



Tax Increment Development District

Special Meeting

October 26, 2015

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 (**arrived 1:05**)
Board Member Gill Sorg, District 5
Board Member Ceil Levatino, District 6
Board Member Billy Garrett (County)

Robert Garza, City Manager
Rusty Babington, City Attorney
Linda Lewis, Interim City Clerk

DRAFT

I. Call to Order

Chairman Miyagishima called the meeting to order. Chairman Miyagishima led the Pledge of Allegiance.

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

II. Action Item(s)

I. Approval of Minutes from July 13, 2015 Special Meeting.

Vice Chair Smith Moved to Approve the Minutes of July 13, 2015 and Board Member Levatino Seconded the motion.

Chairman Miyagishima called for the roll on the Motion to Approve the Minutes of July 13, 2015 and it was APPROVED. 7-0.

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2. Resolution No. 16-001: A Resolution Adopting a List of Prioritized Projects for the Tax Increment Development District.

Vice Chair Smith Moved to Approve Resolution No. 16-001 and Board Member Levatino Seconded the motion.

Andy Hume, Downtown Coordinator with Community Development gave an overhead presentation.

Vice Chair Smith said I would like for us to have a handle on what the parking situation is, can be, and needs to be.

Board Member Levatino asked where do we stand with marketing available spaces to potential businesses?

Andy Hume said the creation of that list is underway by the Downtown Las Cruces Partnership and we're also working with the Economic Revitalization Group.

Board Member Levatino asked is there a time frame?

Andy Hume said I can find out.

Board Member Levatino asked was the first research done by a national organization and are you suggesting we use them again or another company?

Andy Hume said I believe the previous research was done by one of our universities. The reason we recommend going with a national is to have that national level of significance to our data and have a consistent level.

Board Member Sorg asked could you give us a description of how it coordinates the City's economic development efforts with potential investors and opportunities?

Andy Hume said the City formed the Economic Development Committee and so we're interested in the direction the committee is moving in. Also the City just adopted some new policies in the Comprehensive Plan. The Economic Revitalization Group is also doing research on the options available Downtown.

Robert Garza, City Manager said we need to do this and make it available to as many investors as possible.

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2 Board Member Sorg asked would you say it's akin to economic gardening?
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4 Robert Garza said yes.
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6 Board Member Sorg said we're gathering information and disseminating that to potential investors.
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8 Board Member Small asked how does the arts and cultural district link with what's being proposed?
9
10 Andy Hume said the arts and cultural district is required to have its own specific cultural plan but
11 woven in with the master plan update and any research.
12
13 Board Member Small asked are there opportunities for slightly expanded core areas to enhance
14 economic opportunity?
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16 Andy Hume said the designation of the TIDD was done by a vote so we would have to go through
17 that process again to see if it needed to expand.
18
19 Councillor Small said I'm not suggesting that we expand the TIDD but look at appropriate ways to
20 study the Downtown.
21
22 Andy Hume said I'd have to see where we can get additional funding.
23
24 Board Member Small asked why not include the roundabout at the southern end?
25
26 Andy Hume said a study of the roundabout is part of the scope of the Church/Water project.
27
28 Board Member Small asked has it been studied with the two way traffic?
29
30 Andy Hume said the study that was done was about 10 years ago so we would want to look at traffic
31 counts in the area and any new developments so it does require an additional study.
32
33 Board Member Silva asked what happened to the update done by stakeholders?
34
35 Andy Hume said I believe you're referring to the Downtown Ad Hoc recommendations. I didn't
36 include it in this list but we've been implementing those.
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38 Board Member Silva asked are we looking at a professional company for the master plan?
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40 Andy Hume said yes.
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42 Board Member Silva asked do you have an idea of fees?

