

TIDD BOARD AGENDA

Monday, October 26, 2020 at 1:00 PM

Chair
Ken Miyagishima

Vice Chair
Kasandra Gandara

Board Members
Tessa Abeyta-Stuve
Gabriel Vasquez
Johana Bencomo
Gill Sorg
Yvonne Flores



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Remotely via Zoom
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lascruces.civicweb.net

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| 1. <u>CALL TO ORDER</u> | |
| 2. <u>ACTION ITEMS</u> | |
| 2.1. Approval of Minutes from May 11, 2020. | 2 - 7 |
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| 3. <u>DISCUSSION ITEMS</u> | |
| 3.1. Financial Update. | |
| 3.2. TIDD Projects Update. | |
| 3.3. Future TIDD Priorities. | |
| 4. <u>ADJOURNMENT</u> | |



MINUTES

Tax Increment Development District Board Meeting

Monday, May 11, 2020 @ 1:00 PM
City Council Chambers, City Hall

PRESENT: Mayor Ken Miyagishima, Councilor Kasandra Gandara, Councilor Gabe Vasquez, Councilor Gill Sorg, Councilor Yvonne Flores, Councilor Tessa Abeyta-Stuve, and Councilor Johana Bencomo

ABSENT:

1. CALL TO ORDER

1.1

Jennifer Martinez from the Communications Office presented the Pet of the Week.

2. ACTION ITEMS

2.1 Approval of Minutes from January 28, 2020.

Councilor Yvonne Flores moved, seconded by Councilor Kasandra Gandara, to approve the minutes from January 28, 2020.

RESULT:	Carried
MOVER:	Councilor Yvonne Flores
SECONDER:	Councilor Kasandra Gandara
AYES:	Mayor Ken Miyagishima, Councilor Kasandra Gandara, Councilor Gabe Vasquez, Councilor Gill Sorg, Councilor Yvonne Flores, Councilor Tessa Abeyta-Stuve, and Councilor Johana Bencomo

2.2 RESOLUTION NO. 20-002: A RESOLUTION ACCEPTING THE TAX INCREMENT DEVELOPMENT DISTRICT (TIDD) FISCAL YEAR 2020-2021 ANNUAL BUDGET.

William Blanchard, Budget Analyst gave an overhead presentation.

Board Member Abeyta-Stuve asked can I have an explanation on the \$100,000 for parking education?

Mandy Guss, Business Development Administrator said our plan was to put in time limited parking and we need an enforcement method to do that. We have an RFP on the street and that cost will be the payment to implement that enforcement method.

Board Member Abeyta-Stuve asked does that also include education on that enforcement?

Agenda Item #2.1.

Mandy Guss said that is correct.

Board Member Vasquez asked can we get a narrative description of what this budget represents for the downtown in terms of the TIDD and future of the downtown with the state revenues not being part of the TIDD?

Mayor Miyagishima asked do you know when it's about the sunset?

Mandy Guss said it's a 25 year TIDD and this one started in 2009. We have a state portion of the GRT. We had major projects which were all completed and now there are new projects that we're looking at that we've seen as a need and have taken to the TIDD board to be approved. With us no longer receiving the state shared portion, we're seeing that we're not able to get big projects done as quickly so it's changed the scope of work that we're able to do each year.

Board Member Vasquez asked what are some of the highlights of the projects that the TIDD can complete over the next several years? Is the Amador Project TIDD eligible?

Mandy Guss said the Amador Hotel is one of the projects that the TIDD board has identified as a priority project. We have not used TIDD funding for it because we've had capital outlay. It would be up to the TIDD board if it was appropriate to move in that direction.

Vice Chair Gandara said Mandy and I meet once a month to discuss downtown issues and concerns. There are a few groups meeting and giving us guidance on what priorities should be. We passed a resolution regarding the 2 hour parking. We've hired a consultant to look at parking in general. The support has been there from Council for the Amador property. There was an agreement that they would raise money. I would like to continue to look at and explore if the TIDD funding could be a source of revenue for the foundation but I think we need to look very closely at whether it's fair to ask the foundation to change their scope. We have some ideas of encouraging a virtual tour of the Amador using their history and updating their website. After the projects are done, what is the money that we will have available?

William Blanchard said the money left over would be the ending balances, about \$2.5 million that we're still going to transfer to pay back the loan from the city.

Vice Chair Gandara asked are there discussions with Economic Development about future GRT as we are no longer receiving the state shared portion and what the possibility of future funding would look like?

Leeann DeMouche, Chief Budget Officer said we are still working with the state to see what these numbers are going to look like. Once we get the business activity for March that should be coming in this Friday, we will have a much better idea of what our GRT is going to look like for at least the next 6 months. Dr. Pallares and I have been working on that and that would include the TIDD revenue as well because it is the same GRT as the rest of the city.

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Vice Chair Gandara asked if we start these projects and don't have the money to pay off the bond, would we stop those projects or do we have enough to continue on?

Leeann DeMouche said because we use sponge bonds, the TIDD had the money to pay the bond off so the TIDD has no debt right now. The revenue will continue. As the city grows and the downtown comes back on, I expect the GRT to go up.

Board Member Sorg asked do we have over \$1 million sitting in the bank that is not approved to be spent on anything?

William Blanchard said that is correct.

Board Member Sorg asked why couldn't we take a small bond and sell it through the New Mexico Finance Authority to get funding right away to do the renovation of the Amador Hotel for future TIDD revenues?

