

# Creating a Land Grant-Merced Common Land Acquisition Revolving Fund

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# Common Land Losses

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- 27 Poli-Sub Land Grants -  
acreage prior to 1848  
approximately - **2,755,300 arces.**

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- Current ownership  
approximately – **197,300 arces.**

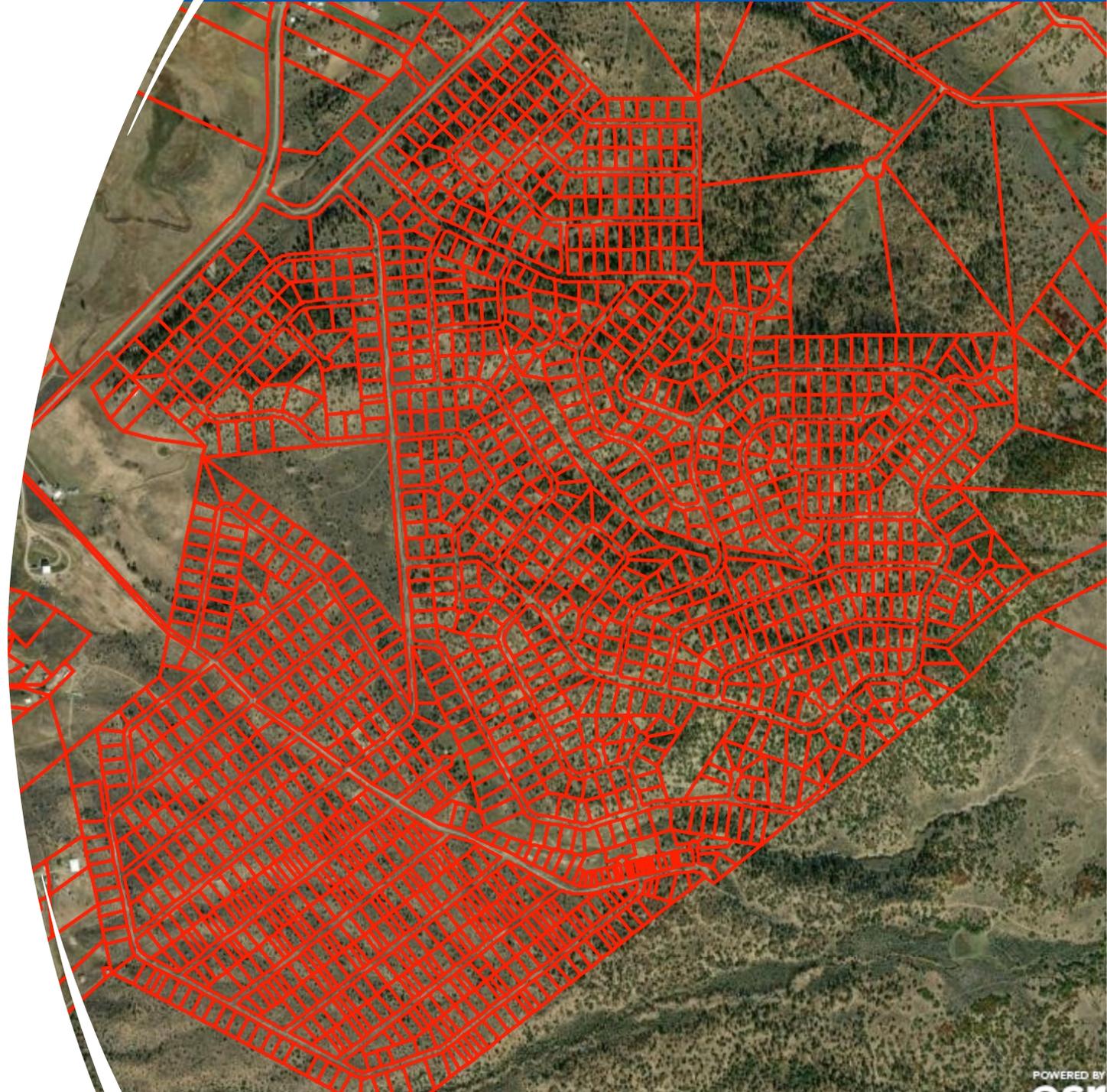
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- Collectively these 27 land grants  
have retained only **7%** of their  
original land base

# Why does this matter

- Forest and Watershed Health
- Natural Resource Conservation & Cultural Integrity
- Community and Economic Development

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- Approximate 640 acre, 1,280 lot failed sub-division on Tierra Amarilla Land Grant.



