

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE  
WEDNESDAY, FEBRUARY 9, 2022, 11:00 AM  
ATTENDED VIRTUALLY**

**1. CALL TO ORDER**

The meeting of the Economic Development Advisory Committee was called to order by Councilor Jamie Cassutt, Chair, at 11:02 am, on Wednesday, February 9, 2022, and was attended virtually.

**2. ROLL CALL**

**MEMBERS PRESENT**

Councilor Jamie Cassutt, Chair  
Robert Lurcott  
Ryan Gallagher  
Melessia Coleman (arrived for item 7A)  
Ryan Cordova  
John Fiens  
Kate Kennedy  
1 vacancy

**MEMBERS ABSENT**

Meghan McGarrity  
Johanna Nelson, Excused

**OTHERS PRESENT**

Rich Brown, Director, Community and Economic Development Department  
Kyra Ochoa, Director, Community Health and Safety Department  
Janice Krish, Committee Liaison, Economic Development Department  
Casey Dalbor, Economic Development Department  
Liz Camacho, Economic Development Department  
Jesse Guillen, Legislative Services  
Molly Parsons, Cerise Consulting  
Elizabeth Martin, Stenographer

**3. APPROVAL OF AGENDA**

Mr. Brown stated that item 8 B had been removed from the agenda.

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

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

Chair Cassutt yes; Mr. Lurcott, yes; Mr. Gallagher, yes; Ms. Kennedy, yes; Mr. Cordova, yes; Mr. Fiens, yes.

**4. APPROVAL OF CONSENT AGENDA**

Mr. Fiens pulled item 6B for discussion.

**MOTION** A motion was made by Mr. Fiens, seconded by Mr. Gallagher, to approve the Consent Agenda as amended.

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

Chair Cassutt yes; Mr. Lurcott, yes; Mr. Gallagher, yes; Ms. Kennedy, yes; Mr. Cordova, yes; Mr. Fiens, yes.

**5. APPROVAL OF MINUTES**

**A. JANUARY 12, 2022**

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

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

Chair Cassutt yes; Mr. Lurcott, yes; Mr. Gallagher, yes; Ms. Kennedy, yes; Mr. Cordova, yes; Mr. Fiens, yes.

**6. ACTION ITEMS: CONSENT**

**A. CONSIDERATION OF BILL NO. 2022 \_\_\_\_\_. 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 RIGHTS-OF-WAY TO PROVIDE TELECOMMUNICATIONS SERVICES WITHIN THE CITY; AND FIXING THE TERMS AND CONDITIONS THEREOF.**

Approved on consent.

**B. CONSIDERATION OF RESOLUTION NO. 2022 \_\_\_\_\_. A RESOLUTION ADOPTING NEXT STEPS FOR THE REUSE AND REDEVELOPMENT OF THE MIDTOWN PROPERTY INCLUDING**

**APPLYING FOR LAND USE REZONING, GENERAL PLAN AMENDMENT, AND A MASTER PLAN; ADOPTING A COMMUNITY DEVELOPMENT PLAN; ISSUING CERTAIN REQUESTS FOR PROPOSALS; CONDUCTING CERTAIN STUDIES AND ASSESSMENTS; AND SEEKING THE ACQUISITION OF LAND LOCATED WITHIN OR ADJACENT TO THE MIDTOWN SITE.**

Mr. Fiens said there are some specific items here and some buckets. He would like an overview of the specifics of what items are being considered for funding. This is a broad blank check and maybe it has to be at this time, but he would like more information and an understanding of the timeline and the process of going from generalities to specifics.

Mr. Brown stated that this is an interim process.

Mr. Brown presented a Power Point as it pertains to the timeline and asked Mr. Hernandez to review where the Resolutions fit into the interim timeline.

Mr. Brown said this Resolution is to get things moving forward. Our theme is Midtown Moving Forward.

Mr. Hernandez said there has been a lot of background work done behind this. A lot of this work is happening now. We plan to finish this piece by the end of September. The next phase of our work will be to work on a detailed schedule from the end of March through September.

Mr. Fiens said the FIR notes that there will be a financial impact in 2022 and 2023. In the FIR there is \$5 million in costs. Is that correct.

Mr. Brown said he was not sure what Mr. Fiens was referring to. Staff time for the Midtown project is budgeted already in the 2022 budget and will be in the 2023 budget. We have hired a new employee, Lee Logston, to do the Midtown planning work. We are looking at Capital Outlay of \$10 million and supplemental funding of \$8 million from the Governor's office for additional infrastructure planning. There is no \$5 million line item for expense.

