



# AGENDA

ECONOMIC DEVELOPMENT  
ADVISORY COMMITTEE  
OCTOBER 20, 2021 AT 11:00  
AM  
ATTEND VIRTUALLY

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## SPECIAL PROCEDURES FOR ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING

Attendance: In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings in excess of those permitted in the current Public Health Order, and the need to incorporate technology and practices to re-institute in-person meetings consistent with the limitations established by the Order, the Economic Development Advisory Committee meeting will be conducted virtually.

Viewing: Members of the public may join the Zoom meeting by internet or phone, as follows:

Internet: To join the Zoom meeting on the internet using a computer, laptop, smartphone, or tablet, use the following link: <https://santafenm-gov.zoom.us/j/86226300637?pwd=RnU2M1pBcjNzeFEvZWlYcS9DNERRUT09>

Passcode: 930604

Attendees should use the "Raise Hand" function to be recognized by the Chair to speak at the appropriate time.

Phone: To join the Zoom meeting using a phone, use the following phone numbers and Webinar ID: **US: 1 (346) 248-7799 - Webinar ID: 862 2630 0637 – Passcode: 930604**

Phone attendees should press \*9 to use the "Raise Hand" function to be recognized by the Chair to speak at the appropriate time.

The agenda and packet for the meeting will be posted at <https://santafe.primegov.com/public/portal>.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF CONSENT AGENDA**



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5. **APPROVAL OF MINUTES**

- a. September 8, 2021

6. **ACTION ITEMS: CONSENT**

- a. Request approval for Lease Agreement for Telecommunications Facilities at Buckman Booster Station No. 4 for Verizon Communications. (Terry Lease, Asset Development Manager: [tjlease@santafenm.gov](mailto:tjlease@santafenm.gov); Marcos Martinez, Assistant City Attorney: [mdmartinez@santafenm.gov](mailto:mdmartinez@santafenm.gov), 505-955-6502; Rich Brown, Director, Community & Economic Development: [rdbrown@santafenm.gov](mailto:rdbrown@santafenm.gov), 505-955-6625)
- b. Request approval for Lease Amendment No. 1 to Sandoval Parking Garage Antenna Site Lease for Verizon Communications. (Terry Lease, Asset Development Manager: [tjlease@santafenm.gov](mailto:tjlease@santafenm.gov); Marcos Martinez, Assistant City Attorney: [mdmartinez@santafenm.gov](mailto:mdmartinez@santafenm.gov), 505-955-6502; Rich Brown, Director, Community & Economic Development: [rdbrown@santafenm.gov](mailto:rdbrown@santafenm.gov), 505-955-6625)

7. **ACTION ITEMS: DISCUSSION**

8. **PRESENTATION**

- a. New Mexico Main Street accepts two (2) Santa Fe projects for new Urban Neighborhood Commercial Corridor (UNCC) initiative:
  - a. Airport Road District (Miguel Angel Acosta, Director, EarthCare Santa Fe: [macosta.csf@gmail.com](mailto:macosta.csf@gmail.com))
  - b. Siler/Rufina Road District (Zane Fischer, President, Make Santa Fe: [zfischer@gmail.com](mailto:zfischer@gmail.com))
- b. Midtown Development Progress Report and Overview of September and October 2021 Activities. (Rich Brown, Director, Community & Economic Development Department: [rdbrown@santafenm.gov](mailto:rdbrown@santafenm.gov), 505-955-6625; Daniel Hernandez, Principal Projecto, Midtown Redevelopment Project Manager: [daniel@proyecto.is](mailto:daniel@proyecto.is))

9. **PUBLIC COMMENT**



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10. **MATTERS FROM STAFF**
11. **MATTERS FROM THE COMMITTEE**
12. **MATTERS FROM THE CHAIR**
13. **NEXT MEETING: Wednesday, November 10, 2021**
14. **ADJOURN**

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE  
WEDNESDAY, SEPTEMBER 8, 2021, 11:00 AM  
ATTENDED VIRTUALLY**

**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, September 8, 2021 and was attended virtually.

**2. ROLL CALL**

**MEMBERS PRESENT**

Councilor JoAnn Vigil Coppler, Chair  
Ryan Cordova  
Meghan McGarrity  
Robert Lurcott  
Melissia Coleman  
John Fiens  
Ryan Gallagher  
(Vacancy)

**MEMBERS ABSENT**

Johanna Nelson, Excused  
Kate Kennedy, Excused

**OTHERS PRESENT**

Rich Brown, Director, Department of Community Development  
Kyra Ochoa, Director, Community Health and Safety Department  
Jason Kluck, Director, Land Use Department  
Noah Berke, Planning Director, Land Use Department  
Andrea Salazar, Assistant City Attorney  
Terry Lease, Asset Development Manager  
Celeste Valentine, Business Licensing Specialist  
Janice Krish, Economic Development  
Liz Camacho, Economic Development  
Jesse Guillen, City of Santa Fe  
Elizabeth Martin, Stenographer

**3. APPROVAL OF AGENDA**

**MOTION** A motion was made by Mr. Fiens, seconded by Ms. McGarrity, to approve the agenda as presented.

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

Chair Vigil Coppler, yes; Mr. Cordova, yes; Ms. McGarrity, yes; Ms. Coleman, yes; Mr. Fiens, yes; Mr. Gallagher, yes.

**4. APPROVAL OF CONSENT AGENDA**

None.

**5. APPROVAL OF MINUTES  
AUGUST 11, 2021**

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

Ms. McGarrity stated that her name was misspelled and possibly Ms. Coleman's.

Chair Vigil Coppler said that the minutes did not have to be amended for clerical errors.

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

Chair Vigil Coppler, yes; Mr. Cordova, yes; Ms. McGarrity, yes; Ms. Coleman, yes; Mr. Fiens, yes; Mr. Gallagher, yes, Mr. Lurcott, yes.

**6. PUBLIC COMMENT**

None.

**7. ACTION ITEMS: DISCUSSION**

**A. REQUEST TO PUBLISH NOTICE OF PUBLIC HEARING ON SEPTEMBER 29, 2021. AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE, CHAPTER 14 FCC 1987, TO ADDRESS ZONING ISSUES RELATED TO CANNABIS; AMENDING TABLE 14-6.1-1, TABLE OF PERMITTED USES, TO CLARIFY ZONING DISTRICTS FOR VARIOUS TYPES OF CANNABIS ESTABLISHMENTS, AND TO ADOPT OPERATING TIMES, DENSITY LIMITATIONS, AND A MINIMUM DISTANCE BETWEEN CANNABIS RETAIL ESTABLISHMENTS AND SCHOOLS OR DAYCARE CENTERS; AMENDING SUBSECTION 14-6.2(H), AGRICULTURAL USES, TO**

**ADDRESS CANNABIS PRODUCTION; ADDING A NEW SUBSECTION 14-6.2(I) TO ADOPT USE-SPECIFIC STANDARDS FOR CANNABIS ESTABLISHMENTS, INCLUDING OPERATING TIMES, DENSITY LIMITATIONS, AND A MINIMUM DISTANCE BETWEEN CANNABIS RETAIL ESTABLISHMENTS AND SCHOOLS OR DAYCARE CENTERS; AMENDING SUBSECTION 15-6.3(B)(2) TO PROHIBIT COMMERCIAL CANNABIS ESTABLISHMENTS AS ACCESSORY USES OR STRUCTURES ON RESIDENTIALLY ZONED PROPERTY; AMENDING SUBSECTION 14-6.3(D)(2) TO PROHIBIT THE CONDUCT OF A CANNABIS ESTABLISHMENT AS A HOME OCCUPATION; AMENDING SECTION 14-12.1 TO ADD DEFINITIONS FOR VARIOUS TYPES OF CANNABIS ESTABLISHMENTS; ESTABLISHING AN EFFECTIVE DATE; AND MAKING SUCH OTHER CHANGES AS ARE NECESSARY TO CARRY OUT THE PURPOSE OF THIS ORDINANCE.**

Chair Vigil Coppler stated that this item was taken off of the Public Works agenda last night. Does it need to come off of our agenda.

Mr. Brown said no. It is for discussion on this agenda today. There will be an overview and discussion of the topic as it will effect the City's economics for many years to come.

Mr. Berke presented a slide show entitled "Proposed Legislation to Address Zoning Issues Related to Commercial Cannabis Establishments in the City of Santa Fe."

Mr. Fiens thanked Chair Vigil Coppler for ensuring that this issue was brought before this Committee. The residents of New Mexico overwhelmingly approve of this industry. Fifteen states approved this and have recreational use in place prior to New Mexico. It is a good example of economic democracy. It is a shame that we did not move faster. The revenues would have helped our economy during COVID.

