

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
WEDNESDAY, APRIL 7, 2021, 11:00 AM
ATTENDED VIRTUALLY VIA ZOOM**

1. CALL TO ORDER

The meeting of the Economic Development Advisory Committee was called to order by Councilor Vigil Coppler, Chair, at 11:00 am on Wednesday, April 7, 2021 and was attended virtually.

2. ROLL CALL

MEMBERS PRESENT

Councilor JoAnn Vigil Coppler, Chair
Kate Kennedy
Ryan Gallagher
John Fiens
Ryan Cordova
Meghan McGarrity
Robert Lurcott
Johanna Nelson
Victoria Murphy

MEMBERS ABSENT

Melessia Coleman, Excused

OTHERS PRESENT

Rich Brown, Director, Department of Community Development
Janice Krish, Economic Development
Lauren Lucero, Asset Development
Sean Moody, Asset Development
Daniel Fernandez, Project Director, Midtown
Andrea Salazar, Assistant City Attorney
Elizabeth Martin, Stenographer

3. APPROVAL OF AGENDA

MOTION A motion was made by Mr. Lurcott, seconded by Ms. Kennedy, to approve the agenda as presented.

VOTE The motion passed on a roll call vote as follows:

Councilor Vigil Coppler, yes; Ms. Kennedy, yes; Mr. Gallagher, yes; Mr. Fiens, yes; Mr. Cordova, yes; Ms. McGarrity, yes; Mr. Lurcott, yes; Ms. Nelson, yes.

4. APPROVAL OF CONSENT AGENDA

None.

**5. APPROVAL OF MINUTES
MARCH 10, 2021**

MOTION A motion was made by Mr. Cordova, seconded by Ms. Kennedy, to approve the minutes as presented.

VOTE The motion passed on a roll call vote as follows:

Councilor Vigil Coppler, yes; Ms. Kennedy, yes; Mr. Gallagher, yes; Mr. Fiens, yes; Mr. Cordova, yes; Ms. McGarrity, yes; Mr. Lurcott, yes; Ms. Nelson, yes; Ms. Murphy, yes.

6. ACTION ITEMS: CONSENT

None.

7. ACTION ITEMS: DISCUSSION

None.

8. PRESENTATION

A. MIDTOWN PROGRESS REPORT: REFI/SOLICITATION NEXT STEPS

Mr. Fernandez said on March 31st we did a presentation and had a discussion with City Council on the Midtown Project. There is a memo in your packet that outlines the information. This is a pivotal moment for us in this project. The scope of work has changed substantially. We will make our second presentation to Council on land use and zoning on April 14th.

Mr. Fernandez presented a Power Point presentation.

Mr. Brown said this is where we are and what our next steps will be. He is in the process of getting a Project Manager for the zoning part of the project. That person will report to Public Works or the City Manager so they can make policy suggestions. We were selected to receive \$1 million in capital outlay funds and will use that to keep this process going. It will be used for zoning and infrastructure work.

Ms. McGarrity said as to the reuse of the buildings at Midtown, she worked with a group on the Fogelson Library building. There was a discussion about bringing a 21st Century Library to Fogelson and about building a new building for the library. Is it possible to further assess the building as to keeping it or not.

Mr. Fernandez said that assessing all the buildings is still a process that needs to happen. Fogelson is a priority. That committee may need to reconvene. He is working on a calendar with Rich on that process.

Mr. Brown said keep in mind that some of these buildings are legacy buildings. They may play a part in our strategy. Dealing with older buildings is an issue that all kinds of cities across the Country are dealing with. We do need to relook at the buildings.

Ms. McGarrity asked is a brownfield designation still in the mix for strategy.

Mr. Brown said it will be part of the process. We still need to do the environmental study to determine which parts are brownfield.

Ms. McGarrity asked if there was something in the mix as to the use of equipment and assets at Midtown.

Mr. Brown said the Arts and Culture Department is currently doing an assessment of the assets. Sam Burnett, the Property Manager, is working with them to complete that task.

Ms. Nelson asked regarding the Federal funding in the American Rescue Act and the Infrastructure Package, do you think this project will be in a position to use the funds in this fiscal year.

Mr. Brown said yes. When approved and distributed they will have a two year use. They can be part of a capital stack. We don't have a specific plan yet because we do not fully understand the funding mechanisms, but it will be an opportunity for us.

Mr. Cordova said Daniel talked about rezoning. What is the timeline for that in the calendar.

Mr. Fernandez said we are looking at 14 to 18 months for the project. We want to have zoning in place by the end of the year or January. We don't want to wait for zoning to be complete before we bring in partners for solicitations for development.

Mr. Brown said while we want to have economic development in whatever we bring to the table, we may start with housing. Economic strategy, expanding the use of buildings to expand economic uses are critical. We have a bond to pay and we are trying to increase the land value.

Mr. Fiens said it feels like having a monthly discussion about this in this Committee is going in the right direction. Continuing to have transparency is critical. The first thing that happened last week at Council was that some Councilors felt steam rolled. He would like to see everything be transparent at a high level with equity. There is a lot of distrust of Santa Fe government and a lack of confidence.

