



Mexico and authorizing the execution and delivery of a lease and purchase agreement between the city and El Castillo Retirement Residences, an indenture of trust securing said bonds, a mortgage, a bond purchase agreement, closing documents, and such bonds in connection therewith; providing for the terms of the series 2019 bonds and making determinations as to the sufficiency of the lease payments and other matters related to the project; authorizing the sale of said bonds and any ancillary agreements in connection therewith; and authorizing other matters pertaining to the issuance of said bonds. (Councilor Signe Lindell) (Fabian Trujillo, Office for Business Growth Manager, [ftujillo@santafenm.gov](mailto:ftujillo@santafenm.gov), 955-6912)

C. Request for review and approval of four (4) contract amendments of the FY-2019-2020 economic development portfolio as awarded through RFP to provide workforce development, business development, and other support for economic development in Santa Fe for a total funding amount of \$392,500 as identified – Fabian Trujillo, Office for Business Growth Manager, [ftujillo@santafenm.gov](mailto:ftujillo@santafenm.gov), 955-6912:

1. Professional Services Agreement, Amendment No. 4 (\$175,000) – Santa Fe Business Incubator RFP 16/38/P;
2. Professional Services Agreement, Amendment No. 4 (\$170,000) – Youthworks RFP 16/37/P;
3. Professional Services Agreement, Amendment No. 2 (\$20,000) – Regional Development Corporation (RDC) RFP 16/38/P;
4. Professional Services Agreement, Amendment No. 3 (\$27,500) – Make Santa Fe RFP 16/37/P

IV. ITEMS FROM THE COMMITTEE

V. ITEMS FROM STAFF

VI. ITEMS FROM THE CHAIR

VII. ITEMS FROM THE PUBLIC

VIII. ITEMS NEXT MEETING DATE – July 10, 2019

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

<p><b>RECEIVED AT THE CITY CLERK'S OFFICE</b> <b>DATE: <u>June 19, 2019</u></b> <b>TIME: <u>10:30 AM</u></b></p>
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**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE  
 MARKET STATION AT THE RAILYARD  
 500 MARKET STATION, SUITE 200  
 WEDNESDAY, JUNE 26, 2019, 9:00 AM**

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE</u>
CALL TO ORDER		1
ROLL CALL	QUORUM	1-2
APPROVAL OF MINUTES	APPROVED	2
APPROVAL OF AGENDA	APPROVED	2
APPROVAL OF CONSENT AGENDA	NONE	2
CONSENT AGENDA	NONE	2

**ACTION ITEMS**

<p><b>REQUEST FOR REVIEW AND APPROVAL OF A RESOLUTION DECLARING THE INTENT OF THE CITY OF SANTA FE TO ISSUE INDUSTRIAL REVENUE BONDS IN A PRINCIPAL AMOUNT UP TO \$80,000,000 TO FINANCE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A NEW ADULT RESIDENTIAL RETIREMENT FACILITY TO BE LOCATED A 401 OLD TAOS HIGHWAY IN SANTA FE, NEW MEXICO. FOR THE PURPOSE OF INDUCING EL CASTILLO RETIREMENT RESIDENCES OR ITS SUCCESSORS OR ASSIGNS TO UNDERTAKE THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF SUCH PROJECT, AND AUTHORIZING THE GIVING AND PUBLICATION OF NOTICES IN CONNECTION WITH SUCH BONDS.</b></p>	<p><b>APPROVED</b></p>	<p><b>2-6</b></p>
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**REQUEST FOR REVIEW AND APPROVAL    APPROVED**  
**OF AN ORDINANCE OF HE CITY OF**  
**SANTA FE, NEW MEXICO AUTHORIZING**  
**AND PROVIDING FOR THE ISSUANCE AND**  
**SALE OF ITS INDUSTRIAL REVENUE**  
**BONDS FOR THE BENEFIT OF EL CASTILLO**  
**RETIREMENT RESIDENCES IN AN**  
**AGGREGATE PRINCIPAL AMOUNT NOT TO**  
**EXCEED \$80,000,000 FOR THE PURPOSE OF**  
**FINANCING ACQUISITION, CONSTRUCTION**  
**AND EQUIPPING A NEW ADULT RESIDENTIAL**  
**RETIREMENT FACILITY TO BE LOCATED AT**  
**401 OLD TAOS HIGHWAY IN SANTA FE, NEW**  
**MEXICO AND AUTHORIZING THE EXECUTION**  
**AND DELIVERY OF A LEASE AND PURCHASE**  
**AGREEMENT BETWEEN THE CITY AND**  
**EL CASTILLO RETIREMENT RESIDENCES, AN**  
**INDENTURE OF TRUST SECURING SAID**  
**BONDS, A MORTGAGE, A BOND PURCHASE**  
**AGREEMENT, CLOSING DOCUMENTS, AND**  
**SUCH BONDS IN CONNECTION THEREWITH;**  
**PROVIDING FOR THE TERMS OF THE SERIES**  
**2019 BONDS AND MAKING DETERMINATIONS**  
**AS TO THE SUFFICIENCY OF THE LEASE**  
**PAYMENTS AND OTHER MATTERS RELATED**  
**TO THE PROJECT; AUTHORIZING THE SALE**  
**OF SAID BONDS AND ANY ANCILLARY**  
**AGREEMENTS IN CONNECTION THEREWITH;**  
**AND AUTHORIZING OTHER MATTERS**  
**PERTAINING TO THE ISSUANCE OF SAID**  
**BONDS.**