Mr. Fiens asked how many states did the policy subcommittee work with in their research of policies.

Mr. Berke said the Policy Subcommittee is made up of four Planning Commissioners and staff. They researched best practices from cities in the states that already have recreational use such as Denver, Chicago and cities in California. They looked at it through several lenses such as density. They also looked at Oregon and Colorado as a whole and what worked best for them in their state's framework. Portland, Los Angeles and Denver were looked at as to their municipality policies. One of the things discussed was what Santa Fe County is doing as well as Las Cruces. Other lenses that were looked through were security practices and health and safety and what problems presented themselves when establishments were too close

together.

Mr. Fiens said excellent. We should always endeavor to take a good deep look at what others are doing. He would also like an executive summary on the home businesses portion of this.

Mr. Berke said home operators are residentially zoned. The Committee felt we should not allow this. The County felt the same. The State of New Mexico allows six plants per person or twelve plants pre household for personnel use.

Mr. Fiens asked if someone could make the product, such as cannabis candy, and take it to a confectionary to sell.

Mr. Berke said no. That is still running a home based business and it is still manufacturing.

Mr. Fiens thanked Mr. Berke for clarifying that piece. This was the will of the people. We dilly-dallied around with this and he hopes we don't leave the consumption piece on the table. We can look to the use of tobacco and alcohol for ideas. He hopes we will send a strong message to the community sooner than later. Santa Fe is the City Different. That is the bigger issue. Take Denver, it is the Disney World of weed. Seattle is a gem of a city and is much more restrained. There is a stark contrast. He is talking about crass commercialization. He doesn't want to see cannabis stores in the historic district. A lot of people see cannabis stores as a way to make money downtown. We want it to be free and open and take advantage of this, but we want to preserve the historic district.

Mr. Berke said the Policy Subcommittee did talk about downtown. Cannabis stores will not be allowed on Canyon Road due to zoning. The density was looked at very carefully. Ultimately it was decided to space out the sites by four hundred to six hundred feet. The blocks downtown are short so stores will be four to five blocks apart. It is a valid concern. The H Board is tasked with this so they will maintain the historic culture downtown.

Mr. Fiens said that is an encouraging answer, but he is nervous. This is an exciting time. We are going to make a lot of money. He wants it to be with tremendous respect to downtown and the historic district.

Ms. McGarrity said regarding the manufacturing section, do you have any sense if our existing workforce has the skills to move into this.

Mr. Brown said from our standpoint we think once the Legislation has been approved for the City we will have to invest in workforce development with producers. There will need to be a public/private partnership on workforce training. The City and County will need to put some funding on the table for that.

Ms. McGarrity said our current agriculture program participants are growing vegetables in the City. We are interested in being part of that plan. We want to have trained and safe workers.

Mr. Kluck said he appreciated Mr. Fiens insight on this. He is thinking much along the same lines. The State choose to adopt more of the California model. We may want to be more constrained. He wishes the State had adopted more of the Seattle model.

Regarding the proliferation downtown, the Subcommittee looked carefully and there was a lot of debate about it. Ultimately they decided on four hundred feet separation. The advantage of GRT dollars generated downtown was considered as was the balancing act needed with the impact of the cannabis industry, cultural issues and crime and safety. The measurements of the four hundred feet is taken door to door.

The cannabis industry is alive and well in Santa Fe. There are currently twenty nine establishments in Santa Fe. Twenty five of them are in the City limits. Sixteen on those have been approved in the last year. They are currently involved in medical use. The framework for medical use is very well established.

Ms. Krish said we are in initial discussions with the Education Center in Albuquerque who have courses available around this industry. We talked to the Santa Fe Community College as well regarding offering classes. The foundation is in place for this industry.

Chair Vigil Coppler asked Mr. Kluck about the map of the door to door availability.

Mr. Kluck said he is happy to share it.

Ms. Salazar said she can share the link to the vector map as well.

Chair Vigil Coppler asked Mr. Kluck to share the map on screen.

Chair Vigil Coppler asked where the largest area of establishments was.

Mr. Kluck said the area of Cordova and St. Francis. They will be grandfathered in.

Ms. Salazar said there are medicinal shops that exist. They will be the first to get their licenses.

Mr. Brown said ten new entities have recently applied.

Chair Vigil Coppler asked Ms. Krish to make sure the Committee members

received the map.

Mr. Lurcott said this map deals with density, but not how many more facilities we should allow in the City. The magnitude of availability is huge. Is a map available that shows how many more could be allowed.

Mr. Kluck asked Mr. Berke to bring up the zoning map.

Mr. Lurcott asked how many more places could have the potential for this.

Mr. Berke said any answer to that would be very subjective. The City has not proposed any limitations on licenses and there is no will do to so. There is a density limitation. The Railyard is a bonus capital area so there could be one every four hundred feet in the brown and red areas on the map.

Mr. Lurcott said he is more interested in the adjoining areas such as school and residential areas. He thinks issues will occur there.

Mr. Berke said the State says establishments must be three hundred feet from schools and day cares. They cannot be in residential areas, but there is no buffer area between them.

Mr. Lurcott said three hundred feet is not much.

Ms. Ochoa said in the fall when we knew this was coming up before the State Legislature, we created a report about how funds could be spent in the City. Also we did a road map for City staff about what the Department could do and when. She sent that to you. As you can see in the report the poll was done with three hundred ninety seven City voters, fifteen City staff and the Municipal Drug Task Force who had previously weighed in. The common themes and needs were that economic development is a priority, bring back jobs, housing emerged and accessible and affordable places for recovery, substance use treatment, mental health, the Public Safety alternative response unit and a significant amount said that the revenues should go to the General Fund and the Council should decide where a significant portion of the revenues would be used. The Municipal Drug Task Force did extensive interviews of people involved in all facets of substance abuse care and usage. They recommended that revenues be used for local services and support, support for recreational services and equipment for youth and community re-entry programs for those coming out of jail. Police policies around response and training of officers has happened. The general thought was that the work load would be easier, not harder after the Legislation. Lessons learned were that there is a strong desire for community engagement around how the revenue is to be used. Transparency around how the revenue is tracked is very important and how it fits into the City of Santa Fe overall economic development and caution. We will have a plan in place by January or February. We may see a lot of fluxuation.

Mr. Fiens said Ms. Ochoa, we may benefit a lot by coming in later in the game. Anti Freedom entities are very good at capitalizing on issues. There may be a focus out there to capitalize on Santa Fe's missteps. We need to be very PR conscious. He would like to see PSAs go out to the community and others. He hopes someone will work with Mr. Randall to train hospitality folks regarding visitors going overboard.

Ms. Ochoa said that is a great comment. Community Services houses the Youth and Family Commission. There is a strong desire to do prevention messaging as well as around other issues.

Mr. Brown said in our conversations, Chief Padilla did an address about safety around alcohol, cannabis and drugs. We will circle back to this Committee about these issues. There will be people crossing our borders to participate here.

Chair Vigil Coppler thanked everyone for the information. She agrees that this needs to come back to this Committee. It will be ongoing for a long time. How the revenue is handled for this will be important. Keep us abreast of the issues.

Mr. Brown said we hosted a discussion session about the cannabis industry. Ninety people attended and twenty percent were interested in starting a business. It is important for them to know how to start, about capital and regulations. We will be doing a training on this so people interested in starting a business will understand how to run a cannabis business within the regulations.

## **B. REQUEST APPROVAL FOR RESOLUTION FOR PUBLIC NOTICE OF SALE, LAS ESTRELLAS LAND PARCEL**

Chair Vigil Coppler said this is not new to the Committee. What is new is how we sell the property. Ms. Salazar will read this Resolution into the record at tonight's Council meeting. There is a lot of interest in this in the Santa Fe builders community. They were not able to qualify. She felt the legislation needed to be rewritten to allow local builders to participate. This Resolution intends to help local builders and those associated with them. She does not know if it will be successful, but she would like to keep the income within our community. If it is purchased by out of state builders the funds go to the other state's economy. If anyone has suggestions let them be known as to keeping the income here for our economy.

Mr. Lease stated that he is in his first thirty days in this position. He may not have all the answers to questions, but he will defer to Ms. Salazar and Mr. Brown or get back to the Committee with the answers.

Mr. Lease gave the background of this property and stated that it is perfect for a developer. Hopefully they will be local.

The Resolution gives local preference to local builders. After it is approved staff will develop a process with local preference.

Chair Vigil Coppler said this will go through the Committee process as well.

Mr. Lease said after the Committee process it will come before the Governing Body for approval.

