



Tax Increment Development District

Special Meeting

June 24, 2014

2:42 P.M.

Council Chambers, City Hall

MEMBERS PRESENT:

STAFF:

- 12 Chairman Ken Miyagishima
- 13 Board Member Miguel Silva, District 1
- 14 Board Member Greg Smith, District 2
- 15 Board Member Olga Pedroza, District 3
- 16 Board Member Nathan Small, District 4 arrived at 2:46 p.m.
- 17 Board Member Gill Sorg, District 5 Absent
- 18 Board Member Ceil Levatino, District 6
- 19 Board Member Billy Garrett (County) Absent

- Robert Garza, City Manager
- Rusty Babington, Deputy City Attorney
- Esther Martinez-Carrillo, City Clerk

I. Call to Order

Chairman Miyagishima called the meeting to order.

Chairman Miyagishima read a Closed Meeting Statement and said the Las Cruces Tax Increment Development District Board met in Closed Session at 1:40 p.m. on June 24, 2014. The following members were in attendance: Chairman Miyagishima, Board Member Silva, Board Member Smith, Board Member Pedroza, Board Member Small, Board Member Sorg, Board Member Levatino, City Manager Robert Garza, Deputy City Attorney Rusty Babington, Assistant City Manager Mark Winson, Assistant City Manager Brian Denmark, and Senior Planner Andy Hume. The meeting adjourned at 2:35 p.m. and only the limited items stated in the posted notice were discussed which was the purchase of real estate and improvements to be built thereon.

II. Action Item(s)

- 1. Resolution No. 14-003: A Resolution Approving a Contract for Sale of Improved Real Estate Between the Tax Increment Development District of the City of Las Cruces and Las Cruces Community Partners, L.L.C. to Build a Downtown Civic Plaza.

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2 Board Member Smith Moved to Approve Resolution No. 14-003 and Board Member Pedroza
3 Seconded the motion.

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7 Andy Hume, Senior Planner gave an overhead presentation and said the purpose of this is to seek
8 the TIDD Board approval of property acquisition for the Downtown Plaza. Once we get the property
9 conveyance to the City for the plaza, then we will move to the final design approval, permitting and
10 Building Code compliance, the construction of the plaza and then the final approval and acceptance
11 of the plaza. The conveyance time line will be about 15 days for the title commitment, 30 days for
12 the survey and up to 270 days for the closing. The contract is not to exceed \$5.397 million and it is
13 anticipated to be completed in March 2016.

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15 Board Member Smith said I just want to be clear that we are talking about a conceptional plan from
16 what came out of the Charrette and there are certain aspects of the design that might not look exactly
17 like what is shown here.

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19 Board Member Pedroza asked why is the contract for sale and not purchase?

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21 Rusty Babington, Deputy City Attorney said the contract for the sale of improved property is one of
22 the ways to purchase a unique piece of property and then have a turn-key project.

23
24 Board Member Silva said the way we got to this project concept is through the prior Charrette and
25 now it is just a matter of arranging the financing so we can move forward with it.

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27 Board Member Levatino said I just want to compliment staff for all their work on this project.

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29 Chairman Miyagishima said I would also like to thank everyone who was involved with this project
30 and I think this is the beginning of many great things to come to our Downtown in the future.

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32 Board Member Smith said I think the community will greatly benefit from this project and it will be
33 a great asset.

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37 Chairman Miyagishima called for the roll on the Motion to Approve Resolution No. 14-003 and it
38 was Unanimously APPROVED. 7-0

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2 **III. Adjournment**

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4 Board Member Small Moved to Adjourn and Board Member Smith Seconded the motion.

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

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10 Board stated Aye.

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14 **Meeting Adjourned at 2:54 p.m.**

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