**6-7**

**REQUEST FOR REVIEW AND APPROVAL    APPROVED**  
**OF FOUR (4) CONTRACT AMENDMENTS OF**  
**THE FY 2019-2020 ECONOMIC DEVELOPMENT**  
**PORTFOLIO AS AWARDED THROUGH RFP TO**  
**PROVIDE WORKFORCE DEVELOPMENT,**  
**BUSINESS DEVELOPMENT, AND OTHER**  
**SUPPORT FOR ECONOMIC DEVELOPMENT IN**  
**SANTA FE FOR A TOTAL FUNDING AMOUNT**  
**OF \$392,500 AS IDENTIFIED.**

**7-9**

<b>ITEMS FROM THE COMMITTEE</b>	<b>INFORMATION/DISCUSSION</b>	<b>9</b>
<b>ITEMS FROM STAFF</b>	<b>INFORMATION/DISCUSSION</b>	<b>0</b>
<b>ITEMS FROM THE CHAIR</b>	<b>INFORMATION/DISCUSSION</b>	<b>9-10</b>
<b>ITEMS FROM THE PUBLIC</b>	<b>NONE</b>	<b>10</b>
<b>NEXT MEETING DATE</b>	<b>JULY 10,2019</b>	<b>10</b>
<b>ADJOURN</b>	<b>ADJOURN</b>	<b>10</b>

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE  
MARKET STATION AT THE RAILYARD  
500 MARKET STATION, SUITE 200  
WEDNESDAY, JUNE 26, 2019, 9:00 AM**

**I. PROCEDURES**

**A. CALL TO ORDER**

The meeting of the Economic Development Advisory Committee was called to order by Holly Bradshaw-Eakes, Vice Chair, at 9:00 am on Wednesday, June 26, 2019 at Market Station at the Railyard, 500 Market Station, Suite 200, Santa Fe, New Mexico.

**MEMBERS PRESENT**

Holly Bradshaw-Eakes, Vice Chair  
Kate Kennedy  
Robert Lurcott  
Kim Abeyta-Martinez  
Ryan Cordova  
Dr. Camilla Bustamante  
John Fiens

**MEMBERS ABSENT**

Councilor Roman Abeyta, Chair, Excused  
Sean O'Shea, Excused  
Helen Brooks, Excused

**OTHERS PRESENT**

Rich Brown, Economic Development Department, City of Santa Fe  
Fabian Trujillo, Economic Development, City of Santa Fe  
Liz Camacho, Economic Development, City of Santa Fe  
Andrea Salazar, Assistant City Attorney  
Al Joiner, CEO, El Castillo  
David Buchholtz, Bond Attorney for El Castillo  
Luis Corozo, Attorney representing El Castillo  
Coleen Gavin, Jenkins and Gavin, representing El Castillo  
Carol Clifford, General Council for El Castillo  
Alexandra Ladd, Acting Director of Economic Development and Director of the  
Affordable Housing Department, City of Santa Fe  
Marie Longserre, CEO, Santa Fe Business Incubator

Elizabeth Martin, Stenographer

Chair Bradshaw-Eakes introduced the two new members of the Committee, Kim Abeyta-Martinez and Ryan Cordova. They said a bit about themselves.

The rest of the Committee members introduced themselves.

**B. APPROVAL OF MINUTES  
APRIL 23, 2019**

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

**VOTE** The motion passed unanimously by voice vote.

**C. APPROVAL OF AGENDA**

Chair Bradshaw-Eakes asked is there a reason that item A and B are separated when they are related.

Mr. Trujillo said one is an Ordinance and one is a Resolution. They have to be voted on separately.

**MOTION** A motion was made by Ms. Kennedy, seconded by Dr. Bustamante, to approve the agenda as presented.

**VOTE** The motion passed unanimously by voice vote.

Mr. Fiens asked we had an agenda item on our agenda that is before Council tonight, is it no longer before this Committee.

Mr. Trujillo said no it is not.

**D. APPROVAL OF CONSENT AGENDA**

None.

**II. CONSENT AGENDA**

None.