Mr. Fiens said this is worth the effort. He supports this Resolution. Sometimes the best people are here. When we first discussed this the City was on the march to hoc assets. We know about the attractiveness of our State. We can make a few million bucks for the City, but what you can never get back is land. We need to sell it and be done with it is not the spirit we want. The land could become much more valuable to us.

Chair Vigil Coppler said as a City Councilor, she is not in a rush to sell this land. It was on a very fast track. She wanted to step back and look at it. She does not think it should be fast tracked.

Ms. Salazar stated that the agreement was always to create a tax base. As a City we are not in a great place to be a developer or run an HOA. That is why we want to develop a master plan. It is hard for the City to maintain this land.

Chair Vigil Coppler said it is important to understand that we have to sell to create a tax base, but if we can do this development with local builders it keeps the tax and jobs here. She thinks that is important. As a realtor, she has been involved in selling to builders and developers from other states. It does happen. That is why she has such an interest in the property helping the local economy. This Resolution is not perfect and who knows where it will go. She wanted local builders to know they were supported.

## **8. PRESENTATION**

### **A. BUSINESS LICENSING (NEW AND RENEWALS) UPDATE**

Mr. Brown said we have some stats to share with you and he wanted to introduce Celeste Valentine to the Committee. She is on our business licenses team and is working closely with Vince Daniels to help us in creating a better pathway.

Ms. Valentine said she has worked with the City for fifteen years. She joined Mr. Brown's team last September and she loves it.

Chair Vigil Coppler thanked Ms. Valentine for her work on this.

Mr. Brown stated that as of this year we processed 4,269 license renewals. Last year, in the same time period, we processed 6,000. We think a lot of those were new businesses. We also processed 798 new licenses. Ten of those were for medical cannabis businesses who will pivot to recreational cannabis. We renewed 156 licenses in July and 188 in August. There has been an uptick in renewals. Businesses are starting to come back to life. During the pandemic a lot of small businesses moved from store fronts to spaces in their homes. A lot of those are coming back.

Ms. Valentine said she is working on the customer service experience. We went live last December. It has settled down now. We are at monthly renewals now rather than all of them at the end of the year. We have had 51 busker/street performers come in as well. The large events keep us busy with business licenses for the events. We have about 26 stationary cart vendors and 7 who can go anywhere in the City to sell.

We have created a packet in English and Spanish with the steps for licensing. She can get from one to ten business licenses out in a day. The biggest complaints come from waiting for inspections. We are working as a team to get it done.

Chair Vigil Coppler said it is good to hear this. Thank you for your work and please pass on our thank you to the other employees working on this with you.

Mr. Fiens said when he worked at the City Ms. Valentine was the best and most reliable employee. It sounds like you are fast tracking this to be a real asset. Thank you.

Chair Vigil Coppler said for online renewals, do we have to renew through IOS.

Mr. Brown said as we speak, Tyler Consultants are working on a transfer to all platforms that will work as an open platform system. We are in the process of migration.

Ms. Valentine said she also figured out a process so that you don't have to create an account to renew online.

## **9. MATTERS FROM STAFF**

Mr. Brown stated that he had a couple of updates. He heard this morning that Santa Fe was voted number two by *Trails and Leisure* magazine. Charleston was voted number one. That will bring in tourism for us. He hopes by the next meeting on October 13<sup>th</sup> he can bring in the team working on Federal ARPA funds. We will have an information session on that. We are in the midst of interviewing for two open positions. The Midtown Project Administrator for zoning and the Economic Development Associate. We hope to have them here to introduce them to you at the October meeting. Jessica Sandoval, our Administrative person, retired from the City after twenty

four years. We are hoping to hire a person soon and introduce them to you at the October meeting.

As to information from the Film Office, according to them a billion dollar production company is interested in our state. We have a meeting next week. The Film Office went to Los Angeles/Hollywood. There will be an update at our next meeting.

Chair Vigil Coppler reminded Mr. Brown that the next meeting date was changed to October 20<sup>th</sup>.

Mr. Brown said you are correct. We will have an update at that meeting.

Ms. Krish said on September 22<sup>nd</sup> and 23<sup>rd</sup> there will be Midtown sessions in person and on Zoom. They are posted on our Facebook page.

Ms. Camacho said it is also on the City website under Midtown. There will also be some events in October and November that are still being formulated.

Chair Vigil Coppler reminded them that not everyone gets on Facebook for Midtown news.

Mr. Brown added that the consultants are also working with community partners and small community based organizations.

**10. MATTERS FROM THE COMMITTEE**

None.

**11. MATTERS FROM THE CHAIR**

None.

**12. NEXT MEETING**

October 20, 2021

**13. ADJOURN**

There being no further business before the Committee the meeting adjourned at 1:00 pm.

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Councilor JoAnn Vigil Coppler, Chair

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Elizabeth Martin, Stenographer

# A Creative Innovation District



## *New Mexico Mainstreet Urban Corridor Award*

The Siler Rufina Nexus is a creative innovation district in central Santa Fe that celebrates and cultivates artists, performers, craftspeople, tradespeople, makers and innovators of all kinds, and the organizations, businesses and actions that promote a healthy, vibrant community.

# HISTORY

- Collaborative Marketing funding through City of Santa Fe Arts Commission
- Stakeholders assembled
- Branding Package created
- Marketing Plan Done
- Website, Social Media Profiles Built
- Advertisement and Rack Cards Created
- History Signage Project Initiated

*Explore Creative Innovation in the Heart of Santa Fe*

# Current Active Partners

Make Santa Fe

Wise Fool

Food Depot

Teatro Paraguas

Kitchen Angels

City of Santa Fe OED

Siler Yard

Iron to Live With

Homewise

Landfall Press

Meow Wolf

Santa Fe Housing Action Coalition

Java Joe's

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# Neighborhood Vibe















# MainStreet Urban Corridor Goals

- Revitalize Stakeholders
- Create Sustainable Structure
- Streetscape Improvements
- Recognizable landmarks
- Business / Org Awareness



# Boundary





**PODER FAMILIAR**

- **Explore sus deseos para sus hijos, su familia, y su comunidad**
  - **Aprendan cómo manifestar esos deseos**

**Jueves 7 de Abril, 6:00 p.m.-8:00 p.m.: INTRODUCCIÓN A PODER**

**Sábado 16 de Abril, 10:00 a.m.-3:00 p.m.: FORTALEZAS DE LA FAMILIA**

**Sábado 30 de Abril, 10:00 a.m. - 3:00 p.m.: RECURSOS Y REDES**

**Sábado 14 de Mayo, 10:00 a.m. - 3:00 p.m.: TOMANDO EL LIDERAZGO**

**Jueves 19 de Mayo, 6:00 p.m. - 8:00 p.m.: CLAUSURA**

- **Todas las sesiones se ofrecerán en español**

- **Habrà cuidado de niños**

- **Mínimo un adulto y un joven por familia deben estar presentes en todas las sesiones.**

Para más información o para reservar su lugar llame a

Miguel Angel Acosta [macosta.csf@gmail.com](mailto:macosta.csf@gmail.com)



























# Build Participation Capacity

- Business Community:
  - Surveyed Businesses
  - Agreement to restart Airport Rd Merchants Association
- Residential Community:
  - Educate Public about “Why”
  - Coffee Table Meetings
  - House Meetings
  - Larger Public Meetings



# Residential Outreach





















Three Initial Questions  
about their  
neighborhood:

1. What do you like?
2. What would you change?
3. What is the greatest challenge?

## Southwest Area Planning Initiative

Name: \_\_\_\_\_ Home Phone: \_\_\_\_\_ # of Children: \_\_\_\_\_  
Address: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ # of Grandchildren: \_\_\_\_\_  
Sector: \_\_\_\_\_ E-mail: \_\_\_\_\_ Gender: \_\_\_\_\_  
Preferred Language: \_\_\_\_\_ Marital Status: \_\_\_\_\_

Areas of Interest or Concern  
(please circle all that apply):

- |   |  |  |
|---|--|--|
|  Parks                     |  Community Safety       |  Healthy Food Options       |
|  Recreation                |  Transportation         |  Health Care                |
|  Housing                   |  Small Business         |  Elder Care                 |
|  Neighborhood Association |  Merchants Association |  Child Care                |
|  Community Gardens       |  Education            |  Children and Youth       |
|  Arts and Culture        |  Job Training         |  Safe Streets and Traffic |
|  Wellness                |  Internet Access      |  |

Further Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Elementary and Middle School Youth