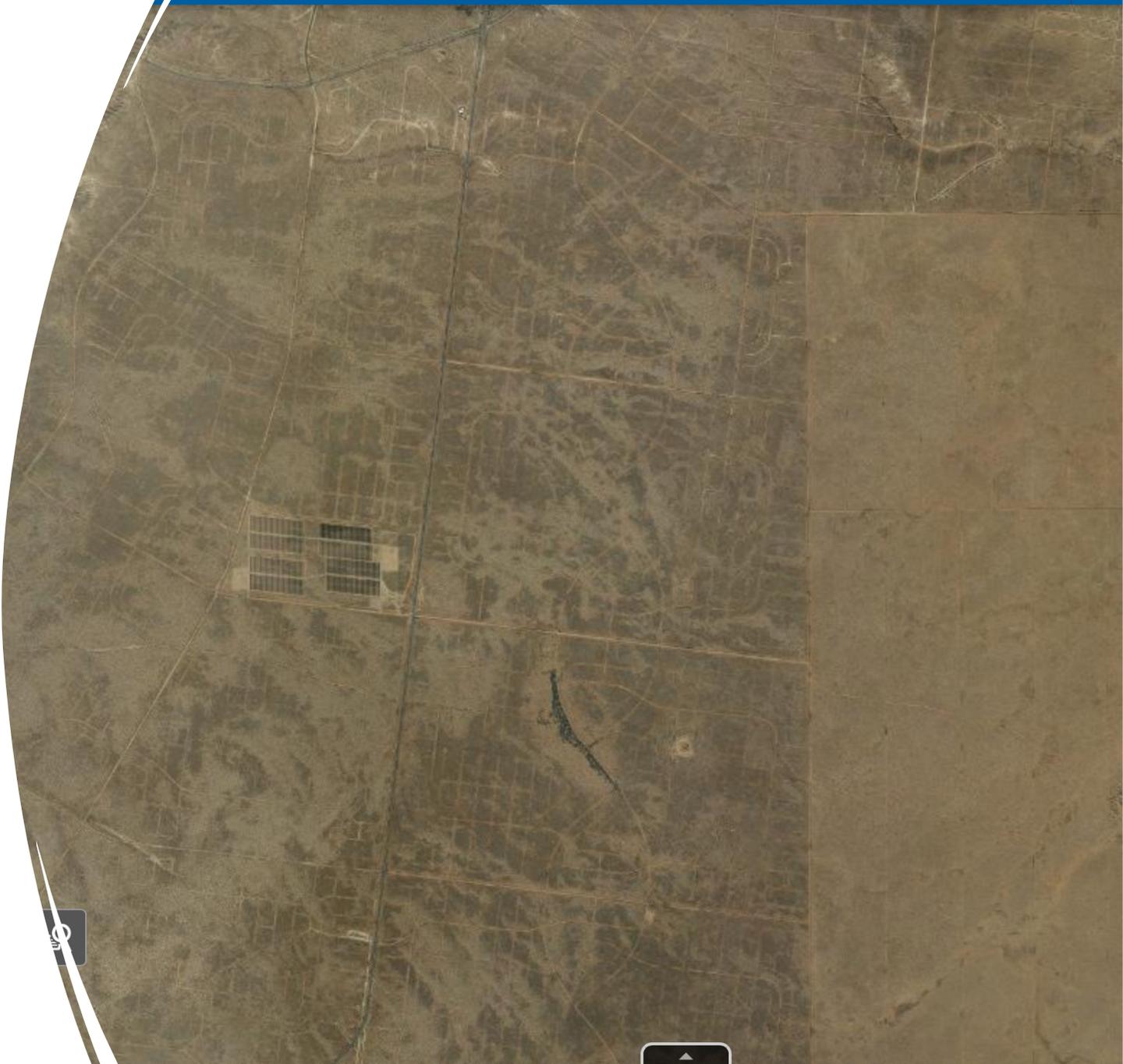
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- In watershed uplands of Tierra Amarilla Communities