Mr. Fiens said so the ongoing expense for Midtown is \$2 million a year for the property.

Mr. Brown said that is the debt. We receive revenue from the studios and the Recovery Center.

Mr. Lurcott said it seems you are in the planning phase for the Master Plan. Will there be a time when we see the draft plan and can make comments and suggestions.

That is of interest to him and would be of value to this Commission.

Mr. Hernandez shared his screen showing the timeline and gave an overview of the items included.

Mr. Hernandez said this Commission will see the plan through the Committee hearings structure and process. It will be heard in the Quality of Life Committee meeting on March 1<sup>st</sup> and will come to EDAC next. We will show you the site plan and will share the framework for Community Development Plan which will include recommendations from the community.

Mr. Lurcott said he is looking for an opportunity for this group to understand the development of the site and to give our own individual perspectives.

Mr. Brown said we can put the presentation on the agenda for your March 9<sup>th</sup> meeting. The findings from the public outreach is on the agenda today. We can discuss the plans on the 9<sup>th</sup> and hear your perspectives. Councilor Cassutt can bring your perspectives forward to the Governing Body.

Chair Cassutt said we will have a robust discussion here and she will bring that forward to the Governing Body. We are voting in the Governing Body in September. The feedback will be integrated into the final land use plan and put forward to the Governing Body for approval or denial. Our meeting discussions are your opportunity to provide comments.

Mr. Lurcott said he is looking for an opportunity to provide input while it is early on in the process.

Mr. Hernandez stated that he would be coming back to the monthly meetings of the Commission from spring through summer.

Mr. Brown said consider this now as a new phase of progress reports. You will see more monthly.

Ms. Kennedy said at the last meeting there was a discussion about the safety aspect of the campus. We were going to get an update from Public Works on the plan for that.

Mr. Brown said he will bring the Project Manager for Midtown, Sam Burnett, to the meeting on the 9<sup>th</sup>.

**MOTION** A motion was made by Mr. Fiens, seconded by Mr. Gallagher, to approve the Resolution.

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

Chair Cassutt yes; Mr. Lurcott, yes; Mr. Gallagher, yes; Ms. Kennedy, yes; Mr. Cordova, yes; Mr. Fiens, yes.

Ms. Coleman joined the meeting.

**C. REQUEST FOR REVIEW AND APPROVAL OF THE AMENDED AND RESTATED LEASE AGREEMENT BETWEEN THE CITY OF SANTA FE AND THE BOYS AND GIRLS CLUB, INC.**

Approved on consent.

**7. ACTING ITEMS: DISCUSSION**

**A. VICE CHAIR ELECTION**

Chair Cassutt stated that the Chair appoints the Vice Chair and she will do that at the next meeting after we discuss it. The Vice Chair takes the place of the Chair in her absence, should be comfortable presiding over the meeting, needs to attend the meetings regularly and will brainstorm with her on the agenda.

**MOTION** A motion was made by Mr. Gallagher, seconded by Mr. Cordova, to nominate Mr. Fiens as Vice Chair.

Mr. Fiens accepted.

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

Chair Cassutt yes; Mr. Lurcott, yes; Mr. Gallagher, yes; Ms. Kennedy, yes; Mr. Cordova, yes; Mr. Fiens, abstained; Ms. Coleman, yes.

**8. PRESENTATIONS**

**A. UPDATE OF COMMUNITY ENGAGEMENT RESULTS AND ANALYSIS ON THE CITY'S AMERICA RESCUE PLAN ACT (ARPA) PROGRAM AND DISTRIBUTION FEEDBACK. PRESENTED BY CERISE CONSULTING: MOLLY PARSONS AND KATHLEEN DOLL.**

Mr. Brown gave a Power Point presentation. The presentation included an overview of the findings and analysis of the community input as to how to disperse the ARPA funds over the two year timetable.

Mr. Fiens stated that he was alarmed at some of the percentage figures. The

pandemic makes everything the opposite of rose colored glasses. This survey represents less than 1% of the community, but this document is what we have to work with. We need to try to make these funds work long term for us. Workforce development and training is great. Tourism recovery is the State's responsibility. How do we not get wrapped up in short term constituent requests from the survey. We can make this more than a one time pandemic bandage.

Chair Cassutt said there have been some conversations around what Mr. Fiens just brought up.

