

Chair
Ken Miyagishima

Vice Chair
Kasandra Gandara

Board Members
Tessa Abeyta
Becki Graham
Johana Bencomo
Becky Corran
Yvonne Flores

TIDD BOARD AGENDA

Monday, April 24, 2023 at 1:00 PM



City of Las Cruces®

City Council Chambers

CITY HALL
P.O. BOX 20000
LAS CRUCES, NM 88004

700 N. Main St.
PHONE (575) 541-2067

If you need an accommodation for a disability to enable you to fully participate in this event please contact us 72 hours before this event at [541-2115/V](tel:541-2115) or [541-2182/TTY](tel:541-2182).

	Page
1. <u>CALL TO ORDER</u>	
2. <u>ACTION ITEMS</u>	
2.1. Approval of Minutes from January 23, 2023. Tax Increment Development District Board Meeting - Jan 23 2023 - Minutes - Pdf	2 - 5
2.2. <u>TIDD RESOLUTION NO. 23-001</u> : A RESOLUTION ADOPTING A PRIORITIZED LIST OF THE DOWNTOWN TAX INCREMENT DEVELOPMENT DISTRICTS (TIDD) PROJECTS FOR FY24. TR 23-001 - Pdf	6 - 9
3. <u>DISCUSSION ITEMS</u>	
3.1. Financial Update.	
3.2. Current Projects Update.	
4. <u>ADJOURNMENT</u>	



MINUTES

Tax Increment Development District Board Meeting Meeting

1:00 PM - Monday, January 23, 2023

City Council Chambers, City Hall

The Tax Increment Development District Board Meeting of the City of Las Cruces was called to order on Monday, January 23, 2023, at 1:00 PM, in the City Council Chambers, City Hall, with the following members present:

PRESENT: Mayor Ken Miyagishima, Councilor Kasandra Gandara, Councilor Yvonne Flores, Councilor Tessa Abeyta, Councilor Johana Bencomo, Councilor Becki Graham, and Councilor Becky Corran

EXCUSED:

1. CALL TO ORDER

2. ACTION ITEMS

2.1 APPROVAL OF MINUTES FROM OCTOBER 24, 2022

Councilor Becki Graham moved, seconded by Councilor Becky Corran, to Approve the TIDD Board Minutes from October 24, 2022.

RESULT:	Carried
MOVER:	Councilor Becki Graham
SECONDER:	Councilor Becky Corran
AYES:	Mayor Ken Miyagishima, Councilor Kasandra Gandara, Councilor Tessa Abeyta, Councilor Johana Bencomo, Councilor Becki Graham, and Councilor Becky Corran
ABSENT:	Councilor Yvonne Flores

3. DISCUSSION ITEMS

3.1 FINANCIAL UPDATE.

Chris Faivre, Deputy Director/Business Development, Economic Development gave an overhead presentation.

Chair Miyagishima asked is there a timeframe that these have to be spent?

Chris Faivre said I've talked to Finance about that and they're looking into see what the deadline is but at the Budget Retreat coming up next month we will have a presentation on items for the TIDD to use these funds.

3.2 CURRENT PROJECTS UPDATE.

Chris Faivre gave an overhead presentation.

Agenda Item #2.1.

Chair Miyagishima said with the summer coming, there would be nice to have some type of shade there. We've gone years without anything there and I think the public is tired of hearing me say it's coming. I think it was determined that there were some places to put anchors already. Is there something that the City can do to at least provide some temporary shade?

Chris Faivre said that was part of the discussion with some of the City departments. There were a couple concerns we had about putting a temporary tent with the capacity of the current anchor. Also, line of sight issues with the stage is something that we're trying to figure out since the stage is elevated from the Plaza and what would the wind capacity be of a structure like that. The consultants are actually speaking with the company that does that type of tenting to see if there is something that we can get moving quicker but that's a little bit more custom in nature rather than a standard tent that you would put up for a short term event.

Chair Miyagishima said I don't know about the others but I want something there by June and if it's there temporarily regardless of the line of sight, it's hot. I've seen others have these tents. They rent them. I can't see why we can't do that as well. This has been going on at least 5 years.

