

# TIDD BOARD AGENDA

Monday, October 24, 2022 at 1:00 PM



**City of Las Cruces®**

**City Council Chambers**

Chair  
Ken Miyagishima

Vice Chair  
Kasandra Gandara

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

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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).

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|------------------------------------------------------------------------------------------------|-------|
| 1. <b><u>CALL TO ORDER</u></b>                                                                 |       |
| 2. <b><u>ACTION ITEMS</u></b>                                                                  |       |
| 2.1. Approval of Minutes from April 25, 2022.                                                  | 2 - 5 |
| <a href="#">Tax Increment Development District Board Meeting - Apr 25 2022 - Minutes - Pdf</a> |       |
| 3. <b><u>DISCUSSION ITEMS</u></b>                                                              |       |
| 3.1. Financial Update.                                                                         |       |
| 3.2. Current Projects Update.                                                                  |       |
| 3.3. Plaza Shade Recommendation.                                                               |       |
| 4. <b><u>ADJOURNMENT</u></b>                                                                   |       |



# City of Las Cruces®

## MINUTES

### Tax Increment Development District Board Meeting

Monday, April 25, 2022 @ 1:00 PM

City Council Chambers, City Hall

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

**ABSENT:**

#### 1. CALL TO ORDER

#### 2. ACTION ITEMS

2.1 Approval of Minutes from January 24, 2022.

**Councilor Kasandra Gandara moved, seconded by Councilor Tessa Abeyta, to Approve the TIDD Board Minutes from January 24, 2022.**

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

#### 3. DISCUSSION ITEMS

3.1 Financial Update.

Chris Faivre, Downtown Business Development Administrator gave an overhead presentation.

3.2 Current Projects Update.

Chris Faivre continued with the overhead presentation.

Board Member Flores asked why does it go up and down so much?

Chris Faivre said there was a match from the state until fiscal year 2018 so the decrease had to do with the match ending from the state.

Board Member Flores said you have a big jump in FY22 to \$3 million and that was in spite of COVID.

## Agenda Item #2.1.

Chris Faivre said Dr. Pallares and I have spoken at length about the TIDD that is still a mystery as far as how it comes in but we've narrowed it down to inflation and delay in the state reporting back monies.

Board Member Flores asked do you have any idea why it takes so long?

Chris Faivre said we've looked into it and I've reached out to other communities to talk to some of their TIDD Boards. There isn't a concrete answer right now. The best we can do is narrow it down.

Board Member Flores said it's quite unpredictable and so it makes it difficult to plan anything.

Chris Faivre said to some extent. Large scale projects would be a little bit more difficult but there is a healthy balance in the TIDD to give us funds to work with some of the projects we're dealing with now.

Board Member Flores asked there are questions that have been presumably made to the distribution of TIDD money to the state?

Chris Faivre said the revenues came in through treasury. I reached out to communities to see if they're seeing similar trends.

Board Member Gandara said we had big construction occurring and that's when you'll see higher amounts coming in.

Leeann DeMouche, Finance Director said the state did end in 2019. In '17 and '18, we were finishing up the roundabout. The TIDD did not have too much of a slow start. We had a couple of sponge bonds and used that to pay for the construction. A lot of that construction had GRT. On the GRT, there is only a two month delay. I would gander that the reason FY22 is so high is because of the internet sales tax.

Board Member Gandara asked was the allocation from the beginning of the TIDD?

Chris Faivre said I can tell you that all the revenues come into 2815 and then they're dispersed into the other two funds as needed. The money in 4271 is money leftover from other projects for streets. The money in the capital projects would have been moved out of 2815 for projects.

Board Member Gandara said and the board is responsible for determining what projects the funding goes to.

Shannon Reynolds, Ex Officio said being able to identify where those revenues come from is important so that we can predict and anticipate what revenue we're going to have to use the money appropriately.

Dr. Francisco Pallares, Deputy Director Economic Development said during COVID some of the taxes were allowed to file later. That may have delayed

## Agenda Item #2.1.

some of the reporting combined with some of the retail mentioned by Leeann and the inflation rate, which could have helped in jumping that specific year.

Board Member Flores said my concern is for the state to be distributing that money and not delineating exactly how it came in and when it came in, and to see if the TIDD is really working.

Chris Faivre continued with the overhead presentation.

Chair Miyagishima said I think the original one had some longer shade on there.

Board Member Flores said the trees we have there now are really the wrong kind of trees. What kind of trees will replace those?

Chris Faivre said specifically I don't know if we've identified a specific type of tree. Part of what will factor into this is availability. There are some issues with the way the soil was done and a lot of things that are prohibiting growth of the current trees and their life expectancy isn't very long under those circumstances, doing it the correct way to allow those trees to grow under optimum conditions would be ideal to sort of provide a nice shade canopy down there.

Board Member Abeyta asked if the trees need to be taken out, is there work that needs to be done on the patio portion of it and is that being factored into the cost?

Chris Faivre said part of the proposal we're putting together would factor in everything from removing the current trees, utility work, and irrigation work. All that considered it's going to be a more affordable option than going with some of the shade structures. An ideal start time would be in January of next year.

Board Member Abeyta asked how long do you think that it might take if you started in January?

Chris Faivre said late spring, summer.

### **3.3** Campo Street Redesign Update.

Steve Pacheco, Senior Engineer gave an overhead presentation.

Board Member Flores asked what are the streets?

Steve Pacheco said it goes from Picacho to Amador.

Board Member Flores asked does the Federal Building in any way impede anything that the city wants to do there?

Steve Pacheco said that's one of the points where we're going to have a narrowing of the right-of-way.

Board Member Bencomo asked in terms of the Complete Streets Ordinance, do you feel like this design is in line with those principals?

Steve Pacheco said yes, we looked at a lot of the policies. The study took into account those policies, complete streets included.

Board Member Bencomo asked are shade structures for public transit being taken into account?

Steve Pacheco said it's a bus route, however, there are no stops.

**4. ADJOURNMENT**

**4.1 Councilor Yvonne Flores moved, seconded by Councilor Tessa Abeyta, to Adjourn at 1:37 p.m.**

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