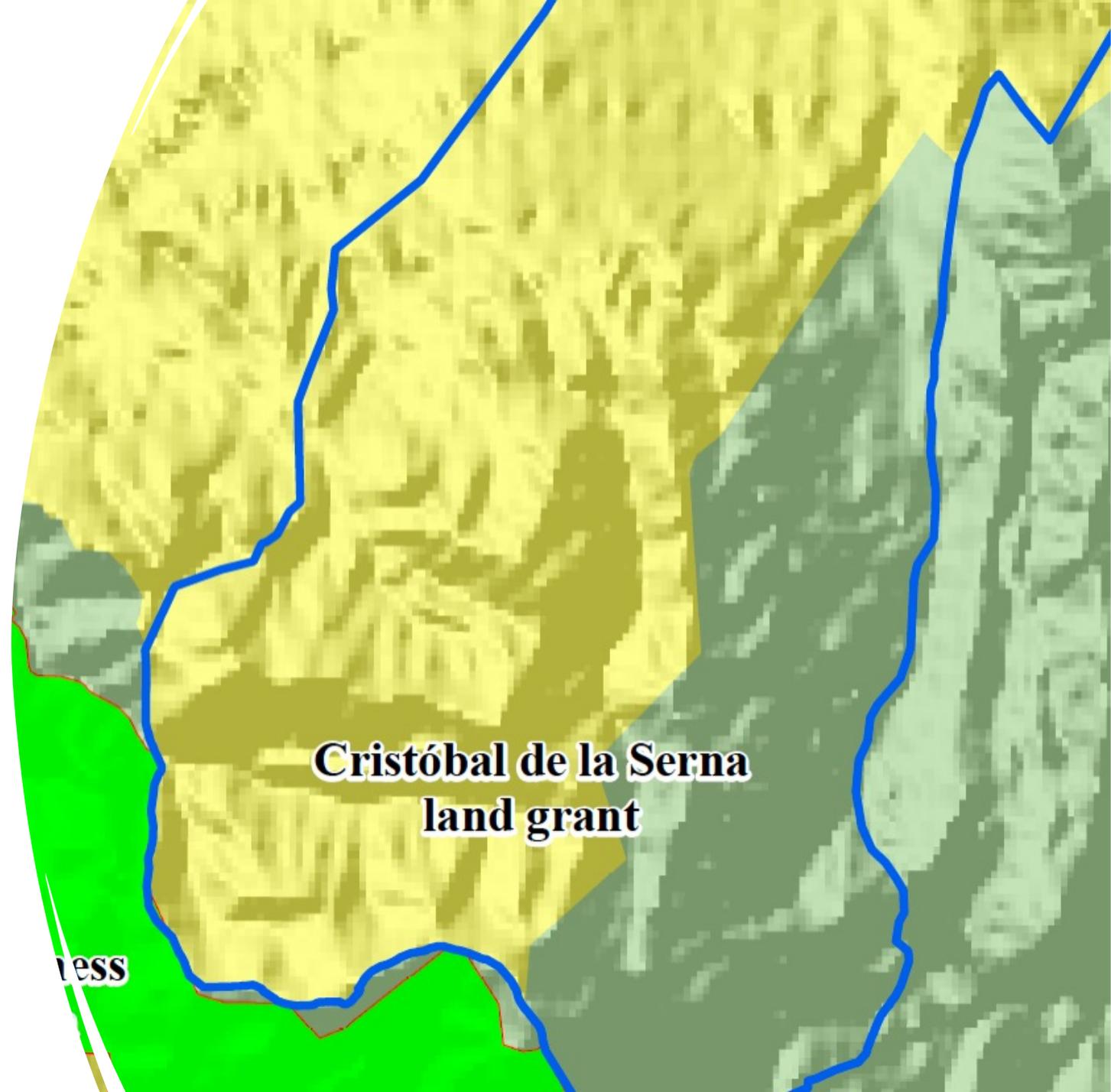
- Failed 5000+ lot subdivision on former common lands of the Town of Tome Land Grant