Ifo Pili, City Manager said we've brought proposals in the past and not everyone had the consensus to move forward with the shade structure. When I first came here, that was number one on my list when I was meeting with everyone to put a shade structure. We came through with one and then the priority changed. So I think from a staff perspective that's where we kind of just sat back because we really do need direction and consensus of the TIDD Board to move forward with a shade structure. We even talked about putting trees there at one point. The cost we presented was pretty expensive and some board members mentioned that they didn't want to spend that kind of money there. If that is the consensus, we will move on it but I think that's been changed over the course of several meetings. Even I'm a little confused as to where we should go now.

Chair Miyagishima said I'm just saying that we need to have some shade by this summer, even if it means being able to access it through one of these rental companies. I'm just saying as a temporary means until staff and consultants can come up with something that we can agree on.

Board Member Graham said I agree with getting some type of temporary shade structure.

Board Member Gandara said I guess I'm confused. I thought we had decided on mature trees. I think we've gone through three councils. The public has not felt like they've been a part of the decision. I thought we had decided on a temporary way until we could get those mature trees established. For the tree lighting ceremony, there was a temporary structure put up and it really prevented us seeing in and out. I want us to be cautious if we put some sort of tent in the middle of the Plaza. It's not

Agenda Item #2.1.

going to work and that has been staff's recommendation all along, that it would prevent the viability of seeing up on the Plaza. What happened to the tree canopy?

Chris Faivre said at the last meeting that's what the proposal was but it sounded like there wasn't consensus to move forward with a specific type of tree and we wanted to consult more with additional consultants on the trees. I did reach out to a consultant that the city's arborist recommended. They told me that the trees that we had proposed any of them would work as long as they were maintained properly. It would still require extensive work to the Plaza. The idea was that we were going to budget for that out of this coming fiscal year so that this time next year they could start the work on the Plaza so that that could happen the following summer because of the length of time it takes to do the procurement process it wouldn't be ready this summer. My proposal was to put it on the upcoming TIDD budget, which I have.

Board Member Gandara said so we'd have to have a temporary fix until next year.

Chris Faivre said we could look at doing a temporary tent. The issues that Public Works had discussed with me were line of sight to the stage and the other was twofold. If we leave it up all summer, are there going to be issues with the wind causing damage to it? And if we put it up and take it down, are we storing it? Are we asking a rental company to come and set it up all the time? So there wasn't a clean consensus on how to handle a simple tent that is not intended to be up for multiple months. If that is the direction of the board, we can see what options are out there in terms of just a temporary tent.

Board Member Gandara said I think that's operational and I would leave that up to Ifo to discuss with staff moving forward but I think in my mind the direction would be clear, the tree canopies and temporary ones. NMSU has done it and leaves them up. I think we need to find a solution, even if it's piloted, and reach out to our partners at NMSU to discuss how they have managed to keep that tent up safely without any concerns. This has really gone on too long and I feel like we should make a decision and move on it.

Board Member Bencomo said I'm curious if the coordination could be with some of those big events that are happening for temporary tent structures. I'm still on the no tent camp. Temporary shade is the permanent way to go. I would like to understand better what some of those operational concerns are. I think for now can we have a plan for temporary shade for the events that you already know are happening.

Chair Miyagishima said to clarify, I would say any city event or any city sponsored event, we need to have shade. I think a rental company could put it up and take it down, and we pay them.

Board Member Flores said I agree that the city provide shade for city sponsored events, at least.

Ifo Pili said we will have staff look for a temporary tent structure for this upcoming summer specific to any event that the city sponsors.

Chris Faivre said there are very few events on the Plaza that are actually city sponsored.

Board Member Abeyta asked perhaps is that an area of opportunity to offer it as an additional charge to be able to provide the tents to outside organizations so they can rent that out?

Ifo Pili said we'll figure that out. The first area we'll look for is to try and get it rented. That will be the easiest way to go and then add it as an option to others who come.

4. **ADJOURNMENT**

4.1

Councilor Yvonne Flores moved, seconded by Councilor Tessa Abeyta, to Adjourn the TIDD Board meeting at 1:23 p.m.

