



Agenda

DATE 3/1/17

TIME 4:22p

SERVED BY Fabian Trujillo

RECEIVED BY [Signature]

CITY BUSINESS & QUALITY OF LIFE COMMITTEE

Market Station at the Railyard
500 Market Station, Suite 200

Wednesday, March 8, 2017
11:00 AM – 1:00 PM

- I. PROCEDURES
 - A. Roll Call
 - B. Approval of Minutes – February 8, 2017
 - C. Approval of Agenda
 - D. Approval of Consent Agenda
- II. INFORMATIONAL ITEMS
 - A. Staff update on the "2017 Economic Development Crossroads and Literature Review," provided as per the directives of Resolution 2016-75.
- III. CONSENT AGENDA
 - A. Request for approval of an ordinance amending Subsection 23-6.2 SFCC 1987 to permit the sale and consumption of alcohol at the Railyard Park for the bike and brew event. (Councilors Lindell, Villarreal and Ives) (Alfred Walker)
 - 1) Request approval of resolution authorizing the sale and consumption of alcohol for The Outside Bike and Brew Festival at The Railyard Park on an annual basis. (Councilors Lindell, Villarreal and Ives) (Alfred Walker)
 - B. Request for approval of an ordinance amending Subsection 23-6.2 SFCC 1987 to permit the sale and consumption of alcohol at Fort Marcy Park for The Wine and Chile Fiesta. (Councilors Lindell and Ives) (Alfred Walker)
 - 1) Request approval of resolution authorizing the sale and consumption of alcohol for The Santa Fe Wine and Chile Fiesta at Fort Marcy Park on an annual basis. (Councilors Lindell, Villarreal and Ives) (Alfred Walker)
- IV. ACTION ITEMS
 - A. Request for approval of an ordinance amending Section 6-17, membership of the City Business and Quality of Life Advisory Committee to change the name to the Economic Development Advisory Committee, to remove one of the governing body; removing the requirement for governing body review of the work of the advisory committee; and amending the membership of the Economic Development Review Sub-Committee to add a member of the governing body and remove one appointed member. (Councilors Harris, Lindell And Ives) (Fabian Trujillo)



Agenda

- B. Request for review and approval of recommendations in the City Code to the sections that pertain to economic development, entitled: "2017 Economic Development Code Analysis Report," provided as per the directives of Resolution 2016-75. (Fabian Trujillo)
 - C. Request for approval of a resolution expressing the City of Santa Fe's desires for redevelopment of the Garrett's Desert Inn property and offering to cooperate with the New Mexico Commissioner of Public Lands in his office's review and ranking of solicited Land Use/Redevelopment proposals. (Councilor Maestas) (Matthew O'Reilly)
 - D. Request for approval of a resolution adding the Canyon Road Lighting Project, as a priority, to the Fiscal Year 2017/18 Capital Improvement Plan (CIP) and budget; and adding the project to the Infrastructure Capital Improvement Plan (ICIP) as a legislative capital outlay priority for the City of Santa Fe to address both public and traffic safety issues along Canyon Road. (Councilor Maestas and Ives) (John Romero)
 - E. Request for approval of a resolution adding the water History Park and Museum Phase III Project, as a priority, to the Fiscal Year 2017/18 Capital Improvement Plan (CIP) and budget; and adding the project to the Infrastructure Capital Improvement Plan (ICIP) as a legislative capital outlay priority for the City of Santa Fe. (Councilor Maestas) (David Pfeifer)
- V. ITEMS FROM THE COMMITTEE
 - VI. ITEMS FROM STAFF
 - VII. ITEMS FROM THE CHAIR
 - VIII. ITEMS FROM THE PUBLIC
 - IX. NEXT MEETING DATE – **April 12, 2017**

Persons with disabilities in need of accommodation, contact the City Clerk's office at 955-6520, five (5) working days prior to meeting date.

