

City of Lovington



REQUEST FOR PROPOSALS

RFP #2026-004

Development of City-Owned Properties North Chaves Street Opportunity

City-Owned Properties Located on the West Side of Chaves Street, South of East Van Buren Avenue, consisting of Lots 7, 8, 9, 10, 11, and 12, Block 6, and Lot 10, Block 7, in Lovington, Lea County, New Mexico.

Due July 27th, 2026

3:00 p.m. (MST)

SUBMIT PROPOSALS TO:

**Leslie Boldt, Chief Procurement Officer,
City of Lovington
214 S. Love St., Lovington, NM 88260**

**LEGAL NOTICE OF
REQUEST FOR PROPOSALS
RFP #2026-004
Development of City-Owned Properties,
North Chaves Street Opportunity**

Issue Date: June 25th 2026

Proposal Due Date: July 27th, 2026 – 3:00 p.m. MST

The City of Lovington, New Mexico, is requesting sealed proposals from qualified individuals, developers, firms, partnerships, corporations, or other entities interested in the purchase and development of one or more City-owned properties located on North Chaves Street in Lovington, New Mexico. Proposals must be received by the deadline stated. Electronic or faxed submissions will not be accepted. The City reserves the right to reject any or all proposals, waive minor irregularities, and cancel this RFP. Proposal packages may be obtained from the City of Lovington website at www.lovington.org ([Procurement](#)).

Proposals must be received by July 27th, 2026, at 3:00 p.m. MST at:

**Leslie Boldt, Chief Procurement Officer
City of Lovington
214 S. Love Street
Lovington, NM
88260**

FACSIMILE AND ELECTRONIC PROPOSALS ARE NOT ACCEPTED

Pursuant to the provisions of the New Mexico Procurement Code, competitive sealed proposals, subject to the conditions herein, will be received at the location specified until the date and time indicated. Proposals will not be publicly opened or read aloud and will be evaluated in accordance with the criteria set forth in this Request for Proposals.

**The City reserves the right to reject any or all proposals, waive minor irregularities,
and/or cancel this RFP in its entirety.
City of Lovington, New Mexico**

Published in: Lovington Leader July 2nd, and publications to July 24th, 2026

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Publish on: City of Lovington website from June 25th, 2026, through July 27th, 2026

REQUEST FOR PROPOSALS
RFP #2026-004
Development of City-Owned Properties
North Chaves Street Opportunity

City-Owned Properties Located on the West Side of Chaves Street, South of East Van Buren Avenue, consisting of Lots 7, 8, 9, 10, 11, and 12, Block 6, and Lot 10, Block 7, in Lovington, Lea County, New Mexico.

1. PURPOSE

The City of Lovington is soliciting sealed proposals for the purchase and development of *one (1) or more* City-owned lots along North Chaves Street in Lovington, New Mexico. The City seeks proposals that provide the greatest overall benefit to the community through housing, redevelopment, economic development, neighborhood revitalization, or other compatible uses. Proposals will be evaluated based on the purchase price offered, intended use, community benefit, project feasibility, financial capacity, and other factors identified in this RFP. The City reserves the right to select the proposal or proposals determined to be most advantageous to the City and community, and is not obligated to accept the highest monetary offer.

2. BACKGROUND

The City of Lovington owns seven adjacent lots located along North Chaves Street. Independent appraisals have been completed for each lot, establishing an approximate market value of \$30,000 per lot.

The City Commission has expressed interest in reviewing development concepts and intended uses before determining the most beneficial disposition of the properties.

The City encourages proposals that address community needs, including but not limited to:

- Affordable Housing
- Workforce Housing
- Owner-Occupied Housing
- Residential Mixed-Income Development
- Mixed-Use Development
- Neighborhood Revitalization
- Economic Development Projects
- Other Community-Beneficial Uses

The City of Lovington encourages affordable and workforce housing development. Proposals involving four (4) or more lots *may* be eligible to pursue assistance through the City's Affordable Housing Program, economic development initiatives, or other local, state, and federal housing programs, subject to applicable eligibility requirements, funding availability, and City Commission approval.

The City makes no guarantee regarding the availability of any incentive, subsidy, or funding assistance.

Information regarding housing incentives and development resources may be available through the City of Lovington and the [Lovington Economic Development Corporation](#)

3. PROPERTY DESCRIPTION

The subject properties consist of seven (7) City-owned lots located on North Chaves Street.

Legal Description:

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block Six (6), College Addition to the City of Lovington, Lea County, New Mexico.

The properties are generally located on the west side of North Chaves Street between East Van Buren Avenue and East Jackson Avenue, Lovington, New Mexico.