He thought Councilor Lindell hit the nail on the head. She asked if we have the bandwidth to deal with this at a staff level. That is a legitimate question. This is a huge project. He wonders what the reality is here. He is not advocating for this, but is starting to understand why some people are looking at selling as an option.

What he would like to see is the data, the ROI and the calendar. What do we need to spend to get to what value. You need to take the time to map out staff hours realistically from top to bottom. Make it practical. He encourages you to give us a fleshed out document at the next meeting.

Mr. Lurcott said his concern with the project is there really needs to be a flexible development plan in place which lays out what development parcels look like. He is also concerned about public engagement. He understands that there is a process now using UNM's help to begin public engagement again. He is interested in what that process looks like. There needs to be structures documents as a plan for those interested in development. He is curious what that plan will look like.

Mr. Fernandez said the zoning and land use plan has to go hand in hand with the development plan. The infrastructure plan will overlay that. Right now there are not even utilities available to all areas of the property. The infrastructure plan will also include where the roads will be. We will be presenting that process at Council in April.

Chair Vigil Coppler said this is a project in flux and will be ongoing for quite awhile. She encourages this Committee to pay close attention. The more knowledgeable you are the more informed comments and suggestions we can make to Councilors. She hopes we get additional information on cost and budgets. There was some disappointment from some Councilors as to no involvement from Council as to where we go from here. In her case, most of the comments she gets from constituents are that they hold Council accountable. Councilors have also expressed concern about having staff capacity to work through this project. Not in their knowledge as staff, but in the time they have to work on this.

Ms. McGarrity asked how does the Midtown Link relate to this. Will zoning requests go to the Planning Commission.

Mr. Brown said right now we are zoned as a residential zone. We need C-2 to get into the Midtown Link.

Mr. Fernandez said that is another thing that will be discussed on April 18th at

Council. We will go through the regular process on the zoning.

Ms. Salazar said we have to rezone in order to get to planning. We have to rezone the property in full in order to use the overlay link. There are benefits to that. The first task is rezoning. That is why having a Project Manager to do that is necessary.

Mr. Ryan asked if that person would take the recommendations to Council.

Ms. Salazar said she was not sure of the exact process. The idea is that person would go through the entire process as the point person.

Chair Vigil Coppler said the zoning is more general. When you get to land use planning it seems those should go to Council for approval. Council looks forward to the presentation on April 18th. The Committee should keep their eyes open as to what is going on so we can let staff know what we are thinking and what our concerns and ideas are.

Mr. Brown said we will give another update at the next EDAC meeting and at ongoing meetings.

Mr. Fiens asked what about money availability for other businesses.

Mr. Brown said the City received \$50 million. He did not know how that will be broken down into categories. Some will go to the 230 businesses who did not receive CARES Act money and are still struggling. Midtown will come from the Infrastructure Bill that is winding it's way through Congress. It is also unclear at this time which entity will distribute the funds.

9. PUBLIC COMMENT

None.

10. MATTERS FROM STAFF

Mr. Brown thanked Ms. Krish for doing a good job at her first meeting as Liaison for the Committee. We appreciate Ms. Martin being with us as well.

He said we need to say goodbye to Lauren Lucero. She is leaving us for a position in Los Alamos. This is her last meeting. She has done an amazing amount of work for us during the pandemic. We want to acknowledge that.

Hopefully at our next meeting we will be bringing a couple of LEDA expansion grants to you. Fabian has been working on those. There are signs of life in the City of

Santa Fe as to economic development.

11. MATTERS FROM THE COMMITTEE

Ms. Kennedy asked for an update on the new business license process. It is a very difficult process for getting a new license or renewing a license. She has received a lot of negative feedback from Chamber members. Please add it to the agenda for the next meeting as well.

Mr. Brown said we do have two staff and are bringing in two temporary staff to help. We have budget hearings next week and have added one additional permanent staff position as well. He apologizes for the struggle with the process and any harm that has brought to businesses. We are all struggling through the pandemic.

Ms. Kennedy said she appreciated Mr. Brown's efforts in clarifying and updating.

Chair Vigil Coppler said there are a lot of different types of users that are not PC users. Please look at that.

Mr. Brown said he did ask the IT folks to look at that issue. He has not received an answer back yet.

12. MATTERS FROM THE CHAIR

Chair Vigil Coppler said our regular meeting will be on May 12th. If anything important comes up before that we will schedule a special meeting.

Ms. Kennedy asked to have someone speak to the Committee at the next meeting about the new Legislation on alcohol sales and how special events will be impacted.

Chair Vigil Coppler said she and Rich will discuss that for the next meeting.

Chair Vigil Coppler thanked Lauren for her hard work and wished her all the best. We appreciate your service.

13. NEXT MEETING MAY 12, 2021

14. ADJOURN

There being no further business before the Board the meeting adjourned at 12:30 pm.

Councilor JoAnne Vigil Coppler, Chair

Elizabeth Martin, Stenographer