



AGENDA

ECONOMIC DEVELOPMENT
ADVISORY COMMITTEE
JANUARY 12, 2022 AT 11:00
AM
ATTEND VIRTUALLY

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: santafenm-gov.zoom.us/j/84326006792?pwd=NURvckZKUnB6R2MwSmx2RHltUDBUdz09.

Passcode: 225447

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: 843 2600 6792 - Passcode: 225447**

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. December 8, 2021

6. **PRESENTATION**

- a. Introductions from new Chair and Members (Jamie Cassutt, Councilor District 4, jcassutt@santafenm.gov, 505-629-9820)
- b. Midtown Planning & Development 'Midtown Moving Forward' Monthly Report, by Office of Economic Development Department. (Rich Brown, Director, Community & Economic Development Department: rdbrown@santafenm.gov, 505-955-6625; Daniel Hernandez, Proyecto, Midtown Redevelopment Project Manager: daniel@proyecto.is)

7. **ACTION ITEMS: CONSENT**

8. **ACTION ITEMS: DISCUSSION**

- a. **CONSIDERATION OF BILL NO. 2022-__.** (Mayor Webber)
An Ordinance Granting NTS Communications, LLC, DBA Vexus Fiber, a Non-Exclusive Franchise, to Operate a Telecommunications Network Within the City of Santa Fe; the Right to Use City Public Rights-of-Way to Provide Telecommunications Services Within the City; and Fixing the Terms and Conditions Thereof. (Terry Lease, Asset Development Manager; tjlease@santafenm.gov)

Committee Review:

Introduced: 12/08/21

Public Works and Utilities Committee: 01/10/22

Economic Development Advisory Committee

Governing Body (request to publish): 01/12/22

Finance Committee: 01/18/22

Governing Body (public hearing): 02/09/22

9. **PUBLIC COMMENT**

10. **MATTERS FROM STAFF**



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11. **MATTERS FROM THE COMMITTEE**
12. **MATTERS FROM THE CHAIR**
13. **NEXT MEETING: Wednesday, February 9, 2022**
14. **ADJOURN**

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

1. CALL TO ORDER

The Economic Development Advisory Committee meeting was called to order by Councilor JoAnn Vigil Coppler, Chair, on Wednesday, December 8, 2021, at 11:00 am and was attended virtually.

2. ROLL CALL

BOARD MEMBERS PRESENT

Councilor Vigil Coppler, Chair
Robert Lurcott
Kate Kennedy
Melessia Coleman
Ryan Gallagher
Ryan Cordova
1 vacancy

BOARD MEMBERS ABSENT

Meghan McGarrity, Excused
John Fiens, Excused
Johanna Nelson, Excused

OTHERS PRESENT

Rich Brown, Director, Community and Economic Development Department
Janice Krish, Economic Development Department
Casey Dalbor, Economic Development Department
Liz Camacho, Economic Development Department
Andrea Salazar, City Attorney's Office
Terry Lease, Asset Development Office
Mike Gallagher, Vexus Fiber

3. APPROVAL OF AGENDA

Ms. Krish stated that item 8A has been removed from the agenda due to the absence of Mr. Hernandez.

Mr. Brown further explained that Mr. Hernandez was ill and the item will also be removed from the City Council agenda at their meeting tonight.

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

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

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

4. APPROVAL OF CONSENT AGENDA

Chair Vigil Coppler pulled item 6A for discussion.

MOTION A motion was made by Mr. Cordova, seconded by Mr. Gallagher, to approve the consent agenda as amended.

