

## Informed Los Ranchos

Dear Village Residents:

There is a growing situation in the Village that has the potential for significant monetary Impacts to all of us. On May 29, 2024, in a Special Village Board of Trustees (BOT) meeting the Trustees voted to seek an injunction against the Village Center developer, Palindrome, requesting that all construction be halted. If that occurs, Palindrome will suffer significant financial damages which will result in a lawsuit against the Village for compensation for those damages. It is estimated that Palindrome has invested approximately \$40 million to date. This is a complex situation with a lot of background but here are the highpoints.

- The Village Center concept (high density residential mixed with retail) for that site has been Village policy for over two decades. Dozens of trustees, P&Z members and other citizen volunteers were involved in its development into the zoning code. The Palindrome project conforms to the zoning code.
- The Village signed a contract with Palindrome, which is legally binding regardless of whether internal procedures were followed correctly. Palindrome has invested \$40 million so far, and we are on the hook for that and probable additional damages, should we try to make the project disappear (not to mention the considerable cost of razing buildings.)
- “Friends of Los Ranchos” filed a number of lawsuits and complaints to the Attorney General, the majority of which were rejected, and succeeded only in showing that the Village government and administration were at fault in not following procedures, specifically in not making three decisions (sketch plat, final plat, and site development plan) in open meetings. Instead, approvals were made by Village administrators. However, this does not invalidate the contracts signed in good faith by representatives of the Village and Palindrome.
- Whether or not we are happy with the project, we need to be realistic. “Friends of Los Ranchos,” supported by two members of the board, wants to raze the project. This is simply magical thinking, not responsible leadership.
- Those two board members, Reinow and Kueffer, succeeded in committing the Village to a lawsuit seeking an injunction to stop all work on the Palindrome project. It is likely that this will result in a countersuit by Palindrome, seeking enforcement of the contractual agreements.

The financial health of the Village is at stake, along with the project that the Village has been working on for decades. We are more than two dozen of your neighbors (and growing) who have more information about how we got here, other challenges, and impacts. Please take the time to review the facts. If you would like to be on our email list, communicate with us, or like additional information, please send an email to [InformedLosRanchos@gmail.com](mailto:InformedLosRanchos@gmail.com).

Respectfully submitted,

Tim McDonough, 38-year resident, 10-year Trustee, 7 year Planning Director, 1 year Acting Administrator

J.T. Michelson, 55-year resident, 4-year Planning Commissioner, Commission Chairman

Sandra Pacheco, 30 year resident, 2 year P&Z Commissioner, 4 year Board of Trustee, 2035 Master Plan

Jeff Phillips, 18 year resident, 5 year P&Z Commissioner (Chair 1.5 year)

Connie Barrow, 7 year resident, 4 year Planning & Zoning Commissioner

Fred Sturm, 40-year resident, member of 2020 Master Plan CAC

Dawn Nieto & Robert Gouy

Mary Homan, 26 year resident, 5 years on P&Z (currently the Chair), and 16 years Trustee. Former President of the NM Municipal League and former NM Self Insurers Fund

Shelleen Smith, 4 yr resident, 2.5 yrs P & Z Commissioner, Citizens Advisory Committee, AgriFutures project

Penny Rembe, 44 year resident, former Village Trustee