Mr. Brown said that is very astute Mr. Fiens. We can't just let the money go out the window. The Treasury Department is asking for quarterly reports on the return on community. Tourism is not one of the items what will fit that request. The City priorities at this time are child care, affordable housing and workforce development. Tourism will be considered in the second round of funding. There is a multitude of funding going to the State. We are looking at additional dollars for the second tier of funding. We want to make sure the ideas and programs are sustainable. We are still working through the process and categories.

Mr. Fiens stated that the responses to the survey are both complex and disturbing.

Mr. Brown said the survey is a very small percentage of the City. We have to take that into consideration. It is just one of the indicators in what we are trying to do.

Chair Cassutt said the numbers are concerning, but not surprising. We are looking at how the survey integrates with the City planning and as an instrument.

Mr. Brown announced that the consultant, Molly Parsons, had arrived at the meeting.

Chair Cassutt asked Ms. Parsons to speak more to the survey size and responses.

Ms. Parsons stated that the survey was designed as a convenience survey. We had one month to do the survey and a report. We did outreach through the Connect Network to make sure those voices were heard. It was in Spanish and English. We also offered a raffle for those who completed the survey.

Chair Cassutt explained that the Connect Network is a City/County partnership that allows folks to work with Navigators to help with their basic needs such as food security and housing.

Mr. Lurcott said this discussion started out feeling like we had a lot of money, but it really is not. Affordable housing is something that is huge on the survey list. It is

expensive to do. The Federal Government, Congress, seems incapable of taking care of the issue. What can be done at the local level.

Mr. Brown said the current thought is that 10% of the funds will go to affordable housing and 10% to child care. Currently the Legislature has a bill that will put \$20 million into the Housing Trust Fund. That will help us. We will be able to leverage what the State has. They have four buckets of funding - the General Fund, ARPA funds, Capital Outlay funds and government funding for recovery and infrastructure. We are out there with our Lobbyist trying to dig into those buckets where we can. There may be a hotel purchase for a supplemental housing opportunity.

Mr. Fiens asked if there was a qualitative analysis of the self selection of who completed the survey.

Ms. Parsons said she will pass that on to the data analyst who will pass on the information to the Committee.

Mr. Brown said the age group of 32 to 45 is the most effected by homelessness and financial insecurity as well.

Ms. Parsons said there was a lot of interest in this. The biggest challenge was time and the compressed process.

Mr. Brown stated that Kyra Ochoa was involved with him and Molly on the survey and continues to work with him on ARPA funding issues.

Ms. Ochoa said time was the reason, but this was a robust response given the time we had. There are other entities receiving ARPA funding such as ARPA schools who had a public event to encourage comments and the County who reached out in the County Commissioner meeting. We have worked with the community for a long time to obtain comments and needs. Not much has changed with this survey. We heard affordable housing and behavioral health issues.

Chair Cassutt thanked Mr. Brown, Ms. Ochoa and Ms. Parsons for the information.

**B. CONSIDERATION OF RESOLUTION NO. 2022 - \_\_\_\_\_. A  
RESOLUTION ESTABLISHING ADDITIONAL LEGISLATIVE FUNDING  
PRIORITIES BASED ON THE POTENTIAL AVAILABILITY OF  
ADDITIONAL FUNDING DURING THE 2022 LEGISLATIVE SESSION.**

This item was pulled from the agenda.

**9. PUBLIC COMMENT**

None.

**10. MATTERS FROM STAFF**

Mr. Brown reported that the two LEDA applicants that the Committee heard presentations from before will be on the agenda for the March meeting. We will discuss leading indicators from the survey at the March meeting as well. Broadband franchise agents have been reaching out regarding community based broadband service. We are looking at using some ARPA money to bring the internet to undeserved areas of Santa Fe.

Ms. Krish reported that Meghan McGarrity had taken a new position as Program Manager for the public libraries. She is no longer able to serve on this Committee. She has made a recommendation for her replacement who is from the Santa Fe Community College. We will pass her name on to the Mayor and Governing Body.

**11. MATTERS FROM THE COMMITTEE**

Mr. Fiens said the Youth Works contract did not come to us. It is unusual for us to not have economic development contracts come through us.

Ms. Krish said it was scheduled to come to EDAC, but the signature date was pushed back so it had to move on. The interest was there, but it was not signed in time.

Chair Cassutt stated that it is her intention to reach out to each member of this Committee individually to learn more about you. Look out for an email from her.

**12. NEXT MEETING  
WEDNESDAY, MARCH 9, 2022**

**13. ADJOURN**

There being no further business before the Committee the meeting adjourned at 12:41 pm.

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Councilor Jamie Cassutt, Chair

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Elizabeth Martin, Stenographer