# High School Youth



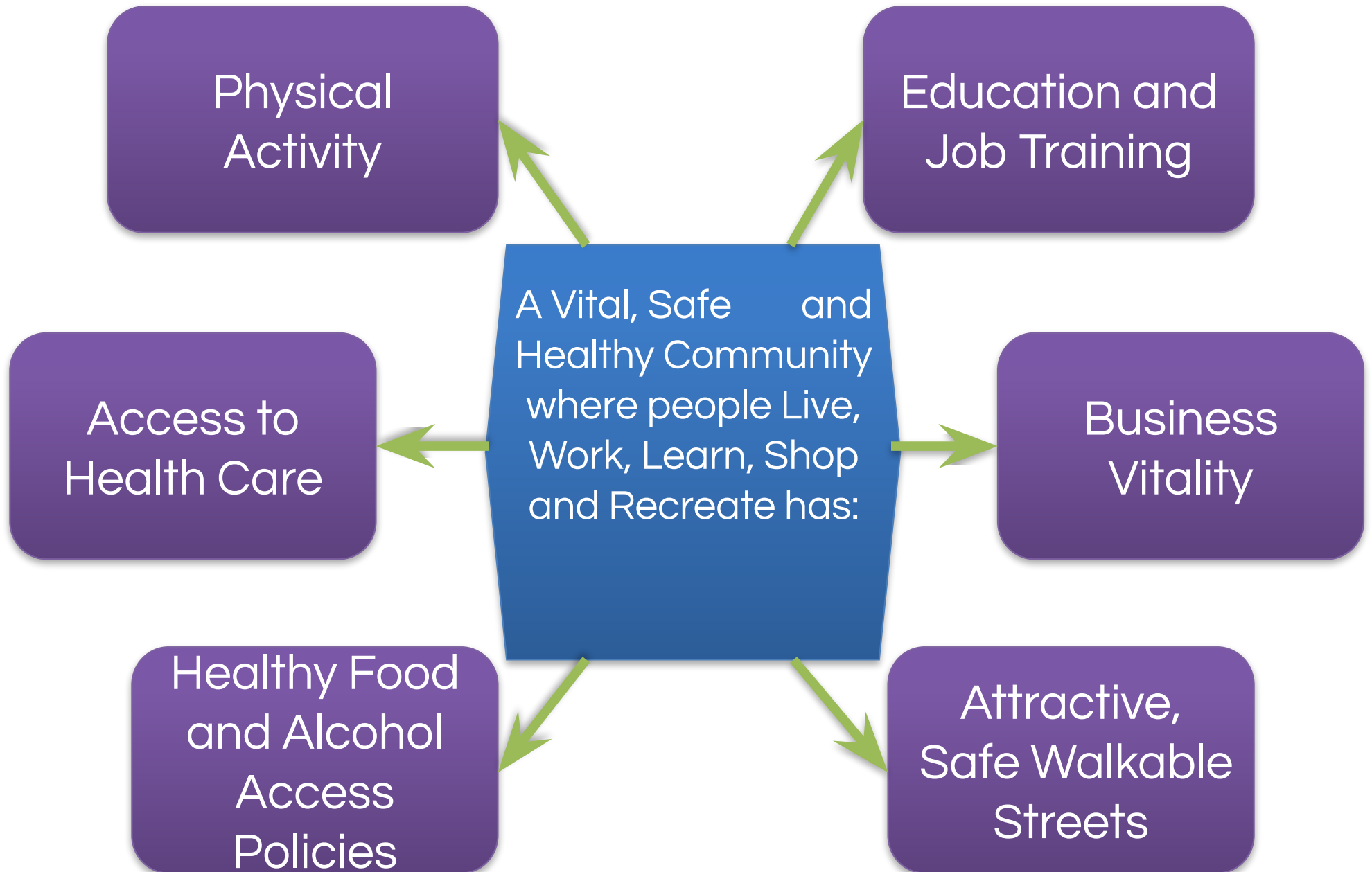
# Moms



# Familias



# The Vision





# MIDTOWN

## SANTA FE

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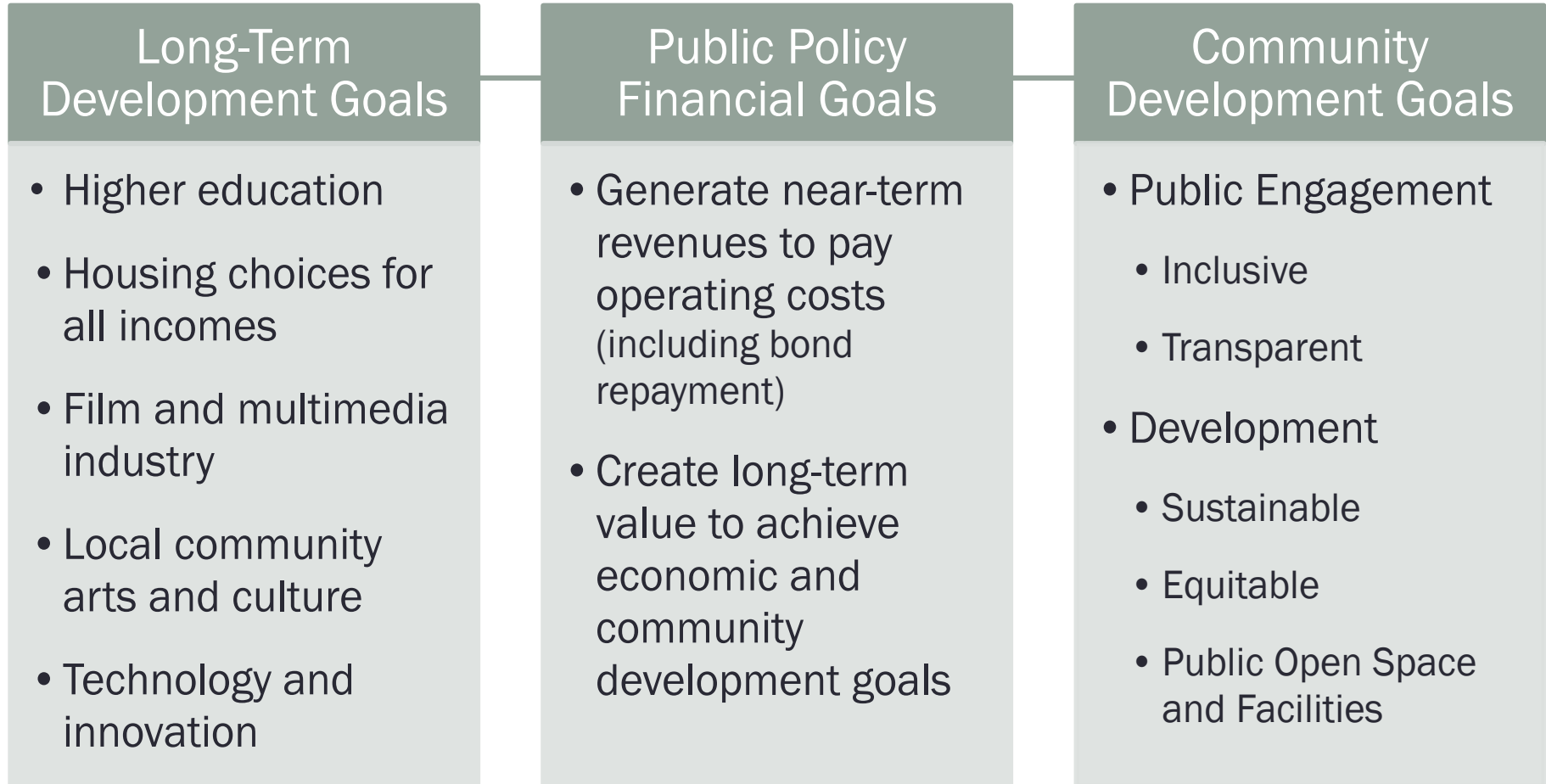


# NINE-STEP ACTION PLANS

1. City As Master Developer (Cancel RFEI Solicitation) ✓
2. Rezone Site (Development Framework Plan)
3. Plan for Infrastructure
4. Prepare Site and Buildings for Reuse and Redevelopment
5. Reuse Existing Buildings for Community Purposes
6. Promote Garson Studies Complex
7. Identify Parcels for Mixed-Income and Affordable Housing Development
8. Access and Establish a Public Funding Mechanism
9. **Engage the Public for Development Planning**

# Midtown Santa Fe: Goal Areas

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Based on the Midtown Planning Guidelines approved by the Governing Body in 2018

# Predevelopment Planning Phases

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...standard practices in large scale public private development

## **CONCEPT PHASE: *CREATE A VISION (get to know the site)***

- Agree on shared vision and set of goals
- Develop conceptual ideas for the site

## **PLANNING PHASE: *CREATE A PLAN (based on the Concept Phase)***

- Regulate land uses and a development framework
- Establish a community development plan to ensure community and public policy objectives

## **IMPLEMENTATION PHASE *(regulated development based on approved plans)***

- Develop projects with mission-oriented developers that can achieve public goals.
- Create a structure that provides for ongoing public planning and programming

# Where are we in the Planning Phase?



# City's Role as the Steward of Midtown

## The City is not the developer.

The City is leading a team of planning and public engagement consultants to create two inter-connected plans that will be combined to create the Midtown Redevelopment Plan.

