



City of Las Cruces®

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Council Action and Executive Summary

Item # 7 Ordinance/Resolution# 14-145

For Meeting of _____
(Ordinance First Reading Date)

For Meeting of March 17, 2014
(Adoption Date)

Please check box that applies to this item:

QUASI JUDICIAL LEGISLATIVE ADMINISTRATIVE

TITLE: A RESOLUTION TO AMEND THE METROPOLITAN REDEVELOPMENT AREA (MRA) PLAN TO ALIGN THE MRA BOUNDARY WITH THE TAX INCREMENT DEVELOPMENT DISTRICT (TIDD) BOUNDARY.

PURPOSE(S) OF ACTION:

Amend MRA Plan.

COUNCIL DISTRICT: N/A		
<u>Drafter/Staff Contact:</u> Andy Hume	<u>Department/Section:</u> Community Development / Planning & Neighborhood Services	<u>Phone:</u> 528-3048
<u>City Manager Signature:</u>		

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

In the late 1970s, the New Mexico State Legislature enacted the Metropolitan Redevelopment Code to give local jurisdictions another tool to promote redevelopment in economically and physically depressed areas. On August 7, 2006, Las Cruces City Council adopted the Metropolitan Redevelopment Area (MRA) Plan to further stimulate downtown revival as set forth in the Downtown Revitalization Plan. Another benefit of adopting the MRA Plan was that it set the stage for the implementation of a Tax Increment Development District (TIDD). City Council adopted the TIDD and its associated plan in 2008.

The purpose of the proposed MRA Plan amendment is to bring the boundaries of the MRA and TIDD into alignment. While the boundaries do not diverge significantly, the current MRA boundary and accompanying description may convey uncertainty regarding which properties are inside and outside of the area. Additionally, State statutes require the establishment of the MRA in order to create the TIDD. Inconsistencies between the boundaries can lead to inefficient administration of each district. Bringing them into alignment will enable staff to administer both statute-enabled districts consistently and create a more dependable environment to spur downtown economic redevelopment.

In addition to resolving the MRA boundary with the TIDD boundary, the proposed amendment also clarifies what properties are eligible for benefits under the MRA Plan. For example, old City Hall appears to not be eligible for MRA incentives based on the current MRA map. The proposed MRA map plainly includes this property within the MRA district.

The MRA Plan is an adopted document of the Las Cruces City Council. Therefore, authority to amend the plan lies solely with the City Council. Recommendations are not required from the TIDD board. Adopting the proposed MRA Plan amendment will not affect the TIDD, any other adopted district or property ownership.

SUPPORT INFORMATION:

1. Resolution.
2. Exhibit "A", Proposed Metropolitan Redevelopment Area Plan amendment.

SOURCE OF FUNDING:

Is this action already budgeted? N/A	Yes	<input type="checkbox"/>	See fund summary below
	No	<input type="checkbox"/>	If No, then check one below:
	Budget Adjustment Attached	<input type="checkbox"/>	Expense reallocated from: _____
	<input type="checkbox"/>	<input type="checkbox"/>	Proposed funding is from a new revenue source (i.e. grant; see details below)
		<input type="checkbox"/>	Proposed funding is from fund balance in the _____ Fund.
Does this action create any revenue? N/A	Yes	<input type="checkbox"/>	Funds will be deposited into this fund: _____ in the amount of \$ _____ for FY _____.
	No	<input type="checkbox"/>	There is no new revenue generated by this action.

BUDGET NARRATIVE

N/A

FUND EXPENDITURE SUMMARY:

Fund Name(s)	Account Number(s)	Expenditure Proposed	Available Budgeted Funds in Current FY	Remaining Funds	Purpose for Remaining Funds
N/A	N/A	N/A	N/A	N/A	N/A

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this action will approve the Resolution to amend the Metropolitan Redevelopment Area Plan to align the boundary with the TIDD.

2. Vote "No"; this action will deny the Resolution to amend the Metropolitan Redevelopment Area Plan. This will mean that the MRA boundary will continue to differ from that of the TIDD and may result in inconsistent administration of the districts.
3. Vote to "Amend"; this action could modify the Resolution and delay the boundary realignment.
4. Vote to "Table"; this action would mean that the MRA boundary will continue to differ from that of the TIDD.

REFERENCE INFORMATION:

1. N/A

RESOLUTION NO. 14-145

A RESOLUTION TO AMEND THE METROPOLITAN REDEVELOPMENT AREA (MRA) PLAN TO ALIGN THE MRA BOUNDARY WITH THE TAX INCREMENT DEVELOPMENT DISTRICT (TIDD) BOUNDARY.

The City Council is informed that:

WHEREAS, the New Mexico State Legislature enacted the Metropolitan Redevelopment Code to give local jurisdictions another tool to promote redevelopment; and

WHEREAS, the Las Cruces City Council adopted the MRA Plan in 2006 to stimulate downtown revitalization; and

WHEREAS, the Las Cruces City Council established the TIDD in 2008; and

WHEREAS, bringing the boundaries of the MRA and TIDD in complete alignment will enable staff to administer both districts consistently and create a more dependable environment to spur downtown economic redevelopment.

NOW, THEREFORE, Be it resolved by the governing body of the City of Las Cruces:

(I)

THAT the MRA Plan amendment as shown in Exhibit "A," attached hereto and made part of this Resolution, is hereby approved.

(II)

THAT City staff is hereby authorized to do all deeds necessary in the accomplishment of the herein above.

DONE AND APPROVED this _____ day of _____ 20____.

APPROVED:

Mayor

ATTEST:

City Clerk

(SEAL)

Moved by: _____

Seconded by: _____

APPROVED AS TO FORM:



City Attorney

VOTE:

Mayor Miyagishima: _____

Councillor Silva: _____

Councillor Smith: _____

Councillor Pedroza: _____

Councillor Small: _____

Councillor Sorg: _____

Councillor Levatino: _____

D. LOCATION OF THE MRA

Designation of the first MRA within the City of Las Cruces was accomplished in the fall of 2006. The area was updated in 2014 to include all of the properties located within the area ~~is~~ bounded on the north by Picacho Avenue, on the east by Campo Street and transitional properties in the Mesquite Neighborhood, on the south by the intersection of El Paseo Road and Main Street, and on the west by Alameda Boulevard and transitional properties in the Alameda Neighborhood.



PROPOSED MRA BOUNDARY