**SUMMARY INDEX OF
CITY OF SANTA FE
BUSINESS & QUALITY OF LIFE COMMITTEE**

Wednesday, March 8, 2017

| ITEM | ACTION | PAGE |
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| I. PROCEDURES | | |
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| B. Approval of Minutes – January 08, 2017 | Approved | 1 |
| C. Approval of Agenda | Approved | 1-2 |
| D. Approval of Consent Agenda | Approved | 2 |
| II. INFORMATIONAL ITEMS | | |
| A. Staff update; "2017 Economic Development Crossroads | Discussed | 3 |
| III. CONSENT AGENDA - | | |
| A. Approval -ordinance amending resolution to permit the sale & consumption of alcohol at the Railyard Park for Bike & Brew | Approved | 2 |
| B. Approval of an ordinance amending to permit the sale/consumption of alcohol at Fort Marcy Park for the Wine and Chile Fiesta | Postponed | |
| IV. ACTION ITEMS | | |
| A. Approval to amend ordinance: change name of the CBQL Advisory Committee; amend membership; remove review | Approved | 3-4 |
| B. Approval of recommendations to city code sections pertaining to economic development: 2017 Economic Development Analysis Report | Approved | 4 |
| C. Approval - Redevelopment of the Garrett's Desert Inn property... | Approved | 4-6 |
| D. Approval -Resolution: Add Canyon Road Lighting Project to FY2017/18 CIP | Approved | 6 |
| E. Approval of resolution: Add Water History Park/Museum Phase III, as priority, to the Fiscal Year 2017/18 CIP | Approved | 2 |
| V. DISCUSSION ITEMS | Discussed | 6 |
| VI. ITEMS FROM COMMITTEE | Discussed | 6-7 |
| VII. ITEMS FROM THE STAFF | None | 7 |
| VIII. ITEMS FROM THE CHAIR | Discussed | 7 |
| IX. ITEMS FROM THE PUBLIC | None | 7 |
| X. NEXT MEETNG DATE | April 12, 2017 Adjourned at 12:00 p.m. | 7 |

CITY OF SANTA FE
BUSINESS & QUALITY OF LIFE COMMITTEE

Wednesday, March 8, 2017

I. PROCEDURES

CALL TO ORDER

A regular meeting of the City of Santa Fe Business and Quality of Life Committee was called to order by Councilor Signe Lindell, chair on the above date at approximately 11:00 a.m. at Market Station at the Railyard, Suite 200, Santa Fe, New Mexico.

A. Roll Call

Roll call indicated a quorum as follows:

Members Present:

Councilor Signe Lindell, chair
Councilor Michael Harris, vice chair
Dr. Almi Abeyta
Dr. Camilla Bustamante
Miles Dylan Conway
Kate Kennedy
Buddy Roybal

Members Absent:

Holly Bradshaw-Eakes (excused)
Diane Karp (excused)
Kim Kelly (excused)
Chandler Moore

One vacancy (Mr. Brinkerhoff)

Staff Present

Fabian Trujillo, Office of Business Growth
Ross Chaney, Economic Development
Alexandra Ladd, Economic Development Director

Others Present

Jesse Guillen, Legal Department
Simon Brackley, Chamber of Commerce
Charmaine Clair, Stenographer

B. APPROVAL OF MINUTES- January 11, 2017

Ms. Kennedy moved to approve the minutes of January 11, 2017 as presented. Dr. Bustamante seconded the motion, which passed by unanimous voice vote.

C. APPROVAL OF AGENDA

The minutes approved were for January 11, 2017, not February 8, 2017.

Action Item E. was moved to be heard first under the Action Items.

Mr. Roybal moved to approve the agenda as amended. Dr. Bustamante seconded the motion, which passed by unanimous voice vote.

D. APPROVAL OF CONSENT AGENDA

Consent agenda item B was postponed.

Ms. Kennedy moved to approve the Consent Agenda as amended. Roybal seconded the motion which passed by unanimous voice vote.