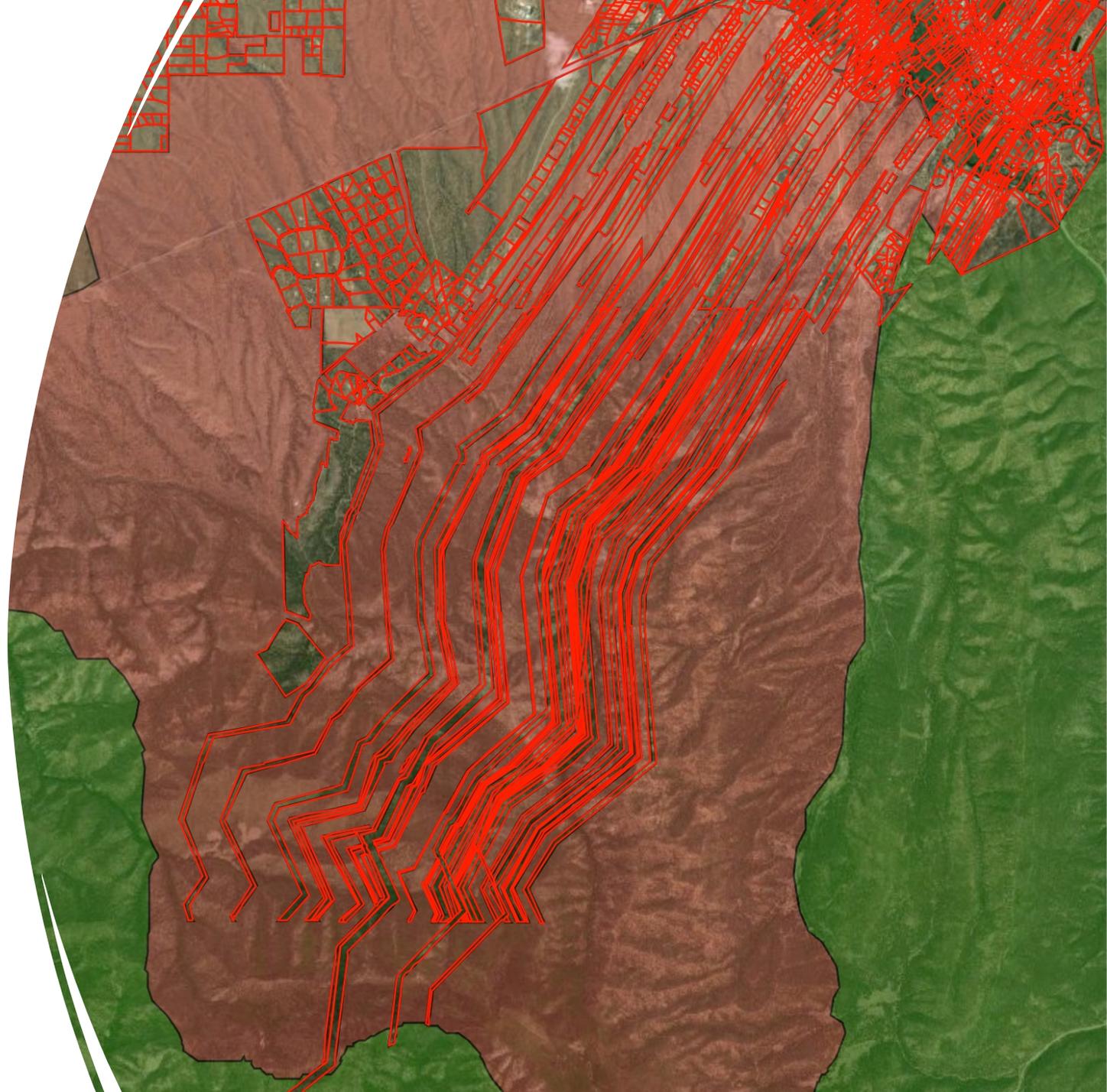
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- Upland of the communities of Tome and Adelino.



