

Economic Development Review Subcommittee Meeting INDEX

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| Cover Page | | 1 |
| PROCEDURES | | 2 |
| Call to Order and Roll Call | <p>The meeting was called to order at 3:45 pm by Mr. Simon Brackley, Chair. The roll call list reflects that the Economic Development Review Subcommittee did not have a quorum.</p> <p>The City Attorney explained that under the Open Meetings Act this subcommittee cannot take any action without a quorum but the sub-committee can have discussion and make recommendations. Discussion of the agenda items is allowed with a recommendation.</p> | |
| Approval of Agenda | No staff changes to the Agenda. | 3 |
| Approval of Minutes | No Minutes | 3 |
| Reports | None | 3 |
| Unfinished Business | None | 3 |
| New Business | | 3-6 |
| REQUEST FOR APPROVAL OF AN ORDINANCE RELATING TO THE CITY OF SANTA FE ECONOMIC DEVELOPMENT PLAN ORDINANCE, ARTICLE 11-11 SFCC 1987; AMENDING ORDINANCE NO. 2013-2 FOR THE PURPOSE OF APPROVING AND ADOPTING A SECOND AMENDED LOCAL ECONOMIC DEVELOPMENT PROJECT PARTICIPATION AGREEMENT BETWEEN THE CITY OF SANTA FE AND | <p>Ms. Keith recommended that the Economic Development Review Subcommittee direct staff to pass this on to EQL with a favorable recommendation. The Chair was in agreement.</p> | |


Economic Development Review Subcommittee Meeting INDEX

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| RODEO PROPERTY, INC. FOR AN INDOOR MULTIPURPOSE FACILITY, A LOCAL ECONOMIC DEVELOPMENT PROJECT. (Mayor Coss) (Fabian Trujillo) | | |
| Informational Items | None | 6 |
| Items from the Committee | None | 6 |
| Items from Staff | None | 6 |
| Next Meeting Date | As needed | 6 |
| Adjournment | Adjourned at 4:45 pm | 6 |

CITY OF SANTA FE

ECONOMIC DEVELOPMENT REVIEW
SUBCOMMITTEE MEETING

MINUTES


Fran Lucero, Stenographer

10/31/2013

ECONOMIC DEVELOPMENT REVIEW SUB-COMMITTEE

Thursday, October 31, 2013

3:30 pm – 4:15 pm

Market Station

500 Market Street, Suite 200, Santa Fe, NM

MINUTES

I. PROCEDURES

The meeting was called to order at 3:45 pm by Mr. Simon Brackley, Chair. The roll call list reflects that the Economic Development Review Subcommittee did not have a quorum.

The City Attorney explained that under the Open Meetings Act this sub-committee cannot take any action without a quorum but the sub-committee can have discussion and make recommendations. Discussion of the agenda items is allowed with a recommendation.

The Chair announced that Mr. Fidel Gutierrez from this committee has sent in his letter of resignation. The Chair received a call from Los Alamos National Bank and they would like to provide another representative to sit on the Economic Development Review Sub-Committee. Mr. Trujillo recommended that Los Alamos National Bank send the name of their recommendation and they would discuss with the Mayor.

II. ROLL CALL

Present:

Simon Brackley, Chair
Kathy Keith

Not Present:

Stephen Guerin
Fidel Gutierrez
Stephanie Spong

Staff Present

Judy Amer, City Attorney
Fabian Trujillo, City of Santa Fe

Others Present

Vince Daniels, Rodeo Properties Inc.
John A. Padilla, SMPC Architects
Pilar Faulkner, Legislative and Governmental Liaison
David Copher, President, Rodeo Properties Inc.
Fran Lucero, Stenographer

III. APPROVAL OF MINUTES

None

IV. APPROVAL OF AGENDA

No changes from staff.

V. REPORTS

VI. UNFINISHED BUSINESS

None

VII. NEW BUSINESS

- A. REQUEST FOR APPROVAL OF AN ORDINANCE RELATING TO THE CITY OF SANTA FE ECONOMIC DEVELOPMENT PLAN ORDINANCE, ARTICLE 11-11 SFCC 1987; AMENDING ORDINANCE NO. 2013-2 FOR THE PURPOSE OF APPROVING AND ADOPTING A SECOND AMENDED LOCAL ECONOMIC DEVELOPMENT PROJECT PARTICIPATION AGREEMENT BETWEEN THE CITY OF SANTA FE AND RODEO PROPERTY, INC. FOR AN INDOOR MULTIPURPOSE FACILITY, A LOCAL ECONOMIC DEVELOPMENT PROJECT. (Mayor Coss) (Fabian Trujillo)

Mr. Fabian Trujillo introduced the members of the Rodeo (reflected in Others Present).

Mr. Trujillo stated: We are here today to amend the Project Participation Agreement and the project ordinance for this project for the second time. We will be adopting and MOU with Santa Fe County because they have received additional money from the State Legislature and Santa Fe County. The amount of that is \$265,000 total, it is \$230,000 from the State and \$35,000 from the county. We will memorialize this or approve so they can utilize these funds. The City of Santa Fe serves as the Fiscal Agent for this project. Previously the Rodeo received \$200,000 — \$100,000 came from the City of Santa Fe, \$81,000 came from the State Legislature and \$19,000 came through Santa Fe County. That was for a feasibility study and that feasibility study has been completed. The monies that you are looking for today are going to be for some engineering documents to finish up the final design package and once that is taken care of they will move forward to seek funding for this project. Because of the States requirements and the City's local Economic Development pact we have to approve this Project Participation Agreement, Project Ordinance and the Memorandum of Understanding. Open for questions.

