



Agenda

**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY HALL COUNCIL CHAMBERS
MONDAY, JULY 8, 2019
5:00 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF CONSENT AGENDA
5. APPROVAL OF MINUTES FROM JUNE 24, 2019, PUBLIC WORKS COMMITTEE MEETING

CONSENT AGENDA

6. 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 of Business Growth Manager, frujillo@santafenm.gov, 955-6912)
 - Professional Services Agreement, Amendment No. 4 (\$175,000) – Santa Fe Business Incubator RFP 16/38/P
 - Professional Services Agreement, Amendment No. 4 (\$170,000) - Youthworks RFP 16/37/P
 - Professional Services Agreement, Amendment No. 2 (\$20,000) - Regional Development Corporation (RDC) RFP 16/38/P
 - Professional Services Agreement, Amendment No. 3 (\$27,500) – Make Santa Fe RFP 16/37/P

COMMITTEE REVIEW

Finance Committee (Scheduled)
Council (Scheduled)

07/15/19
07/31/19

7. Request for Approval of Amendment No. 1 to PSA #18-1062 Business Name Change: Gopher Grabbers, LLC to Gopher Guys, LLC in the Amount of \$75,000 per Year for Fiscal Year 2019-2020 Through Fiscal Year 2021-2022 (Richard Thompson, Parks Division Director, rcthompson@santafenm.gov, 955-2105)

COMMITTEE REVIEW

Finance Committee (Scheduled)	07/15/19
Council (Scheduled)	07/31/19

8. Request for Approval of an Impact Fee Credit Agreement in the Total Amount of \$108,339.82 for Sidewalk Improvements at 3240 Rufina Street; KLG26, LLC (Lee Logston, Senior Land Use Planner, llogston@santafenm.gov, 955-6136)

COMMITTEE REVIEW

Finance Committee (Scheduled)	07/15/19
Council (Scheduled)	07/31/19

9. Request for Approval of Professional Services Contract in the Total Amount of \$113,480 for Investment-Grade Energy Audit to Solarize City Facilities; Yearout Energy Services Company, LLC (Caryn Grosse, PW Project Administrator, clgrosse@santafenm.gov, 955-5938)

COMMITTEE REVIEW

Finance Committee (Scheduled)	07/15/19
Council (Scheduled)	07/31/19

10. Request for Approval to Reclassify Two Temporary Part-Time Librarian Positions Into Two Permanent Classified Part-Time Librarian Positions with Benefits for a Total Amount of \$95,559.18 (Jeffrey Donlan, Interim Library Division Director, jpdonlan@santafenm.gov, 955-6788)

COMMITTEE REVIEW

Finance Committee (Scheduled)	07/15/19
Council (Scheduled)	07/31/19

11. Request for Approval of General Fund and Community Development Block Grant PSA Amendments, Jacqueline Beam, Office of Affordable Housing, jybeam@santafenm.gov, 955-6574)

- Life Link (General Fund) Increase by \$65,000
- SF Recovery Center (General Fund) Increase by \$22,000
- Coming Home Connection (CDBG) Change of Fiscal Agent

COMMITTEE REVIEW

Finance Committee (Scheduled)	07/15/19
Council (Scheduled)	07/31/19

12. Request for Approval of CIP #503A, Salvador Perez Recreation Building Structural and Building Envelope Rehabilitation Construction Services Scope Under the 2018 GRT Bond to B&D Industries Together with the Agreement Between Owner and Contractor in the Amount of \$1,252,984.38 Inclusive of NMGR (Jason Kluck, PW Project Administrator, jinkluck@santafenm.gov, 955-9537)

COMMITTEE REVIEW

Finance Committee (Scheduled)	07/15/19
Council (Scheduled)	07/31/19

13. Request for Approval of an Ordinance Amending Section 11-14.5 SFCC 1987 to Allocate the Proceeds from the Sale or Lease of the Santa Fe Estates to the General Fund (Councilor Harris) (Mary McCoy, Finance Department Director, mmccoy@santafenm.gov, 955-6171)

