

3/25/2015 Draft

The Economic Effects of the Indians Pueblo's Claim to the Pojoaque Valley's Road System puts ALL Residents in Trespass with No Legal Access to their Property:

Without legal access to our land we cannot get access title insurance, therefore; we cannot sell our property or borrow money collateralized by our property. There are three documented cases of banks denying loans due to this situation, one in El Rancho, one in Pojoaque and one in Nambe.

Not being able to sell or collateralize our property triggers the following economic losses to us and our local economy:

1. Our property values will be significantly reduced because the only way we will be able to sell is to a cash buyer. In this situation with no access the cash buy will most likely want a substantial discount due to the risk of buying a property with no legal access.
2. Not being able to use our property for collateral will have a direct affect on the construction industry that services the valley and the related Gross Receipts Tax that goes into the coffers of Santa Fe County and the State of New Mexico. There will be no remodeling or new home construction. Therefore, there will be no building permit revenue generated for Santa Fe County and The New Mexico Construction Industries. The construction industry has long economic legs. When we start cutting off the legs of this industry we affect a chain of suppliers and subcontractors that will create an economic ripple effect that will be felt in Los Alamos, Espanola, Santa Fe, Albuquerque and beyond.
3. Without the guarantee of legal access to our property many local home base businesses will be reluctant to expand their operations or may move out of the area so they can do so.
4. With the property values potentially being reduce by 66% or more the Santa Fe County tax revenue will be reduced proportionately. This reduction in tax revenue will affect our local schools and other public services in the valley.
5. The trespass issue creates numerous hardships on many residents of the valley.
 - a. If an elderly person needs to sell their home so they can afford to move into an assisted living facility they cannot do so.
 - b. A younger couple that would like to reside in the valley for any number of good reasons cannot do so because they cannot get a bank loan on a home here.

c. A business that needs performance bonding to get the work they need cannot use their personal residence to collateralize the bonds, therefore; they cannot get the business they need to keep staff employed, purchase equipment and pay NM Gross Rescripts Tax, etc., etc.. Note that we will be documenting performance bonding denial soon.

d. The banking industry will suffer the loss of income due to the fact that the cannot make any new loans in the valley.

6. Other issues of concern are:

Insurance: I called my insurance carrier today and based on the San Ildefonso's letter of claim of trespass I was informed that I have NO auto insurance coverage while driving on a trespassed road. I will be getting a letter from the insurance company's legal counsel to document this situation.

This insurance question also raises the issues of: Are the County's school buses, fire trucks, ambulances, road maintenance equipment covered by their insurance policy under these circumstances??

This is a working document that I will be updating as needed.

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