Mr. Dave Copher

We have been approved for \$231,000 and \$35,000 from Santa Fe County. We had the deliverables in the last package already; we are moving forward to do the same kind of signing with the next monies.

Judy Ahern, City Attorney

That is correct; each Project Participation Agreement has a formal security on their ventures or mortgage, something of that nature. This second amended PPA states that the goals of the first amended PPA were achieved on that mortgage. We will release that mortgage and enter in to another for the \$265,000. Point of reference; when working with Santa Fe County to enter in to the MOU on the \$35,000, it has not been executed yet, I am working with the lawyer at Santa Fe County and we have not received the \$230,000 grant agreement from the state. We will not be able to go to the Finance Committee, Public Works or City Council until that grant is received.

We need to get the grant agreement, we need to get the MOU executed and we need to go to Public Works, Finance and to City Council for a request to publish then it will go to public hearing. Estimated time is about 90 days. Due to the limited scheduling of city council and finance meeting in December the date for approval could be February, 2014.

Pilar Faulkner

Commented that she will be going to the New Mexico Legislature to ask for funding to finish design. She informed the committee that they have done more than a feasibility study, they have done traffic engineering.

John Padilla

Discussed the feasibility study which included very heavy preliminary design. It included a traffic impact analysis. (Handout) Exhibit A – Mr. Padilla provided a description from Exhibit A noting that they have used this information for public meetings they have had. Public meetings have been very well received with the Home Owner Associations and neighbors directly adjacent to the facility. There has been discussion regarding how to mitigate sound, how to handle the odor and dust. The proposed seating is for 5,000, the current seating is 4,000 at the current facility. It showed a concession area and club seating area. There is also a banquet and Rodeo Hall of Fame. The intent is to use that for events such as receptions, quincieneras and other types of events. There is a full kitchen attached to that facility. This information has been used for our public meetings; they have been well received. One of the public meetings was held at the Rodeo Baptist Church, it was about a 2-hour conversation, it was good dialogue of what we are proposing. We spoke about how we will handle anything from arrival and departure of not only attendees but our Rodeo events or any other events. Right now their experience is open air arena and noise. We were able to express to them how we will mitigate sound, noise and odor pollution and dust which is a big area. In the site plan there is a grey area that shows the hard surface asphalt paving. The overflow parking would be a pervious type paving which allows for the regenerating of the aquifer and it mitigates the issue of

dust. We are not in any preliminary plan with the city. We are not in any preliminary plan development or submittal to the city; we want to be proactive. There have been a total of 4 meetings with the neighborhood and their main concern is traffic. Rodeo Properties has been very proactive on how they will control the traffic for these events. The other thing we have done and the city has spoken in favor of is that the Fire Department will be allowed to come through this improved road to the light directly. Every minute you can improve response time saves a life. Left turn lane on to Rodeo Rd. east will be extended. With traffic coming west, that will be a controlled entry in to the parking lot and we will create a decal lane to allow people to come in and park at the facility.

Vince Daniels

Parking has also been discussed using a shuttle for the Genoveva Center. Mr. Daniels is also talking to the Railrunner regarding the shuttle options. Parking issues are also being addressed so when people are attending the events that they don't park in the neighborhoods.

John Padilla

This will take the Rodeo to Santa Fe to a new level of professionalism as far as controlling traffic in and out, working with the Santa Fe Police Department to make sure there is proper direction.

The Chair asked what the maximum amount of events they would anticipate during the year.

Pilar Faulkner

Two major events is what we are targeting, we really only need to do one to sustain the project. Two would be profit bearing.

John Padilla

We would do smaller events; it is for home time use. The typical count is 3 persons per car per trip. This will become a facility for the community to enjoy events and to introduce new venues. We also want to stress that this will be a disaster relief facility. It is important to emphasize that this will shelter in place our community members as well as other community members in the event of a disaster. This will become a center that we do not have in Northern New Mexico.

The Chair emphasized that there is a great need for a facility that can assist during a disaster.

The City Attorney asked:

1. Are you going to have your own electricity, back-up power?

Mr. Copher said that they are working with the local disaster relief people and Homeland Securities to know what the needs are.

Mr. Padilla said there are ways to address back up energy and all of those specifics will be presented. We will continue to talk to FEMA and Homeland Security.

The Chair reiterated that he wants to assure traffic concerns are reviewed and considered seriously.

Mr. Daniels said that two years ago they stopped charging people \$5 and that eliminated people from parking in the neighborhood.

Mr. Padilla distributed the FAQ Sheet – This is being used in their public meetings and they always refer them back to Rodeo Properties. Many of the questions asked by the Chair are included in the FAQ.

Kathy Keith:

1) I sat through a presentation at SFCC from representatives – Santa Fe County where they discussed traffic on Richards. Have you been involved in those discussions? It was noted that Rodeo Properties has not been contacted.

2) When we talk about getting waste, SFCC has a bio-waste facility and they would be interested in talking to Rodeo Properties.

There is no fiscal impact on the decision that is made today. It is basically restructuring and to add the state money.

Ms. Keith recommended that the Economic Development Review Sub-committee direct staff to pass this on to EQL with a favorable recommendation. The Chair was in agreement.

VIII. INFORMATIONAL ITEMS

IX. ITEMS FROM THE COMMITTEE

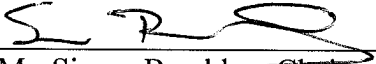
X. ITEMS FROM STAFF


XI. NEXT MEETING DATE - Meet as needed

XII. ADJOURN

There being no further business to come before the Economic Development Review sub-committee, the meeting was adjourned at 4:15 pm.

Signature Page:


Mr. Simon Brackley, Chair


Fran Lucero, Stenographer