

1 **CITY OF SANTA FE, NEW MEXICO**

2 **BILL NO. 2022-_____**

3
4
5 Introduced By

6 Mayor Alan Webber

7
8
9
10 **AN ORDINANCE**

11 **RELATING TO THE CITY OF SANTA FE ECONOMIC DEVELOPMENT PLAN**
12 **ORDINANCE, ARTICLE 11-11 SFCC 1987; APPROVING AND ADOPTING A LOCAL**
13 **ECONOMIC DEVELOPMENT PROJECT PARTICIPATION AGREEMENT BETWEEN**
14 **THE CITY OF SANTA FE AND EARTH TRAVELER TEARDROP TRAILERS, LLC, FOR**
15 **DESIGN, DEVELOPMENT, AND CONSTRUCTION OF TENANT IMPROVEMENTS;**
16 **LEASE PAYMENTS; AND TO EXPAND A MANUFACTURING CENTER AND SILICON**
17 **VACUUM SYSTEM, A LOCAL ECONOMIC DEVELOPMENT PROJECT.**

18
19 **BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:**

20 **Section 1. Short Title.** This Ordinance shall be known as the “Earth Traveler Local
21 Economic Development Project Ordinance.”

22 **Section 2. Recitals.**

23 A. The Local Economic Development Act, NMSA 1978, Sections 5-10-1, *et seq.*
24 (“LEDA”) explicitly permits municipalities to assist qualifying entities with economic development
25 projects through the use of public resources; and

1 B. The City of Santa Fe has complied with the requirements of the Local Economic
2 Development Act by adopting an Economic Development Fund Ordinance, Section 11-14 SFCC 1987,
3 incorporating within that ordinance its community economic development plan and its economic
4 development strategy for implementation dated May 21, 2008; and

5 C. Earth Traveler Teardrop Trailers, Inc., (“Qualifying Entity” or “Earth Traveler”) is a
6 Santa Fe-based manufacturer of the world’s lightest outdoor camper, which meets the definition of
7 Qualifying Entity under the Economic Development Ordinance, Section 11-14.4(A) SFCC 1987;
8 and LEDA, NMSA 1978, Section 5-10-3 (J). The Qualifying Entity creates economic base jobs in
9 the outdoor recreation business by manufacturing the world’s lightest camper located in Santa Fe.

10 D. The State of New Mexico has appropriated One Hundred Thousand Dollars and No Cents
11 (\$100,000.00) from the New Mexico LEDA Fund and the City of Santa Fe will provide Twenty-Five
12 Thousand Dollars and No Cents (\$25,000.00) from the Local Economic Development Fund for the
13 project to pay for design, developments, construction of tenant improvements, lease payments,
14 expansion of a manufacturing center, and Silicon Vacuum System. The facility is located at 3217
15 Richards Lane, Suite B, and the expansion will be located at 27 Ridgeline Road both in Santa Fe, New
16 Mexico. The expansion may include construction costs, materials associated with the interior
17 renovation of its facilities, and improvements or construction of telecommunications, broadband
18 connectivity, and other infrastructure necessary to improve service to the facility. This project
19 identified as the “Project” will expand the manufacturing center and the tax base, generating more taxes,
20 fees, and other revenues for the State of New Mexico and City of Santa Fe.

21 E. The facility will be used to design, develop, and manufacture campers, which causes
22 the company to fall under the definition of a “manufacturer” under LEDA.

23 **Section 3. Findings.** The governing body hereby finds:

24 A. The City of Santa Fe has determined that it is in the interest of the welfare of the
25 citizens of Santa Fe to enter into an Economic Development Project Participation Agreement for the

1 purposes of effectuating the City's Economic Development Plan and the Project.

2 B. In compliance with the City's Economic Development Fund Ordinance, Section 11-14
3 SFCC (1987), the Project Participation Agreement between Qualifying Entity and the City clearly states
4 the following:

5 (1) Earth Traveler is a qualifying entity;

6 (2) The contributions of the City, the City as a fiscal agent of the State, and the
7 Qualifying Entity;

8 (3) The specific measurable objectives upon which the performance review will
9 be based;

10 (4) A schedule for Project development and goal attainment;

11 (5) The security being offered for the City's investment;

12 (6) The procedures by which the Project may be terminated and the City's
13 investment recovered;

14 (7) The time period for which the City shall retain an interest in the Project;

15 (8) The economic development goals of the project; and

16 (9) A "sunset" clause after which the City shall relinquish interest in and oversight
17 of the project.

18 **Section 4. Approval and Adoption of the Project Participation Agreement.** The
19 governing body hereby approves the 2022 PPA (attached as **Exhibit A**) whereby the City will be the
20 Fiscal Agent for the State legislative appropriation of One Hundred Thousand Dollars and No Cents
21 (\$100,000.00) and will designate the Twenty-Five Thousand Dollars and No Cents (\$25,000.00) in City
22 Funds. The City will pass the State Legislative appropriation of \$100,000.00 to the Qualifying Entity
23 and provide the City funds of \$25,000.00 to the Qualifying Entity and the funds will be used for design,
24 developments, and construction of tenant improvements, lease payments, expansion of a manufacturing
25 center, Silicon Vacuum System, and infrastructure. In exchange, the Qualifying Entity will expand the

1 tax base and generate more taxes, fees, and other revenues for the State of New Mexico and City of
2 Santa Fe.

3 **Section 5. Severability Clause.** If any section, paragraph, clause, or provision of this
4 ordinance, or any section, paragraph, clause, or provision of any regulation promulgated hereunder
5 shall for any reason be held to be invalid, unlawful, or unenforceable, the invalidity, illegality, or
6 unenforceability of such section, paragraph, clause, or provision shall not affect the validity of the
7 remaining portions of this ordinance or the regulation so challenged.

8 **Section 6. Effective Date.** This ordinance shall become effective immediately upon
9 adoption.

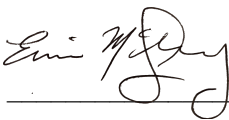
10 PASSED, APPROVED, and ADOPTED this ____ day of ____, 2022.

11
12
13 _____
14 ALAN WEBBER, MAYOR

15 ATTEST:

16
17 _____
18 KRISTINE BUSTOS MIHELIC, CITY CLERK

19
20 APPROVED AS TO FORM:

21 
22 _____

23 ERIN K. McSHERRY, CITY ATTORNEY

24
25 *Legislation/2022/Bills/Earth Traveler Teardrop Trailers LEDA Project*