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

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

5. APPROVAL OF MINUTES NOVEMBER 10, 2021

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

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

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

6. ACTION ITEMS: CONSENT

- A. REQUEST FOR THE APPROVAL OF AMENDMENT NO. 2 TO THE SERVICE CONTRACT 20-0680 FOR ON-CALL, ECONOMIC ANALYSIS AND URBAN PLANNING SERVICES FROM STRATEGIC ECONOMICS; INCREASING COMPENSATION IN THE TOTAL AMOUNT OF \$250,000 TO A NEW TOTAL OF \$1,000,960 INCLUDING NMGRT AND EXTENDING THE TERM OF THE AGREEMENT TO DECEMBER 31, 2023.**

Chair Vigil Coppler stated that the amendment information says that the money may not be fully spent. How was this amount determined.

Mr. Brown said the bond is for that amount.

Chair Vigil Coppler said it appears to say that the reason for the increase had to do with an increased amount of work since KDC dropped out.

Mr. Brown said we don't have a Master Builder. This company fills in the gaps in several areas.

Chair Vigil Coppler said it seems kind of late to bring this forward. Is there any reason for that and how many years have we been in this contract.

Mr. Brown said we decided to move the amount up to the full bond amount so that this company could do some of the things that were expected to be done by KDC. We entered into this contract in 2019.

MOTION A motion was made by Mr. Cordova, seconded by Mr. Lurcott, to approve Amendment No. 2 to Service Contract 20-0680.

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

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

B. CONSIDERATION OF RESOLUTION NO. 2021-_____. A RESOLUTION ESTABLISHING CERTAIN CRITERIA FOR SELECTION OF A PURCHASER OF THE LAS ESTRELLAS PROPERTY, INCLUDING A LOCAL PREFERENCE AND OTHER MINIMUM CRITERIA.

Approved on consent.

7. ACTION ITEMS: DISCUSSION

A. AN ORDINANCE GRANTING NTS COMMUNICATIONS, LLC, DBA VEXUS FIBER, A FRANCHISE TO OPERATE A TELECOMMUNICATIONS NETWORK WITHIN THE CITY OF SANTA FE.

Mr. Lease introduced Mr. Gallagher, with Vexus Fiber.

Mr. Gallagher gave a Power Point presentation.

Chair Vigil Coppler stated that this is strictly a discussion item.

Mr. Brown said yes. This is about a new broadband company coming to Santa Fe through a franchise agreement. This new offering will be synchronous both ways, incoming and outgoing.

Chair Vigil Coppler asked who is the sponsor of this Ordinance.

Mr. Brown said the Mayor is the sponsor. It will go through the Quality of Life, Public Works and Finance Committees and then to the Governing Body. This is the first stop for it. We brought it to this Committee so that you would be aware of the agreement.

Ms. Kennedy asked what the impact would be on security systems.

Ms. Gallagher said they have had tremendous success in selling fiber to small communities and small businesses. With fiber there are synchronous speeds so you should have all you need.

Mr. Lurcott asked will this be competitive with other systems going into homes. How will that work. What percentage of your system will be underground.

Mr. Gallagher said we will build side by side and come to the house or business with an offer. There will be individual agreements. 60% to 65% will be underground. The rest will be on existing poles.

Ms. Coleman stated that she owns a business in the County. How far out into the County will you go.

Mr. Gallagher said our plan is to build out the City first. Then we will move outside the City. We would look to see if there were opportunities to get to you.

Mr. Brown said the County is approved for ARPA funds to bring broadband to the County. They are also asking for funds for broadband from the Legislature as well.

Chair Vigil Coppler thanked Mr. Gallagher for his presentation.

8. PRESENTATION

A. MIDTOWN DEVELOPMENT PROGRESS REPORT AND OVERVIEW OF COMMUNITY ENGAGEMENT AND DEVELOPMENT PLAN ANALYSIS.

Postponed.

9. PUBLIC COMMENT

None.

10. MATTERS FROM STAFF

Mr. Brown introduced Casey Dalbor, the new Economic Development Specialist. He comes to us from the television and film production industry.

Mr. Dalbor stated that he was happy to be here and is ready to get started.