**III. ACTION ITEMS**

**A. REQUEST FOR REVIEW AND APPROVAL OF A RESOLUTION DECLARING THE INTENT OF THE CITY OF SANTA FE TO ISSUE INDUSTRIAL REVENUE BONDS IN A PRINCIPAL AMOUNT UP TO \$80,000,000 TO FINANCE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A NEW ADULT RESIDENTIAL RETIREMENT FACILITY TO BE LOCATED A 401 OLD TAOS HIGHWAY IN SANTA FE, NEW MEXICO. FOR THE PURPOSE OF INDUCING EL CASTILLO RETIREMENT RESIDENCES OR ITS SUCCESSORS OR ASSIGNS TO UNDERTAKE THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF SUCH PROJECT, AND AUTHORIZING THE GIVING AND PUBLICATION OF NOTICES IN CONNECTION WITH SUCH BONDS.**

Mr. Trujillo gave an overview of the project and industrial revenue bonds from the packet information.

Mr. Joiner said he has been the CEO of El Castillo since 1991. The last IRB the City did was in 2012 and it was for us. We refinanced a project that we did in 1998 and added to our healthcare center and added memory care. We have been a nonprofit since 1971. El Castillo is a life care community. A more modern term is life planned community. That is where people pay an entrance fee and a monthly fee. We do not sell real estate. We sell a life care agreement. The price is based on the type of unit and the size of what you want. The residents then have the opportunity to move through our continuum of care. In our current facility we have 116 apartment homes, 26 assisted living units and 23 nursing beds. It is a single contained unit for individuals who live there. Then they can move through those various levels of care with very little change in their monthly fee. For this bond issue we are looking at adding 68 units on the corner of Paseo Del Norte and Old Taos Highway. Our Board of Directors is all local people and volunteers. The Board feels we should stay in the downtown area. Seniors are able to use the downtown area. The number of units is derived from what the zoning allows for that property. The reason is to control our costs. Expenses are going up and the biggest driver in our case is salaries for everyone especially medical people. With this project we are providing housing only, no medical care. We chose not to have any kind of medical facility on this property. It will be housing and support services for independent living such as dining. The individuals living there would use our current facility for any kind of medical care.

Mr. Trujillo said today we are asking you to approve an \$80 million Industrial Revenue Bond for the El Castillo expansion.

Mr. Trujillo reviewed the packet information.

Dr. Bustamante asked what would be the impact if this if it was not approved.

Mr. Trujillo said one thing is the economic impact of over 600 construction jobs



that would have been created over the construction period.

Mr. Buchholz said it might be difficult for El Castillo to do the financing. Currently they have the land under contract, but it is contingent on financing. The Community College will start getting their share of property tax, GRT will be generated by construction activities and missing this fills a missing component for senior housing. They are a local business.

Mr. Trujillo said there are not many \$80 million projects in Santa Fe. They generate a lot of economic activity by their presence. For us to lose an \$80 million project would not be good for the City.

Ms. Kennedy asked what is the estimated cost for entry and monthly fees for this project.

Mr. Joiner said entry for this project is from \$380,000 to \$540,000 with monthly fees of \$3,500 to \$5,000 per month. It is newer and bigger and is slightly higher than our current facility. This project is very large, but still financially feasible. The pricing is based on the average home values of perspective clientele.

Mr. Buchholz said El Castillo is in detailed discussions with national bond underwriter Ziegler and Company. There are conditions on that financing such as pre sales must be made in some percentage and an economic impact analysis must be done. His price is in some ways tied to the plan of financing.

Mr. Joiner said we are required to pre-sell 70% of the units prior to any kind of financing to ensure feasibility. We are using a national feasibility consultant, Clifton, Larson and Allen.

Chair Bradshaw-Eakes said this type of economic development financing is not used very often. It is a good one in this case. Would approval of this project preclude future projects. This demographic is one part of the City. We have other projects addressing needs of different demographics, specifically low income. How many of these types of projects can be done

Mr. Trujillo said there is no limit to them and this will not cause future projects to not be done. If you provided IRBs to every commercial entity the City would not have property tax revenue. We don't do this very often. This is the 3<sup>rd</sup> one since he has been here. You will be seeing another one coming through in the next 30 days so it does not preclude other projects.

Mr. Buchholz said there are no legal capacity limitations to issuing ERB bonds. The City and State can issue for 501c3 entities without limitation. Another similar project to this might be some kind of multi-family projects that are not nonprofit that would seek tax abatement. There is a State limit on the number of multi-family bonds that can be

issued. The State had sufficient capacity to meet for-profit low income projects. The City has no limitations other than the need to negotiate with each transaction and the economics of that project.

Mr. Lurcott said your operation is first rate and you are a good corporate citizen of the City. Spin offs of economic development benefits are likely. Part of our economic development strategy is providing housing in the City for middle to moderate income people. It is expensive at this facility. Do you have any provision for sliding scale of income. Is there any opportunity for people of limited income.

