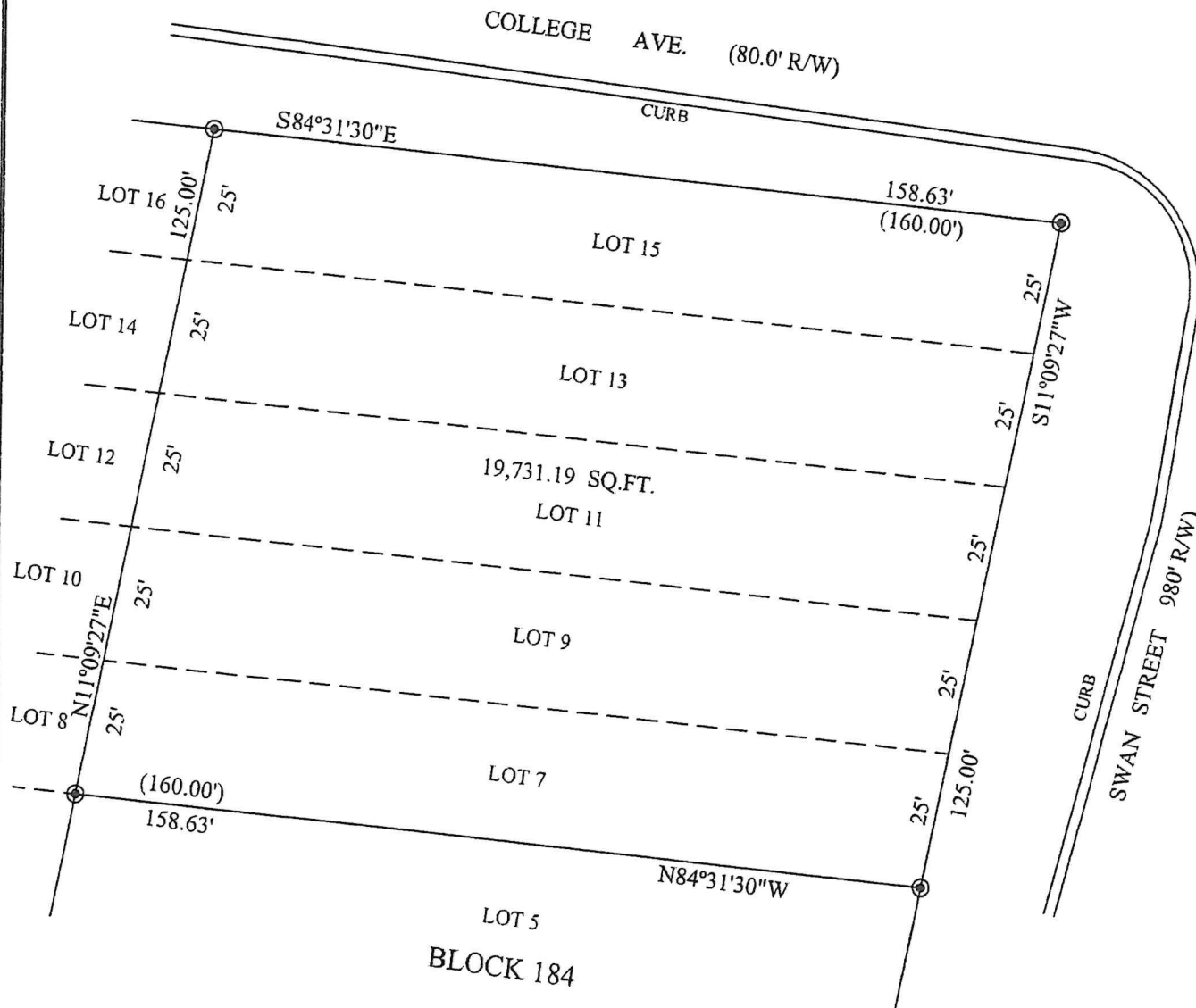
Date

Attachment A

MATA

PROPE Y BOUNDARY SURVEY

A SURVEY TO SET OR LOCATE THE PROPERTY CORNERS FOR CERTAIN TRACTS OF LAND IN BLOCK 184 OF THE FRASER'S SUBDIVISION IN SILVER CITY, GRANT COUNTY, NEW MEXICO.



PROPERTY CORNERS SET
#4 STL. ROD & PL/CP LS 25340

BASIS OF BEARING:
AS PER PLAT

DESCRIPTION

LOTS NUMBERED SEVEN (7), NINE (9), ELEVEN (11), THIRTEEN (13) AND FIFTEEN (15) IN BLOCK NUMBERED ONE HUNDRED EIGHTY-FOUR (184) OF FRASER'S SURVEY OF THE TOWNSITE OF SILVER CITY, GRANT COUNTY, NEW MEXICO, ACCORDING TO THE PLAT THEREOF FILED DECEMBER 27, 1879, AND RECORDED IN BOOK 4 AT PAGE 42 OF THE DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GRANT COUNTY, NEW MEXICO.