COMMITTEE REVIEW

Economic Development Advisory Committee (Scheduled)	07/10/19
Finance Committee (Scheduled)	07/15/19
Council (Request to Publish) (Scheduled)	07/31/19
Council (Public Hearing) (Scheduled)	08/28/19

14. MATTERS FROM STAFF

15. MATTERS FROM THE COMMITTEE

16. MATTERS FROM THE CHAIR

17. NEXT MEETING: **MONDAY, JULY 29, 2019**

18. ADJOURN

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

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: July 3, 2019

TIME: 7:08 AM

**SUMMARY OF ACTION
PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY HALL/COUNCIL CHAMBERS
MONDAY, JULY 8, 2019, 5:00 PM**

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<u>CONSENT AGENDA</u>		
REQUEST FOR REVIEW AND APPROVAL OF FOUR (4) CONTRACT AMENDMENTS OF THE FY 209-2020 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	APPROVED	2-4
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REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 11-14.5 SFCC 1987 TO ALLOCATE THE	APPROVED	9-12

**PROCEEDS FROM THE SALE OR
LEASE OF THE SANTA FE ESTATES
TO THE GENERAL FUND.**

MATTERS FROM STAFF	NONE	12
MATTERS FROM THE COMMITTEE	INFORMATION/DISCUSSION	13
MATERS FROM THE CHAIR	NONE	13
NEXT MEETING	JULY 29, 2019	13
ADJOURN	ADJOURNED	13

**PUBLIC WORKS/CIP & LAND USE
COMMITTEE MEETING
CITY HALL/COUNCIL CHAMBERS
MONDAY, JULY 8, 2019, 5:00 PM**

1. CALL TO ORDER

A regular meeting of the Public Works/CIP & Land Use Committee was called to order on Monday, July 8, 2019, by Councilor Peter N. Ives, Chair at approximately 5:00 PM in City Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fé, New Mexico.

2. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Councilor Peter N. Ives, Chair
Councilor Roman Abeyta
Councilor Michael Harris
Councilor JoAnne Vigil Coppler
Councilor Renee Villarreal

MEMBERS EXCUSED:

STAFF PRESENT:

Regina Wheeler, Public Works Director

OTHERS PRESENT:

Elizabeth Martin, Stenographer

NOTE: All items in the Committee packets for all agenda items were incorporated herewith by reference. The original Committee packet is on file in the Public Works Department.

3. APPROVAL OF AGENDA

MOTION A motion was made by Councilor Abeyta, seconded by Councilor Villarreal, to approve the agenda as presented.

VOTE The motion passed unanimously by voice vote.

4. APPROVAL OF CONSENT AGENDA

Councilor Harris pulled items 7, 9 and 12 for discussion.

Councilor Villarreal pulled items 6, 7 and 9 for discussion.

Councilor Abeyta pulled item 10 for discussion.

Councilor Vigil Coppler pulled items 6 and 13 for discussion.

MOTION A motion was made by Councilor Villarreal, seconded by Councilor Harris, to approve the consent agenda as amended.

VOTE The motion passed unanimously by voice vote.

5. APPROVAL OF MINUTES JUNE 24, 2019

MOTION A motion was made by Councilor Villarreal, seconded by Councilor Vigil Coppler, to approve the minutes as presented.

VOTE The motion passed unanimously by voice vote.

CONSENT AGENDA

6. REQUEST FOR REVIEW AND APPROVAL OF FOUR (4) CONTRACT AMENDMENTS OF THE FY 209-2020 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

- **PROFESSIONAL SERVICES AGREEMENT, AMENDMENT NO. 4 (\$175,000) - SANTA FE BUSINESS INCUBATOR RFP 16/38/P**
- **PROFESSIONAL SERVICES AGREEMENT, AMENDMENT NO. 4 (\$170,000) - YOUTHWORKS RFP 16/37/P**
- **PROFESSIONAL SERVICES AGREEMENT, AMENDMENT NO. 2**

**(\$20,000) REGIONAL DEVELOPMENT CORPORATION (RDC) RFP
16/38/P**

- **PROFESSIONAL SERVICES AGREEMENT, AMENDMENT NO. 3
(\$27,000) - MAKE SANTA FE RFP 16/37/P
Rich Brown, Fabian Trujillo, Liz Camancho**

Councilor Villarreal said she is not opposed to any of the recipients of the RFP. She would like clarification on page 8 of the packet. That page is the summary of contracts. She is looking at the amounts that the Incubator received and does not understand Amendment 3 for \$30,000.

