

Community Economic Development Project-Based Initiatives:

***Frontier & Native American Communities Initiative***

***Urban Neighborhood Commercial Corridor Initiative***

Program Overview and 2021 Application

New Mexico MainStreet (NMMS) is an asset-based community economic development program of the New Mexico Economic Development Department that has been licensed and accredited to operate as a State Coordinating Program by the National Main Street Center, Inc. for the past 36 years. The program’s core objective is downtown revitalization and redevelopment. Our mission is to develop local capacity to engage people, rebuild places and grow the entrepreneurial, creative, and business environment resulting in economically thriving downtowns, greater business and employment opportunities, and a higher quality of life. Visit [www.nmmainstreet.org](http://www.nmmainstreet.org) to learn more about the New Mexico MainStreet Program.

NMMS provides resources and professional technical assistance to designated local communities through Revitalization Specialist consultants utilizing the Main Street Four Point Approach™ in Organization Development, Promotion, Economic Vitality and Design. The program currently serves 31 MainStreet Districts and 12 Arts & Cultural Districts. NMMS also provides targeted project-based community economic development support through the following two initiatives:

Frontier & Native American Communities Initiative:

The [Frontier & Native American Communities Initiative](https://www.nmmainstreet.org/nmms/programs/frontier-community-initiative/) is a community-driven, asset-based economic development program created by the Legislature in 2013 and coordinated through the NMMS program to provide support to rural and Native American communities under 15,000 in population that may currently not have the capacity or resources to start or operate a full-fledged MainStreet Program.

* Through a competitive application process, rural community stakeholders in partnership with their local governing body identify an economic development project within a town center, village plaza, courthouse square, or historic/traditional commercial corridor they want to implement with support from NMMS.

**Urban Neighborhood Commercial Corridor Initiative:**

The Urban Neighborhood Commercial Corridor Initiative is a new pilot program of the New Mexico Economic Development Department’s MainStreet program aimed at providing project-based community economic development support to urban neighborhood commercial corridors located in cities over 50,000 in population that may currently not have the capacity or resources to start or operate a full-fledged MainStreet Program.

* Through a competitive application process, community stakeholders in partnership with their local governing body identify an economic development project within a historic/traditional commercial corridor they want to implement with support from NMMS.
* Proposed projects for both project-based initiatives must demonstrate job creation, business development, leverage private sector investment, or enhancement of a community’s economic environment.
* Selected communities will receive professional services and technical assistance from New Mexico MainStreet to implement and complete the proposed project within a 12 to 18-month time frame.
	+ The number of communities selected each year is contingent upon the New Mexico State Legislature’s annual appropriation for the New Mexico MainStreet Program.
* Services and resources provided to the applicant community by NMMS and our Revitalization Specialists will be tied to the Main Street Four-Point Approach® (Economic Vitality, Promotion, Organization, and Design) and the following NMMS’s Economic Transformation Strategies:
	+ **Build Capacity for Local Economic Revitalization and Redevelopment:** Develop local leadership and capacity to implement projects and initiatives that accelerate community-appropriate economic growth and revitalization.
	+ **Enhance the Entrepreneurial and Creative Economy:** Build on the existing commercial base, arts, culture, advanced technology and creative assets in New Mexico MainStreet communities, support entrepreneurial and creative endeavors through assessment, education, planning, and collaboration.
	+ **Create Thriving Places:** Increase economic viability through revitalization and creative placemaking to transform our downtowns, squares and villages to help them reach their full potential through great public spaces, buildings, streets and pedestrian areas.
* New Mexico MainStreet will provide free professional services to selected communities but please note that these initiatives are not a grant program, and direct funding for selected projects is not necessarily part of the services or resources provided.
	+ NMMS will work with funding partners to identify potential resources or small seed grants, however, the local community is expected to either have in-hand or identify local financial resources to complete the proposed project.
* Applicant communities accepted into the project-based initiatives are not considered a State Designated MainStreet Program but receive temporary status within the NMMS Network over a 12 to 18-month time frame while they develop and complete their project.
	+ Some participant communities, however, have used the initiative to build local capacity, develop a track record, and prepare their community to seek State MainStreet District/Program designation.