Mr. Joiner said if you own a house that you paid off in Santa Fe you can afford El Castillo. We have smaller units in the \$180,000 to \$200,000 level. The new ones are driven by economics. We do not have a provision for sliding scale other than the type of units we have. We also have a fund that if individuals run out of money we have a provision to subsidize those within our organization. He has done that 2 or 3 times over last 15 years.

Mr. Fiens said he is struggling to get a birds eye vision of the issue at large. We already have significantly low property taxes. We just found out short term rental taxes are not coming in and we have a housing crisis. With so much demand where is the supply. This is a premier piece of property. How is it that there is not private competition that does not need tax breaks or financing for a facility like this that none of us could afford.

Mr. Trujillo said that is an interesting question to answer. There are actually 2,000 to 3,000 rental units in the pipeline for the City now. This particular property is owned by a church and they can decide, in the free market, to sell it to whomever they want to. We, as a government, cannot get involved in that. The only this we have control of is the zoning.

Mr. Fiens asked is it part of the historic district.

Ms. Gavin passed out a handout showing the design drawings for the new facility.

This handout is herewith attached to these minutes as *Exhibit "1"*.

Ms. Gavin explained the layout of the facility and the step backs that were incorporated in order to have one story, two stories and three stories in the facility.

Ms. Gavin described the process they have gone through to present this project and gain approval by the City of Santa Fe Planning Commission and Historic District Review Board. Both have given approval for the project.

Mr. Joiner said we begin our pre-sale on July 8<sup>th</sup>. We will start with the 215 people on our waiting list for this property. We only market in Santa Fe and Los

Alamos. Our residents are Santa Feans or people who visited Santa Fe several times and loved it as a retirement site.

Chair Bradshaw-Eakes asked what is the completion date.

Mr. Joiner said we are anticipating mid 2021.

Dr. Bustamante asked so you feel the information is adequate and covers everything for both action items.

Mr. Trujillo said yes.

**MOTION** A motion was made by Dr. Bustamante, seconded by Mr. Lurocott, to approve the Resolution.

**VOTE** The motion passed unanimously by voice vote

- B. REQUEST FOR REVIEW AND APPROVAL OF AN ORDINANCE OF THE CITY OF SANTA FE, NEW MEXICO AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF ITS INDUSTRIAL REVENUE BONDS FOR THE BENEFIT OF EL CASTILLO RETIREMENT RESIDENCES IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$80,000,000 FOR THE PURPOSE OF FINANCING ACQUISITION, CONSTRUCTION AND EQUIPPING A NEW ADULT RESIDENTIAL RETIREMENT FACILITY TO BE LOCATED AT 401 OLD TAOS HIGHWAY IN SANTA FE, NEW MEXICO AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LEASE AND PURCHASE AGREEMENT BETWEEN THE CITY AND EL CASTILLO RETIREMENT RESIDENCES, AN INDENTURE OF TRUST SECURING SAID BONDS, A MORTGAGE, A BOND PURCHASE AGREEMENT, CLOSING DOCUMENTS, AND SUCH BONDS IN CONNECTION THEREWITH; PROVIDING FOR THE TERMS OF THE SERIES 2019 BONDS AND MAKING DETERMINATIONS AS TO THE SUFFICIENCY OF THE LEASE PAYMENTS AND OTHER MATTERS RELATED TO THE PROJECT; AUTHORIZING THE SALE OF SAID BONDS AND ANY ANCILLARY AGREEMENTS IN CONNECTION THEREWITH; AND AUTHORIZING OTHER MATTERS PERTAINING TO THE ISSUANCE OF SAID BONDS.**

**MOTION** A motion was made by Ms. Kennedy, seconded by Dr. Bustamante, to approve the Ordinance.

**VOTE**        The motion passed unanimously by voice vote.

Dr. Bustamante said thank you for providing housing in Santa Fe.

**C.        REQUEST FOR REVIEW AND APPROVAL OF FOUR (4) CONTRACT AMENDMENTS OF THE FY 2019-2020 ECONOMIC DEVELOPMENT PORTFOLIO AS AWARDED THROUGH RFP TO PROVIDE WORKFORCE DEVELOPMENT, BUSINESS DEVELOPMENT, AND OTHER SUPPORT FOR ECONOMIC DEVELOPMENT IN SANTA FE FOR A TOTAL FUNDING AMOUNT OF \$392,500 AS IDENTIFIED.**