- 1. DEVELOPMENT FRAMEWORK PLAN:**  
lays out land uses and infrastructure framework to enable future development and investment.
- 2. COMMUNITY DEVELOPMENT PLAN:**  
identifies community goals and benefits that will be delivered as development occurs.

**These inter-connected plans will guide the City and allow for- and non-profit developers to implement development**

# Midtown planning

## Two elements – One collaborative approach

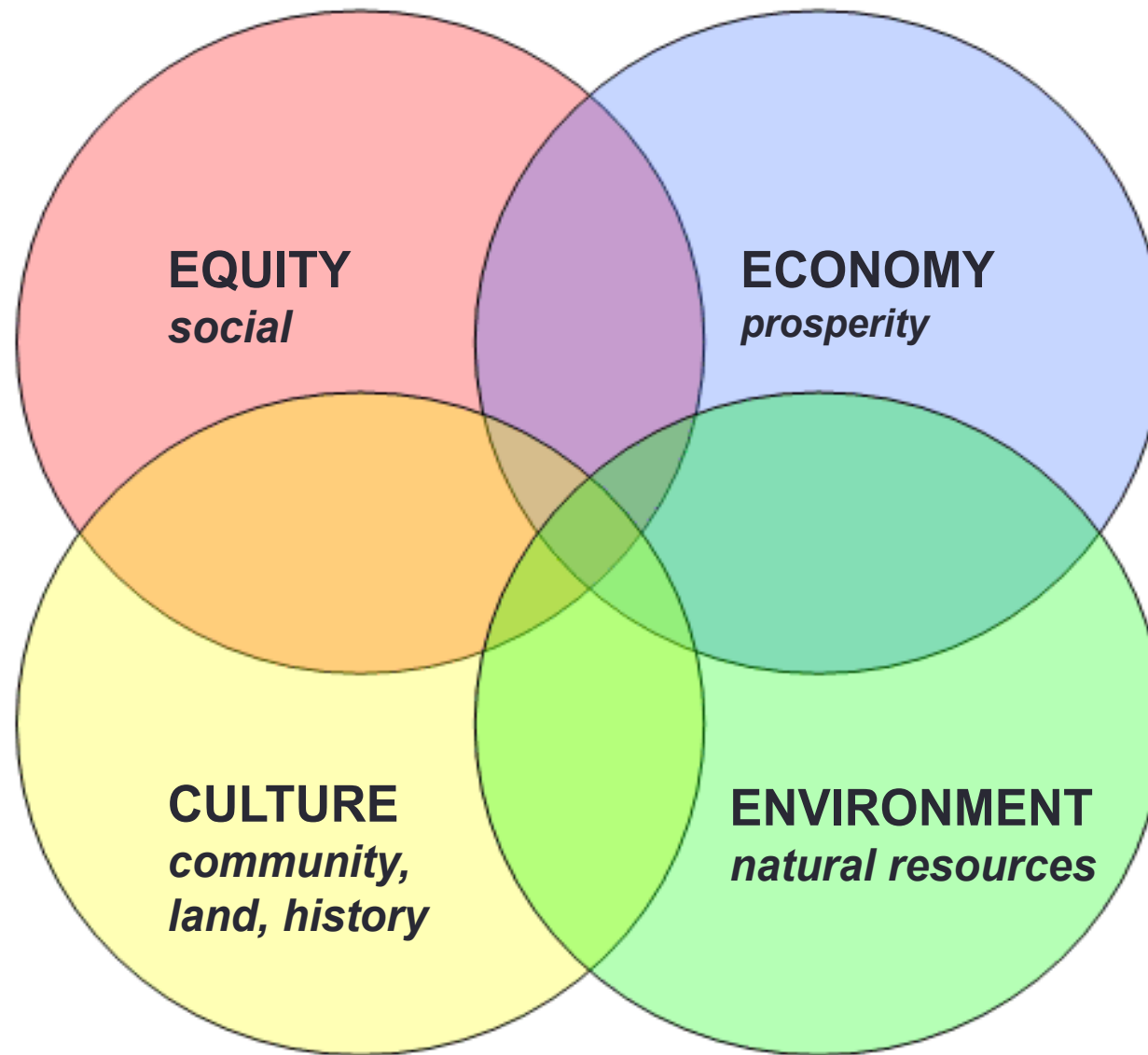
### DEVELOPMENT FRAMEWORK PLAN

- **Systems oriented** to guide land and infrastructure
- Enables the type of development that communities want and envision
- Recognizes and respects land with site sustainability practices
- Includes connected streets, infrastructure, open space, water management systems
- Specifies allowable and not-allowable land uses

### COMMUNITY DEVELOPMENT PLAN

- **Policy oriented** to achieve public goals
- Specifies what developers deliver
- Includes community objectives, such as housing affordability, job creation and access, green building, community arts, public programming, land acknowledgement
- Addresses impacts of development on surrounding neighborhood and city

# Midtown Planning Sessions



**Building on the public's goals for an equitable and sustainable Midtown**

# July 2021 Listening Sessions Feedback

## Equity – Community Development

- Housing, Access
- Public + Community Uses
- Build/Strengthen Local
- Capacity + Communities



# July 2021 Listening Sessions Feedback

## Environment – Land Development

- Green Buildings/  
Sustainable Infrastructure
- Smart Growth +  
Connectivity
- Stormwater Management
- Development
- Community Design



# July 2021 Listening Sessions Feedback

## Economy – Economic Development

- Job Creation + Access
- Job Training + Career Education
- Future Planning





# September Planning Sessions Feedback

## Sustainability + Health

### Enabling Sustainable Design

- **LEED ND** = Leadership in Energy and Environmental Design for Neighborhood Design
- Sustainable design certification program
- Use LEED ND principles to guide framework designs to allow for certification if pursued

LEED <sup>®</sup> FOR NEIGHBORHOOD DEVELOPMENT		110 TOTAL POINTS POSSIBLE
<b>SMART LOCATION &amp; LINKAGE</b>	27 POSSIBLE POINTS	
PREREQ 1	Smart Location	REQ
PREREQ 2	Imperiled Species and Ecological Communities	REQ
PREREQ 3	Wetland and Water Body Conservation	REQ
PREREQ 4	Agricultural Land Conservation	REQ
PREREQ 5	Floodplain Avoidance	REQ
CREDIT 1	Preferred Locations	●●●●●●●●●●
CREDIT 2	Brownfield Redevelopment	●●
CREDIT 3	Locations w/ Reduced Automobile Dependence	●●●●●●●●
CREDIT 4	Bicycle Network and Storage	●
CREDIT 5	Housing and Jobs Proximity	●●●
CREDIT 6	Steep Slope Protection	●
CREDIT 7	Site Design for Habitat/Wetland & Water Body Conservation	●
CREDIT 8	Restoration of Habitat/Wetlands and Water Bodies	●
CREDIT 9	Long-Term Growth Mgmt. of Habitat/Wetlands & Water Bodies	●
<b>NEIGHBORHOOD PATTERN &amp; DESIGN</b>	44 POSSIBLE POINTS	
PREREQ 1	Walkable Streets	REQ
PREREQ 2	Compact Development	REQ
PREREQ 3	Connected and Open Community	REQ
CREDIT 1	Walkable Streets	●●●●●●●●●●
CREDIT 2	Compact Development	●●●●●●●●
CREDIT 3	Mixed-Use Neighborhood Centers	●●●●
CREDIT 4	Mixed-Income Diverse Communities	●●●●●●●●
CREDIT 5	Reduced Parking Footprint	●●●●
CREDIT 6	Street Network	●●●
CREDIT 7	Transit Facilities	●●
CREDIT 8	Transportation Demand Management	●●
CREDIT 9	Access to Civic and Public Spaces	●●
CREDIT 10	Access to Recreation Facilities	●●
CREDIT 11	Visibility and Universal Design	●●
CREDIT 12	Community Outreach and Involvement	●●
CREDIT 13	Local Food Production	●●
CREDIT 14	Tree-Plant and Shaded Streets	●●●
CREDIT 15	Neighborhood Schools	●●
<b>GREEN INFRASTRUCTURE &amp; BUILDINGS</b>	29 POSSIBLE POINTS	
PREREQ 1	Certified Green Building	REQ
PREREQ 2	Maximum Building Energy Efficiency	REQ
PREREQ 3	Maximum Building Water Efficiency	REQ
PREREQ 4	Construction Activity Pollution Prevention	REQ
CREDIT 1	Certified Green Buildings	●●●●●
CREDIT 2	Building Energy Efficiency	●●●
CREDIT 3	Building Water Efficiency	●
CREDIT 4	Water-Efficient Landscaping	●
CREDIT 5	Existing Building Use	●
CREDIT 6	Historic Resource Preservation and Adaptive Reuse	●
CREDIT 7	Minimized Site Disturbance in Design and Construction	●
CREDIT 8	Stormwater Management	●●●●
CREDIT 9	Heat Island Reduction	●
CREDIT 10	Solar Orientation	●
CREDIT 11	On-Site Renewable Energy Sources	●●●
CREDIT 12	District Heating and Cooling	●●
CREDIT 13	Infrastructure Energy Efficiency	●
CREDIT 14	Wastewater Management	●●
CREDIT 15	Recycled Content in Infrastructure	●
CREDIT 16	Solid Waste Management Infrastructure	●
CREDIT 17	Light Pollution Reduction	●
<b>INNOVATION &amp; DESIGN PROCESS</b>	6 POSSIBLE POINTS	
CREDIT 1	Innovation and Exemplary Performance	●●●●●
CREDIT 2	LEED Accredited Professional	●
<b>REGIONAL PRIORITY CREDIT</b>	4 POSSIBLE POINTS	
CREDIT 1	Regional Priority	●●●●