Attachment B

LAND APPRAISAL REPORT

Mata

File No: 24018

Property Address: <u>Corner of College At</u>		Swan St (Account #R074028) City: <u>Silver City</u>		State: <u>NM</u> Zip Code: <u>88061</u>																																																																																					
County: <u>Grant</u>		Legal Description: <u>0.430 acre; Lots 7, 9, 11, 13 & 15 - Block 184 - Fraser / Grant County Assessor</u>																																																																																							
Account # <u>R074028</u>																																																																																									
Assessor's Parcel #: <u>3-081-103-043-203</u>		Tax Year: <u>2024</u>		R.E. Taxes: \$ <u>0.00</u> Special Assessments: \$ <u>0</u>																																																																																					
Market Area Name: <u>All Residential Areas Within Silver City Town Limits</u> Map Reference: <u>Tax Plot</u> Census Tract: <u>9644.01</u>																																																																																									
Current Owner of Record: <u>Town Of Silver City</u>		Borrower (if applicable): <u>Not Applicable</u>																																																																																							
Project Type (if applicable): ☐ PUD ☐ De Minimis PUD ☐ Other (describe)		HOA: \$ <u>0</u> per year ☐ per month ☐																																																																																							
Are there any existing improvements to the property? ☒ No ☐ Yes If Yes, indicate current occupancy:		☐ Owner ☐ Tenant ☐ Vacant ☐ Not habitable																																																																																							
If Yes, give a brief description:																																																																																									
The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)																																																																																									
This report reflects the following value (if not current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective																																																																																									
Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)																																																																																									
Intended Use: <u>The intended use of this report is to determine the current market value for purchase purposes.</u>																																																																																									
Intended User(s) (by name or type): <u>Intended User is the Client noted below.</u>																																																																																									
Client: <u>Richard Mata</u>		Address: <u>502 N Silver St, Silver City, NM 88061</u>																																																																																							
Appraiser: <u>Aeron Leigh Yuric</u>		Address: <u>PO Box 5052, Silver City, NM 88062</u>																																																																																							
Location: ☐ Urban ☒ Suburban ☐ Rural Built up: ☐ Over 75% ☒ 25-75% ☐ Under 25% Growth rate: ☐ Rapid ☒ Stable ☐ Slow Property values: ☐ Increasing ☒ Stable ☐ Declining Demand/supply: ☐ Shortage ☒ In balance ☐ Over Supply Marketing time: ☐ Under 3 Mos. ☐ 3-6 Mos. ☒ Over 6 Mos.		Predominant Occupancy ☒ Owner 60 ☐ Tenant 35 ☒ Vacant (0-5%) ☐ Vacant (>5%)		One-Unit Housing <table border="1"> <tr> <th>PRICE \$(000)</th> <th>AGE (yrs)</th> <th>One-Unit</th> <th>2-4 Unit</th> <th>Multi-Unit</th> <th>Comm'l</th> <th>Public Lands</th> </tr> <tr> <td>65</td> <td>Low</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>484</td> <td>High</td> <td>135</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>229</td> <td>Pred</td> <td>60</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		PRICE \$(000)	AGE (yrs)	One-Unit	2-4 Unit	Multi-Unit	Comm'l	Public Lands	65	Low	1					484	High	135					229	Pred	60																																																												
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Market Area Comments: <u>Subject is a vacant residential site located in the Southwest quadrant of Silver City town limits. Subject is adjacent to public electric, water, gas & sewer utilities. Adjacent sites are developed residential properties and vacant lands. Traffic and noise levels are low. Regional area school bus is provided. In 2023 Grant County residential real estate market stabilized in sales prices. Much of the available inventory of existing housing has been consumed and listings are limited. Residences in a broad range of price and configuration tend to close in 6 months and 10% of listing. Market area consists of all areas inside of Silver City town limits. Both newer and older properties are well dispersed throughout the community. Because Silver City is only a few miles wide access to schools, shopping, services, and employment are similar for all residential areas. Typically location adjustments are not warranted between Silver City Area residences.</u>																																																																																									
Dimensions: <u>Approximately 150'x125'x150'x125' (A survey is suggested to determine exact dimensions).</u> Site Area: <u>18,750 Sq.Ft.</u>																																																																																									
Zoning Classification: <u>Residential B</u> Description: <u>All Residential Uses</u>																																																																																									
Do present improvements comply with existing zoning requirements? ☐ Yes ☐ No ☒ No Improvements																																																																																									
Uses allowed under current zoning: <u>Subject is located in Residential Zone B; Residential construction is readily permitted.</u>																																																																																									
Are CC&Rs applicable? ☐ Yes ☐ No ☒ Unknown Have the documents been reviewed? ☐ Yes ☒ No Ground Rent (if applicable) \$ <u> </u> /																																																																																									
Comments:																																																																																									
Highest & Best Use as improved: ☐ Present use, or ☒ Other use (explain) <u>Highest & Best Use is as a developed residential site.</u>																																																																																									
Actual Use as of Effective Date: <u>Vacant Residential Site</u> Use as appraised in this report: <u>Vacant Residential Site</u>																																																																																									
Summary of Highest & Best Use: <u>Based on a review of zoning, area residential sales, and adjacent sites the highest potential return on the property is as a residential site. Highest & Best Use is Residential. This use is considered to bring the highest return on the vacant land.</u>																																																																																									
<table border="1"> <thead> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Frontage</th> <th>Access to the street</th> </tr> </thead> <tbody> <tr> <td>Electricity</td> <td>☒</td> <td>☐</td> <td>Public</td> <td>Street</td> <td>Asphalt Pavement</td> <td>☒</td> <td>☐</td> <td></td> <td>Moderately Sloped/Rocky</td> </tr> <tr> <td>Gas</td> <td>☒</td> <td>☐</td> <td>Public</td> <td>Width</td> <td>Approximately 30'</td> <td></td> <td></td> <td></td> <td>18,750 sf - Average/Typical</td> </tr> <tr> <td>Water</td> <td>☒</td> <td>☐</td> <td>Public</td> <td>Surface</td> <td>Asphalt Pavement</td> <td></td> <td></td> <td></td> <td>Rectangular - Average/Typical</td> </tr> <tr> <td>Sanitary Sewer</td> <td>☒</td> <td>☐</td> <td>Public</td> <td>Curb/Gutter</td> <td>Concrete</td> <td>☒</td> <td>☐</td> <td></td> <td>Adequate - Average/Typical</td> </tr> <tr> <td>Storm Sewer</td> <td>☐</td> <td>☐</td> <td>None</td> <td>Sidewalk</td> <td>None</td> <td>☐</td> <td>☐</td> <td></td> <td>Residential - Average/Typical</td> </tr> <tr> <td>Telephone</td> <td>☒</td> <td>☐</td> <td>Available</td> <td>Street Lights</td> <td>Yes</td> <td>☒</td> <td>☐</td> <td></td> <td></td> </tr> <tr> <td>Multimedia</td> <td>☐</td> <td>☒</td> <td>Not Present</td> <td>Alley</td> <td>None</td> <td>☐</td> <td>☐</td> <td></td> <td></td> </tr> </tbody> </table>						Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Access to the street	Electricity	☒	☐	Public	Street	Asphalt Pavement	☒	☐		Moderately Sloped/Rocky	Gas	☒	☐	Public	Width	Approximately 30'				18,750 sf - Average/Typical	Water	☒	☐	Public	Surface	Asphalt Pavement				Rectangular - Average/Typical	Sanitary Sewer	☒	☐	Public	Curb/Gutter	Concrete	☒	☐		Adequate - Average/Typical	Storm Sewer	☐	☐	None	Sidewalk	None	☐	☐		Residential - Average/Typical	Telephone	☒	☐	Available	Street Lights	Yes	☒	☐			Multimedia	☐	☒	Not Present	Alley	None	☐	☐						
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Other site elements: ☐ Inside Lot ☒ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)																																																																																									
FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone <u>X</u> FEMA Map # <u>35017C0994E</u> FEMA Map Date <u>1/6/2011</u>																																																																																									
Site Comments: <u>No current survey was presented to Appraiser. Lot size based on Grant County tax documents and filed Subdivision Plat. The Subject site is moderately sloped with rocky terrain and it is adjacent to a paved public roadway and all available public utilities. Adjacent sites are improved with detached single-family residences in average to good condition and vacant land. No adverse encroachment or boundary adversity observed or assumed. Entire site is outside of identified flood hazard areas (Flood Hazard Map 35017C0994E - 01/06/2011 - Zone X).</u>																																																																																									

