



Tax Increment Development District

Regular Meeting

January 13, 2014

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 Ceil Levatino, District 6
Board Member Billy Garrett (County)

Robert Garza, City Manager
Harry (Pete) Connelly, City Attorney
Esther Martinez-Carrillo, City Clerk

I. Call to Order

Chairman Miyagishima called the meeting to order and asked for a moment of silence. Chairman Miyagishima led the Pledge of Allegiance.

II. Action Item(s)

1. Approval of Minutes from August 12, 2013 Special Meeting.

Board Member Smith Moved to Approve the Minutes of August 12, 2013 and Board Member Small Seconded the motion.

Chairman Miyagishima called for the roll on the Motion to Approve the Minutes of August 12, 2013 and it was Unanimously APPROVED. 7-0

1 **III. Discussion Items.**

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3 1. Finance Update

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5 Andy Hume, Senior Planner gave an overhead presentation and said our Gross Receipts Tax
6 Increment is overall on track but our Property Tax Increment is behind our projection.

7

8 Board Member Silva said regarding the \$70,000 for professional services, is that a one-time fee or
9 will there be added costs to it?

10

11 Andy Hume said there is a little bit of money leftover to payoff that contract but that will be it.

12

13 Board Member Silva said so is the contract for \$70,000 or a little more than \$70,000?

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15 Andy Hume said we anticipate it being a little more than \$70,000 because of staff's recommendation
16 that we go forward with a bid alternate item for the Smart Code.

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18 Board Member Silva said I would recommend that the next time the TIDD Board meets that we
19 address some of the issues with the amount differences so we can have a firmer grasp on it and make
20 sounder decisions.

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24 2. Downtown Charrette Report presentation (PlaceMakers)

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26 Susan Henderson, PlaceMakers gave an overhead presentation and said I want to thank those of you
27 who were able to participate in the Charrette. It was incredibly well attended and I feel that the
28 planning effort that came out of it was very strong. The comments that came out of the Charrette
29 were that without a doubt the Plaza is the priority. One of the things that did come up that we weren't
30 really expecting was for all three areas (Downtown, Alameda Depot and Mesquite); was the issue
31 of your existing Building Code process and how very difficult it is to upgrade and maintain historic
32 properties. So, one of our recommendations is to update that process. A strong comment we received
33 was that Downtown desperately needs residents, services, food and beverage providers which that
34 was part of almost every report we had. Regarding the Plaza, we were amazed with how emotionally
35 involved everyone was with this project and we suggest that you keep the Plaza simple without a lot
36 of amenities so that it can be utilized in different ways. We also discovered that there is 30,000 car
37 trips on Lohman per day and there is only 3,000 on Main Street per day so you should try to extend
38 your Main Street to Lohman so people will know that area is part of Main Street and some of that
39 traffic can filtered into the Downtown. We also need to look at rezoning the Downtown because the
40 current zoning allows you to do pretty much anything and we all know that economic development
41 requires predictability. Developers don't put money into projects unless they have a pretty good idea
42 of what is be going up around them. So the next steps would be to adopt a Smart Code or a version
43 of it, to support Downtown redevelopment in a predictable way; invest TIDD funds in a combination

1 of the Plaza and/or Church and Water Street conversions; establish a Downtown Management
2 Plan/Agency combination for things like parking, maintenance, and management; define historic
3 structures; and create a simplified City process across the board for the three neighborhoods.

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

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12 Andy Hume, Senior Planner said staff has had the opportunity to review this report and they
13 provided some comments and edits to PlaceMakers. Staff is very supportive of this report and we
14 were very pleased with the Charrette process. We would like to move forward with the report to City
15 Council as an update to our current Downtown Revitalization Plan. Based on the recommendations
16 made in the report, staff recommends designing a Smart Code for Downtown which would cost
17 about \$14,500 for us to exercise that option and we can use TIDD funds to move forward with it.

18

19 Board Member Smith said I do see that moving forward and appropriately using these funds is
20 critically important; however, I do have a problem with going at this piecemeal with amounts like
21 \$14,500. I feel the TIDD funds offer a unique opportunity to get some of the big projects out of the
22 way and we shouldn't start depleting it with small items that we might be able to fund through other
23 sources. I would urge that we trend cautiously in going in those directions.

24

25 Board Member Small said the Smart Code is an intriguing idea. Would that have the applicability
26 to be a template to begin outside the TIDD boundaries?

27

28 Andy Hume said yes, it would.

29

30 Board Member Small said that is exciting to hear. As far as redoing the streets, it sounds like beyond
31 the Plaza is maybe even a more important step for concerted reinvestment within the Downtown. Do
32 you see it having benefits both east and west of the City Center?