40-49 POINTS: CERTIFIED 50-59 POINTS: SILVER 60-79 POINTS: BRONZE 80+ POINTS: PLATINUM  
FOR MORE INFORMATION SEE THE LEED REFERENCE GUIDE FOR GREEN NEIGHBORHOOD DEVELOPMENT.

# September Planning Sessions Feedback

How can Midtown work as part of a district?

## Midtown:

1. In Santa Fe
2. In The Midtown LINC
3. And Adjacent Neighborhoods
4. And Adjacent properties



# September Planning Sessions Feedback

## Midtown LINC

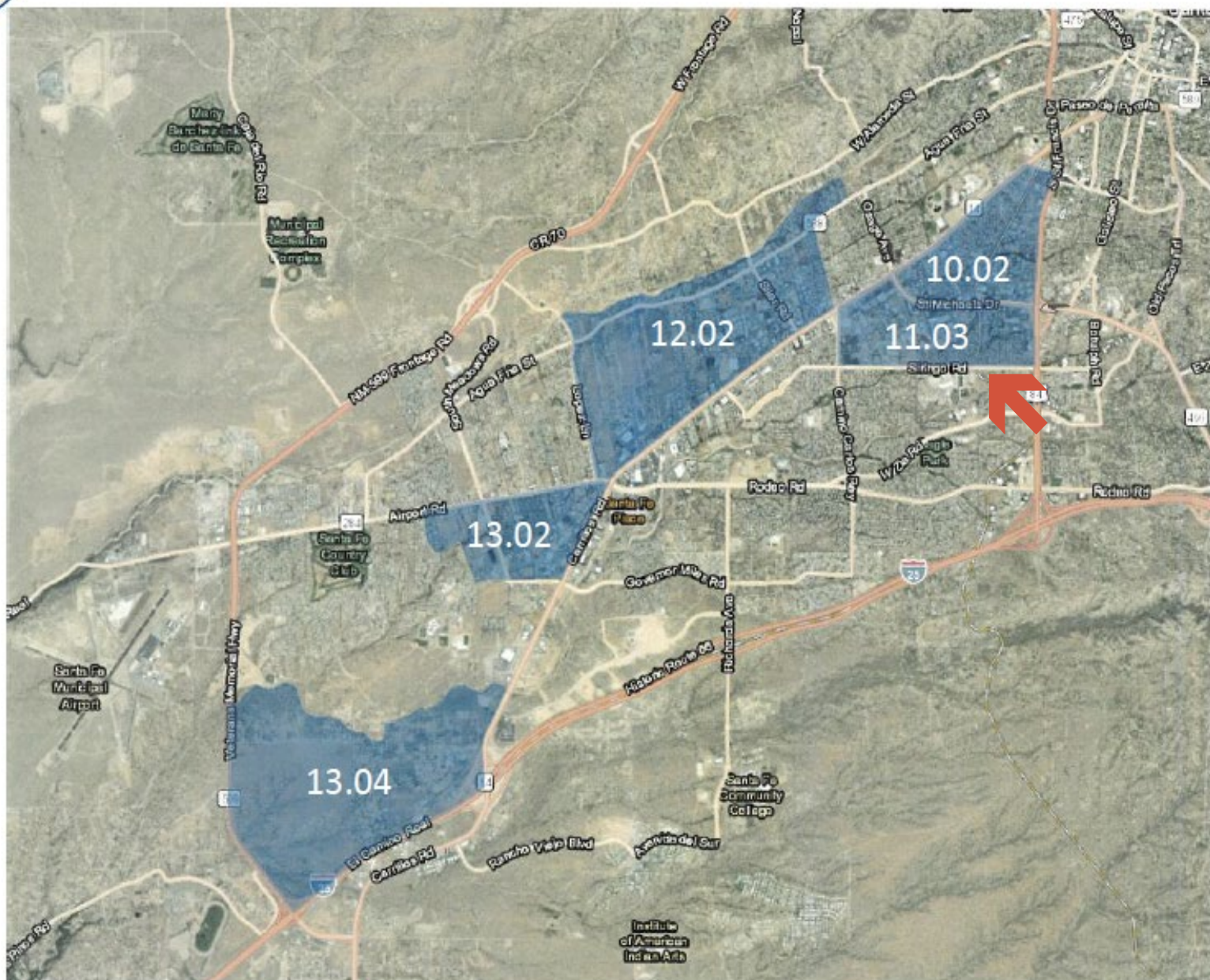
### Midtown Local Innovation Corridor Overlay District

- Incentivizes residential mixed-use development in Midtown and along St. Michael's
- Walkable Design
- Includes Midtown site