LAND APPRAISAL REPORT

Mata

File No: 24018

TRANSFER HISTORY	My research ☐ did ☒ did not reveal any p		Analysis of sale/transfer history and/or any current agreement of sale/leasing:																																																																																																					
	Data Source(s): Grant County Assessor's data.		No sales or transfers known for the Subject																																																																																																					
	1st Prior Subject Sale/Transfer		Date:																																																																																																					
	Price:		Source(s):																																																																																																					
SALES COMPARISON APPROACH	2nd Prior Subject Sale/Transfer		Date:																																																																																																					
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Line item adjustments are on a dollar per sf (\$/sf) basis. Presented Sales have closed within the last 21+ months. A stable real estate market has existed for the last 24 months; no time adjustments are warranted. All sales are from the market area; no location adjustments warranted. A typical local market condition is that as the size of a site increases the relative value per sf decreases. Comparable Sales #1, #2, & #3 are significantly smaller sites; site adjustments derived from paired sales analysis based on 35% of the respective sale price per sf are applied. Comparable Sale #4 is similar in size with the Subject site; no site adjustment warranted. Comparable Sales #1, #2, & #4 available utilities are similar with the Subject site; no available utilities adjustments warranted. Comparable Sale #3 is noted in the SCRMLS data as likely needing a pump station for the sewer utility. A utility adjustment derived from paired sales analysis based on 10% of the sale price per acre is applied. Comparable Sales #1, #2, & #4 are relatively level sites unlike the Subject and are readily available for construction; a topography adjustment derived from paired sales analysis based on 35% of the respective gross sale price per sq are applied. Comparable Sale #3 site has sloping topography similarly to the Subject; no topography adjustment warranted.																																																																																																								
PUD	PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.																																																																																																							
	Legal Name of Project:																																																																																																							
	Describe common elements and recreational facilities:																																																																																																							
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 25,125 or \$ 1.34 per Sq.Ft.																																																																																																							
	Final Reconciliation Appraised value considers the range of adjusted values derived from Comparable Sales #1, #2, #3, & #4. Weight is towards Comparable Sale #3 due to recent closing date, similar topography, and most illustrative of the Subject. Appraised value is based on \$1.34/sf (18,750 sf x \$1.32 = \$25,125).																																																																																																							
	This appraisal is made ☒ "as is", or ☐ subject to the following conditions: A site without significant, environmental, encroachment, boundary, or easement, adversities is assumed.																																																																																																							
	☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.																																																																																																							
ATTACH	Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 25,125, as of: 06/03/2024, which is the effective date of this appraisal.																																																																																																							
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.																																																																																																							
	A true and complete copy of this report contains 22 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Limiting cond./Certifications ☒ Supplemental Addenda ☒ Location Map(s) ☒ Certification Statement ☒ Scope of Work ☒ Photo Addenda ☒ Tax Plat ☒ General Addenda ☒ Flood Map ☐ Additional Sales																																																																																																							
SIGNATURES	Client Contact: 575-956-3682		Client Name: Richard Mata																																																																																																					
	E-Mail: matorichard@hotmail.com		Address: 502 N Silver St, Silver City, NM 88061																																																																																																					
	APPRAISER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)																																																																																																					
	 Appraiser Name: Aeron Leigh Yuric Company: Continental Appraisers, LLC Phone: 575-313-0550 Fax: _____ E-Mail: swmmappraisals@gmail.com Date of Report (Signature): 06/03/2024 License or Certification #: 03357-R State: NM Designation: Real Estate Appraiser Expiration Date of License or Certification: 04/30/2026 Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop) Date of Inspection: 06/03/2024		Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect Date of Inspection: _____																																																																																																					

ADDITIONAL COMPARABLE SALES

Meta

File No.: 24018

FEATURE		SUBJECT PROPT		COMPARABLE NO. 4		COMPARABLE NO.		24018		COMPARABLE NO. 6			
Address		Corner of College Ave & Swan St (A Silver City, NM 88061		621 E 34th St Silver City, NM 88061									
Proximity to Subject				1.63 miles N									
Sale Price		\$ Not Applicable		\$ 38,000		\$		\$		\$			
Price/ Sq.Ft.		\$ 1.98		\$		\$		\$		\$			
Data Source(s)		Insp 06/03/2024		SCRMLS#39094;DOM 95									
Verification Source(s)		Grant Co Assessor		Thompson R./Grant Co Assessor									
VALUE ADJUSTMENT		DESCRIPTION		+ (-) \$ Adjust		DESCRIPTION		+ (-) \$ Adjust		DESCRIPTION		+ (-) \$ Adjust	
Sales or Financing		NA		Cash									
Concessions		NA		0									
Date of Sale/Time		Not Applicable		09/27/2022									
Rights Appraised		Fee Simple		Fee Simple									
Location		Silver City Area		Silver City Area									
Site Area (in Sq.Ft.)		18,750		19,166		0							
Improvements		None		None									
Available Utilities		Elec,Wtr,Sewer,Gas		Elec,Wtr,Sewer,Gas									
Topography		Sloped		Level		-0.69							
Net Adjustment (Total, in \$)				☐ + ☒ - \$ -13,225		☐ + ☐ - \$		☐ + ☐ - \$					
Net Adjustment (Total, in \$ / Sq.Ft.)				(\$ -0.69 /Sq.Ft.)									
Adjusted Sale Price (in \$ / Sq.Ft.)				\$ 1.29		\$		\$				\$	
Summary of Sales Comparison Approach													

THIS IS A VACANT LAND APPRAISAL REPORT

FEE DISCLOSURE:

Appraiser Fee: \$450.00. No Appraisal Management Company (AMC) involvement.

PURPOSE OF THE REPORT

Find the current Market Value of vacant residential site.

TYPICAL MARKET TIME:

A market time of 360 days is typical for vacant land.

EXPOSURE TIME:

A reasonable exposure time for the subject property developed independently from the stated marketing time is 360 days.

NO PRIOR APPRAISAL:

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the 3 year period immediately preceding acceptance of this assignment.

INTENDED USE:

The intended use of this report is for the client to evaluate the Subject property for acquisition purposes.

CLIENTS & USERS:

This appraisal and reliance on the value derived is for the Client specified in this report only. Only the Client is the intended User of this report. The Owner and all subsequent third parties to a transaction are not considered to be the Client and/or User of this report.

NO LISTING DATA & MLS DATA:

No listing data known for the Subject within the last twelve months (Silver City Regional Multiple Listing Service data). *All SCRMLS data source references in this report are from the Silver City Regional Multiple Listing Service (SCRMLS data).

LISTING HISTORY:

According to the Silver City Regional Multiple Listing Service (SCRMLS) the Subject site has not been professionally listed within the last three years. Subject parcel is not publicly offered for sale by the Owner.

DISTANCES EXCEEDING 1 MILE & MARKET AREA BOUNDARIES:

All Comparables were selected from the Subject market area. The boundaries of this area is a "circle" with an inside diameter at the center of Silver City and an outside diameter at the outer edge of Silver City Town Limits. Properties inside of this area are equal in services, distance from employment, shopping and schools. Residences within this area are very similar in appeal and location adjustments are not warranted. Actual Comparable distances from the Subject often exceeds 1 mile due to the size of this dispersed population area and locations across Silver City Town Limits.

A street specific description of the market area is all residential areas bounded by the following streets: Cain Dr to the north, Junction of 32 By-pass Rd and US Highway 180 to the east, Big Joe Rd to the west, and By-pass Rd to the south.

US HIGHWAY 180, NM HIGHWAY 15 & NM HIGHWAY 90:

US Highway 180, NM Highway 15 & NM Highway 152 are not restricted access thoroughfares. Within the Silver City area the traffic flow of these highways are interrupted by numerous stop lights and cross traffic streets. Most area business are located along these routes and the roadways serve as local business and distribution centers. There is no indication from market data that US Highway 180, NM Highway 15, or NM Highway 90 act as area barriers or inhibit cross town traffic. Rather, the highways are the economic hub of the communities that they pass through. The appraiser found no market data that supports location adjustments for residences situated on either side of US Highway 180, NM Highway 15, or NM Highway 90.

REPORT DEPARTURES:

The Subject site is vacant with no rentable structures. Most market area rents for vacant commercial or residential sites are on an as need basis and tend to be of short duration. A significant and consistent demand for the rental of vacant sites cannot be established with available market data. The Income & Cost Approaches to value are not considered to be illustrative of the Subject market value and are not presented in this report.

MARKET FOR RESIDENTIAL LAND (SALES DATES EXCEEDING 12 MONTHS):

Due to a limited population base and isolation from metropolitan markets, sales of vacant residential land are limited in the local market. According to the Silver City Regional Multiple Listing Service (SCRMLS) there were as of the effective date of this report 2 market area listings for similar vacant residential sites ranging from 0.01 to 0.59 acres in size. In the last 12 months prior to the effective date of this appraisal there had been only 5 sales of market area vacant sites between 0.01 and 0.59 acre in size. In the last 24 months prior to the effective date of this appraisal there had been only 11 sales of market area vacant sites between 0.01 and 0.59 acre in size. Comparable Sale #4 has closed within the last 21+- months of the effective date of this report; no time adjustment is warranted. Provided sales are the best available to the appraiser to value the Subject property.