The properties are generally located on the west side of North Chaves Street, south of East Van Buren Avenue, in Lovington, New Mexico. The City may sell individual lots, multiple lots, or all seven lots based on the proposal determined to be most advantageous to the City. Property maps, legal descriptions, and appraisal summaries for this RFP will be available on the City of Lovington website under "Procurement" and, upon request, in person at City Hall. Properties will be sold **AS IS**.

4. OBJECTIVES

Promote quality development; increase housing opportunities; enhance property values; improve neighborhood appearance; generate economic activity; demonstrate financial feasibility; and provide long-term community benefit.

5. MINIMUM PROPOSAL REQUIREMENTS (to include in submittal)

Offeror Information

Development Concept

Development Timeline

Qualifications

Financial Capacity

Purchase Price

6. DEVELOPMENT AGREEMENT

Any award and accompanying sale shall be contingent upon approval by the Lovington City Commission and the execution of a Development Agreement acceptable to the City. The Agreement may include milestones, timelines, maintenance obligations, reporting requirements, and reversionary provisions. For example, development shall begin within 24 months and be substantially complete within 36 months unless otherwise approved.

7. CITY RESERVATION OF RIGHTS

The City reserves the right to reject any or all proposals, request additional information, negotiate with offerors, request Best and Final Offers, award all or part of the properties, or cancel the solicitation.

8. EVALUATION CRITERIA

Evaluation Criteria	Points
Development Concept & Intended Use	300
Community Benefit	200
Qualifications & Experience	100
Project Feasibility & Timeline	200
Financial Capacity	200
Purchase Price Offered	200
Total Possible Points	1,200

9. SUBMISSION REQUIREMENTS

One original and three copies submitted to the Chief Procurement Officer only.

Proposals shall be submitted in a sealed envelope clearly marked:

RFP #2026-004 – Development of City-Owned Properties, North Chaves Street Opportunity

10. PROPOSED SCHEDULE

Event	Date
RFP Issued	June 24 th , 2026
Questions Due	July 9 th , 2026
Proposal Due Date	July 27 th 2026, 3 pm
Evaluation Committee Review	July 28 th ,2026
Commission Consideration	TBD
Notice of Award	TBD

11. PROPERTY PURCHASE TERMS

Properties are sold AS IS, WHERE IS, WITH ALL FAULTS. Purchasers shall be responsible for all due diligence, surveys, utility connections, permitting, development costs, and closing costs associated with the property.

12. REQUIRED ATTACHMENTS

Attachment A – Development Proposal Form

Attachment B – Campaign Contribution Disclosure

Attachment C – Non-Collusion Affidavit

Attachment D – Proof of Financial Ability

(A form is not provided.) Acceptable documentation may include bank letters, financing commitments, lender qualification letters, proof of available funds, financial statements, or other evidence demonstrating the Offeror's ability to complete the proposed project.

Attachment E – Aerial View and Appraisal Report

Attachment A – Development Proposal Form

DEVELOPMENT PROPOSAL FORM

Development and Sale of City-Owned Properties

North Chaves Street Redevelopment Opportunity

A. OFFEROR INFORMATION

Company/Organization Name:

Contact Person:

Mailing Address:

Phone Number:

Email Address:

B. PROPERTY REQUEST

All Seven Lots

OR

Specific Lots Requested:

Lot Number Requested (✓)

Lot 7, Block 6
Lot 8, Block 6
Lot 9, Block 6
Lot 10, Block 6
Lot 11, Block 6
Lot 12, Block 6
Lot 10, Block 7

C. PURCHASE OFFER

Purchase Price Offered:

\$ _____

D. PROPOSED DEVELOPMENT

Proposed Use of Property:

Affordable Housing

Workforce Housing

Single-Family Residential

Multi-Family Residential

Mixed-Use Development

Commercial Development

Other: _____

Project Description/Narrative (attach additional pages):

Describe the proposed development.

E. PROJECT INFORMATION

Estimated Total Project Investment: \$ _____

Estimated Number of Housing Units (if applicable): _____

Estimated Development Start Date:

Estimated Development Completion Date:

F. DEVELOPMENT EXPERIENCE

List any similar projects completed by the Offeror:

G. COMMUNITY BENEFIT

Describe how the proposed project will benefit the City of Lovington and its residents: Include anticipated economic impacts, housing benefits, employment opportunities, tax base enhancement, or other public benefits. Attach additional pages.

CERTIFICATION

I certify that the information contained in this proposal is true and correct to the best of my knowledge and that I am authorized to submit this proposal on behalf of the Offeror.