# ELIGIBILITY and EXPECTATIONS

* **Frontier & Native American Communities Initiative** communities **must be under 15,000 in population** and applicants should consist of a partnership between a group of local stakeholders and a local government partner which may be an incorporated municipality, an unincorporated village or town, Tribal/Pueblo Government, Council of Governments, or Land Grant Governments.
* **Urban Neighborhood Commercial Corridor Initiative** communities must have a **population of over 50,000** and applicants should consist of a partnership between a group of urban neighborhood level stakeholders and their local government city/county partner.
	+ The rural community or urban neighborhood commercial corridor applicants cannot be currently designated by NMMS as a MainStreet, Arts & Cultural District, or MainStreet Accelerator Community.
	+ All applicant communities are encouraged to engage not only their local governing body, but also their county government, regional Council of Governments, and where applicable, Land Grant or Tribal/Pueblo government.
* Applications are reviewed and ranked by New Mexico MainStreet professionals. The selection process is very competitive, and it is highly recommended that applicants attend the Pre-Application Zoom Meeting to be hosted by NMMS on **April 16, 2021 at 11:00 am**.
	+ The pre-application webinar will include information regarding the application process and provide an opportunity for interested communities to ask questions.
	**Join Zoom Meeting:** [**https://zoom.us/j/93713528193?pwd=M09oSjZMSmd3c2J0ajN5QStVNlFtdz09**](https://zoom.us/j/93713528193?pwd=M09oSjZMSmd3c2J0ajN5QStVNlFtdz09) Meeting ID: 937 1352 8193, Passcode: 453905
* **Only one application for one project per rural community or urban neighborhood will be accepted.**
	+ Professional technical assistance through NMMS is targeted to that one designated community economic development project. The scope of the project should be specific. Additional professional assistance on other projects and activities will not be considered until the original project is complete.
* Communities participating in NMMS project-based initiatives are expected to fully participate in the program of services as a partner. A stakeholder group of volunteers is required to implement the project. The New Mexico MainStreet program, or its contractors, are not responsible for implementing or funding the community-based project.
* Communities participating in NMMS project-based initiatives are encouraged to have their task group participants attend project related New Mexico MainStreet trainings, Annual Winter Conferences, and/or Summer Institutes to assist with building their local capacity to reinvest in their local economy.
	+ New Mexico MainStreet’s annual calendar can be found at [www.nmmainstreet.org](http://www.nmmainstreet.org). Access to these trainings and workshops is available to community stakeholders at the same low cost as MainStreet and Arts & Cultural District organization affiliates.
* A community’s period of participation in the project-based initiative should not exceed 18 months beginning on the date technical assistance for the selected project is initiated. Communities demonstrating successful implementation of their selected project and attendance at NMMS trainings during their first project period, may apply for a second project when a new application round is released.
	+ Communities may only participate in two consecutive rounds of the initiative. It is expected that communities receiving support for a second project are building local capacity and planning to apply for the NMMS Accelerator process that leads to MainStreet designation.
* Projects selected must conform to all state regulations and guidance for economic development support, including the state constitution’s “anti-donation clause.”
* The project requires partnership resources from the municipality and stakeholders. Depending on the project, the municipality could be expected to explore dedicated sources of funding through one of the state-enabled financial revitalization tools or other federal and foundation sources to support the effort in implementing the project.
	+ Additionally, where applicable, the state assistance team may recommend the adoption or amendment, by municipal ordinance, of any one of several financing tools created by the state as municipal enabling legislation to finance the project. Such legislation could include the Local Economic Development Act (LEDA), a Metropolitan Redevelopment Area (MRA), Tax Increment Finance (TIF) district, or other state redevelopment and revitalization tools appropriate to the scope and scale of the proposed project.
* New Mexico MainStreet professional contractors and staff will also assist selected communities in reviewing several financing options from federal, state, foundation and other fundraising sources once an estimated budget for the project has been developed. This could include the Economic Development Department’s *FundIt* program and eligible funding through NM Finance Authority.
* Also, please note that professional design services provided are conceptual. Projects requiring a licensed architect, engineer, or construction documents may be ranked lower than projects that can be self-initiated.

**Eligible Projects**

The focus of New Mexico MainStreet’s project-based initiative programs are to develop and implement catalytic projects considered to have substantial economic impact. As such, applicant communities should select their proposed project based on its contribution to the local economy and to a sound and proper balance between preservation and development. The community’s choice of a catalytic project has significance not only for the potential redevelopment of the selected project but can have a positive spill-over effect, stimulating interest and action for additional projects. Revitalization is an ongoing, incremental community effort.