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2 Andy Hume said it was left blank on purpose because we haven't gone out to RFP. We wanted
3 feedback first.
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5 Board Member Silva asked would that be similar to the Beemer report?
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7 Andy Hume said it will be different. It will provide an analysis to investors.
8
9 Board Member Silva asked does that contain the callesitas?
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11 Andy Hume said yes and the Rio Grande Theater.
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13 Board Member Silva asked has that funding been identified?
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15 Andy Hume said if the board recommends these improvements then we would identify the
16 funding within the TIDD for these projects.
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18 Board Member Silva asked didn't you say the funding for the callesitas had been identified?
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20 Andy Hume said yes, there's \$4.8 million set aside for that project and another \$1.2 in restricted
21 funds.
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23 Board Member Silva asked will you be providing numbers?
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25 Andy Hume said yes. Before we go forward with any of these, we would have to come forward
26 to the Council with recommendations.
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28 Board Member Garrett asked have you been able to document what the impact would be if this
29 didn't happen and are there other things on the list that were an alternative to the Rio Grande?
30
31 Andy Hume said the Doña Ana Arts Council has looked at the impacts and I can get that
32 information from them. Staff looked at getting things done in a timely manner and with existing
33 funding.
34
35 Robert Garza said the TIDD is bringing in close to \$2 million a year. We're under \$1 million
36 total for everything on this list.
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38 Board Member Pedroza asked is the group doing the market research study going to give us a
39 basis for what they recommend?
40
41 Andy Hume said staff would require that they come to the TIDD board meeting and present and
42 defend their data.

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2 Board Member Pedroza asked are there going to be more charrettes for necessities?
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4 Andy Hume said through the research we will be looking at the retail component so we will look
5 at the need and where we want them located.

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7 Board Member Pedroza is there a time limit on spending the fund as I know taxes were recently
8 increased?

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10 Andy Hume said there is no tax increase. We are using the funds that come into the TIDD.

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12 Vice Chair Smith said the tax baseline was set in 2007.

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16 Vice Chair Smith Moved to amend Resolution No. 16-001 to replace “design and construct
17 callesitas” to “design and construct restroom facilities” and Board Member Sorg Seconded the
18 motion.

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20 Board Member Sorg asked how many callesitas were planned and where were they going to be?

21
22 Andy Hume said there is Hadley, Court, Organ, and Main.

23
24 Board Member Silva asked what will we do with the callesitas?

25
26 Andy Hume said the Downtown Las Cruces Partnership has a design committee and we’ll be
27 under a tight time frame to get those done.

28
29 Chairman Miyagishima called for the roll on the Motion to Amend Resolution No. 16-001 to
30 replace “design and construct callesitas” to “design and construct restroom facilities” and it was
31 APPROVED. 7-0.

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35 Chairman Miyagishima called for the roll on the Motion to Approve Resolution No. 16-001 as
36 amended and it was APPROVED. 7-0.

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40 **III. Discussion Items.**

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42 1. TIDD Financial Report

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Andy Hume gave an overhead presentation.

Vice Chair Smith asked are the restricted funds part of the TIDD coming from the state and runs through 2017?

Andy Hume said it runs through 2018 and it is restricted on what we can use it on and the length.

2. Plaza Construction Update and Church-Water 2-Way Conversion Update.

Andy Hume gave an overhead presentation.

Board Member Sorg said although people are being impatient, they are very excited about what's happening Downtown.

Board Member Silva asked how are you going to figure out the driving simulation?

Andy Hume said it's a complex and specialized field to put together a simulation. You have to program in various driver habits and volume of traffic.

Board Member Silva asked what kind of time frame are we looking at for the traffic study?

Andy Hume said in the current design contract we'll be bringing back the preliminary design traffic study and simulation.

Board Member Silva asked will it be in place a year from now?

Andy Hume said that is a safe assumption.

Board Member Silva asked how are the callesitas going to be interwoven with the contractor?

Andy Hume said we would make sure the contractor is Parkhill, Smith and Cooper and make sure they are in contact with the Las Cruces Partnership.

Board Member Silva asked is the two steps final design and construction?

Andy Hume said on a construction project this large you're going to have the preliminary component so we're looking at three steps in this process.

Board Member Sorg asked can you explain the completion of the new route and extending weekend hours?

Andy Hume said Roadrunner Transit and the University share costs for the Aggie Shuttle and

1 that provides connection on campus as well as regular fixed route system. There have been
2 several route changes since 2004.

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4 Board Member Sorg said I don't recall changing the weekend hours.

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6 Andy Hume said we will mark that as incomplete.

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8 Vice Chair Smith asked I don't believe we have had any accidents in the existing roundabout and
9 provides a safer route. I think talking about a roundabout at Amador and South Main is
10 premature.

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14 **IV. Adjournment**

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16 Vice Chair Smith Moved to Adjourn and Board Member Silva Seconded the motion.

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

19

20 Board stated Aye.

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22 **Meeting Adjourned at 2:16 p.m.**

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