# Opportunity Zone - Midtown Site Census Tract 11.03



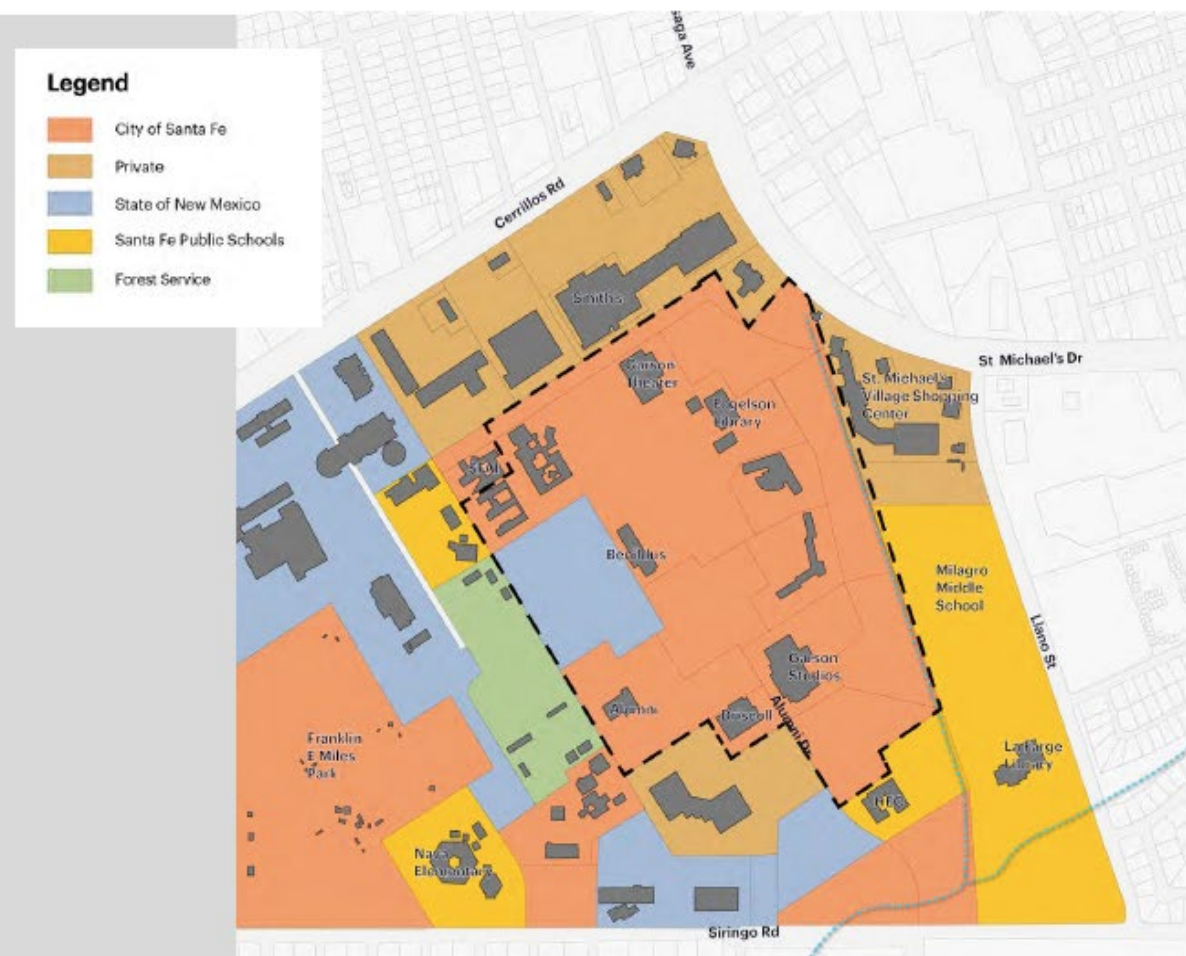
# September Planning Sessions Feedback



# September Planning Sessions Feedback

## Adjacent Property Ownership

- City of Santa Fe
- Private Owners
- State of New Mexico
- Santa Fe Public Schools
- US Forest Service



# September Planning Sessions Feedback

Thinking about these as an integrated system



**Connectivity**



**Open Space**



**Stormwater**

# September Planning Session

## Metropolitan Redevelopment Area (MRA)

- Key implementation tool that supports a district based approach to leverage other financing mechanisms:
  - City– MRA with LINC incentive zoning
  - State – Local Economic Development Act (LEDA)
  - Federal - Opportunity Zone
- Provides for flexibility in disposition negotiations to achieve community purpose land uses
- Enables leveraging opportunities to finance and achieve mutually beneficial improvements, such as street and infrastructure connectivity
- Findings for establishing a MRA are consistent with LiNC and Opportunity Zone data findings

# September Planning Session - Existing Buildings

CATEGORY 1	1.A	CATEGORY 2	CATEGORY 2.A	CATEGORY 3
<b>DEMOLITION/ No Reuse Potential</b>	<b>SHORT TERM USE/ DEMOLITION (1-2 Yrs)</b>	<b>TEMPORARY USE/ FURTHER ASSESSMENT (1-5 Yrs)</b>	<b>ADAPTIVE REUSE ASSESSMENT</b>	<b>PERMANENT REHAB &amp; REUSE</b>
Entry Station	Security Building	* Kennedy Hall	Alexis Hall	<b>Administration Building (Health &amp; Safety Management)</b>
Health Center		* Mouton Hall	King Hall	<b>Library Complex</b>
Luke Hall		* La Salle Hall	St Michael Hall	Fogelson Library (Library Complex)
The Den			St Michael Cafeteria	Library SW Annex (Library Complex)
Modular Trailiers		Student Housing		Fine Arts Gallery (Library Complex)
		Apartments A		Forum (Library Complex)
		Apartments B		IT Center (Library Complex)
		Apartments C		<b>Visual Arts Center</b>
		Apartments D		Marion Center for Photography (Visual Arts Center)
				SF Art Institute (Visual Arts Center)
				Tipton Hall (Visual Arts Center)
				Tishman Hall & Thaw (Visual Arts Center)
				Thaw Art History Center (Visual Arts Center)
				<i>Buildings to be Assessed by Developer/Operator</i>
				***Barracks (included in arts center RFP)
				<b>Studio Complex</b>
				Garson Communication Center (Studio Complex)
				Garson Film School (Studio Complex)
				Garson Movie Screen (Studio Complex)
				Benildus Hall (included in studio complex RFP)
				<i>Buildings to be Assessed by Developer/Operator</i>
				** Alumni Hall
				** Workshop Structure
				** Driscoll Fitness Center
				** Onate Hall
				<b>Garson Performance Theater</b>

# Public Engagement - ongoing

## **Voices at Midtown**

Oct 7 and 21

5:30-6:30

Online

## **Midtown Drop-In**

Oct 14 and 28

11:30 am – 1:30pm

201 West Marcy Street



# Public Engagement - ongoing

## **Midtown Engagement Partners**

*(current stipend recipients – working to develop robust inclusive public engagement)*

Earth Care

Chainbreaker Collective

Littlelobe

Santa Fe Art Institute

YouthWorks

## **Midtown Activation Program**

*(current stipend respondents – application deadline Wed, Sep 29)*

Friends of Architecture Santa Fe

La Familia Medical Center

Santa Fe Action Coalition

Santa Fe Community Educators Network

Santa Fe Indigenous Center

MIDTOWN  
MOVING FORWARD

# BLOCK PARTY!

OCT 23 & 24

12-5 PM

VISUAL ARTS CENTER  
1800 ST. MICHAEL'S DRIVE

GAMES & GIVEAWAYS

FILM SCREENINGS

SCAVENGER HUNT

FOOD & MUSIC

WORKSHOPS

OUTDOOR ACTIVITIES

ADULT VACCINATION REQUIRED

FAMILY FRIENDLY - ALL ARE WELCOME

NO ENTRY FEE

MORE INFO AT  
[SFAI.ORG/MIDTOWN-BLOCK-PARTY](http://SFAI.ORG/MIDTOWN-BLOCK-PARTY)

FUNDED BY NATIONAL ENDOWMENT FOR THE ARTS AND CITY OF SANTA FE  
IN COLLABORATION WITH



MIDTOWN  
EN MARCHA

# BLOCK PARTY!

23 & 24  
DE OCTUBRE

12-5 PM

VISUAL ARTS CENTER  
1800 ST. MICHAEL'S DRIVE

PRESENTACIONES DE PELÍCULAS

COMIDA Y MÚSICA

BÚSQUEDA DE TESOROS

JUEGOS Y SORTEOS

TALLERES

EVENTO AL AIRE LIBRE

ACTIVIDADES PARA TODA LA FAMILIA

VACUNACIÓN CONTRA COVID REQUERIDA  
PARA ADULTOS

ENTRADA GRATIS

MÁS INFORMACIÓN  
[SFAI.ORG/MIDTOWN-BLOCK-PARTY](http://SFAI.ORG/MIDTOWN-BLOCK-PARTY)

ESTE EVENTO ESTÁ FINANCIADO POR ENDOWMENT FOR THE ARTS Y CITY OF SANTA FE  
EN COLABORACIÓN CON



# September Planning Session – Key Themes

## From LEED Gold City to LEED Neighborhood Development

Connect adjacent commercial amenities to central Midtown site

**Yes reuse library for public library and arts center for a community arts hub**

Multi-use streets – some without cars into the interior of the site

**Create a central park and connected small parklet system**

Expand Garson Studios to create local jobs and career programs in film and multimedia

**Use Residents Bill of Rights to inform a Community Development Plan**

**Maintain a large natural habitat and water management system that can be used for recreational purposes...**

...a place for pow wows and large gatherings

**Pandemic safe large sidewalks and plazas for people to meet, eat, safely socialize**

**Concentrate density on the interior of site to create a place for the central park**

Promote community services into mixed-use buildings, childcare, afterschool, senior, etc,

**Please move forward with initial projects**

**Definitely lots of housing choices, types, and levels of affordability**

# What's happening in November?

An affirmative and comprehensive resolution introduced to the Governing Body to ensure Midtown Moving Forward

1. DEVELOPMENT FRAMEWORK PLAN – proceed to developing land use plans and applications to land use
2. COMMUNITY DEVELOPMENT PLAN – proceed with developing policy plan to address community objectives, including a City commitment to funding and working with community organizations to create a Neighborhood Stabilization Plan

# What's happening in November?

An affirmative and comprehensive resolution introduced to the Governing Body to ensure Midtown Moving Forward

3. Request for Proposal Solicitations for community purpose of existing buildings – Visual Arts Center
4. Request for Proposals for the expanded operation and development of Garson Studios
5. Proceed with due diligence activities for the reuse of Fogelson Library into a public library and innovation hub

# What's happening in November?

An affirmative and comprehensive resolution introduced to the Governing Body to ensure Midtown Moving Forward

6. Proceed with the study of a Government & Community Services Building – two options: (i) adaptive reuse of existing buildings on site; (ii) new facility with District on adjacent city-owned parcel
7. Undertake study for establishing a Metropolitan Planning Area (MRA) as part of financing and development mechanism for the Midtown District.
8. Proceed with land swap process with the State of New Mexico for sites to be included in the Midtown District.

