

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
WEDNESDAY, JANUARY 12, 2022, 11:00 AM
ATTENDED VIRTUALLY**

1. CALL TO ORDER

The Economic Development Advisory Committee meeting was called to order by Councilor Jamie Cassutt, Chair, on Wednesday, January 12, 2022, at 11:05 am and was attended virtually.

2. ROLL CALL

BOARD MEMBERS PRESENT

Councilor Cassutt, Chair
Robert Lurcott, arrived at item 6 (B)
Kate Kennedy
Melessia Coleman
Ryan Cordova
John Fiens
Meghan McGarrity
Johanna Nelson
1 vacancy

BOARD MEMBERS ABSENT

Ryan Gallagher, Excused

OTHERS PRESENT

Rich Brown, Director, Community and Economic Development Department
Janice Krish, Economic Development Department
Casey Dalbor, Economic Development Department
Liz Camacho, Economic Development Department
Andrea Salazar, City Attorney's Office
Terry Lease, Asset Development Office
Daniel Hernandez, Proyecto, Midtown Redevelopment Project Manager

3. APPROVAL OF AGENDA

Ms. Krish informed the Committee that item 8 (A) will be postponed as the item has not yet been signed off on by Legal.

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

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

Ms. Kennedy, yes; Ms. Coleman, yes; Mr. Cordova, yes; Mr. Fiens, yes; Ms. McGarrity, yes; Ms. Nelson, yes; Chair Cassutt, yes.

4. APPROVAL OF CONSENT AGENDA

None.

5. APPROVAL OF MINUTES

A. DECEMBER 8, 2021

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

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

Ms. Kennedy, yes; Ms. Coleman, yes; Mr. Cordova, yes; Mr. Fiens, yes; Ms. McGarrity, yes; Ms. Nelson, yes; Chair Cassutt, yes.

6. PRESENTATIONS

A. INTRODUCTIONS FROM NEW CHAIR AND MEMBERS

The members of the Committee and the Chair introduced themselves.

B. MIDTOWN PLANNING AND DEVELOPMENT “MIDTOWN MOVING FORWARD” MONTHLY REPORT BY OFFICE OF ECONOMIC DEVELOPMENT DEPARTMENT

Mr. Brown stated that monthly updates are given by staff at each EDAC meeting. This presentation includes a timeline including several Resolutions that we will be bringing to the Governing Body.

Mr. Hernandez gave a Power Point presentation.

Ms. McGarrity said regarding higher education with respect to Garson Studios, she understood that higher education was going to be a component of the use of the studios.

Mr. Hernandez said the RFP will have a section about the importance of having

a film school within the expansion of Garson. We will state our preference that there be a partnership with UNM and the Santa Fe Community College.

Ms. McGarrity said regarding land planning, there were issues with storm drainage and road access from Cerrillos Road in previous discussions. Are those concerns addressed.

Mr. Hernandez said those questions have been key drivers with in the land planning process.

Mr. Brown said as part of community engagement our urban planning folks have been discussing issues. You will seem more from them about that.

Mr. Fiens said we are midway through this fiscal year. How are you doing on budget and staffing and forecasting for the next budget cycle.

Mr. Brown said we are one week away from having our new Zoning and Planning Manager for Midtown on board. At the next meeting we will introduce him to you. The City set out five capital outlay priorities which were presented at the City's Legislative Breakfast with our delegation and leadership. We are asking for \$10 million in funding from the ARPA funds and infrastructure funds for infrastructure, all for Midtown. We also just extended the contract terms for Strategic urban Economics and Mr. Hernandez through 2024.

Mr. Fiens asked would it be of service for the Committee members to write advocacy letters to their Legislators and leadership.

Mr. Brown said we would appreciate that. He will get all of the members a copy of the City of Santa Fe Capital Outlay Plan.

Ms. Kennedy asked as to the plan for Midtown security and public safety issues, what does the security plan look like in this phase and in the next budget cycle.

Mr. Brown said that the Public Works Department is responsible for property management at all City properties. Sam Burnett is the person in charge of Midtown.

Mr. Lurcott joined the meeting by telephone.

Mr. Cordova asked what has happened since the last meeting on affordable housing opportunities.