RESULT:	Carried
MOVER:	Councilor Yvonne Flores
SECONDER:	Councilor Tessa Abeyta
AYES:	Mayor Ken Miyagishima, Councilor Kasandra Gandara, Councilor Yvonne Flores, Councilor Tessa Abeyta, Councilor Johana Bencomo, Councilor Becki Graham, and Councilor Becky Corran

Chair

Clerk



City of Las Cruces

Tax Increment Development District Board Meeting Action and Executive Summary

T23-001

Type of Action:
☐ Resolution
☐ Ordinance
☒ TIDD Resolution

District:	☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ N/A	Adopted:	April 24, 2023
1st Reading:		Department:	Economic Development
Drafter:	Chris Faivre	Line of Business:	Destination Downtown
Program:	Business Development		
Title:	A RESOLUTION ADOPTING A PRIORITIZED LIST OF THE DOWNTOWN TAX INCREMENT DEVELOPMENT DISTRICTS (TIDD) PROJECTS FOR FY24.		

TYPE OF ACTION: ☒ Administrative ☐ Legislative ☐ Quasi-Judicial

PURPOSE(S) OF ACTION:

To approve TIDD projects for the FY24 budget year.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

Each year, funding is available through the TIDD to fund projects within the TIDD boundaries. Previous efforts include the Plaza de Las Cruces, Church, and Water Street Two-way conversion, and the reconstruction of Main St. between the roundabout and Bowman Ave. The FY24 budget will include funding to perform maintenance on City facilities and public infrastructure, along with continued funding for larger projects like Campo Street redesign and the Amador Hotel.

PLAN(S):

Other, Elevate Las Cruces

DOES THIS AMEND THE BUDGET?:

- ☐ Yes
☒ No

BUDGET / FISCAL IMPACT:

BUDGETED AMOUNT: Various AVAILABLE AMOUNT: Various EXPENDITURE AMOUNT: Various

Funding Source(s):

Fund 2815 has \$3,950,000 budgeted (20235005-721070: \$695,000; 20235005-721080: \$230,000; 20235005-800000: \$2,925,000; and 20235005-808000: \$100,000) and the Amador has \$1,989,993 budgeted in 40235006-801000-11885. Combined total is \$5,939,993

Overall Budget Impact:

These projects will be budgeted in the FY24 CLC Fiscal Year Budget in Fund 2815 & 4270

Agenda Item #2.2.

Does this action amend the Capital Improvement Plan (CIP)?

- ☐ Yes
☒ No

Does this action align with Elevate Las Cruces?

- ☒ Yes
☐ No

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Resolution and approve the proposed projects for FY24.
2. Vote "No"; this will not approve the Resolution and will not approve the proposed projects for FY24.
3. Vote "Amend"; this could modify the Resolution and would need further direction from the TIDD Board to staff.
4. Vote "Table"; this will postpone consideration of the Resolution and would need further direction from the TIDD Board to staff.

RESOLUTION T23-001

A RESOLUTION ADOPTING A PRIORITIZED LIST OF THE DOWNTOWN TAX INCREMENT DEVELOPMENT DISTRICTS (TIDD) PROJECTS FOR FY24.

The TIDD Board is informed that:

WHEREAS, the TIDD provides opportunities to fund public infrastructure projects and perform maintenance on current public infrastructure; and

WHEREAS, having a prioritized list of projects provides direction for initiating project planning, design and implementation; and

WHEREAS, the TIDD Board has the authority to prioritize projects within the TIDD.

NOW, THEREFORE, Be it Resolved by the Governing Body of the City of Las Cruces Tax Increment Development District:

(I)

THAT the prioritized list as follows:

- Security cameras for Main St.
- Plaza stage repairs
- Main St. paver repairs
- Plaza grass and irrigation
- La placita repairs and lighting
- Plaza stage shade
- Parking lot 10 resurfacing
- Callecitas electrical upgrade
- Callecitas shade structures
- Repainting Rio Grande Theatre
- New roof for Rio Grande Theatre, Branigan Cultural Center, and Museum of Arts
- Bike rack installation
- Landscaping at the Museum of Nature and Science
- Downtown public art repairs
- Amador Hotel
- Museum of Nature and Science/Museum of Art security upgrades
- Redesigning the Museum of Nature and Science/Museum of Art Main St.entrance
- Campo St. reconstruction
- Downtown security
- Plaza shade tree upgrades

is made part of this resolution and is hereby approved.

(II)

THAT City staff is hereby authorized to do all deeds as necessary in the accomplishment of the herein above.

DONE AND APPROVED this day of

APPROVED

ATTEST:

Moved by:

Seconded by:

AYES

NAYS