SALES COMPARISON APPROACH

Supplemental Addenda

File No. 24018

Client	Richard Mata					
Property Address	Corner of College & Swan St (Account #R074028)					
City	Silver City	County	Grant	State	NM	Zip Code 88061
Appraiser	Aeron Leigh Yurcic					

COMPARABLE SALE SELECTION (SIMILAR PROPERTIES):

The Appraiser's comparable search parameters are an SCRMLS search for market area sales of unimproved, or minimally improved, residential or unrestricted sites between 0.01 acre and 0.59 acre in size that have closed in the last 24+-months. Provided sales are the best available to the appraiser to value the Subject property.

NO TIME ADJUSTMENT:

Sales of area vacant residential or unrestricted rural sites are limited in the market area. A stable real estate market has existed for the last 24 months; no time adjustments are warranted.

HIGHEST & BEST USE ANALYSIS:

Highest and best use is defined as; That legal use, at the time of the appraisal, which is most likely to produce the greatest net return to the land over a stated period of time. Highest and best use is subject to the following conditions:

- The intended use does not violate legal restrictions including, but not limited to, zoning and deed restrictions.
- The site is physically suited for the intended use.
- There is an active market with sufficient demand for the type of use intended.
- It is assumed that the site is vacant and available for development to the intended use.

Subject site can feasibly support residential uses. Based on a review of the presented market area residential and commercial sales the appraiser concludes that the highest return to the Subject site is residential use. Highest & Best Use of the Subject site is as a residential site.

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Assumptions and Limiting Conditions

Mata
File # 24018

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal assignment, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

Condition: Intended Use is revised - To determine the market value of the Subject property for the Client to possibly acquire the Subject.

Certifications #1

Mata
File # 24018

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

Certifications #2

Mata
File # 24018

21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

23. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

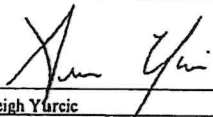
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Aeron Leigh Yurcic
 Company Name Continental Appraisers, LLC
 Company Address PO Box 4099
Silver City, NM 88062
 Telephone Number 575-313-0550
 Email Address swmnappraisals@gmail.com
 Date of Signature and Report 06/03/2024
 Effective Date of Appraisal 06/03/2024
 State Certification # 03357-R
 or State License # _____
 or Other (describe) _____ State # _____
 State NM
 Expiration Date of Certification or License 04/30/2026

ADDRESS OF PROPERTY APPRAISED

Corner of College Avenue & Swan St (Account #R074028)
Silver City, NM 88061
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 25,125

LENDER/CLIENT

Name No Appraisal Management Company Involvement
 Company Name _____
 Company Address _____
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

Addenda

File No. 24018

Client	Richard Mata						
Property Address	Corner of College Avenue & Swan St (Account #R074028)						
City	Silver City	County	Grant	State	NM	Zip Code	88061
Appraiser	Aeron Leigh Yurcic						

GENERAL ADDENDA**SCOPE OF THE APPRAISAL:**

This appraisal has been developed and reported in accordance with the provisions of the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. The scope of the appraisal encompasses the necessary research to prepare a report reflecting the Market Value of the subject property in accordance with its highest and best use analysis.

Pertinent economic and physical characteristics of the real estate were considered, and every effort was made to acquire the most current data for analysis. An on-site inspection of the physical premises was performed, and all comparable data utilized in this report was obtained and confirmed by the appraiser in a manner consistent with accepted appraisal practices.

It should be clearly understood that the extent of research and analysis has been limited to that required for the purpose and function of this appraisal as stated herein. All facts, assumptions and conditions upon which this appraisal is based are set forth in the Assumptions and Limiting Conditions.

ADDITIONAL AREA COMMENTS:**GRANT COUNTY:**

The Silver City area (including; Santa Clara, Hanover, Bayard & Hurley) is located in the north/central portion of Grant County. Grant County is situated within the southwest quadrant of the state of New Mexico. Silver City is approximately 300 miles southwest of the city of Santa Fe, New Mexico; approximately 100 miles northwest of Las Cruces, New Mexico; and 70 miles north of Deming, New Mexico.

Primary roadway access to Grant County and the Silver City area is via US Highway 180, a paved two lane roadway that runs north and west from Deming, New Mexico. US Highway 180 leaves the intersection with Interstate Highway 10 in Deming and runs northward to Grant County. After passing through the communities of Hurley, Bayard, Santa Clara the highway enters the town limits of Silver City. Passing through the economic center of Silver City the roadway continues northwest to Springerville, Az. State Road 152 provides direct access across the Black Range to Interstate Highway 25 just south of Truth or Consequences, New Mexico. State Road 90 runs southwest from Silver City to the intersection with Interstate Highway 10 in Lordsburg, New Mexico.

The Silver City area is also accessed by one railroad passing through Hurley, NM, and the Grant County Airport.

Grant County has a population of about 27,889. The Town of Silver City is an old established community, first incorporated in the 1870s, prior to territorial status or statehood. As a result, the town has several hometown rule features not enjoyed by most towns of comparable size in New Mexico. Silver City is the county seat and is the home of the Gila Regional Medical Center. Most area retail, legal services, medical services, and repair services are situated within the town. Silver City is also the home of Western New Mexico University an advanced degree institution with an enrollment of approximately 3,500.

According to the 2020 census: there are in Silver City; approximately 9,587 people, and 3,954 households in the town. The average household size is 2.35. The median income for a household in the town is \$31,250. The per capita income for the town is \$17,056.

Populations from the nearby residential communities of Bayard (population 2,328), Santa Clara (population 1,689), and Hurley (population 1,297) travel regularly to Silver City for advanced education, employment, health care, and services.

Health Care, education, mining, and civil service are the largest employers in the county although other activities such as ranching, shipping, service, retail & light manufacture are also well represented. Part of the Gila National Forest occupies the northern and central portions of the county. Mining is represented in the area by large open pit copper mines in the Santa Clara Hills, 15 miles east of Silver City, and in the Burro Mountains, 15 miles south of Silver City. The nearby mining operations, formerly Phelps Dodge, are still the basis for the local economy. Phelps Dodge was acquired by international mining firm Freeport-McMoRan in March 2007, and operations at the Chino and Tyrone operations are continuing under the Freeport name. Overall vacillations in the mining industry and the local economy since 2010 have impacted the Silver City area population. According to census data Grant County has experienced a 2.5 % decline in population since 2010.

Addenda

File No. 24018

Client	Richard Mata					
Property Address	Corner of College Avenue & Swan St (Account #R074028)					
City	Silver City	County	Grant	State	NM	Zip Code 88061
Appraiser	Aeron Leigh Yurcic					

SILVER CITY/GRANT COUNTY MARKET CONDITION COMMENTS:

In 2020 and 2022 residential sales volumes and prices exhibited sharp increases. Beginning in January of 2023 Grant County residential sales prices stabilized as the amount of available listings continued to decline.

According to the Silver City Regional Multiple Listing Service (SCRMLS) there were in 2023 a total of 324 residential real estate transactions in Grant County (vacant residential land sales are included in this accounting). This is a 21.4% decrease from the number of 2022 sales transactions due to fewer listings available in 2023. A total of \$1,299,414 in residential real estate sales (including vacant residential land sales) were conducted in the county last year. This is an approximately 16.5% decrease from 2022 sales totals due to significantly fewer properties available for sale. In 2023 the average single family residence in Grant County sold for \$259,075 within six months of listing. This is an approximately 0.09% increase from the average single family residence sale price in 2022.