Mr. Brown said the housing plan is part of what we are planning for early

development. By the end of the year we should have a plan for that.

Mr. Lurcott introduced himself to the new Committee Chair and stated that he felt like the structure of the Midtown plans is slightly different from what he remembered. He thought there was one plan for Zoning and planning and a second plan for Development.

Mr. Hernandez said the strategy is the same. The Master Plan includes the Zoning Plan and the Infrastructure and Parking Plan. The other plan is the Community Development Plan.

Mr. Lurcott said he is interested in affordable housing being part of the mix. It needs to be for low income people as well as workforce housing.

Chair Cassutt said there have been a lot of conversations about that. She appreciates his interest and advocacy on this issue. Thank you Daniel for your work on this as well.

Mr. Brown asked Ms. Nelson if she was able to share any information on what the State is going to do with distribution of Federal funds to cities and municipalities since she works with the State Economic Development Department.

Ms. Nelson said the Governor's staff is very interested in looking at creative ways to get the funds out to local governments. It is still in discussion.

Chair Cassutt said a piece she is concerned about with Midtown is how we look at the issue of preventing displacement. Hopewell Mann is an area of the City with the lowest income. Policy recommendations to assist with stabilizing the surrounding neighborhoods need to be included.

Mr. Hernandez said they will be. An anti-displacement plan for neighborhoods will be a separate and focused effort led by the neighborhoods and a professional. That will be clear in the Master Plan. This is an opportunity for affordable housing and neighborhood use of underdeveloped properties.

Ms. Krish asked if the Hopewell Mann neighborhood had been active in the engagement piece.

Mr. Hernandez said that will be presented later. We have great information from Hopewell Mann and other lower income neighborhoods.

Mr. Brown commented that one of our engagement partners is located in Hopewell Mann. They were active in the process.

Chair Cassutt thanked Mr. Hernandez for his update.

7. ACTION ITEMS: CONSENT

None.

8. ACTION ITEMS: DISCUSSION

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 PUBLIC RIGHTS-OF-WAY TO PROVIDE TELECOMMUNICATIONS SERVICES WITHIN THE CITY; AND FIXING THE TERMS AND CONDITIONS THEREOF.

Postponed.

9. PUBLIC COMMENT

None.

10. MATTERS FROM STAFF

Mr. Brown said at the next meeting of this Committee we will bring to you an analysis for the use of the ARPA funding for which we are creating a timeline. At this time, the timeline is as follows: presentation to the Governing Body - January 26th - where staff will share projects with the Governing Body and the Mayor; presentation of the buckets for funding for review by the Mayor and City Manager - January 31st - the process has to adhere to the US Treasury guidelines. The City Procurement Office will determine an outside proposal process. Budget application process - February 9th; presentation to the Governing Body - February 23rd - to determine how this money will be spent. The State of New Mexico received \$1 billion to be spent over four years. We will find out how that will be distributed through the Legislative process. Then there will be another round of this process.

Mr. Brown continued by saying in the next month we hope to have two LEDA project documents for you to review. We plan to bring those to your February meeting along with the Vexus agreement for broadband. The Community College has launched a Fiber Boot Camp. We hope to bring that in as well.

Mr. Brown stated that he wanted to show the Committee a slide presentation

about the essential elements of a City. We want to work with this Committee to turn this into policy. He will present that after staff reports.

Ms. Krish gave an update on the membership of the Committee and the expiring terms of members Kennedy, Cordova and Coleman resulting in a possible four vacancies. She stated that staff has been actively searching for new members and currently have three applications from potential members. We can use any recommendations the Committee may have. Please message her, Mr. Brown or the Chair with any recommendations.

Ms. Nelson asked if DFA had informed the City of Santa Fe in any way about the process for the distribution of funds.

Mr. Brown answered currently there are two pathways happening. The Governor's Call includes the process for allocating ARPA funding. The House developed HB 2 creating an allocation package for some of the funds. That will be brought to the Legislator for consideration. If approved it will move on to DFA for process. We don't know yet how that will happen as to if DFA will distribute the funds to projects or if DFA will distribute the funds to local governments for them to allocate to projects.

Mr. Brown continued by saying we are still working on the Public Notice of Sale for Las Estrellas. It was just appraised at \$5.1 million. The Resolution on local preference is still being worked on. It will come before this Committee.