Mr. Brown said the \$30,000 is a supplement to the budget from last fiscal year. We had reduced it and said if our budget improved we would reconcile it.

Councilor Villarreal said she knew about the supplement to the budget, but this says it is to provide us with a final report. Why is that. It does not say for Incubator services, it says to provide their final report.

Mr. Brown said a final report is part of the process.

Mr. Trujillo said it also is to provide Incubator services through the end of the fiscal year.

Councilor Villarreal said maybe it is just not a complete description. It sounds like it is just so that they could give us a report.

Mr. Brown said it is not just for a final report.

Councilor Villarreal said in the past she thought it was important that SCORE include Spanish speaking services for their work. There is a need for that in this community. She does not see written in any of these contracts that they make a concerted effort to have Spanish speaking connections in any of their programs so everyone can have the opportunities. She would like you to think about that for future RFPs.

Ms. Camancho said that is a great suggestion. We are looking at SCORE and Make Santa Fe to do some of that as well. It is not explicit in the contract, but it is something we are seeking to do. Make Santa Fe has added ASL classes and YouthWorks has staff that are bilingual and they offer GED classes and test taking in Spanish. We can define that in the contract in the future.

Councilor Villarreal said she was thinking more about the Santa Fe Business Incubator and where they are located and how they promote their services and

opportunities to work with Spanish speaking clients and if they have staff who speak Spanish. SCORE did not have that vision initially, but because we pressed on it and there are more opportunities now. She will be looking at this later in the RFP process.

Ms. Camancho said she appreciates the feedback.

Councilor Vigil Coppler said her questions are on the RDC. Is this the same body that you sit on Councilor Ives.

Councilor Ives said no. The RDC focuses on working on economic development in Rio Arriba County, Los Alamos and Santa Fe.

Mr. Trujillo said the RDC was created with Federal funds from the Department of Energy. They work in the counties mentioned and provide economic development funds from LANL. They do workforce development services and business development and we participate with them in the Venture Acceleration Fund. We put up \$20,000 and they put up \$60,000. It is early seed stage start up funding. We get more businesses funded in Santa Fe than any of the other counties.

Mr. Brown said the \$20,000 is part of last years funding. There were 13 recipients and 5 were from Santa Fe.

Councilor Vigil Coppler said in the packet it says RDC fiscal year 18. What are they going to be funding this time or is this ongoing.

Mr. Brown said this year LANL just received a new contract and are repositioning their program. Their fund is going to focus more on rural communities and they are going to change the name of the fund. We are waiting to find out the name and requirements of the fund.

Councilor Vigil Coppler asked so we don't know what they are going to do with it.

Mr. Brown said it will be awarded in their acceleration program.

MOTION A motion was made by Councilor Abeyta, seconded by Councilor Villarreal, to approve the request.

VOTE The motion passed unanimously by voice vote.

- 7. REQUEST FOR APPROVAL OF AMENDMENT NO. TO PSA #18-1062
BUSINESS NAME CHANGE: GOPHER GRABBERS LLC TO GOPHER GUYS,
LLC IN THE AMOUNT OF \$75,000 PER YEAR FOR FISCAL YEAR 2019-2020
THROUGH FISCAL YEAR 2021-2022. Richard Thompson**

Councilor Harris said this is \$75,000 a year and deals with years 2, 3 and 4 each at \$75,000. That is over 2,600 gophers. It is hard to believe they are catching that many gophers. How many did they catch this first year.