Leeann DeMouche said I need to work with our treasurer Karin Byrum to see if we possibly can do that. I know that we were doing those on the sponge bonds and we actually were having this conversation on Friday. The state statute that formed the TIDD along with our ordinance says that we can go out for bonding for around \$8 million.

Board Member Sorg asked so there is a limit on what we can bond on this TIDD?

Leeann DeMouche said yes sir but we will need to get back to you on that information. We are also looking at transferring to fund 4270, which has no restrictions on it, to use those funds.

David Maestas, Interim City Manager said we brought forward a facilities bond to council for authorization for funding specifically for the Amador. We recommended and council approved that we would hold off on that for now. We still have the ability within that bond at some point to come back to council for authorization for that amount.

Chair Miyagishima said I want to have a work session on the Amador Hotel.

Board Member Bencomo asked that's not paid parking, right?

Chair Miyagishima said it's free right now but council voted to eventually have a charge for paid parking.

Board Member Bencomo asked is that part of this presentation today?

Chair Miyagishima said it will be those meters you see in downtown El Paso.

Mandy Guss said the parking enforcement method that we're looking for is just for time parking at this point. We have a long term study that has been done for

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parking. Phase I is time limited, phase II is paid, and phase III would be the parking garage. That's in the process of being updated now, but for now it's time limited parking for on street parking. It would be two hour time limits.

Board Member Bencomo asked what are the considerations for folks who work downtown?

Mandy Guss said right now we have an RFP out for the enforcement method. Once we get that back, we'll have more on what options we'll have and what we need to do. All the public parking lots are not going to be time limited.

Board Member Bencomo asked will the big buses outside the courthouse get an exemption?

Mandy Guss said we have not made any determination on what exemptions would or would not be considered.

Board Member Bencomo asked will we be presented the enforcement plan at another TIDD meeting?

Mandy Guss said most likely it will come to city council to approve the agreement.

Councilor Johana Bencomo moved, seconded by Councilor Tessa Abeyta-Stuve, to Approve Resolution No. 20-002.

RESULT:	Carried
MOVER:	Councilor Johana Bencomo
SECONDER:	Councilor Tessa Abeyta-Stuve
AYES:	Mayor Ken Miyagishima, Councilor Kasandra Gandara, Councilor Gabe Vasquez, Councilor Gill Sorg, Councilor Yvonne Flores, Councilor Tessa Abeyta-Stuve, and Councilor Johana Bencomo

3. DISCUSSION ITEMS

3.1 FINANCIAL UPDATE.

Josh Saffell, Senior Accountant gave an overhead presentation.

Board Member Sorg asked is there any reason why we want to keep over \$1 million and not spend it all on a project?

Chair Miyagishima said we don't have any projects to spend it on.

David Dollahon, Assistant City Manager said you'll notice in the report that came in about the Amador Hotel from the foundation that we're doing the selective demolition now. That plan is under approval from the historic preservation division and then we'll start that project using state capital outlay but also stated by the foundation in their letter, they can't do the construction on the building until we have the historic significance report, which will probably be in the spring of 2021. So, we don't need the money for the foundation. We have the money for the report and demolition.

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Mandy Guss, Business Development Administrator said one of the projects we are going to talk about is Campo Street and it is likely that we will recommend moving into the next phase would be budgeted from the TIDD.

3.2 TIDD PROJECTS UPDATE.

Mandy Guss, Business Development Administrator gave an overhead presentation.

Board Member Vasquez asked on the bathroom and parking lot project, do you have a breakdown of what the percentage is on the cost?

Mandy Guss said I don't have that off the top of my head but I can get it to you all.

Board Member Vasquez said it seems like a pricey project for restrooms.

Mandy Guss said as we are building that restroom, we are hopeful to add some storage space for Parks & Rec to use.

Board Member Vasquez asked is the \$500,000 an estimate based on design or has that already gone out to bid?

Mandy Guss said the \$500,000 was an early estimate as we scoped out what the project would look like. As we get closer to the final design, the numbers will be more concrete.

David Maestas, Interim City Manager said along with the work in the parking lot we are looking at lighting improvements. It could also mean restructuring of the parking stalls.

Vice Chair Gandara said lighting has been an issue. Police get a lot of concerns from constituents. The parking lot was restriped. Are we moving the loading dock in the back?

Mandy Guss said we are going to make a clear access to the Rio Grande Theatre so a truck could come in and drop off the equipment as needed and removing the dumpster and making a dumpster enclosure. There has also been an increase in the amount of solid waste in that area so we're building it for growth.

Vice Chair Gandara asked could we use funding to for video in the downtown?

Mandy Guss said at this time that wasn't the scope of the project.

Chair Miyagishima said I think you're thinking about Veteran's Park, the \$300,000 that we didn't get from the legislature.

Vice Chair Gandara said I thought anytime there was additional funding that

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some of the video cameras for the downtown. Is it too late for this scope of work to include that?

David Maestas said I asked facilities staff to work on prioritizing each of the parking lots that the city owns downtown. We can add video surveillance for each of these parking lots that way as we have funding available we can start to address the security issues.

4. ADJOURNMENT

4.1 Councilor Yvonne Flores moved, seconded by Councilor Gabe Vasquez, to Adjourn at 2:03 p.m.

RESULT:	Carried
MOVER:	Councilor Yvonne Flores
SECONDER:	Councilor Gabe Vasquez
AYES:	Mayor Ken Miyagishima, Councilor Kasandra Gandara, Councilor Gabe Vasquez, Councilor Gill Sorg, Councilor Yvonne Flores, Councilor Tessa Abeyta-Stuve, and Councilor Johana Bencomo