Mr. Brown reported that they are working with the City Lobbyist to see how to leverage the ARPA money. The Special Session was called to deal with redistricting, but the Governor called for the distribution of ARPA funds to be added to the agenda. We just did our public engagement as to how to use the funds. The two companies who presented to this Committee last month are in the process of completing the required LEDA documents. Those LEDA projects will come before you in January or February. Additionally, we are about a week away from naming a Midtown Development Manager.

Mr. Lurcott said he saw the House plan for distribution and did not see anything that would create jobs. He is glad that Economic Development is getting their oar in.

Mr. Brown said HB 2 does not allocate all of the funds, but it does allocate \$400 million.

Ms. Krish stated that this is the Chair's last meeting. We will miss you. You always come prepared and are astute in your questions. She wishes her all the best.

Mr. Brown commended Chair Vigil Coppler as Chair for the questions she asked. Thank you for your service.

Mr. Lurcott said he applauded the Chair for running crisp meetings and asking tough questions. He appreciates that she has kept this Committee in the loop and for her advocacy for affordable housing. God's speed.

11. MATTERS FROM THE COMMITTEE

Mr. Cordova thanked the Chair for her service and said she had been fantastic on this Committee. She is a leader in the community and has run a tight ship.

Mr. Cordova said he saw an article in the newspaper today about a hotel by Pete's Place that is closing down. It is concerning when we lose businesses. He hopes the issues with Pete's Place can be resolved.

Chair Vigil Coppler said she thought the same thing when she read that article. She would like to ask the Committee and Mr. Brown to watch over the businesses that

painstakingly do all they can to be a good business. Keep your eyes on that.

Mr. Lurcott said he has been watching that situation closely. He is supportive of Pete's Place, but it seems untenable. Has there been an effort to help the motel relocate.

Chair Vigil Coppler said no, the extension of the lease to Pete's was approved. She encourages the involvement of the Committee and Committee members individually. It is an issue that the City needs to deal with. She wishes the City well with a positive resolution.

Mr. Gallagher stated that he had a dog day care business in that area that we sold. The motel moving probably would not help.

12. MATTERS FROM THE CHAIR

Chair Vigil Coppler thanked the Committee members for their volunteerism and service to the community. Thank you Mr. Brown for your attention to details and all your other jobs. She appreciates staff, Ms. Martin, Andrea and Marcos for all the help they have given the Committee. Thank you Ms. Martin for your support in recording and keeping our ship sailing straight. Thank you staff. In the new year new appointments will be made. She is not sure who your new Chair will be. She is living the good life. Don't worry about her. She will still be around in the future.

Chair Vigil Coppler said thank you everyone and Merry Christmas.

13. NEXT MEETING JANUARY 12, 2022

14. ADJOURN

There being no further business before the Committee the meeting adjourned at 12:00 noon.

Councilor JoAnn Vigil Coppler, Chair

Elizabeth Martin, Stenographer

MIDTOWN

SANTA FE



PLANNING & PREDEVELOPMENT ACTIONS

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

Two Interconnected Plans to be Approved

...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. The Governing Body will vote on these plans.

- 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 is implemented.

These inter-connected plans will guide the City and allow for- and non-profit developers to implement development incrementally over time to achieve community goals