Mr. Thompson said he will have to get back to you with that number. They turn in an invoice with the park name and the number of gophers caught with sign-off by the Supervisor.

Councilor Harris said this will go to Finance. He can't believe we are looking at almost 2,700 gophers per year. We are going to need quite a bit of justification on this. We need to take care of gopher holes, but provide the information please and we will take it from there. Also they are to provide professional liability coverage under this PSA. Check with Ms. Boltrek and require them to have it or request a waiver. If he missed something let him know, but this says \$28 per gopher.

Mr. Thompson said they have not billed us for \$75,000 this year.

Councilor Harris said lets get the numbers of how many were trapped in the past 10 month period. He is interested to know where as well. Where is the concentration of gophers. He is interested in potentially reducing the value of this contract.

Councilor Villarreal said she had the same question about having data that shows us how they faired in the last contract. Are the gophers relocated or killed when they remove them.

Mr. Thompson said they are dispatched.

Councilor Villarreal asked are they relocated or exterminated.

Mr. Thompson said they are killed and removed from the site.

Councilor Villarreal said it would be helpful for her to have the data.

MOTION A motion was made by Councilor Harris, seconded by Councilor Villarreal, to move this request forward with no recommendation based on the request for additional informtion.

VOTE The motion passed unanimously by voice vote.

8. REQUEST FOR APPROVAL OF AN IMPACT FEE CREDIT AGREEMENT IN THE TOTAL AMOUNT OF \$108,339.82 FOR SIDEWALK IMPROVEMENTS AT 3240 RUFINA STREET; KLG26, LLC. Lee Logston

Approved on consent.

9. REQUEST FOR APPROVAL OF PROFESSIONAL SERVICES CONTRACT IN THE TOTAL AMOUNT OF \$113,480 FOR INVESTMENT-GRADE ENERGY AUDIT TO SOLARIZE CITY FACILITIES; YEAROUT ENERGY SERVICES COMPANY, LLC. Caryn Grosse/Regina Wheeler

Councilor Harris said his only question is did this service being proposed overlap with what we received from Ameresco.

Ms. Wheeler said no, this is a completely distinct one. This is the project Council made their number one request from the Legislature for this year. We were awarded funding. With the seed money from the Legislature we can expand 3 to 5 fold depending on what we find in feasible facilities across the City. Solar connected to a meter is the number one best way to go for the cheapest energy anywhere. With that savings we can use it to fund additional solar systems.

Councilor Harris said he is not disputing the value of this. He thought under the original Ameresco contract we went beyond a facility condition index. There was a level of energy audit.

Ms. Wheeler said we had a lot of energy conservation measures that Ameresco proposed. We took those out and commingled the lighting projects with the solar projects. Ameresco is focused on rehab projects.

Councilor Harris said that makes sense. If you are familiar with what Ameresco did and how you are building the projects was his question.

MOTION A motion was made by Councilor Harris, seconded by Councilor Villarreal, to approve the request.

VOTE The motion passed unanimously by voice vote.

10. REQUEST FOR APPROVAL TO RECLASSIFY TWO TEMPORARY PART-TIME LIBRARIAN POSITIONS INTO TWO PERMANENT CLASSIFIED PART-TIME LIBRARIAN POSITIONS WITH BENEFITS FOR A TOTAL AMOUNT OF \$95,559.18. Jeffrey Donlan/Kyra Ochoa

Councilor Abeyta asked did we discuss this during the budget hearings.

Ms. Ochoa said no we did not.

Councilor Abeyta asked why.

Ms. Ochoa said she thinks the staff at the library raised this with the Acting

Director at the time and he raised it with her. We were focused more on the higher level positions and making sure they were filled. She doesn't think he was familiar with the functions on this level of operations and how important these positions were to the library and how much they are relied on. It would have been more appropriate to have done this in the budget. In working with Director Salazar she suggested this route for this today.

Councilor Abeyta asked are they vacant.

Ms. Ochoa said one is and one is not.

Councilor Abeyta asked do they automatically get put into the permanent position or is there recruitment.