MARKET SUMMARY

The Grant County Real Estate Market has experienced stable residential sales prices throughout 2023 as the volume of transactions continued to decline. This decline in volume is due to fewer listings and housing units available for sale in 2023. Although the amount of available improved residential properties for sale has declined the prices for these residential properties have stabilized.

COMMENTS ON FORM REPORTING:

The accompanying *UNIFORM RESIDENTIAL APPRAISAL FORM* lists the factors for adjustment in descending order of importance for the typical residential property. As is the difficulty with any standardized form, it cannot take into effect the requirements for every type of residential condition. Often a single factor such as quality or condition supersedes all other factors in the adjustment process.

The appraisal form is not the appraisal. It is used to lead the reader through the appraisal process to the final conclusion of value reached by the appraiser.

HIGHEST & BEST USE ANALYSIS:

Highest and best use is defined as; That legal use, at the time of the appraisal, which is most likely to produce the greatest net return to the land over a stated period of time. Highest and best use is subject to the following conditions:

- The intended use does not violate legal restrictions including, but not limited to, zoning and deed restrictions.
- The site is physically suited for the intended use.
- There is an active market with sufficient demand for the type of use intended.
- It is assumed that the site is vacant and available for development to the intended use.

Due to location adjacent to residential uses, residential subdivision, residential zoning, and remoteness from developed commercial areas the highest and best use of the subject property is judged to be Residential.

Certification Statement

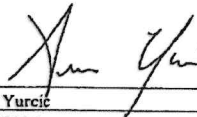
File No. 24018

Client	Richard Mata				
Property Address	Corner of College Avenue & Swan St (Account #R074028)				
City	Silver City	County	Grant	State	NM
Appraiser	Aeron Leigh Yurcic		Zip Code	88061	

CERTIFICATION:

THE SIGNING APPRAISER OF THIS REPORT DOES HEREBY CERTIFY that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report.
4. I have performed no appraisal (or the specified appraisal services), as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period (or 36 months) immediately preceding acceptance of this assignment, or of the effective date of this report.
5. I have no personal interest or bias with respect to the parties involved.
6. My engagement in this assignment was not contingent upon the developing or reporting of predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I have made a personal inspection of the property that is the subject of this report.
10. No one provided significant professional assistance to the person signing this report except as shown within the report.

Signature 
Name Aeron Leigh Yurcic
Date Signed 06/03/2024
State Certification # 03357-R State NM
Or State License # _____ State _____

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

Appraisers Certification



NMRLD

NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

State of New Mexico

Real Estate Appraisers

HEREBY CERTIFIES THAT

Aeron Leigh Yurcic

HAVING GIVEN SATISFACTORY EVIDENCE OF THE COMPLETION OF
PROFESSIONAL AND OTHER REQUIREMENTS PRESCRIBED BY LAW
IS GRANTED A LICENSE TO PRACTICE IN THE STATE OF NEW MEXICO

Residential Certified Appraiser

License No. 03357-R

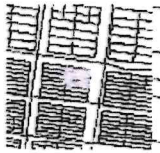
Issued 04/23/2014

Expires 04/30/2026

THIS LICENSE SHOULD BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS OR AS REQUIRED BY LAW

Tax Plat

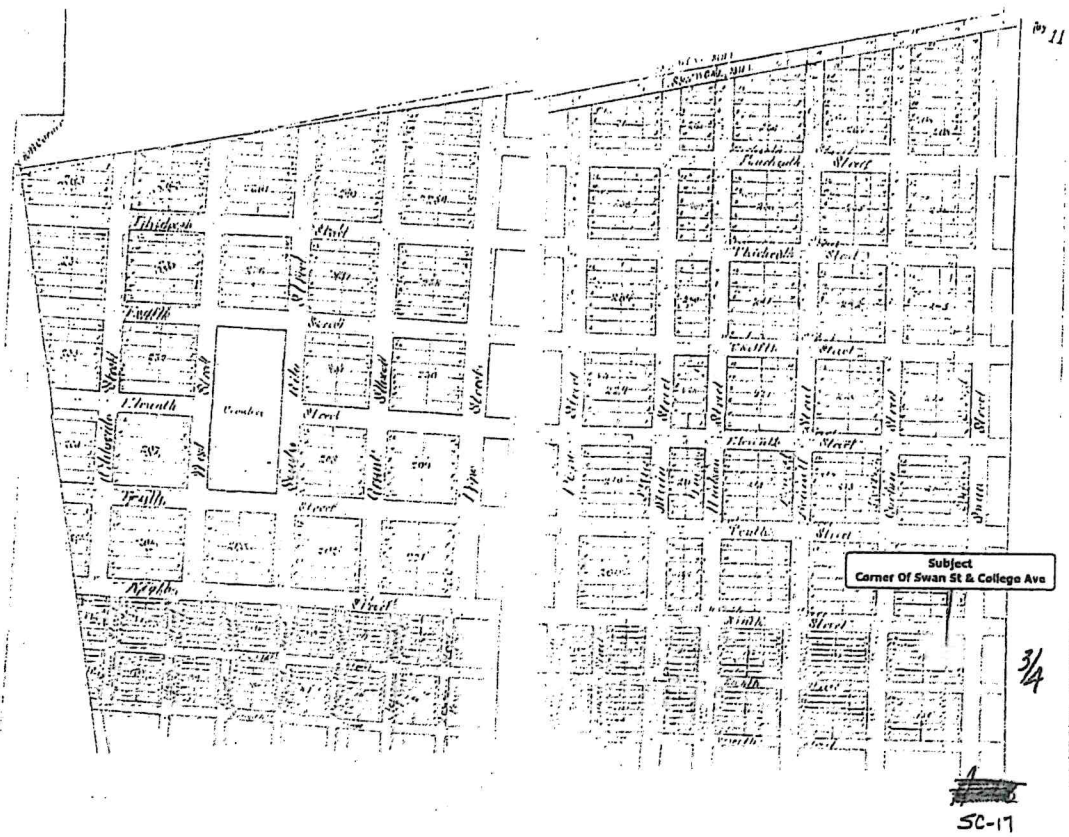
Account: R074028



Subject
Corner Of Swan St & College Ave



Subdivision Plat



Aerial Map

Client	Richard Mata				
Property Address	Corner of College Avenue & Swan St (Account #R074028)				
City	Silver City	County	Grant	State	NM Zip Code 88061
Appraiser	Aeron Leigh Yurcic				



Zoning Map



ZONING MAP 2019

**Subject
Corner Of Swan St & College Ave**

Legend

- COUNTY ROADS
- CITY ROADS
- HISTORIC DISTRICTS

ZONING

- C-HD
- COMMERCIAL
- INDUSTRIAL
- MIXED USE
- Open Space
- RESIDENTIAL_A
- RESIDENTIAL_B
- RESIDENTIAL_C
- RURAL

This map does not reflect legal boundaries, right of way widths, easements or any other information that must be determined by a legal survey