- 1.        PROFESSIONAL SERVICES AGREEMENT, AMENDMENT NO. 4 (\$175,000) - SANTA FE BUSINESS INCUBATOR RFP 16/38/P;**
- 2.        PROFESSIONAL SERVICES AGREEMENT, AMENDMENT NO. 4 (\$170,000) - YOUTHWORKS RFP 16/37/P;**
- 3.        PROFESSIONAL SERVICES AGREEMENT, AMENDMENT NO. 2 (\$20,000) - REGIONAL DEVELOPMENT CORPORATION (RDC) RFP 16/38/P;**
- 4.        PROFESSIONAL SERVICES AGREEMENT, AMENDMENT NO. 3 (\$27,500) - MAKE SANTA FE RFP 16/37/P.**

Mr. Trujillo said we are asking you today to approve these contracts for economic development for FY 19/20. This is the final year of their 2016 RFPs. The contract managers are here. Rich Brown for the Incubator, RDC and MAKE Santa Fe and Liz Camancho for YouthWorks.

Ms. Abeyta-Martinez asked how did you come up with the amounts to award to each entity.

Mr. Brown said it is based on the budgets we had for the total amount of the four year contracts. The Business Incubator is one that we based on the approved budget for the coming fiscal year. RDC is the same as it has been in the previous years, for Make we changed one of their programs that they were unable to launch and added \$7,500 for a workforce development program with the School for the Deaf with MAKE.

Chair Bradshaw-Eakes asked something that has come up in the past is what percentage of your overall budget does this represent.

Mr. Brown said it is significant.

Mr. Trujillo said 40% to 50% of our budget.

Ms. Camancho said there were some budget constraints in 2018. We withdrew some funding from YouthWorks. They created a summer program and we put the funds back in.

Mr. Lurcott asked what is the percentage of the organization budgets that this funding represents.

Ms. Longserre said for the incubator is it less than 25%.

Mr. Brown said the RDC is funded by LANL. We have a funding partner for the venture accelerator fund. They contribute a larger amount. This is what we have done for several years.

Ms. Camancho said YouthWorks is a community organization who derives more of their funding from the City's Community Services Department.

Mr. Fiens said these are tiny numbers even though they are massive in the budget. There is money left by the wayside for short term taxes. That is a crisis to him. The Homewise report needs to be fast tracked and a determination needs to be made for a fair amount of money to go into Economic Development. These organizations are great. He asked in a previous meeting that we be alerted to the performance metrics of these organizations. I think we left it that we would be alerted if they shifted either way.

Mr. Brown said MAKE Santa Fe was one where we had a Women's Advanced Tools and Tech program and they could not find enough women to participate in the program. We figured out a new program with the with School for the Deaf and they are just starting that next month.

Mr. Brown said he has been working with Marie and her team. She sent a fantastic quarterly report to us. They are doing fantastic with their metrics.

Ms. Camancho said we need to start creating dashboards and did leave some money in the budget for web development for that and other things.

Mr. Fiens said a year ago we went through a struggle of budget cuts. He had offered to meet with one of the groups on fundraising. They did not take him up on that. If you feel there is a need he is happy to help them as a volunteer. Anything that comes up that is good for Santa Fe.

Mr. Brown said with MAKE Santa Fe we applied for an ETSi grant to be a Maker City. There are currently 13 in the country and we would like to be the 14<sup>th</sup>. It will financially support them some and give them that designation for their products. The Mayor is backing us.

Ms. Longserre said Rich mentioned a brewery that was a start up client of ours.

They also used a lot of the programs. The successful people use every opportunity that comes their way. The programs work really well together. We are seeing working together in practice and it is helping clients. We will be calling you John. She is excited to hear about the MAKE thing. We have a Fab Lab and they are going to do a national digital conference in Santa Fe. It will tie in beautifully with that effort.

Chair Bradshaw-Eakes said what we see is once they get into the network they use everything. It is getting them into it.

**MOTION** A motion was made by Mr. Lurcott, seconded by Mr. Fiens, to approve the request.

**VOTE** The motion passed unanimously by voice vote.

#### **IV. ITEMS FROM THE COMMITTEE**

Dr. Bustamante announced that today at 2:00 pm is the groundbreaking for the Community College's new Automotive Technology Center. It is a certified center and a great service to the Community.

#### **V. ITEMS FROM STAFF**

Mr. Trujillo said this is going to be a very busy summer. There are 2 IRB projects and 2 LEDA projects coming up. He is asked to have special meeting in July on the other IRB project.

Dr. Bustamante said she will be out of country from July 18<sup>th</sup> to August 2<sup>nd</sup>.

Mr. Trujillo will send out a couple of possible dates and see which one works best. This will be in addition to the regular meeting.

Mr. Brown said we are about to launch two new social engagement programs. Our trailing spouses program and an intern summer program connection. There will be programs and activities and resources and information.

#### **VI. ITEMS FROM THE CHAIR**

Chair Bradshaw-Eakes said she would like to request that we not have printed packets any longer unless a Committee member specifically asks for one. We are wasting a lot of paper and should be able to access the information electronically.