*The following comprehensive list of potential projects qualify for this initiative.*

* **Placemaking**
	+ Plaza or Courthouse Square Redevelopment
	+ Landscape Design
	+ Integration of Public Art on Street
	+ Tactical Urbanism Project
	+ Bicycle and Pedestrian Enhancements
	+ Wayfinding System Design
* **Façade Improvement Program**
	+ Façade Squad
	+ Retail Storefront Design
	+ Awning and Business Sign Improvements
	+ Pedestrian Amenities
* **Historic Preservation/Preservation Enhancement**
	+ Historic Building, Cultural Property, and District Survey & Nominations
	+ Restoration of Historic Building
	+ Adaptive Reuse Plan
* **Real Estate and Property Development**
	+ Real Estate Project Review
	+ Project Feasibility Plan
	+ Community Initiated Development Project
	+ Analysis of Vacant and Underutilized Properties
* **Redevelopment and Revitalization Plans**
	+ Downtown Revitalization Plan
	+ Metropolitan Redevelopment Area Designation/Plan
	+ Zoning Analysis and Zone Change
* **New Business/Entrepreneur Development Support**
	+ Business Retention, Expansion, Recruitment
	+ Setting up a Business Incubator
	+ Pop Up/Temporary Business Development
* **Creative Economy**
	+ Leveraging Cultural, Creative, and Historical Assets for Economic Development
	+ Cultural Economic Development Plans
	+ Cultural Facility Planning and Programming
* **Promotion**
	+ District Image Development and Branding
	+ Tourism Related Development
	+ Destination Event Development
	+ Marketing Plan



**Frontier & Native American Communities Initiative**

**Urban Neighborhood Commercial Corridor Initiative**

**APPLICATION**

This application is intended to assist New Mexico MainStreet in understanding your project goals and local capacity to meet those goals, as well as identifying the best resources NMMS can provide to your task group to successfully implement your project.

* NMMS staff is available to assist you through the process of filling out and submitting this application. Please contact us if you want to talk through a potential project or need help in addressing any of the questions.
* The selection process is very competitive, and it is highly recommended that applicants attend the Pre-Application Zoom Meeting to be hosted on **April 16, 2021 at 11:00 am**: **Join Zoom Meeting:** [**https://zoom.us/j/93713528193?pwd=M09oSjZMSmd3c2J0ajN5QStVNlFtdz09**](https://zoom.us/j/93713528193?pwd=M09oSjZMSmd3c2J0ajN5QStVNlFtdz09) Meeting ID: 937 1352 8193, Passcode: 453905
* Applications must be submitted electronically to both **Daniel Gutierrez** atdaniel.gutierrez2@state.nm.usand **Lucas Pedraza at** lucas.pedraza@state.nm.usno later than 5:00 pm on June 16, 2021. Please make sure you submit on time and receive confirmation of receipt as the Economic Development Department cannot accept applications submitted after the deadline.
* Announcement of selected Projects will be made in July of 2021.
* Projects will begin in Summer/Fall of 2021.

**Daniel Gutierrez, New Mexico MainStreet Director**

Daniel.Gutierrez2@state.nm.us

505-827-0151

**Lucas Pedraza**, **New Mexico MainStreet Project Coordinator**

Lucas.Pedraza@state.nm.us

505-827-0168

**SECTION 1. COMMUNITY AND STAKEHOLDER GROUP INFORMATION**

**A. Please select the initiative for which your community qualifies and are applying for:**

[ ] *Frontier & Native American Communities Initiative*

[ ] *Urban Neighborhood Commercial Corridor Initiative*

**B. Name of Your Community:**

**Click or tap here to enter text.**

**C. Contact Person (Local coordinator of project):** Please provide the name, telephone number, email, and physical address of the person you have selected as *your point person for New Mexico MainStreet to communicate and coordinate with* over the course of the project.

Name: Click or tap here to enter text.

Address: Click or tap here to enter text.

Email: Click or tap here to enter text.

Phone: Click or tap here to enter text.

**D. Municipal/County/COG/Tribal/ Land Grant Contact Person** (Public sector partner)**:**

Name of Entity: Click or tap here to enter text.

Contact Person: Click or tap here to enter text.