# MIDTOWN SANTA FE

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For Midtown Information

[www.MidtownDistrictSantaFe.com](http://www.MidtownDistrictSantaFe.com)

For more information about Midtown community events:

<https://www.cultureconnects.site/>

**SFAI.ORG/MIDTOWN-BLOCK-PARTY**

## **MIDTOWN MOVING FORWARD**

Date: October 18, 2021  
To: Rich Brown, Director - Office of Economic Development  
Midtown Steering Committee  
From: Projecto – Redevelopment Advisor and Project Manager  
Re: Memorandum: **Midtown Moving Forward**  
Land Use Actions

The purpose of the Memorandum is to provide the next steps and timeline that continue the Nine-Step Action Plan issued by the Office of Economic Development Memorandum, authored by Richard Brown, Director of the Office of Economic Development, dated March 26, 2021. This action plan was presented to the Governing Body in March and has served as the basis for ongoing predevelopment activity for the redevelopment of the Midtown Site. The Nine-Step Action Plan listed key items to Midtown Moving Forward and have been presented to the Governing Body in monthly Progress Reports and have guided the city staff and Planning Consultant Team scopes of work since that time.

### **MIDTOWN MOVING FORWARD – Comprehensive Predevelopment Next Action Steps**

The Nine-Step Action Plan described preliminary work that would lead to redeveloping the Midtown Site to achieve public objectives articulate in the Midtown Planning Guidelines, which were the result of public input during the Concept Phase in 2018, and pursuant to Resolution No. 2018-54, as summarized below:

#### Development and Land Use Goals

- Higher education
- Housing choices for all incomes
- Film and multi-media industry
- Local community arts and culture
- Technology and innovation

#### Public Policy Goals

- Generate near term revenue to pay operating costs, including bond repayment
- Create long term value to achieve economic objectives and community development benefits

#### Community Development Goals

- Public Engagement
  - Inclusive
  - Transparent
- Development Policy Goals
  - Sustainable
  - Equitable
  - Public spaces and programming
  - Community facilities

In the Planning Phase of the Midtown predevelopment, the following actions of **Midtown Moving Forward** continue to build on the 2018 Concept Phase, and in response to ongoing public input since the Concept Phase and more recently in public engagement Planning Sessions sponsored by the City and facilitated by the Consultant Planning Team.

### **Predevelopment Land Use Actions – Next Steps & Timeframes**

The following land use actions represent a comprehensive approach to establishing the basic economic and regulatory underpinnings for the type of public-purpose, mission-oriented development envisioned by the public, through incremental development (versus a master development). Furthermore, moving forward certain key community development elements that have been articulated by the public. These actions are underway or commencing now, with due dates, as identified below:

## MIDTOWN DEVELOPMENT PLANS

### **1. DEVELOPMENT FRAMEWORK PLAN**

The Office of Economic Development will continue to refine the development framework to prepare a submission application package for (i) land use zoning the Midtown Site to a C-2 District; (2) a development master plan; and, (iii) any necessary amendments to the city ordinance to ensure consistency between existing overlay zones and the Midtown Site land zoning. The submission package should build on ongoing public input stemming from the LINC overlay, Concept Phase and Planning Phase for the Midtown Site, infrastructure analysis, as well as be based on infrastructure parameters, economic and development feasibility. The Development Framework Plan submission is due by the end of Q1 2022.

**AFFORDABLE HOUSING:** The Development Framework Plan will identify parcels for affordable housing development. Requests for Proposals for these initial affordable housing sites will be scheduled within Q1 - Q2 2022.

### **2. COMMUNITY DEVELOPMENT PLAN**

The Office of Economic Development will develop a Community Development Plan based on creating an equitable and sustainable Midtown District that is informed by the Residents Bill of Rights, which shall be submitted to the Governing Body for approval. The Community Development Plan will be a policy document that identifies community goals and benefits that will be delivered as development occurs. In addition, it will address the impacts of development on surrounding neighborhoods. The Community Development Plan submission is due by the end of Q1 2022.

**NEIGHBORHOOD STABILIZATION PLAN:** The Community Development Plan will include a commitment by the City to support a community planning process that results in a Neighborhood Stabilization Plan for adjacent neighborhoods.

## EARLY PUBLIC-PURPOSE REDEVELOPMENT PROJECTS

### **3. REQUESTS FOR PROPOSALS (RFP) FOR THE REUSE OF EXISTING BUILDINGS**

**VISUAL ARTS CENTER:** The Office of Economic Development will prepare and issue an RFP, in collaboration with the Arts & Culture Department, for the redevelopment and reuse of the existing buildings and barracks within the Visual Arts Center as a “local community arts and

culture hub” with the goal of creating a mix of affordable and market rate arts and culture spaces; stabilizing local community arts organizations at risk of displacement from the city and communities; developing a dynamic hub that contributes to the ongoing programming and activation of the Midtown District; providing educational opportunities focused on innovation, design, arts, and culture. The RFP is to be issued by the end of Q4 2021.

REQUEST FOR PROPOSALS (RFP) – GARSON STUDIOS LOT: The Office of Economic Development shall prepare and issue an RFP for the redevelopment, expansion, and operation of the Garson Studio Lot with the goal of creating a full service studio for film and multimedia production, including pre- and post- production facilities; retaining existing and creating new job opportunities at various skill levels within the production industry and facilities; cooperating with local and state higher education institutions, SFCC and UNM, to create a sound professional training program to ensure the retention and enhancement of exemplary production crews, multimedia professionals, and other professionals in the film and multimedia industry. The RFP is to be issued by the end of Q4 2021.

#### **4. STUDIES FOR PUBLIC USE FACILITIES**

FOGELSON COMPLEX REUSE FOR A PUBLIC LIBRARY, CIVIC SPACE, & INNOVATION CENTER: The Office of Economic Development will collaborate with the Public Works Department and the Community Services Department and Libraries Division for the redevelopment and reuse of the Fogelson Library Complex, commencing with the Public Works Department undertaking due diligence activities related to building systems and other code requirements; and, the Community Services Department and Libraries Division planning and programming the Complex to serve as a public library, innovation and education hub, public assembly space, Midtown civic planning and programming center, and identifying potential partners to facilitate these programs at the Complex. Other due diligence activities include developing a capital and operating budget, along with a capital campaign scenario for the library complex. Scope of work to commence in Q1 2022.

#### **GOVERNMENT & COMMUNITY SERVICES BUILDING**

The Office of Economic Development will collaborate with the Public Works Department to study the viability of locating a new city hall on the Midtown Site or on adjacent city-owned parcels within the Midtown District. The study will include developing and confirming a building program with square footages and uses; assessing the economic, urban planning, and other ramifications of adaptively reusing/expanding existing buildings or constructing a new facility; and establishing a vision for the new city hall as a facility that is defined as a Government and Community Services Building that contributes to creating a dynamic and urban Midtown District. A focus of the study will be to ensure that services located in the center of the city are more accessible to people; encourage interdepartmental efficiencies through closer proximity; and, include community services programming. Study to commence in Q1 2022.

### **REDEVELOPMENT AND LAND ECONOMICS**

#### **5. LAND VALUATION MODEL**

The Office of Economic Development will proceed with land valuation models to analyze city return on investment, land pricing sensitivity over time based on proposed land uses, financing for primary infrastructure systems, as well as pricing for public and community purpose projects,

e.g. public library, affordable housing, community services, governance structure. The land economics model and analysis will run concurrently with the land use planning.

#### **6. METROPOLITCAN REDEVELOPMENT ACT (MRA) STUDY**

The Office of Economic Development will proceed with studying the viability and beneficial use of creating a Metropolitan Redevelopment Area for the Midtown District. The study will identify the area boundaries, which will include the Midtown Site, Midtown Opportunity Zone, and LINC area. The study will refer to, and expand on, as necessary, the exiting data used to establish the Opportunity Zone and LINC area. In addition, the study will focus on effective ways to leverage Opportunity Zone (Federal), LINC incentive zoning (City), and the Local Economic Development Act (State) programs. The land economics model and analysis will run concurrently with the land use planning.

#### **7. LAND SWAP BETWEEN CITY AND STATE**

The Office of Economic Development to proceed with all necessary tasks and activities for a land swap for the acquisition of critical State-owned parcels within and adjacent to the Midtown Site.

These Predevelopment Land Use Actions set the stage of Governing Body approvals, as may be required by law, such as entering contracts, allocating city funds, disposing or acquiring property, and land use ordinances and entitlements. To ensure ongoing public awareness, the Office of Economic Development will continue to provide Progress Reports to the Governing Body and public with updates on these elements prior to requesting final approvals.