There was a discussion about this proposal.

It was decided that at the next meeting each Committee member would not be

given a printed packet of information. If a Committee members wants a printed copy they will be given one by Mr. Trujillo. Mr. Trujillo will print a couple fo packets for the public.

Ms. Ladd introduced herself. She stated that she is the Affordable Housing Director and is now in charge of Economic Development activities until a new Department Director is hired. She thanked all of the staff for doing such a great job.

**VII. ITEMS FROM THE PUBLIC**

**VIII. NEXT MEETING DATE  
JULY 10,2019**

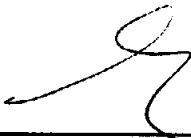
**IX. ADJOURN**

There being no further business before the Committee the meeting adjourned at 10:44pm.



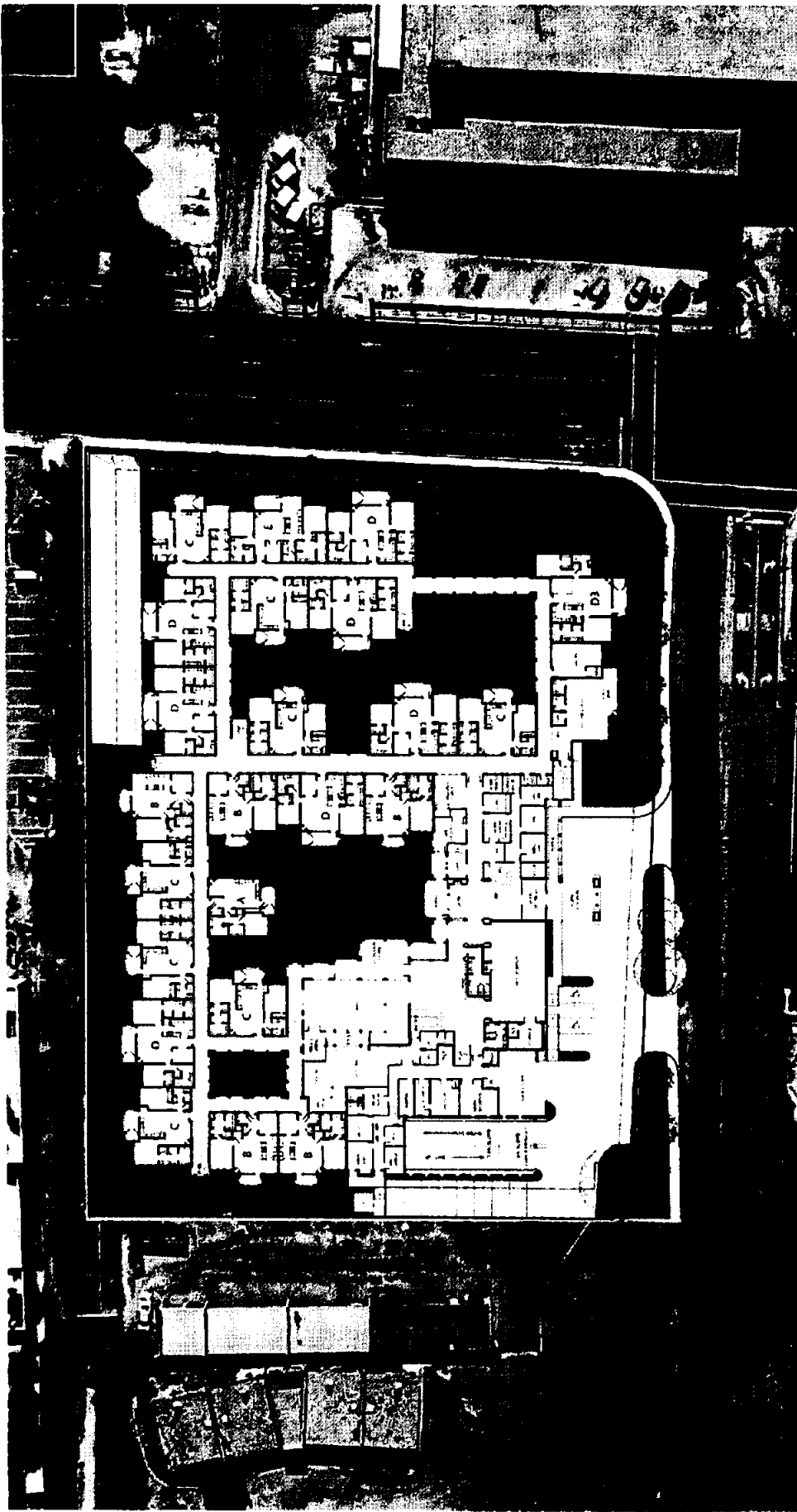
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Holly Bradshaw-Eakes, Chair



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Elizabeth Martin, stenographer