III. CONSENT AGENDA

- A. Request for approval of an ordinance amending Subsection 23-6.2 SFCC 1987 to permit the sale and consumption of alcohol at the Railyard Park for the Bike and Brew event. (Councilors Lindell, Villarreal and Ives) (Alfred Walker)
 - 1) Request approval of resolution authorizing the sale and consumption of alcohol for The outside Bike and Brew Festival at The Railyard Park on an annual basis. (Councilors Lindell, Villarreal and Ives) (Alfred Walker)
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 - 1) Request approval of resolution authorizing the sale and consumption of alcohol for The Santa Fe Wine and Chile Fiesta at Fort Marcy Park on an annual basis. (Councilors Lindell, Villarreal and Ives) (Alfred Walker) - *Postponed*

IV. ACTION ITEMS (Revised Agenda Order)

- E. Request for approval of a resolution adding the Water History Park and Museum Phase III Project, as a priority, to the Fiscal Year 2017/18 Capital Improvement Plan (CIP) and budget; and adding the project to the Infrastructure Capital Improvement Plan (ICIP) as a legislative capital outlay priority for the City of Santa Fe. (Councilor Maestas) (David Pfeifer)

Mr. Pfeiffer said the request was same as the previous except the resolution was *not* a priority.

Mr. Guillen suggested removing the last two *whereas* clauses that refers to the resolution as a priority and a request for capital outlay.

Chair Lindell proposed an amendment to eliminate lines 15-19 on page 2 of the resolution.

Dr. Bustamante moved to approve the resolution with the amendments. Councilor Harris seconded the motion which passed by unanimous voice vote.

II. INFORMATIONAL ITEMS

- A. Staff update on the "2017 Economic Development Crossroads and Literature Review," provided as per the directives of Resolution 2016-75.

Mr. Chaney said this was informational and he and staff had worked on the Report since September. This offers what is needed to generate a new economic development strategy citywide and is based on previous strategies of the City and the region. The report started with the Angelou Plan of 2004 and is accompanied by an economic development literature review that summarizes economic development trends and best practices nationally. In addition, it contains an overview of economic development plans from other regions in the United States.

The report would go into detail and identify and advise on underlying issues that impeded the effectiveness of Santa Fe's economic development efforts and reduced their impact. A contractor is recommended as a first step in the new planning process for an in-depth economic or eco-metrics assessment. The study could be used to bring community leaders and stakeholders together to establish goals for Santa Fe's economy. The committees that the plan would be presented to after its release are listed. The Committee should receive a copy by next week.

Councilor Harris asked if the Economic Development Department would include the economic-metric assessment in their proposed budget for 2017/2018.

Ms. Ladd responded that the current budget was based on the known revenues going into the fund. She said closer to the end of year when revenues are known for the current year, she hoped to plan the revenues for next year.

Mr. Roybal asked if there would be a review once the plan went into effect.

Mr. Chaney said the resolution is structured to review what has been done and inform what would be important in the RFP.

Ms. Kennedy thanked Mr. Chaney for the schedule of committees and timeline. She said that was helpful and she hoped the timeline would be carried forward.

Councilor Harris explained that pending resolutions, ordinances and amendments could be found on the City website under City Attorney/Legislative Services, in addition to the committee schedules.

IV. ACTION ITEMS (Continued)

- A. Request for approval of an ordinance amending Section 6-17, membership of the City Business and Quality of Life Advisory Committee to change the name to the Economic Development Advisory Committee, to remove one of the governing body; removing the requirement for governing body review of the work of the advisory committee; and amending the membership of the Economic Development Review Sub-Committee to add a member of the governing body and remove one appointed member. (Councilors Harris, Lindell And Ives) (Fabian Trujillo)

Chair Lindell said this changed the name and makeup of the Committee and was self explanatory.

Councilor Harris said the ordinance went through the Public Works Committee Monday and would go to the Finance Committee on the 20th and then to City Council.

He said he provided his rationale at the Public Works and EDRC Meetings. He said he started with the name of the Committee and that every city committee's core should be involved in quality of life. He proposed striking the references to neighborhood associations, preservation groups, etc. because the inclusion of those groups diluted the economic development focus. He suggested the Committee would be more efficient with one Councilor as chair and a Councilor appointed by the Mayor to chair the EDRC. And he asked that the requirement to report annually to the Governing Body be removed.

Councilor Harris said he wanted issues and problems or new initiatives to be solved or come through the committee process. He noted that the Deputy City Manager and Mr. Gurule were working to bring forward recommendations. He said also the amendment for workforce development Mr. Trujillo suggested was a good addition to the proposed ordinance changes.