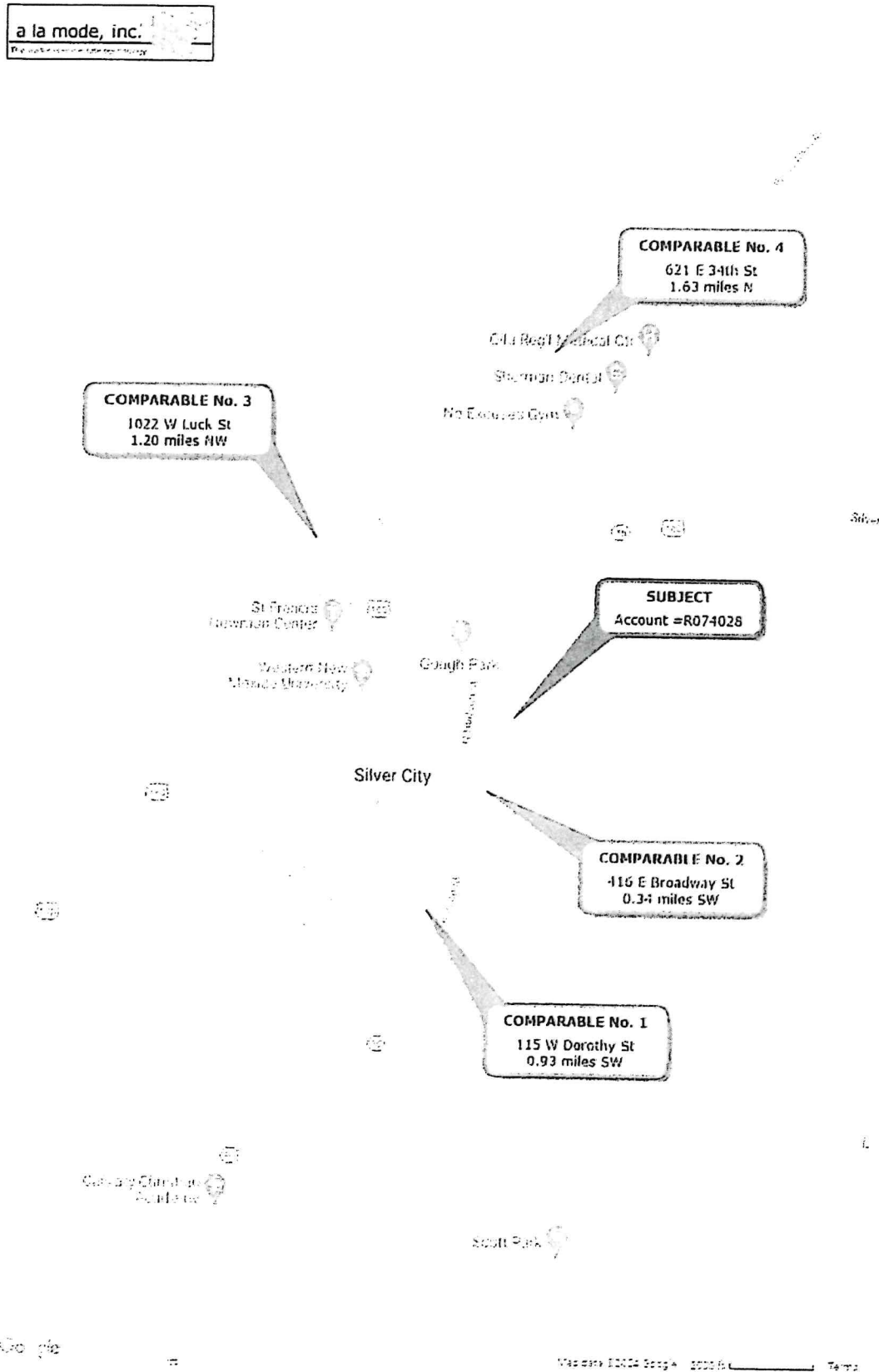
1 inch = 833 feet

[illegible]

Location Map

Client	Richard Mata					
Property Address	Corner of College Avenue & Swan St (Account #R074028)					
City	Silver City	County	Grant	State	NM	Zip Code 88061
Appraiser	Aeron Leigh Yurcic					

a la mode, inc.



County Assessors Tax Data

Account: R074028

Location	Owner Information	Assessment History
Account Number R074028	Owner Name TOWN OF SILVER CITY	Actual Value (2023) \$37,462
Parcel Number 3-081-103-043-203	Owner Address PO BOX 1188	Primary Taxable \$12,487
Situs Address	SILVER CITY, NM 88062	Exempt (\$12,487)
Legal Summary Subd: FRASER Block: 184		Adjusted Taxable
Lot: 7 AND:- Lot: 9 AND:- Lot: 11 AND:- Lot: 13 AND:- Lot: 15 .430 AC		Total \$0
		Tax Area: 011_NR Tax Rate: 0.024081
		Type Actual Assessed Acres SQFT
		EXMPT \$37,462 \$12,487 0.430 18731,000
		LAND

Protest	Transfers	Recording Date	Book Page
No Protests		11/16/1992	18-229 (P. 8743

Tax History	Taxes	Images
Tax Year		• GIS
*2024	\$0.00	
2023	\$0.00	
* Estimated		

Subject Photo Page

Client	Richard Mata					
Property Address	Corner of College Avenue & Swan St (Account #R074028)					
City	Silver City	County	Grant	State	NM	Zip Code 88061
Appraiser	Aeron Leigh Yurcic					

Site Looking North

Corner of College Ave & Swan St (

Sales Price Not Applicable

GLA

Total Rooms

Total Bedrms

Total Bathrms

Location Silver City Area

View

Site 18,750

Quality

Age



Site Looking East

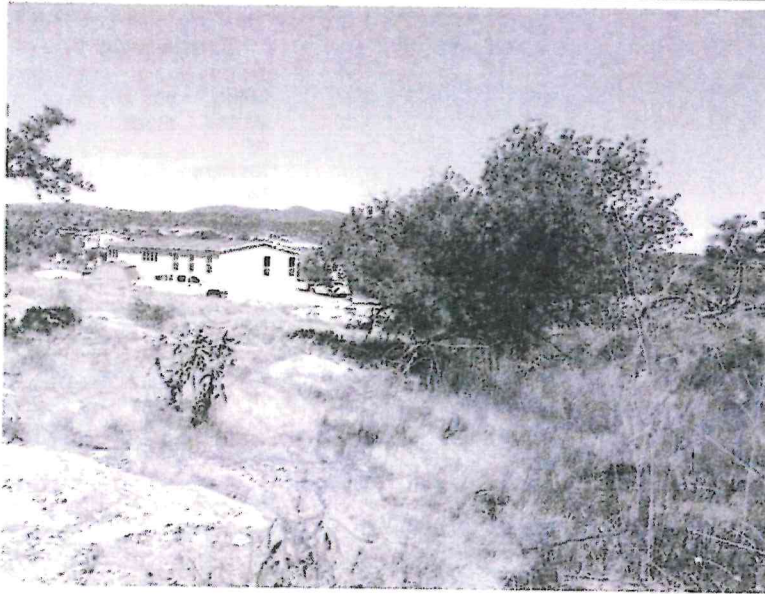


Site Looking South



Subject Photo Page

Client	Richard Mata				
Property Address	Corner of College Avenue & Swan St (Account #R074028)				
City	Silver City	County	Grant	State	NM Zip Code 88061
Appraiser	Aeron Leigh Yurcic				



Site Looking West

Corner of College Ave & Swan St (

Sales Price Not Applicable

G.L.A.

Tot. Rooms

Tot. Bedrms.

Tot. Bathrms.