Ms. Ochoa said we have to advertise the positions and hire into the positions.

Councilor Abeyta asked they would apply for the positions.

Ms. Ochoa said presumedly.

Councilor Vigil Coppler said when you continue to use temporary positions day in and day out, year in and year out, it becomes an abuse of the position. The only real fiscal impact is to add benefits. If the positions are needed and they get terminated and then rehired immediately we could get in trouble with PERA. It is probably better to request this during budget time, but temporary position termination dates often do not coincide with the budget dates. She understands the position this puts you in.

MOTION A motion was made by Councilor Abeyta, seconded by Councilor Vigil Coppler, to approve the request.

Councilor Ives asked in terms of capacity of the libraries to remain open how much impact do these two people have on that.

Ms. Ochoa said a fairly strong impact. They are at the service desk and that is a strong function. We really need them. The staff is heroic in keeping us open 7 days a week.

Councilor Ives said over the years during the budget process we have looked at lessening the hours at the libraries and we get a tremendous push back from the community. This is a step in the right direction. Thank you.

VOTE The motion passed unanimously by voice vote.

- 11. REQUEST FOR APPROVAL OF GENERAL FUND AND COMMUNITY DEVELOPMENT BLOCK GRANT PSA AMENDMENTS. Jacqueline Bean**
- **LIFE LINK (GENERAL FUND) INCREASE BY \$65,000**
 - **SF RECOVERY CENTER (GENERAL FUND) INCREASE BY \$22,000**
 - **COMING HOME CONNECTION (CDBG) CHANGE OF FISCAL AGENT**

Approved on consent.

- 12. REQUEST FOR APPROVAL OF CIP #503A, SALVADOR PEREZ RECREATION BUILDING STRUCTURAL AND BUILDING ENVELOPE REHABILITATION CONSTRUCTION SERVICES SCOPE UNDER THE 2018 GRT BOND TO B&D INDUSTRIES TOGETHER WITH THE AGREEMENT BETWEEN OWNER AND CONTRACTOR IN THE AMOUNT OF \$1,252,984.38 INCLUSIVE OF NMGR. Jason Kluck/Regina Wheeler**

Councilor Harris said in looking at the total project cost for Salvador Perez because of this last request we are spending basically \$3.2 million for the building and parking lot. Mr. Kluck did point out to him that on this project the design fee is high given the construction project. In fact the design fee was to develop a master plan to rehab Salvador Perez over three phases. He does appreciate being able to see the big picture. He thinks we should do that for every project as we get into them. He and Councilor Abeyta both expressed interest in seeing the utilization report of the facility itself. We never got any of that. That is disappointing. We have gotten to the point to move forward on the project. Councilor Romero-Wirth spoke to him about the importance of the facility to her district. We are moving forward with this. He wanted to let the Committee know how much we are putting into this facility.

Ms. Wheeler said as we are working on the long range capital plan what you will find is facilities like Genoveva Chavez will continue to require capital investment improvements. We would like to have best practice investment strategies for facilities. How much will we need to spend on these facilities long range. Our asset plan and long range plan will help us to do that and we are gathering more information from other cities as to what they are spending on recreation centers.

Councilor Harris said it is important for this Council and future Councils to have an understanding of what we are getting into before we take on more. Over the years we have taken on a bit more than we can keep up with on deferred maintenance.

Councilor Harris said regarding procurement we have seen B & D around. It seems like they are very reasonable. This is \$1.250 million. He is wondering how many contracts we use third party procurement on. He was told 70%. That seems high to

him. We are starting to beef up the Procurement Division. He thinks we need to be bidding more of these jobs. For a job like this there will be some change orders. With good contract documents that is manageable. Why did we not bid this.

Mr. Kluck said the timeline does not allow us to construct this project in good weather without using a CDS contractor. The objective with going with a cooperative agreement was to speed up the timeline and reopen as soon as possible. CDS was the only contractor to bid on this job. Others looked at it and were not willing to bid.