Dr. Bustamante moved to support staff's recommendation for approval of the ordinance to change the name and membership composition and include the amendments proposed. Mr. Roybal seconded the motion, which passed by unanimous voice vote.

- B. Request for review and approval of recommendations in the City Code to the sections that pertain to economic development, entitled: "2017 Economic Development Code Analysis Report," provided as per the directives of Resolution 2016-75. (Fabian Trujillo)

Mr. Trujillo said staff reviewed the economic development code and associated codes in Chapters 11, 14 and 22 and in Chapters 11-14 on the economic development fund. They determined whether updates were needed and if the item met the state (LIDA) statute for the enabling legislation.

The EDRC Staff made recommendations that would go to the Governing Body and once approved, would be forwarded with code changes in an ordinance to the Committee for approval.

Staff looked at Sanitary Sewer Fees and Impact Fees because of their use in Project Participation Agreements. They thought the Governing Body should have the ability to waive those to encourage economic development projects in Santa Fe and keep the fund from depletion. They would be for economic development projects (LIDA or industrial revenue bonds, etc.) and economic development services such as programs like Santa Fe Business Incubator and SCORE. Fees are currently paid from the Economic Development Fund.

Councilor Harris said the document was good and would be well received by the Governing Body. Chair Lindell agreed it was well put together and appreciated how easy it was to track and follow.

Mr. Roybal moved to approve forwarding the staff recommendations to the Governing Body as presented. Ms. Kennedy seconded the motion, which passed by unanimous voice vote.

- C. Request for approval of a resolution expressing the City of Santa Fe's desires for redevelopment of the Garrett's Desert Inn property and offering to cooperate with the New

Mexico Commissioner of Public Lands in his office's review and ranking of solicited Land Use/Redevelopment proposals. (Councilor Maestas) (Matthew O'Reilly)

Mr. O'Reilly said the property was recently acquired by the New Mexico State Land Office. The Commissioner of Public Lands sent out an information packet requesting proposals for redevelopment and would choose the redevelopers. The developers would lease the property and pay an annual ground lease to the State.

He said the community was not pleased with the hotel that had been built on the property and was the reason Santa Fe created an historic ordinance and the second oldest historic district in the United States. The packet mentioned that the community's needs could be taken into account and that potential developers would have to adhere to the zoning codes, but there was concern that the Commissioner had implied it was his decision.

Mr. O'Reilly explained that the resolution would inform the Commissioner of the Santa Fe community's needs and desires and points out that the Governing Body desired the property be redeveloped in accordance with zoning and compliance with the Land Development Code. That includes the laws related to the historic districts, affordable housing and the development of water budgets. The City asks that the property be developed with a mix of commercial and residential use to include residential rental units of various sizes; and because of the proximity to the Santa Fe River any redevelopment along the river feature pedestrian amenities. The City offered a staff member to work with the Commissioner, because he mentioned he would create an advisory panel to review the proposals.

Currently moving through the State Legislature is SB409A by Senators Wirth and Egoft that would require the Commissioner to comply with existing State legislation and follow the land development processes. Currently the law applies only when the State uses capital outlay funds to develop property and because the property would be leased, that creates a loophole.

Chair Lindell said it is not uncertain that the State Land Commissioner would do what he stated as his goal; to raise funds for UNM. She said she hoped he would respect the City's wishes.

Councilor Harris asked about zoning and learned it was BCD zoning. He asked if staff had analyzed what represented a compliant proposal.

Mr. O'Reilly said the BCD zoning was the most favorable type and allows various mixes, except industrial. He said the BCD zoning does have height limitations, but the problem with redevelopment is the overlay zone and the historic district has height averaging, etc.

Councilor Harris compared it to the analysis with Loretto Chapel.

Mr. O'Reilly thought the height code a problem. He said it is possible to get exceptions to height, if it can be proven there is a reason for that. He said it would be hard for the HDRB (Historic Design Review Board) to enforce a four story on that property and with the value the Commissioner wanted from the property, means a multi-story building. He noted that was approved in the past with the Hunt property and Drury Inn.