33

34 Susan Henderson said yes, if you're looking at an overall economic effect then it would probably
35 reach even further to adjacent blocks rather than perhaps the Plaza will. The residents and business
36 owners said that clearly is their priority.

37

38 Board Member Small asked when will an update be brought before Council?

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40 Andy Hume said it should be brought to Council next month.

41

1 Board Member Levatino said I have a feeling that if we do the Plaza first then we would be putting
2 the horse before the cart. We need to have the infrastructure, the roadways in place, or we'll have
3 a mess down there. Do you see any difficulty with moving the Water Street/Church Street project
4 up to a priority?
5

6 Susan Henderson said I would have recommended doing that before my heart got involved and I
7 would have no problem adjusting it. It was just that your citizens supported that decision and the
8 priority has always been on the Plaza.
9

10 Board Member Smith said it has been said for a long time that the Plaza is the number one thing and
11 I do understand the economic aspect of doing the streets but I think we could find ways to fund
12 streets that aren't necessarily from TIDD funds. I do think that we need to look for an alternate
13 location for the Plaza because we don't currently own the property that is the prime location for it.
14

15 Board Member Garrett said I attended the wrap-up session of the Charrette and I was impressed with
16 the nature of the proposals. I'm wondering if an important next step would be to deal with the
17 financing of the implementation. I think a large percentage of the business community buys into the
18 vision so I'd like to build on the idea that we look into concrete terms for a way to fund the different
19 components.
20

21 Chairman Miyagishima said I think we will be able to move forward with the roadway and the Plaza
22 around the same time.
23

24 Board Member Small said I think getting the Smart Code in place concurrently or prior to some of
25 the other changes would help smooth out the process of the entry of things like the Plaza.
26

27 Chairman Miyagishima said the Smart Code would be about fourteen-five so we should be able to
28 ask the City Manager if we have that in either the Council's budget or his budget.
29

30 Robert Garza, City Manager said \$14,500 for professional services can be found and budgeted in a
31 non-TIDD source. I do strongly suggest that we move forward with our planning work and I'm sure
32 we can find the funds to do it.
33

34 Board Member Silva said I do agree with Board Member Garrett that we need to get a grasp on the
35 funds that we have and then assign dollars amount to certain projects. Also, we need to make quicker
36 decisions than we have in the past due to things like the timing of funding and so forth, so I suggest
37 that this board meets on a more frequent basis.
38

39 Andy Hume said just for clarification, for this item we're only talking about the report from the
40 Charrette and we are not asking for any kind of prioritization or changes. This is still just a draft and
41 if the board sees this as a positive document then we would move forward with action by City
42 Council.

1
2 Carrie LaTour, Las Cruces Downtown Partnership said the Downtown is getting very popular and
3 every time someone wants to do something Downtown we shut the street down. It's one thing to
4 have it shut down on Saturday and then again on Wednesday for the Farmers Market but then we
5 shut it down again whenever someone has an event Downtown. The question is what deterrent is that
6 for future retailers who are looking to come to the Downtown area?

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10 3. TIDD Plan

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12 a. Amend TIDD Plan to incorporate Plaza project

13 b. Amend TIDD Plan to incorporate \$100,000 LEDA Grant security pledge

14 c. Amend TIDD boundary to completely include CVS property

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16 Andy Hume, Senior Planner gave an overhead presentation and said at the TIDD Board meeting on
17 April 3rd the TIDD Board prioritized some of the basic projects so we already have some kind of idea
18 of what we want to spend the TIDD money on Downtown. I do just want to mention that there might
19 be something coming up in the future regarding the CVS store replat. The TIDD Board did adopt the
20 Plaza as its number two priority but that differs from the number two item that is listed in the TIDD
21 Plan. So, because the TIDD Plan does not include the Plaza, the State Statute does allow for
22 amendments to be considered to the TIDD Plan as long as those amendments meet certain criteria.
23 We would have to go over certain environmental processes for the proposed projects which takes
24 time and time is running out. If we don't use the TIDD funds in the allotted amount of time then
25 those funds are returned back to the entities.

26

27 Board Member Smith said I understood that only the State portion of the TIDD funds would go back
28 in 2018 and the remaining funds we would have for another 20 years. The State funds have to be
29 used for debt service and they have to be used by 2018.

30

31 Andy Hume said I would have to do more research on that but it is correct that the State funds have
32 to be used for debt service. However, of the current balance that we have on hand, easily 60% of it
33 is State funds.

34

35 Robert Garza, City Manager said 2018 is the time line for expiration of the State's portion and I'm
36 certain that the other portions do have a date that extends beyond that date. I think the essence of this
37 is the urgency so it's time for us to put things in motion and get some projects done.

38

39 Andy Hume continued the overhead presentation and said I want to mention that Item B of the
40 agenda is actually withdrawn because we are removing the \$100,000 for the security pledge for some
41 improvements to the Rio Grande Theater from the TIDD funds.