Authorized Representative:

Title:

Signature:

Date:

Attachment B –

CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Pursuant to the Procurement Code, Sections 13-1-28, et seq., NMSA 1978 and NMSA 1978, § 13-1-191.1 (2006), as amended by Laws of 2007, Chapter 234, a prospective purchaser subject to this section shall disclose all campaign contributions given by the prospective purchaser or a family member or representative of the prospective purchaser to an applicable public official of the state or a local public body during the two years prior to the date on which a proposal is submitted or, in the case of a sole source or small purchase contract, the two years prior to the date on which the potential purchaser signs the contract, if the aggregate total of contributions given by the prospective purchaser or a family member or representative of the prospective purchaser to the public official exceeds two hundred fifty dollars (\$250) over the two-year period. A prospective purchaser submitting a disclosure statement pursuant to this section who has not contributed to an applicable public official, whose family members have not contributed to an applicable public official or whose representatives have not contributed to an applicable public official shall make a statement that no contribution was made.

A prospective purchaser or a family member or representative of the prospective purchaser shall not give a campaign contribution or other thing of value to an applicable public official or the applicable public official's employees during the pendency of the procurement process or during the pendency of negotiations for a sole source or small purchase contract.

Furthermore, a solicitation or proposed award for a proposed contract may be canceled pursuant to Section 13-1-181 NMSA 1978 or a contract that is executed may be ratified or terminated pursuant to Section 13-1-182 NMSA 1978 if a prospective purchaser fails to submit a fully completed disclosure statement pursuant to this section; or a prospective purchaser or family member or representative of the prospective purchaser gives a campaign contribution or other thing of value to an applicable public official or the applicable public official's employees during the pendency of the procurement process.

The state agency or local public body that procures the services or items of tangible personal property shall indicate on the form the name or names of every applicable public official, if any, for which disclosure is required by a prospective Potential purchaser.

THIS FORM MUST BE INCLUDED IN THE REQUEST FOR PROPOSALS AND MUST BE FILED BY ANY PROSPECTIVE PURCHASER, WHETHER OR NOT THEY, THEIR FAMILY MEMBER, OR THEIR REPRESENTATIVE HAS MADE ANY CONTRIBUTIONS SUBJECT TO DISCLOSURE.

The following definitions apply:

“Applicable public official” means a person elected to an office or a person appointed to complete a term of an elected office, who has the authority to award or influence the award of the contract for which the prospective Potential purchaser is submitting a competitive sealed proposal or who has the authority to negotiate a sole source or small purchase contract that may be awarded without submission of a sealed competitive proposal.

“Campaign Contribution” means a gift, subscription, loan, advance or deposit of money or other thing of value, including the estimated value of an in-kind contribution, that is made to or received by an applicable public official or any person authorized to raise, collect or expend contributions on that official’s behalf for the purpose of electing the official to statewide or local office. “Campaign Contribution” includes the payment of a debt incurred in an election campaign, but does not include the value of services provided without compensation or unreimbursed travel or other personal expenses of individuals who volunteer a portion or all of their time on behalf of a candidate or political committee, nor does it include the administrative or solicitation expenses of a political committee that are paid by an organization that sponsors the committee.

“Family member” means a spouse, father, mother, child, father-in-law, mother-in-law, daughter-in-law or son-in-law of (a) a prospective Potential purchaser, if the prospective purchaser is a natural person; or (b) an owner of a prospective purchaser;

“Pendency of the procurement process” means the time period commencing with the public notice of the request for proposals and ending with the award of the contract or the cancellation of the request for proposals.

“Prospective purchaser” means a person or business that is subject to the competitive sealed proposal process set forth in the Procurement Code [Sections 13-1-28 through 13-1-199 NMSA 1978] or is not required to submit a competitive sealed proposal because that person or business qualifies for a sole source or small purchase contract.

“Representative of a prospective purchaser” means an officer or director of a corporation, a member or manager of a limited liability corporation, a partner of a partnership or a trustee of a trust of the prospective purchaser.

Name(s) of Applicable Public Official(s) if any: _____

DISCLOSURE OF CONTRIBUTIONS BY PROSPECTIVE PURCHASER:

Contribution Made By: _____

Relation to Prospective purchaser: _____

Date Contribution(s) Made: _____

Amount(s) of Contribution(s) _____

Nature of Contribution(s) _____

Purpose of Contribution(s) _____

DISCLOSURE OF CONTRIBUTIONS BY PROSPECTIVE PURCHASER:

Contribution Made By: _____

Relation to Prospective purchaser: _____

Date Contribution(s) Made: _____

Amount(s) of Contribution(s) _____

Nature of Contribution(s) _____

Purpose of Contribution(s) _____

Certification

The undersigned acknowledges that the information provided is accurate and submitted in good faith on behalf of the proposing entity.

Signature: _____ Date: _____

Printed Name: _____