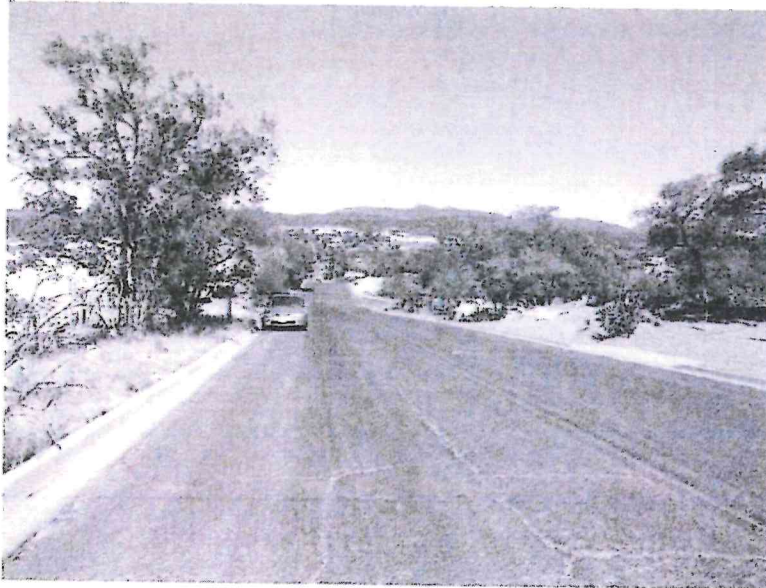
Location Silver City Area

View

Site 18,750

Quality

Age



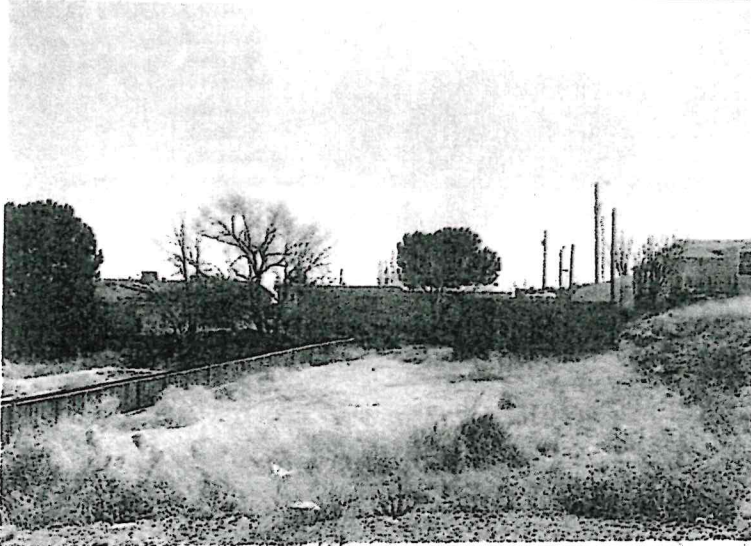
Subject Street #1



Subject Street #2

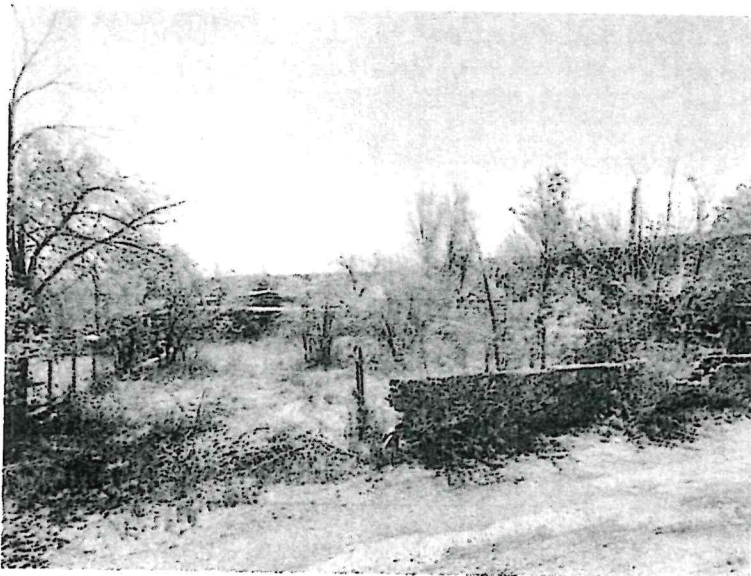
Comparable Photo Page

Client	Richard Mata					
Property Address	Corner of College Avenue & Swan St (Account #R074028)					
City	Silver City	County	Grant	State	NM	Zip Code 88061
Appraiser	Aeron Leigh Yurcic					



Comparable 1

115 W Dorothy St
 Proximity 0.92 miles SW
 Sale Price 21,500
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location Silver City Area
 View
 Site 5,009
 Quality
 Age



Comparable 2

416 E Broadway St
 Proximity 0.34 miles SW
 Sale Price 23,000
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location Silver City Area
 View
 Site 5,053
 Quality
 Age



Comparable 3

1022 W Luck St
 Proximity 1.20 miles NW
 Sale Price 17,000
 GLA
 Total Rooms
 Total Bedrms
 Total Bathrms
 Location Silver City Area
 View
 Site 9,278
 Quality
 Age

Comparable Photo Page

Client	Richard Mata				
Property Address	Corner of College Avenue & Swan St (Account #R074028)				
City	Silver City	County	Grant	State	NM
Appraiser	Aeron Leigh Yurcic	Zip Code	88061		



Comparable 4

621 E 34th St

Proximity 1.63 miles N

Sale Price 38,000

GLA

Total Rooms

Total Bedrms

Total Bathrms

Location Silver City Area

View

Site 19,166

Quality

Age

FROM:		INVOICE																									
Continental Appraisers, LLC PO Box 5052 Silver City, NM 88062 Telephone Number: (575) 313-0550 Fax Number:		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="text-align: center;">INVOICE NUMBER</th></tr> <tr><td style="height: 20px;"> </td></tr> <tr><th style="text-align: center;">DATES</th></tr> <tr> <td style="width: 50%;">Invoice Date:</td> <td style="width: 50%;">06/03/2024</td> </tr> <tr> <td>Due Date:</td> <td> </td> </tr> <tr><th style="text-align: center;">REFERENCE</th></tr> <tr> <td>Internal Order #:</td> <td> </td> </tr> <tr> <td>Lender Case #:</td> <td> </td> </tr> <tr> <td>Client File #:</td> <td> </td> </tr> <tr> <td>PHA/VA Case #:</td> <td> </td> </tr> <tr> <td>Main File # on form:</td> <td>24018</td> </tr> <tr> <td>Other File # on form:</td> <td>Mata</td> </tr> <tr> <td>Federal Tax ID:</td> <td> </td> </tr> <tr> <td>Employer ID:</td> <td> </td> </tr> </table>		INVOICE NUMBER		DATES	Invoice Date:	06/03/2024	Due Date:		REFERENCE	Internal Order #:		Lender Case #:		Client File #:		PHA/VA Case #:		Main File # on form:	24018	Other File # on form:	Mata	Federal Tax ID:		Employer ID:	
INVOICE NUMBER																											
DATES																											
Invoice Date:	06/03/2024																										
Due Date:																											
REFERENCE																											
Internal Order #:																											
Lender Case #:																											
Client File #:																											
PHA/VA Case #:																											
Main File # on form:	24018																										
Other File # on form:	Mata																										
Federal Tax ID:																											
Employer ID:																											
TO: Richard Mata E-Mail: Telephone Number: Fax Number: Alternate Number:																											
DESCRIPTION																											
Lender: Client: Richard Mata Purchaser/Borrower: Not Applicable Property Address: Corner of College Avenue & Swan St (Account #R074028) City: Silver City County: Grant Legal Description: 0.430 acre; Lots 7, 9, 11, 13 & 15 - Block 184 - Fraser / Grant County Assessor Account # R074028		State: NM Zip: 88061																									
FEES																											
Vacant Land Appraisal			450.00																								
SUBTOTAL			450.00																								
PAYMENTS																											
Check #: Date: Description: Paid in full at the time of inspection. Check #: Date: Description: Check #: Date: Description:			450.00																								
SUBTOTAL			450.00																								
TOTAL DUE			\$ 0																								

Invoice.pdf Download Print Save to OneDrive

Hide email

Vacant Land Appraisal

Invoice.pdf 24018(Mata).pdf

Aeron Yurcic <swmappraisals@gmail.com>
To: You Thu 6/6/2024 11:11

Invoice.pdf 174 KB

24018(Mata).pdf 1 MB

2 attachments (4 MB) Save all to OneDrive

Download all

Reply to Aeron Yurcic
Thank you

Hello, attached is the land appraisal and invoice.
Please reply to this email to confirm receipt of the appraisal.