42

1 Staff's recommendation is that if we want to move forward with the Plaza then we will need to
2 amend the TIDD Plan and that amendment is consistent with the resolution that was adopted in
3 April. So we would submit a resolution to City Council to amend the TIDD Plan and notify all of
4 our partners of the amendment. Then with the our current funding we could go through the final
5 design and construction drawings for both the Plaza and the Church/Water Street conversion projects
6 but we could probably only be able to complete the Plaza with our current funds. Regarding CVS,
7 at this point the replatting process is not done and the construction of the building is not complete
8 so we are going to put a delay of consideration on that particular item. I just wanted to let you know
9 that it could be coming up to you in the future.

10

11 Board Member Smith said my concern is still with the fact that we keep wanting a Plaza on land that
12 doesn't belong to us and we're not seeing any change in the status of the ownership of that particular
13 parcel. I do think we need to consider how we can do an alternate Plaza and if at some point in the
14 future we are able to obtain that property then we could build a Plaza there and have the first one as
15 an alternate Plaza.

16

17 Regarding the Church and Water project, I would like to get some information on how we might use
18 bonding or some other source to do those streets. I also want factored in the extension of the Main
19 Street landscaping or streetscaping down to Lohman. I think those are three critical pieces of the
20 process and if we are creative with what we have available to us then I think we can get all three of
21 those things done.

22

23 Chairman Miyagishima asked do you have a date on when we would be able to move forward with
24 the Plaza?

25

26 Bob Pofhal said no, I don't.

27

28 Chairman Miyagishima said I think we basically need to get moving on it and if we can't do the
29 Plaza then we need to get started on the streets because I don't want to lose these funds.

30

31 Board Member Silva said I'm hearing that it has to be either the Plaza or the two-way conversation
32 but without any financials in front of us today it is hard for me to consider one or the other. We will
33 need more information on the projects before we can make that type of decision. I still think we need
34 to meet on more frequent basis so information can be brought before us and decisions can be made
35 so we can move forward in a much more expedient manner.

36

37 Board Member Garrett said the question here is "do we want to bring these items forward to
38 Council?" In the case of these items, these are decisions that the City Council needs to make, not the
39 TIDD Board. I would agree that they do need to provide more information and concrete numbers on
40 these projects and that would certainly be part of the discussion.

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1 Board Member Silva said I agree that we should add the Plaza to the list of projects so we can
2 discuss it further.
3
4 Andy Hume said we would bring forward a resolution to the board to either accept or reject an
5 amendment to the TIDD Plan for prioritized projects.
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7 Chairman Miyagishima asked Bob, can you get all this information put together within 90 days?
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9 Bob Pofhal said yes, I think that is a reasonable amount of time.
10
11 Board Member Garrett asked is the amendment regarding the Plaza specific to the location?
12
13 Andy Hume said no.
14
15 Board Member Garrett asked have there been any alternate locations identified for the Plaza?
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17 Andy Hume said not that I am aware of.
18
19 Susan Henderson said there was a different location discussed during the Charrette but it is not an
20 ideal location because it would be facing Church Street instead of Main Street.
21
22 Board Member Garrett said if we are going to have a deadline of three months then we might also
23 need to include some information on alternatives.
24
25 Board Member Smith said there are probably three or four locations for a plaza that the City does
26 own but none of them are on Main Street. One location is at the corner of Griggs and Church which
27 I would put as a first priority; the second one is the old City Hall building; and the other locations
28 I think are less desirable.
29
30 Board Member Silva said point of order; we are just approving the Plaza to be added to the plan. So
31 for us to be talking about alternative locations without community input is getting too far ahead of
32 ourselves.
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34 Board Member Pedroza said I do agree that if we are going to be making a decision about spending
35 a sizable amount of money that we do need to have information that includes alternative sites.
36
37 Andy Hume said I just want to make sure I'm hearing this properly; regarding the Charrette Report,
38 we are going to bring that forward to City Council sometime in February or March for their
39 consideration. Regarding the TIDD Plan, you want me to bring that forward to City Council to
40 discuss the pros and cons of some alternatives for plaza sites and the Plaza verses the two-way
41 conversion; and try to get dollar amounts for those projects; correct?
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1 Chairman Miyagishima said yes, there is a consensus from this board to move forward.

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5 4. Other Items of Interest

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7 There were no other items of interest.

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11 **IV. Adjournment**

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13 Board Member Small Moved to Adjourn and Board Member Sorg Seconded the motion.

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17 Chairman Miyagishima said all those in favor signify by saying "Aye."

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19 Board stated Aye.

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23 **Meeting Adjourned at 2:53 p.m.**

DRAFT