Site Plan Overlay

Exhibit "1"

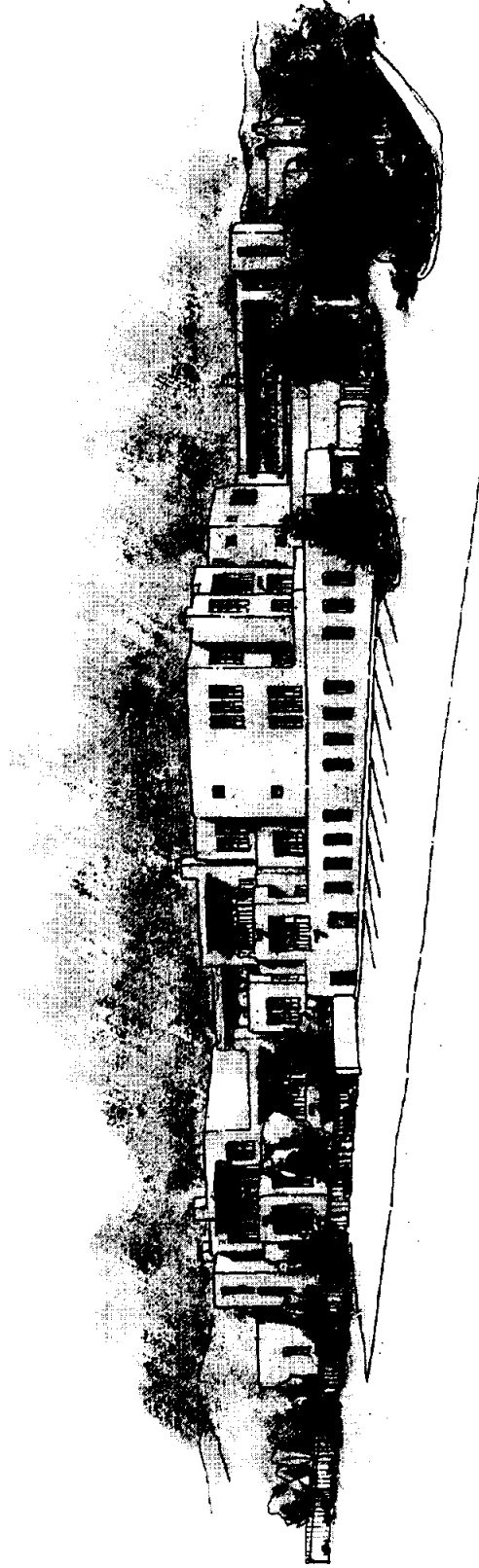




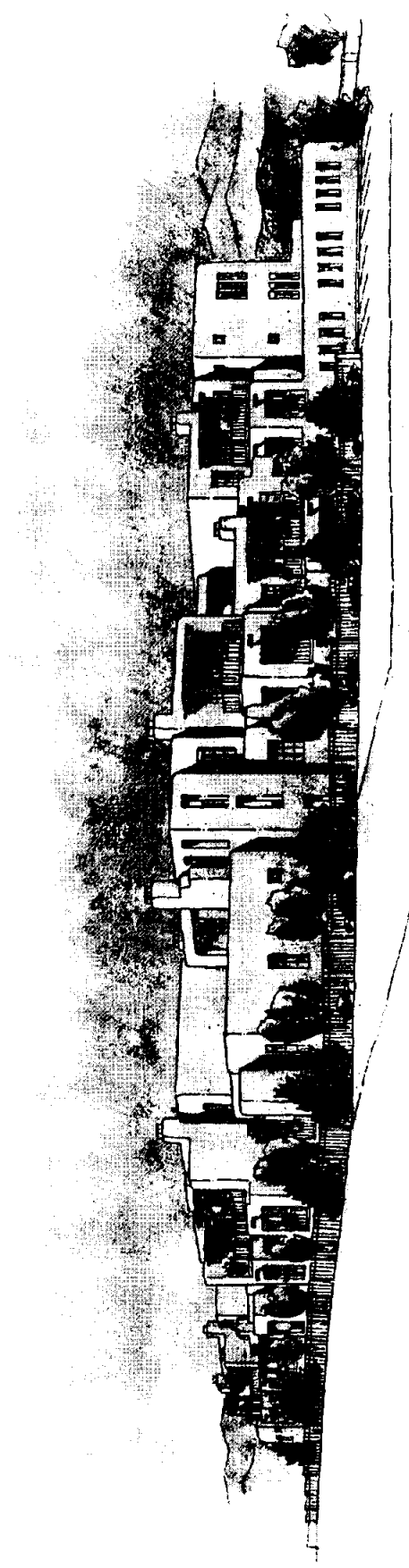
View from Southwest Corner

Case #2018-98

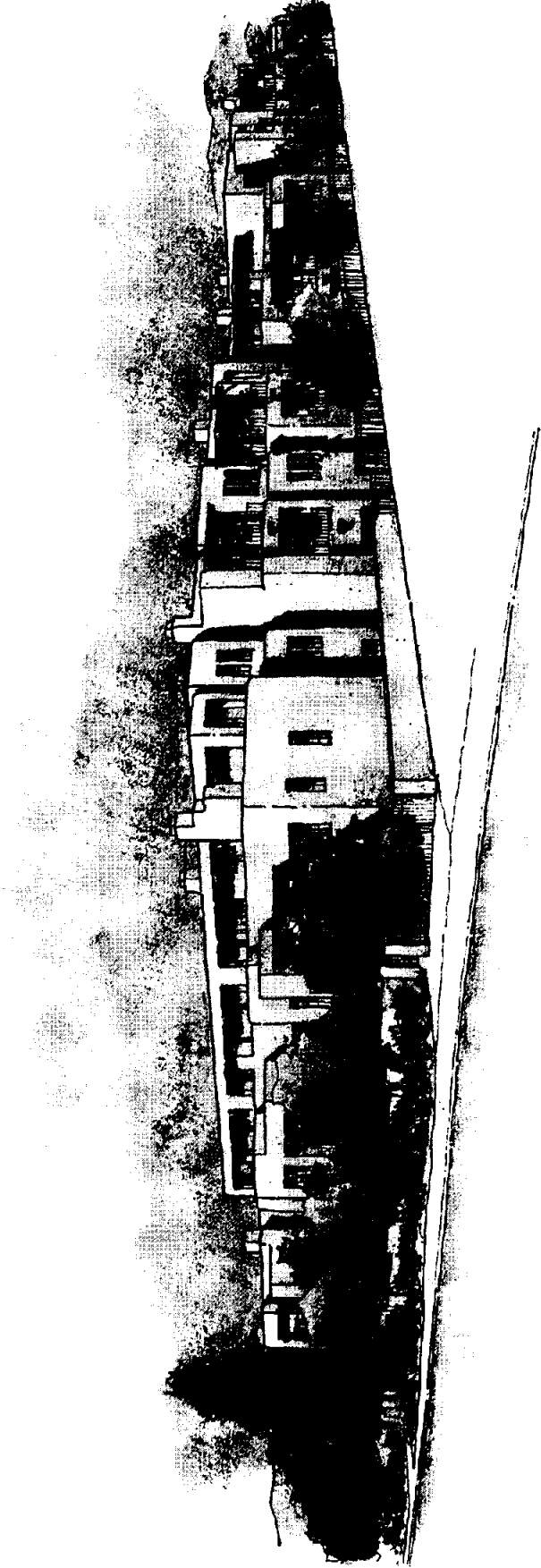