MIDTOWN REDEVELOPMENT PLANS

PLANNING PHASE

IMPLEMENTATION

July – December 2021

January – March 2022

April – September 2022

2022 – Years Ahead

LAND DEVELOPMENT PLAN

Planning Session: **Listening**
Planning Session: **Workshop**

Draft Plan & Presentations

Early Neighborhood Notification

Public Hearings & Approvals

DEVELOPMENT

COMMUNITY DEVELOPMENT PLAN

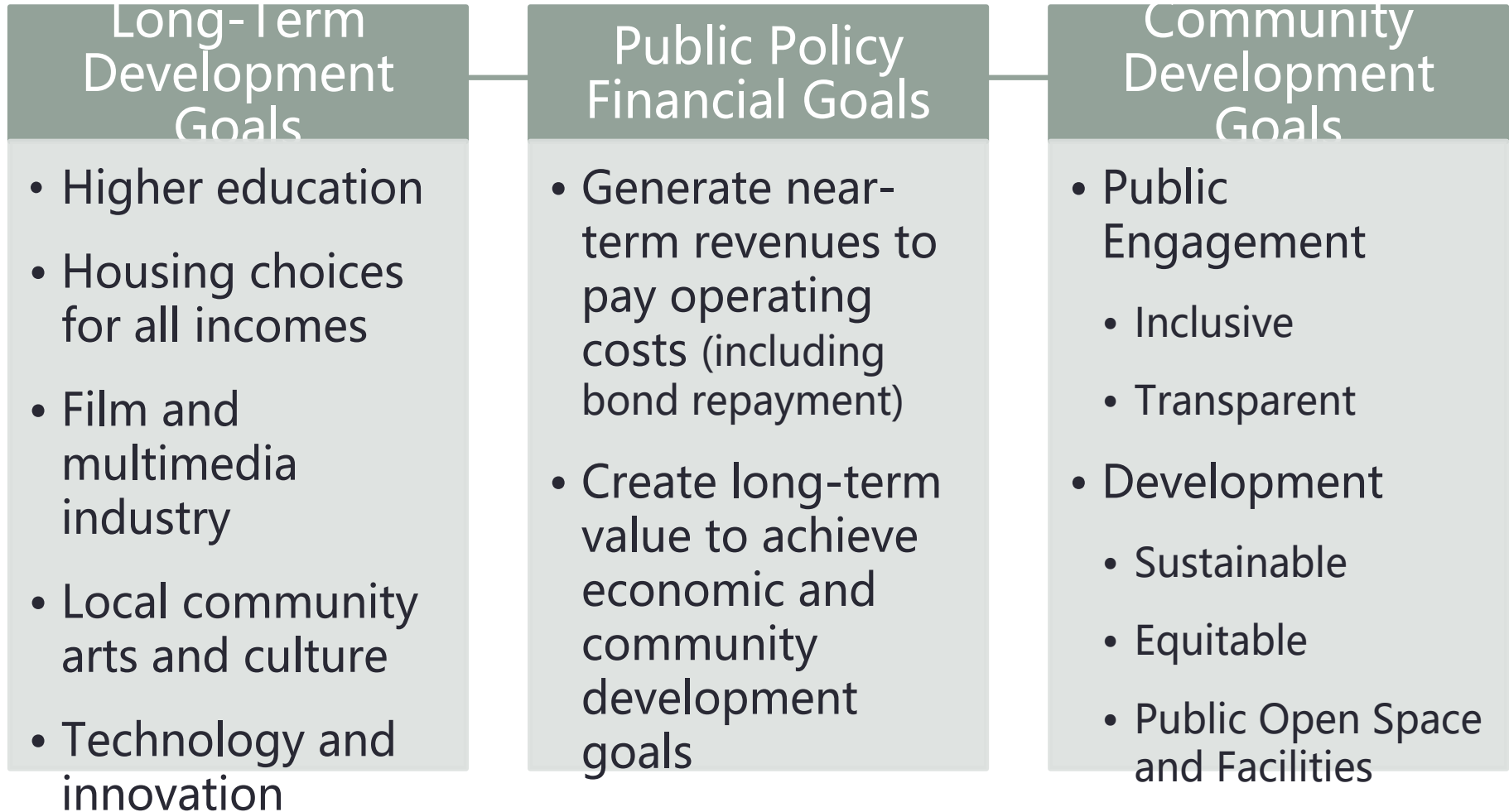
Public Engagement Events

Public Engagement Report

Draft Plan & Presentations

Public Hearings & Approvals

Midtown Santa Fe: Goal Areas



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

MIDTOWN SANTA FE

For Midtown Information

www.MidtownDistrictSantaFe.com

For more information about Midtown Community Activities:

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