Councilor Harris said the proposed resolution was not antagonistic and respectfully stated the City's

interests. Councilor Harris said he has a staff member in mind if the Commissioner accepted the offer.

Councilor Harris moved to approve the resolution as presented. Ms. Kennedy seconded the motion, which passed by unanimous voice vote.

- D. Request for approval of a resolution adding the Canyon Road Lighting Project, as a priority, to the Fiscal Year 2017/18 Capital Improvement Plan (CIP) and budget; and adding the project to the Infrastructure Capital Improvement Plan (ICIP) as a legislative capital outlay priority for the City of Santa Fe to address both public and traffic safety issues along Canyon Road.
(Councilor Maestas and Ives) (John Romero)

Chair Lindell said a substitute bill was presented but would *not* be a priority in the capital outlay or in the ICIP (Infrastructure Capital Improvement Plan). This would add the project to the unfunded CIP of the City.

Councilor Harris asked Mr. Guillen to strike "*this*" on line 7, page 2 that referred to the previous whereas.

Ms. Kennedy asked if the lights would be LED; shooting for eco-friendly, cost effective designs.

Chair Lindell said there had been no design movement, but the City is always shooting for that. She said the project's design would be a process and would go through HDRB. The funds had not been appropriated to the project to date.

Dr. Bustamante moved to accept the proposal as presented. Mr. Conway seconded the motion, which passed by unanimous voice vote.

V. DISCUSSION ITEMS - None

VI. ITEMS FROM THE COMMITTEE

Mr. Roybal announced they would be sprucing up the Plaza again on May 6 for the fourth year. He said everyone was invited. He asked that the information be passed along, especially to City Council.

Chair Lindell said she had attended the last couple of years. She encouraged everyone to attend and lend a hand and thanked Mr. Roybal for spearheading the effort. She said it was fun and a great way to be part of the community and doesn't take long and the results make a difference.

Councilor Harris said social media is effective in getting the word out and he would make sure it was put on *Next Door*. Mr. Trujillo offered to post the information for the Councilor. Chairperson Lindell asked that Mr. Trujillo also send a copy to Matt Ross for a public information release.

Mr. Roybal said he is in the Rotary Club and in charge of a committee that helps with medians in the City. He said the medians are in horrible shape and he met with Keep Santa Fe Beautiful and Parks on a contest for local landscapers to dress up the medians.

Ms. Kennedy recognized that today is International Women's Day. She said she also chairs the board for the Santa Fe Prom Closet. They give prom and graduation attire to low income, disabled, homeless and the LGBT community in northern New Mexico at low or no cost. She said the DeVargas Mall leased them the old Hastings space for 10 weeks, but it needs to be cleaned up and they could use volunteers. She thanked the volunteers who were instrumental in getting the mall space.

Chairperson Lindell asked Ms. Kennedy to send a memo to everyone with the cleanup dates. She offered to pitch in; Councilor Harris also volunteered.

VII. ITEMS FROM STAFF - There were none

VIII. ITEMS FROM THE CHAIR

Chair Lindell thanked everyone for their time and service. She said it makes a difference.

Councilor Harris announced that Sebastian Gurule recently had a heart attack, but is now doing well.

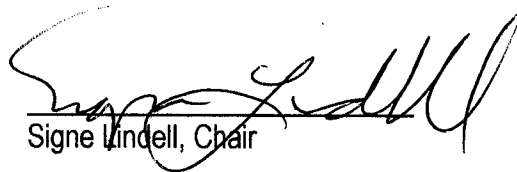
Mr. Roybal recognized Kathy and Lisa from the EDRC Committee who were present.

IX. ITEMS FROM THE PUBLIC- There were none.

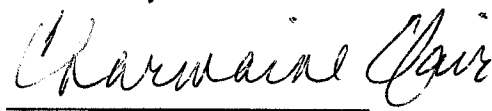
X. NEXT MEETING DATE- April 12, 2017

Having no further business to discuss, the meeting adjourned at 12:00 p.m.

Approved by:


Signe Lindell, Chair

Submitted by:


Charmaine Clair, Stenographer