Title: Click or tap here to enter text.

Address: Click or tap here to enter text.

Email: Click or tap here to enter text.

Phone: Click or tap here to enter text.

**E. Stakeholder Group:** Please list at least 5 individuals who have committed to join the local stakeholder group and will assist in completing the proposed project over the 12 – 18-month time frame. (Name, title, organization, and email)

1. Click or tap here to enter text.

2. Click or tap here to enter text.

3. Click or tap here to enter text.

4. Click or tap here to enter text.

5. Click or tap here to enter text.

**SECTION 2. COMMUNITY AND PROJECT INFORMATION**

**Community Context:**

1. Provide a brief narrative (*2 paragraphs maximum),* about where the project is to take place. Include information on demographics, geographic parameters, strengths, assets, and characteristics of the town center and the region.

Click or tap here to enter text.

2. Attach a map of the core commercial district area where the project will be implemented. Map can be included as an attachment to the application.

Click or tap here to enter text.

3. Please list the cultural and historic assets within the core commercial district where your proposed project is located.

Click or tap here to enter text.

**Proposed Project Information:**

1. Name of Project:

Click or tap here to enter text.

2. Briefly describe the proposed Community Economic Development Project (*2 paragraphs maximum).*

Click or tap here to enter text.

3. What types of assistance and professional services do you anticipate needing from NMMS to complete your project? *(2 paragraphs maximum)*

Click or tap here to enter text.

4. Attach 4-8 pictures that provide a visual image of the project or project area. Also, if there are any previously completed design or conceptual work available for this project, please include those as well (can be attached in the back of the application).

Click or tap here to enter text.

5. What do you wish to economically accomplish with this project and how will it produce direct economic development outcomes in the form of business retention/creation, job creation, and/or property investment? *(2 paragraphs maximum)*

Click or tap here to enter text.

6. Are you a 501c3 organization, or do you have a c3 partner who can receive and process financial resources for project funds and/or grants if they become available?

Click or tap here to enter text.

7. List local partners who have committed to assisting with the project.  Describe resources they have committed (expertise, human/financial resources, in-kind supports, etc.).

Click or tap here to enter text.

8. What local funds or funding sources are available to support the project?  If no funds are available, what fundraising activities will be considered?

Click or tap here to enter text.

**SECTION 3. PROJECT EXPLORATION**

1. Is the proposed project on the municipal Comprehensive Plan or Master Plan? If so, please include a copy of the language that references the project.

Click or tap here to enter text.

2. Is the project on the Infrastructure and Capital Improvement Plan of the municipality?

Click or tap here to enter text.

3. Is the project part of an Economic Development Plan of the municipality, county, or Council of Governments (COG)?

Click or tap here to enter text.

4. List any other plans or studies in which this project has been previously identified.

Click or tap here to enter text.

5. Is your project located in a Historic District and/or does it include a property listed on the State Register of Cultural Properties with the New Mexico Historic Preservation Division? If not, do you think the property or district may be eligible?

Click or tap here to enter text.

6. Is the project located on or adjacent to a designated state or federal highway? If so, what engagement have you had with NM Department of Transportation about this project?

Click or tap here to enter text.

7. If your application is for building façade improvements or placemaking projects, please provide a letter from the property owner(s) (public or private) that indicates they agree to the project scope outlined in this application. If applicable, please provide brief explanation below and attach agreement letter to the application.

Click or tap here to enter text.

**Person Completing Application**

Enter Name and Title:

Click or tap here to enter text.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Click or tap to enter a date.

Signature Date

Thank you for taking the time to complete the application. Please sign above (electronic signature ok) and submit it along with the full application electronically to **both Daniel Gutierrez at** **daniel.gutierrez2@state.nm.us** **and Lucas Pedraza at** **lucas.pedraza@state.nm.us** **no later than 5:00 pm on June 16, 2021**.

Please make sure you submit the application on time and receive confirmation of receipt as the Economic Development Department cannot accept applications submitted after the deadline.

Our NMMS staff and Revitalization Specialists are available to assist you through the process of filling out and submitting this application. Please contact us if you have any questions about the initiative, want to talk through potential projects, or need help addressing any of the questions in the application. You can find a full list of all NMMS team members and contact information at the following link.

<https://www.nmmainstreet.org/our-work/nmms-team/>

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