Ms. Wheeler said the McCard report recommended that we use price agreements more often. We do perform procurement even when we are soliciting from the State Price Agreement. It provides a strong contractual structural for the procurement.

Councilor Harris said he does not put as much stock in the McCard report as you do, particularly on this issue. Local public bodies end up paying a bit of a premium for using third party procurements.

Ms. Wheeler said there is no overhead for State Price Agreements.

Councilor Harris said it is the way you work the formula. Perhaps we could have a discussion at Finance Committee to discuss a goal of 50% for third party procurement. 70% is high. We should be able to build in enough time if we choose to go to a procurement.

MOTION A motion was made by Councilor Harris, seconded by Councilor Vigil Coppler, to approve this request.

VOTE The motion passed unanimously by voice vote.

13. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 11-14.5 SFCC 1987 TO ALLOCATE THE PROCEEDS FROM THE SALE OR LEASE OF THE SANTA FE ESTATES TO THE GENERAL FUND.
Mary McCoy/Andrea Salazar

Councilor Vigil Coppler said she wanted an explanation on this one. What is the effect on Economic Development financially and program wise if we do this.

Ms. McCoy said these would not be revenues we currently receive, but revenues we would receive in the future. If it was \$500,000 we would receive from the sale or lease of the property it would no longer go into the Economic Development Fund as per Ordinance. It would go into the General Fund to be distributed by the Council.

Councilor Vigil Coppler asked they are not counting on this money.

Ms. McCoy said the revenue is not budgeted in their budget.

Ms. Salazar said the location was 2,000 acres from Bishops Lodge Road past Thornberg. It was a huge plot of land. It hits 599 to the south. Now there are just small parts of land left. It is in the NW quadrant.

Councilor Harris said as a sponsor of this Ordinance change, his thinking was using the proceeds of the sale of Santa Fe Estates. They want out of it. We can accomplish a couple of things potentially with this transaction and see some money in market place for housing and using those funds, with the approval of the Governing Body, at the Midtown property which is essentially an economic development enterprise. It is not his intention to simply generate more money for the General Fund to support other things. There needs to be a specific purpose related to economic development. He supports the Midtown property and moving it forward. He thinks this is worthwhile.

Councilor Vigil Coppler said these portions of land, were they included in a presentation to us prior where we discussed City owned land.

Councilor Harris said no.

Ms. Salazar said the land in question is currently being negotiated with Santa Fe Estates so it was not included in the presentation.

Councilor Ives asked what is the rough value of this property in todays market.

Ms. Salazar said we actually don't know. We are in the very beginning stages of discussions with Santa Fe Estates. She believes there is potential for us to appraise the land, but currently we do not know.

Councilor Ives asked how much acreage is there.

Ms. Salazar said 200 to 300 acres around the Thornberg area.

Councilor Ives asked in the millions of dollars.

Ms. Salazar said the potential is there for that, yes.

Councilor Ives asked if we sold that property for \$10 million how much of that money would go to Economic Development and are there restrictions on the use.

Ms. McCoy said as the Ordinance stands all funds would be deposited into the Economic Development Fund and shall be reserved for activities such as CEDP projects or activities as defined which result from regional activity.

Councilor Ives asked if it went into the Economic Development Fund could it not

be used for projects at the Midtown Campus.

Ms. McCoy said her understanding is those would not be included, but we can verify with the City Attorney's Office.

Mr. Trujillo explained the Economic Development Fund.

Councilor Ives said given the limitations on funds coming into Economic Development and the City looking at land sales, that might bring in more to Economic Development. With the importance of economic development to the community that does not seem to be a bad thing. He is afraid that putting it in the General Fund would dilute how it gets expended as opposed to giving Economic Development the ability to chime in. He is still skeptical on this measure and remains to be inconvenienced if this is the right thing for us to do.

Councilor Abeyta asked looking at the Ordinance, section B says City land that is developed or sold goes into the Economic Development Fund. If we sold City Hall would that money go into the Economic Development Fund.

Chair Ives said potentially or doing various types of exchanges as well.