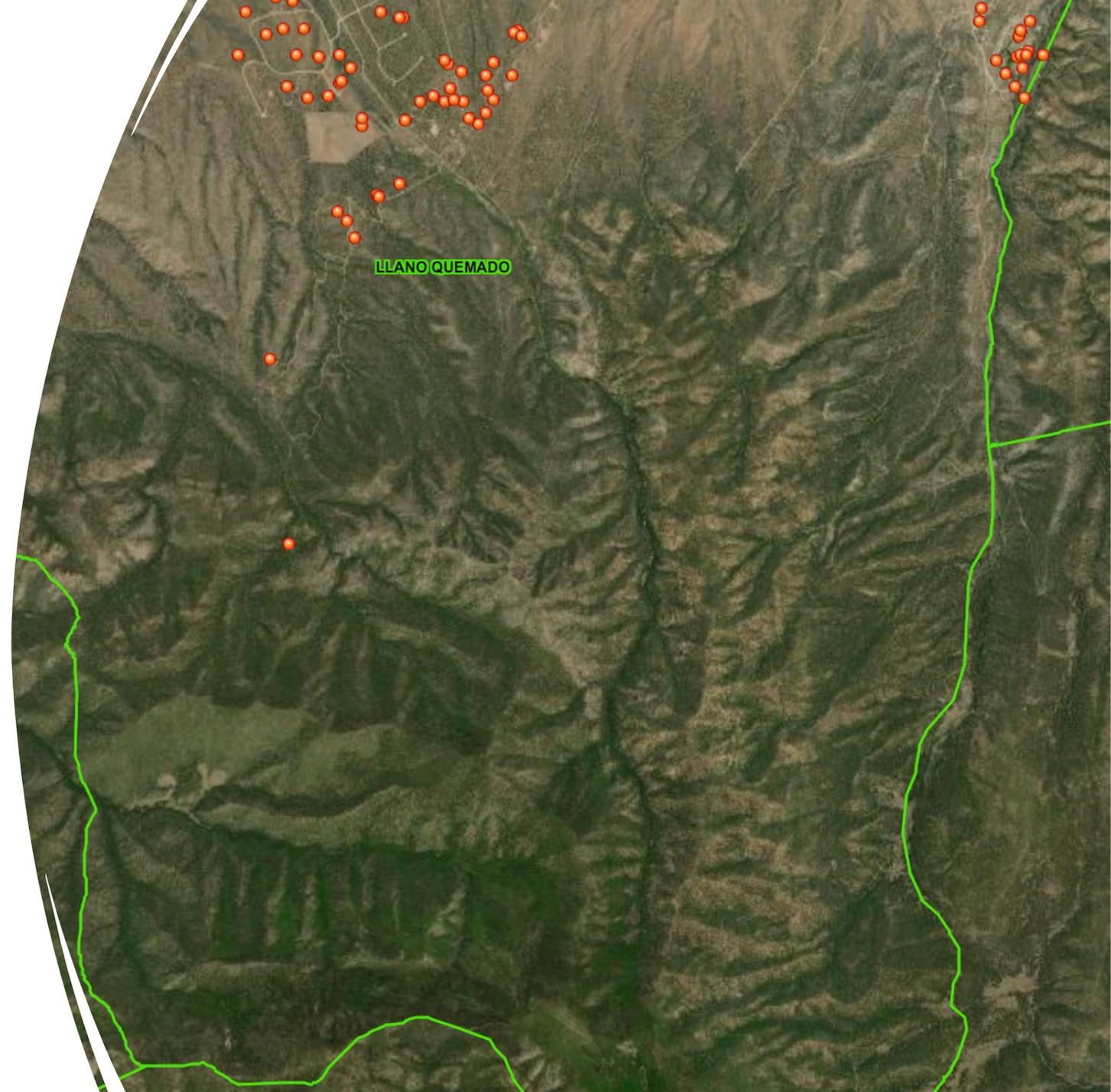
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- Cristobal de La Serna Land Grant



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# Community and Economic Development

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- Livestock grazing
- Placement of community infrastructure (water & wastewater)
- Affordable Housing
- Cell tower leases;
- Solar power development
- Wind energy development
- Commercial development opportunities – for land grants off the beaten path

# Other Acquisition Opportunities

- Land exchanges
- Access easements
- Mineral rights
- Water Rights

# Chilili Land Grant - a Model of Community Empowerment through Common Lands Ownership

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- Town of Chililí Land Grant confirmed in 1858 received U.S. patent for 41,481 acres in 1909
- Common lands owned in 1980's – approximately 4,800 acres
- Current ownership 11,000; in negotiations for additional 1,800 .

# Chilili Land Grant - a Model of Community Empowerment through Common Lands Ownership

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- Forest & watershed restoration projects
- Community facilities – gymnasium, administrative offices, meeting hall
- Affordable housing
- Community infrastructure - water system, roads
- Fire Station
- Livestock grazing
- Natural resource permits – fuelwood, rocks, vigas, posts
- Emergency communication tower for first responders – with State of New Mexico

# Challenges with Land Acquisitions

- Even with guaranteed revenue stream large property purchases are not feasible.
- Opportunities don't come that often and acquisition widows are small.
- No long-term financing mechanisms.
- Land Grants Don't qualify for traditional bank loans.
- NMFA Public Purposes Revolving Loan Fund to risk avert to fund.
- Only options are owner financing through real estate contracts with high interest rates.
- Capital outlay appropriations - turn around time & insufficient amount.

# Solution

- Establish a common land acquisition revolving fund at DFA, administered by the Land Grant Council.
- Quicker access to funding specifically geared toward acquisition of real property for land grants.
- Capitalize fund with large one-time appropriation as well as annual deposit of undisbursed funds from Land Grant-Merced Assistance Fund.

# Proposed Fund Highlights

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- Low interest rates with longer terms – to provide manageable annual payments.
- Allows land grants to pledge a portion of their revenue stream for debt service for property acquisitions.
- A portion of Land Grant-Merced Assistance Fund distributions could be intercepted to guarantee loan payback.
- Fund would build with time, to keep up with inflation, through interest payments, deposits from Land Grant-Merced Assistance Fund and short-term investments.

# Proposed Fund Highlights

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- Restricts alienation by fee simple conveyance for acquired common lands within the exterior boundaries.
- Allow for leasing of acquired common lands for livestock grazing, housing, and community and economic development purposes.
- Allows for acquisition of property outside exterior boundaries of a land grant for economic development purposes or to provide for land transfers/exchanges for properties within exterior boundaries.