Thank you,
Aeron Yurcic
Continental Appraisers, LLC
P.O. Box 5032
Silver City, NM 88062
575-313-0550

Reply Forward

Attachment C

STAFF REPORT TO THE TOWN COUNCIL

Meeting Date: February 10, 2026

Project: SW Corner of Swan Street and College Avenue

Analysis: Mr. Richard Mata has applied to buy town owned property. The parcel is at the SW corner of Swan Street and College Avenue and described as Lots 7,9,11,13 & 15- Block 184 - Fraser, being 0.430 acre more or less, and as further illustrated in Exhibit "A", survey of Miguel Echavarria, Surveyor, attached. The Property has a market value of \$25,125, as described in Exhibit "B", the appraisal report, attached. Competitive bidding was opened and no other interested parties bid and only the Applicant is interested in purchasing the Property. Based on Section 48-22 (1) and (5), the Community Development Department in consultation with Town departments, has determined: the Town has no future plans to utilize the Property and the Property's size, shape and location renders the Property unusable for Town purposes. Mr. Mata has paid for the application, the survey, and the appraisal. The Community Development Department recommends the sale of the property to Mr. Mata. Exhibit "C" is the Notice of Intent to sell.

Opinion: The Community Development Department recommends the sale of the property to Mr. Mata.

Conditions: Mr. Mata agrees to pay all costs associated with the transaction.

Submitted by:



Susan Mittelstadt
Community Development Director
January 26, 2026



P.O. Box 1188 • Silver City, New Mexico 88062 • Phone (575) 534-6346 • Fax (575) 534-6377

Rudy Bencomo
Councilor District 1

Nicholas Prince
Councilor District 2

Ken Ladner
Mayor

Stan Snider
Councilor District 3

Guadalupe Cano
Councilor District 4

SILVER CITY TOWN COUNCIL Agenda Request

The Town Council meets on the second and fourth Tuesday of each month at 6:00 pm at the Grant County Administration Building located at 1400 Highway 180 E., Silver City, NM.

Please have this Agenda Request Form along with all presentation materials (handouts, PowerPoint copies, etc.) delivered to the Town Clerk's Office no later than 12:00 pm (noon) on the Tuesday prior to the Town Council Meeting during which you wish to present.

Please Note: All Agenda Requests must be approved by Jacqui Olea, Acting Town Manager and Simon Wheaton-Smith, Mayor prior to being placed on the Council Meeting Agenda.

Please submit as much information as possible via email to sc@silvercitynm.gov and include the words "Agenda Request" in the subject line.

Note: A representative must be present at the Council Meeting to present their request. If a representative is not in attendance, the request will be postponed, and you must reschedule.

Name(s) of Presenter(s): Susan Mittelstadt Today's Date: 1/20/26

Department / Agency: Community Development To SC

Requested Meeting Date: 2/10/26

Is Council Action Necessary? ☒ Yes ☐ No

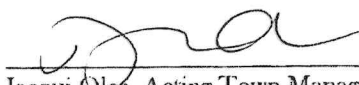
If yes, action requested of Council: Approval of Notice of Intent to Sell town Land

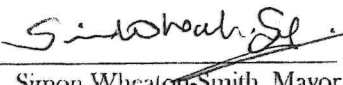
If yes, have you prepared the proper signatory documents? ☒ Yes ☐ No

Notes or additional information: staff report, NO 1 attached

Name of individual making the request: Susan Mittelstadt

Phone Number: (575) 534-6349 Email Address: smittelstadt@silvercitynm.gov


Jacqui Olea, Acting Town Manager

1/26/26 
Simon Wheaton-Smith, Mayor

Approved: _____ Disapproved: _____ Pending: _____ Hold to: 1/1/



**Town of Silver City,
NM**

Item #11.B

Item Report

Meeting Date: February 10, 2026

**Item: Approval / Disapproval of RESOLUTION 2026-05: A RESOLUTION
ENSURING THAT CONSTITUTIONAL RIGHTS ARE NOT COMPROMISED
BY RECEIVING FEDERAL, STATE OR COUNTY FUNDS.**

Attachments:

1. Res 2026-05 A Resoution ensuring that Constitutional Rights are not Compromised

Resolution No. 2026-05

A RESOLUTION ENSURING THAT CONSTITUTIONAL RIGHTS ARE NOT COMPROMISED BY RECEIVING FEDERAL, STATE OR COUNTY FUNDS.

WHEREAS, The Town of Silver City, New Mexico passed Resolution 2003-31 for preservation of civil rights and liberties. It affirms support of constitutional rights and supports the rights of immigrants; and

WHEREAS, Resolution 2003-31 directs that Town resources, including law enforcement, will not be used for unconstitutional activities and affirms strong support for human rights; and

WHEREAS, The core values of constitutional rights and support of immigrants' rights, Resolution 2003-31 were reaffirmed on April 12, 2017; and

WHEREAS, A Proclamation of reaffirmation and celebration of core values of constitutional rights and support of immigrants' rights by the Town of Silver City was proclaimed on September 23, 2025.

NOW THEREFORE BE IT RESOLVED, that the Town of Silver City will not accept any funds from Federal, State, County, or other funding sources that would compromise the Town's core values concerning constitutional rights and the rights of immigrants.

BE FURTHER RESOLVED, that the Silver City Police Department reviews or ensures they have an action plan to cover any possibility should unexpected events occur.

PASSED, APPROVED AND ADOPTED this 10th day of February 2026.

Simon Wheaton-Smith, Mayor

Attest:

Alfred Sedillo, Town Clerk



**Town of Silver City,
NM**

Item #11.C

Item Report

Meeting Date: February 10, 2026

Item: Approval / Disapproval of BID 25/26-3 Improvements to the Silco Theater

Attachments:

1. Bid 25-26-3 Improvements to the Silco Theater



TOWN OF SILVER CITY

P.O. Box 1188, Silver City, New Mexico 88062 (575) 538.3731 • FAX (575) 534-6377

TO: Mayor, Council Members and Mrs. Olea
FROM: Olivia Britton, Purchasing Agent
DATE: February 4, 2026
RE: Bid# 25/26-3 Improvements to the Silco Theater

One bid was received for the above-referenced project. Bids were received on January 23, 2026, at 2:00 p.m. and were opened shortly thereafter at Town Hall, located at 101 W. Broadway, Silver City, NM 88061.

It is staff's recommendation that the bid be rejected and the project rebid, as the bid received exceeds the funds available for construction.

Sincerely,

Olivia Britton

Olivia Britton
Purchasing Agent



**Town of Silver City,
NM**

Item #11.D

Item Report

Meeting Date: February 10, 2026

Item: Mayors' appointment with the Lodgers Tax Advisory Board

Attachments:

None