Councilor Abeyta said his concern is getting an inventory of all our properties and looking at that and being more aggressive in putting them on the market. If we did that we could have hundreds of millions of dollars in the Economic Development Fund that we may need in the General Fund. He supports the Ordinance change as a way to start looking at that and to start the discussion around the fund and City properties as a whole.

Councilor Harris said he appreciates what Councilor Abeyta just said. That is what it says. His thinking is the Midtown property is a property that at its heart is about economic development and housing and the core of our town. We know the needs and how much money is needed every month to service the debt. We need to support the effort, quite frankly. He appreciates what Mr. Trujillo said, but when you hear the list it feels like it is already diluted when you look at the numbers of where it goes. It is hard to quantify results with the exception of LEDA. In this instance it is appropriate to change the Ordinance to look at how best to use any proceeds we might have. He heard the property would be between \$2 million and \$3 million.

Ms. Salazar said currently the Economic Development Fund could not be used for Midtown, Incubator programs or LEDA. If it was in the General fund it could go to Midtown or affordable housing as directed by the City Council.

Councilor Ives asked could the same be accomplished by modifying the Ordinance regarding the use of the Economic Development Fund.

Ms. Salazar said she would have to look at that.

Councilor Ives said he is curious about the response to that. Email to him, when you have it, the language that prohibits that use.

Councilor Vigil Coppler asked Councilor Harris was it your vision that these funds be put into the University of Arts and Design.

Councilor Harris said yes.

Councilor Vigil Coppler said she thinks that is a good idea, but she is also interested in housing. Housing should be our number one priority as a Governing Body. It would be cool to exchange property for property. If the funds could be earmarked a portion could go to housing and a portion to Midtown or elsewhere. We could have discussions about where we are going to use the funds to make an impact. She is not opposed to putting it in the General Fund.

Councilor Harris said we don't have the language right now, but he could propose an amendment that once the transaction is underway the proceeds would come back to the Governing Body with staff's recommendation on how they would be used. He agrees with housing for part of it and Midtown for part of it. His focus was on the Midtown property, but it is not his call. He could propose an amendment acknowledging that subject to approval of the Governing Body or something like that.

Councilor Vigil Coppler said that would be good. We are all fully aware that Governing Body members don't last forever. We have an opportunity to make a difference in housing. Every opportunity we create or comes before us we need to snag and put in stone as to how it will be spent. The public thinks nothing gets done.

Councilor Harris said we don't know where the transaction stands, but he and Councilor Ives may not be voting on this if it comes to be after the end of the year. People do recognize the importance of housing and the Midtown property and we need to do this right.

MOTION A motion was made by Councilor Harris, seconded by Councilor Vigil Coppler, to approve the request subject to the amendments discussed.

VOTE The motion passed by a vote of 4 yes and 1 abstention. The abstention was Chair Ives.

14. MATTERS FROM STAFF

None

15. MATTERS FROM THE COMMITTEE

Councilor Harris reported on a successful kick off meeting regarding the Arroyo Chamisa Crossing and acknowledged John Romero for his efforts.

Councilor Vigil Coppler acknowledged John Romero as well. He did really well. We proved again the acoustics are not that great in there. Constituent Services was there and engaged as well.

Ms. Wheeler asked did we get a list of the people who participated so we can stay in communication with them.

Councilor Harris said yes.

Councilor Vigil Coppler thanked Ms. Wheeler and her staff for taking care of the pot holes by the railroad tracks.

Ms. Wheeler said we have restrictions for working near the railroad tracks so it takes a lot of coordination to do it, but they did it.

Councilor Vigil Coppler said thank you so much. She only brought it to your attention at the last meeting.

Chair Ives said there are still some on Zia by the railroad tracks.

16. MATERS FROM THE CHAIR

None.

**17. NEXT MEETING
JULY 29, 2019**

18. ADJOURN

There being no further business before the Committee the meeting adjourned at 6:20 pm.



Councilor Peter Ives, Chair



Elizabeth Martin, Stenographer