Tax Increment Development District

Meeting

July 25, 2016
1:00 P.M.
Council Chambers, City Hall

MEMBERS PRESENT:	**STAFF:**
Chairman Ken Miyagishima (absent)	Daniel Avila, Interim City Manager
Board Member Kasandra Gandara, District 1	Robert Cates, Deputy City Attorney
Board Member Greg Smith, District 2	Linda Lewis, City Clerk
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)	

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I. Call to Order

Vice Chair Smith called the meeting to order. Vice Chair Smith led the Pledge of Allegiance.

Jennifer Martinez from PIO presented the Pet of the Week.

II. Action Item(s)

1. Approval of Minutes from April 25, 2016, Regular Meeting.

Board Member Gandara Moved to Approve the minutes from April 25, 2016, Regular Meeting and Board Member Levatino Seconded the motion.

Vice Chair Smith called for the roll on the Motion to Approve the minutes from April 25, 2016, Regular Meeting and it was Approved. 6-0. Board Member Gandara, Board Member Pedroza, Board Member Eakman, Board Member Sorg, Board Member Levatino, and Vice Chair Smith voted Aye. Chairman Miyagishima was absent.

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2. Approval of Minutes from May 2, 2016, Special Meeting.

Board Member Levatino Moved to Approve the minutes from May 2, 2016, Special Meeting and Board Member Gandara Seconded the motion.

Vice Chair Smith called for the roll on the Motion to Approve the minutes from May 2, 2016, Special Meeting and it was Approved. 6-0. Board Member Gandara, Board Member Pedroza, Board Member Eakman, Board Member Sorg, Board Member Levatino, and Vice Chair Smith voted Aye. Chairman Miyagishima was absent.

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3. Resolution No. 16-006: A Resolution Recommending Adoption of the 2016 Las Cruces Downtown Master Plan.

Board Member Sorg Moved to Approve Resolution No. 16-006 and Board Member Eakman Seconded the motion.

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Andy Hume, Downtown Coordinator gave an overhead presentation.

Susan Henderson, PlaceMakers gave an overhead presentation.

Board Member Sorg asked do we know the goal of our walkability?

Andy Hume said we haven't set a specific target number but we hope to get up to that level after improvements.

Susan Henderson said the walk score algorithms aren't the best because they consider the condition of your infrastructure and the diversity available within the five minute walk.

Board Member Garrett said I'm looking at how this plan relates to the larger whole and I think we're missing something.

Board Member Gandara asked where are we at on Campo Street?

Andy Hume said the traffic engineer is assessing traffic volumes to look at installation of crosswalks.

Board Member Gandara asked do we have a deadline?

Andy Hume said I will follow up with the traffic engineer and find out what the time line is.

Board Member Gandara said I continue to get complaints from the Alameda District about poor streets and no sidewalks. I also wanted to see where we're at as far as the parking committee.

Andy Hume said staff is looking into options and bringing forth deliverables and goals at a future meeting.

Board Member Eakman asked over what period of time will the tax revenue be collected?

Susan Henderson said that's over a 10 year time line.

Board Member Eakman asked have we thought about how this is going to be managed?

Susan Henderson said it has been thought out and there has been discussion with a retail consultant. It would operate like a business improvement district. To function at its best, it requires management and that is one of the recommendations.

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Board Member Eakman asked is the conversion of one way to two way worth the price?

Susan Henderson said the value of one way versus two way is also captured in how wide the lanes are and how much traffic.

Board Member Pedroza said I have a concern about too much consumerism or retail. It's also important to have mixed income housing.

Board Member Sorg asked is it possible to change the width of the street lanes?

Andy Hume said reexamining the lane widths can be done.

Vice Chair Smith asked can you clarify on some of the parking?

Susan Henderson said we originally showed it going straight through to Lohman but transportation had a concern about the proximity of the intersections.

Andy Hume said the right of way is still established there and the current plan is to reestablish that link.

Vice Chair Smith said it is important that people know they have arrived at the Downtown. Also we've talked about the municipal court becoming the Museum of Art.

Sharon Thomas, Member of the Public said the first impression of the Downtown should be that

it's walkable.

Marlyn Zahler, Member of the Public said I didn't hear discussion on the use of one of the parks for pets. I also suggest jitney buses.

Steve Newby, Member of the Public said I want to thank the TIDD Board, City Council, and city staff for sticking with this project.

Linda Dallas, Member of the Public said I think we should make more use out of mobile food vans.

Dolores Archuleta, Member of the Public said we used to walk downtown because everything we needed was there.

Andy Hume said we will be bringing this back to Council for adoption.

Board Member Levatino asked what is a jitney bus?

Marlyn Zahler said it is a small bus for about 10-12 people.

Board Member Levatino asked how will a TIDD for the Mesquite area tie in with Main Street?

Susan Henderson said you have to be declared an MRA first and then you're able to apply the TIDD onto that.

Vice Chair Smith said you have to establish something defined as a blight.

Board Member Levatino asked what would the boundaries of that be?

Board Member Gandara said they are in the process of determining that.

Board Member Levatino asked would it include both sides of Lohman?

Board Member Gandara said yes. What is the coffee shop on Bowman?

Susan Henderson said it's on the proposed Amador block plan. It's a placeholder for future development.

Board Member Gandara asked is there a possibility of extending the boundaries of the TIDD to include the Mesquite area?

Andy Hume said you would have to go through the same process as if you were forming a new

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TIDD.

Vice Chair Smith called for the roll on the Motion to Approve Resolution No. 16-006 and it was Approved. 6-0. Board Member Gandara, Board Member Pedroza, Board Member Eakman, Board Member Sorg, Board Member Levatino and Vice Chair Smith voted Aye. Chairman Miyagishima was absent.

III. <u>Discussion Items.</u>

1. Financial Update.

Andy Hume gave an overhead presentation.

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2. Plaza Update.

Andy Hume gave an overhead presentation.

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3. Church-Water Streets Conversion Project Update.

Andy Hume gave an overhead presentation.

Vice Chair Smith said there should be some consideration to how we help businesses where the traffic is being directed away from them.

Andy Hume said community development is working with economic development to address those issues. We're working on a project called "The Construction Survival Guide."

Board Member Gandara said I'm concerned about the Farmer's Market and it would good to have representation from merchants sitting in on your meetings or a mentorship program.

IV. Adjournment

Board Member Sorg Moved to Adjourn and Board Member Eakman Seconded the motion.

Vice Chair Smith said all those in favor signify by saying "Aye."

Board stated Aye.

Meeting Adjourned at 2:55 p.m.

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