La Secoya de El Castillo Development Plan



View from Northwest Corner



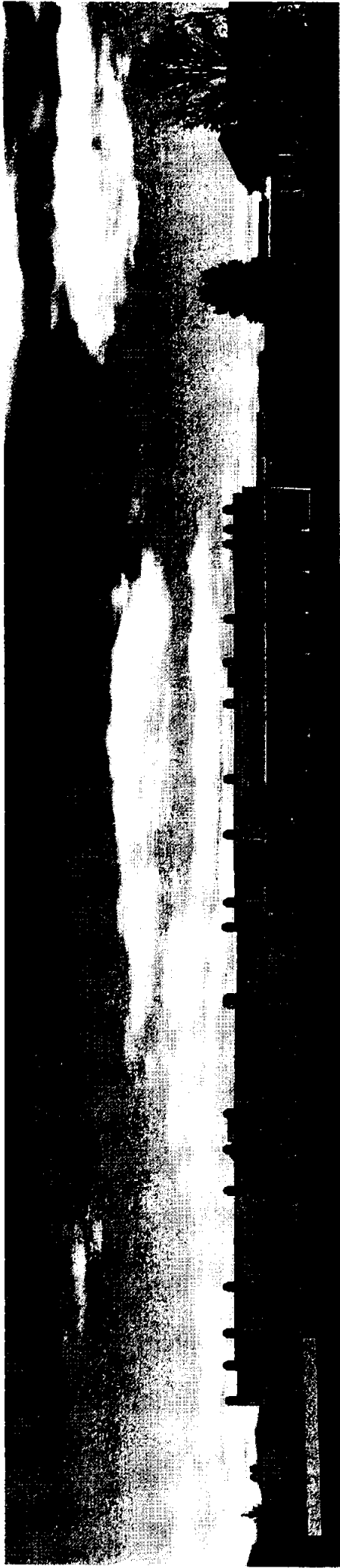
View from Northeast Corner



View from Southeast Corner



Streetscape - South Elevation



Streetscape - East Elevation