

DRAFT

TIDD Regular Meeting
July 9, 2012

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Tax Increment Development District

Regular Meeting

July 9, 2012

1:00 P.M.

Council Chambers, City Hall

MEMBERS PRESENT:

STAFF:

Chairman Ken Miyagishima
Board Member Miguel Silva, District 1
Board Member Greg Smith, District 2
Board Member Olga Pedroza, District 3
Board Member Nathan Small, District 4
Board Member Gill Sorg, District 5
Board Member Sharon Thomas, District 6
Board Member Billy Garrett (County)

Mark Winson, Assistant City Manager
Harry (Pete) Connelly, City Attorney
Esther Martinez, City Clerk

I. Call to Order

Chairman Miyagishima and a representative from the Animal Services Center of the Mesilla Valley presented the Pet of the Week.

Chairman Miyagishima called the meeting to order.

III. Discussion Items

1. Parking Study Update

David Dollahon, Chief Planning Administrator gave a presentation and said we received the preliminary report last week and parking has gone up in the Downtown area. The preliminary recommendations are that the City can afford to support additional development without adding resources at this time, if there is development or loss of parking then the El Paso Electric lot is the best option for the added demand and there needs to be near term options on Saturdays like designated vendor parking or a shuttle. The next steps are the reviewing by City staff, meet with the Downtown Ad Hoc Committee, finalization of the report and recommendations, the Ad-Hoc Committee gives their formal recommendation, discuss this item at a work session which would probably be the August 27th meeting and then bring it forward for adoption by Council in September.

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2 Board Member Smith asked are they going to be able to give us a projection of the need once the
3 vacant buildings in the Downtown are occupied?

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5 David Dollahon said yes, that is part of our anticipated product.

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7 Board Member Sorg asked does the Saturday parking include the parking at City Hall?

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9 David Dollahon said no, it includes primarily the Downtown parking lots.

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11 Board Member Small said there is a need to have some creative solutions for Saturdays and there
12 are a lot of options that we should start engaging now even though we aren't under any immediate
13 crisis right now.

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15 Board Member Silva said you stated that parking on Saturdays is at 93% so what is the percentage
16 for weekdays?

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18 David Dollahon said it is at 42%.

19

20 Board Member Silva said I don't think people know that the City Hall parking lot is open to the
21 public so I think we need to educate the public on where they can park.

22

23 David Dollahon said I think City Hall is the last place people would park on Saturdays because they
24 would have to walk further to get to things like the Downtown Market.

25

26 Board Member Silva said I would like to see a true justification for using the El Paso Electric lot
27 because I feel that should be used for something else. I would like to see them explore other sites and
28 I would also like to see some feedback from the developer.

29

30 Board Member Pedroza asked is this group going beyond the Downtown Mall for this study?

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32 David Dollahon said the study is from Lohman/Amador, north to Picacho/Spruce and to
33 Campo/Alameda and we are accounting for all the public and private lots.

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35 Board Member Thomas said I am pleased to see how many different options we have and the
36 creative ways we can use to accommodate people. We may also want to use some kind of signage
37 to education people on where they can park.

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39 Christopher Hancock, Member of the Public said I am an NMSU student and I have gone to the
40 Farmers Market a few times and the issues I see with street parking is people would have to parallel
41 park and there are issues with traffic.

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2. S. Main Reconstruction Status

Loretta Reyes, Public Works Director gave an overhead presentation and said the current status of the South Main Project is the water and sewer systems were completed in May, curbs and gutters are approximately 90% complete, the storm drain pipe is completed, the irrigation system is approximately 80% complete, the electrical system is approximately 10% complete, and we are on schedule for completion in November.

3. Finance Update

Melissa Nelson, Government Funds Supervisor gave an overhead presentation and said the Balance Sheet as of June 30, 2012 has cash and investments of \$6,296 and the fund balance is \$6,296. The total actual GRT receipts are \$4,675,280 and the actual property tax receipts for the City are \$24,324 and the County is \$45,857 so the total is \$70,181. The original estimated incremental GRT was \$5,688,612 for the State, \$1,036,006 for the County, and \$3,635,322 for the City so the total estimated incremental GRT was \$10,359,940. The original estimated incremental property tax was \$4,872,235 for the County and \$2,562,075 for the City so the total estimated incremental property tax was \$7,434,310.

Board Member Thomas asked what was the period of time for the estimated GRT?
Melissa Nelson said this is from life to date so it goes back to FY08 with a 20-year time period.
David Dollahon, Chief Planning Administrator said one condition to keep in mind is that the State GRT is cash restrictive and we only have an 8-year period on their incoming revenue so we are fairly on track but there might be a need for some adjustments on expenditures and the estimated receipts.

III. Action Item(s)

1. Approval of Minutes from April 9, 2012 Regular Meeting.

Board Member Sorg Moved to Approve the Minutes of April 9, 2012 and Board Member Thomas Seconded the motion.

1 Chairman Miyagishima called for the roll on the Motion to Approve the Minutes of April 9, 2012
2 and it was Unanimously APPROVED. 7-0

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6 2. TIDD Resolution 13-001: A Resolution Establishing a Policy That All Assets Constructed,
7 Acquired, or Purchased During the Life of the Las Cruces Tax Increment Development
8 District (TIDD) be Donated to the City of Las Cruces.

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10 Board Member Silva Moved to Approve TIDD Resolution 13-001 and Board Member Sorg
11 Seconded the motion.

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15 Melissa Nelson, Government Funds Supervisor said this is to donate the TIDD assets to the City for
16 the sole purpose that the TIDD funds are not to be used for maintenance so anything the TIDD
17 constructs those funds cannot be used to maintain it but the City can use funds to maintain it.

18

19 Mark Winson, Assistant City Manager said we are setting this up so that in going forward we
20 wouldn't have to come back and formally have the TIDD Board make that donation again.

21

22 Board Member Garrett asked is it clear that the City wants to accept this and was that the plan all
23 along because we knew in the beginning that those funds couldn't be used for maintenance?

24

25 Chairman Miyagishima said yes.

26

27 Board Member Sorg asked could we end the TIDD prior to the 20 years?

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29 David Dollahon said yes, I believe you can.

30

31 Board Member Silva said I hope it never comes to that because we need to finish what we started.

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35 Chairman Miyagishima called for the roll on the Motion to Approve TIDD Resolution 13-001 and
36 it was Unanimously Approved. 7-0

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40 **Meeting Adjourned at 2:02 p.m.**