Tax Increment Development District

Special Meeting

February 22, 2016
1:00 P.M.
Council Chambers, City Hall

MEMBERS PRESENT:

Chairman Ken Miyagishima
Board Member Kasandra Gandara, District 1
Board Member Greg Smith, District 2
Board Member Olga Pedroza, District 3
Board Member Jack Eakman, District 4
Board Member Gill Sorg, District 5
Board Member Ceil Levatino, District 6
Board Member Billy Garrett (County)

STAFF:

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

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)

1. Approval of Minutes from January 11, 2016, Special Meeting.

Vice Chair Smith Moved to Approve the Minutes of January 11, 2016, and Board Member Pedroza Seconded the motion.

Chairman Miyagishima called for the roll on the Motion to Approve the Minutes of January 11, 2016, and it was APPROVED. 6-0. Board Member Gandara, Board Member Pedroza, Board

Member Eakman, Board Member Sorg, Board Member Smith, and Chairman Miyagishima voted aye. Board Member Eakman was absent.

---

2. Resolution No. 16-003: A Resolution Authorizing the City Manager for the City of Las Cruces to Act on Behalf of the Tax Increment Development District of the City of Las Cruces in Negotiating a Contract for the Sale of Improved Real Estate with GMB Investments, Inc.

Board Member Gandara Moved to Approve Resolution No. 16-003 and Board Member Sorg Seconded the motion.

Max Bower, GMB Investments, Inc gave an overhead presentation.

Board Member Levatino asked will the east side of the building provide shade to the courtyard?

Max Bower said absolutely. It's a two story structure that will block the sun.

Board Member Levatino asked will the parking area along the CVB accommodate RV's?

Max Bower said yes, it can be accommodated. My other idea was the parking off of My Brother's Place.

Board Member Levatino asked what sort of a time frame are we looking at?

Robert Garza, City Manager said in the next 2-3 months we will come back to you with details and options on how to pay.

Board Member Smith asked have you seen what Placemakers has come up with?

Max Bower said I met with them briefly onsite. I haven't seen what they've come up with.

Robert Garza said as part of the charette process I presented them with Max's concept. They wanted to review and offer input.

Board Member Pedroza asked are we considering giving you land at Tee Time and you would put money into the Downtown area?

Robert Garza said funding is to be determined. The Tee Time property belongs to the City, but it's not value for value.

Board Member Pedroza asked are there other parties involved?

Robert Garza said the properties in blue are owned by My Brother's Place.

Board Member Pedroza asked is there a building there that belongs to the County?

Robert Garza said the only county owned property is MVRDA.

Board Member Pedroza asked will the TIDD Board have final say?

Robert Garza said yes but I'm not sure if you'll be taking the action as the TIDD Board or City Council.

Board Member Sorg asked would the City own the property that My Brother's Place is on?

Robert Garza said yes.

Board Member Sorg asked would you be doing both projects simultaneously?

Max Bower said the Amador is the focus. Instead of the City coming up for the balance that is owed, I will take Tee Time.

Board Member Sorg asked will the City be owning a restaurant?

Robert Garza said we'll own the building, not the business.

Board Member Sorg asked would it be possible to sell the building?

Robert Garza said yes, we would have to subdivide the property.

Chairman Miyagishima said the advantages are that we can control what type of restaurant and uses of it.

Board Member Gandara asked how are you involving the folks from the Amador Hotel?

Max Bower said I reached out to them early on and met with SHPO. We will do whatever we need to do to preserve what they're after.

Heather Pollard, President of the Amador Foundation said I always thought that Robert Garza could make this happen and Max is very willing to work with us.

Chairman Miyagishima asked are you looking for direction to move forward, then you and Mr. Bower will begin negotiations, and then you'll bring it back to us?

Robert Garza said yes.

Chairman Miyagishima said nothing will move forward until this come back with the numbers.

Board Member Sorg asked will this include architectural plans?

Max Bower said yes.

Board Member Sorg said I think we should compare how it will look with the Amador Hotel and think about the history of Las Cruces.

Robert Garza said Max and City staff have gone to SHPO for guidance and are aware.

Chairman Miyagishima called for the roll on the Motion to Approve Resolution No. 16-003 and it was APPROVED. 6-0. Board Member Gandara, Board Member Pedroza, Board Member Sorg, Board Member Levatino, Board Member Smith, and Chairman Miyagishima voted aye. Board Member Eakman was absent.

III. Discussion Items.

There were none.

IV. Adjournment

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

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

Board stated Aye.