Mr. Brown presented a Power Point presentation entitled "Fifteen Essential Elements of a Healthy City".

Mr. Brown asked the Committee for input and anything they felt should be added.

Ms. Kennedy commented that regarding child care she did not see anything around adult care and providing support for adults and care givers. Number five is about housing. She did not see anything about youth homelessness. 8% of high school students are not housed in a stable manner. There should be support around that. Under transportation connections around city buses and school buses could be addressed. There are gaps. On number nine the Night Time Economy Task Force put together a plan that was presented to the Governing Body and tabled. That should still be available and there should be support for that with a real conversation. On number seven we should add the importance of special education and the issues around physical and online education. We need to be real with equity and access.

Chair Cassutt commented that she would be interested in seeing the task force

report.

Ms. Nelson complimented Mr. Brown on the presentation and asked if the items were ranked in any way. Also how does this fit into your planning efforts.

Mr. Brown said they are not ranked now. We wanted to introduce this to the Committee for prioritization of the top five and give us input. We will work on that with the Committee.

Ms. Nelson said child care is a top priority. Regarding number twelve she is new to this group, but she thinks there is a committee within the City that addresses climate change and the environment. Maybe we could get an update from them.

Mr. Brown stated some of these elements are dealt with by other Departments. We will bring them in for updates.

Chair Cassutt said we also have a Water Conservation Committee and a twenty-five year Sustainability Plan we could bring to the Committee for an update.

Ms. Nelson said it would be insightful to have updates from related committees.

Mr. Fiens said regarding child care, the Build Back Better Bill has funding for that and other important items, but it will be gutted by the time it gets through the process. What gets gutted from that bill should provide the City with a road map as to what is needed. We could add public/private partnerships for education to address the brain drain. Lots of money is sloshing around. An inflation report came out this morning that is scary. We need to take care of our own and get them to stay here.

Mr. Brown said he attended the Albuquerque Regional Economic Development meeting this morning and that is one of the things we looked at - how to use funds to provide seed money to young people getting out of school so they can start businesses. A lot of capacity building is needed. We will add that into future Legislation.

Ms. Nelson stated that school graduates have a lot of debt with student loans. This should be a grant rather than a loan.

Mr. Brown said that is in discussion as to if they are a New Mexico resident, attended a New Mexico University and agree to stay in New Mexico for five years it could be a grant. We are exploring that.

Ms. Nelson added that mentorship programs are critical and could be added to this list.

Ms. Krish commented that these are all critical components for further discussion. We could go in depth with presentations in future meetings.

Mr. Brown said exactly. We want more interaction with the Committee.

Ms. Krish added that advising the Governing Body on policy is one of the key roles of this Committee.

11. MATTERS FROM THE COMMITTEE

Ms. Kennedy said schools in Santa Fe are closing next week. There are not enough tests and that is an issue. Is the City involved in getting additional testing and tests for school faculty and students and all of us. Does the City have the capacity to help with this.

Mr. Brown said there is a separation of church and state between the City and the school system. Kyra Ochoa is the person to speak with regarding these issues. We have a testing site at Midtown. Ms. Ochoa is working on issues from a public safety aspect. He will check with her.

Ms. Kennedy asked if the Committee could get an update from Ms. Ochoa on what is going on around these issues.

Mr. Brown stated that the Quality of Life Committee also deals with these issues of safety. Our chair, Councilor Cassutt, is the new Chair of the Quality of Life Committee. He will check in with Brian Lewis, Emergency Manager, and see what they are doing.

Chair Cassutt said she has been a member of the Quality of Life Committee prior to becoming Chair. We used to have COVID reports regularly at Governing Body and we need to bring those back.

12. MATTERS FROM THE CHAIR

Chair Cassutt said Mr. Brown covered the issues well with his presentation of what makes a healthy city. This information will go from here to the Governing Body. We will be having more of those conversations on the advisory piece and how the expertise on this Committee can help with policy for the City. She is excited to be here and will be reaching out to each of you individually to get to know you.

13. NEXT MEETING FEBRUARY 9, 2022

14. ADJOURN

There being no further business before the Committee the meeting adjourned at 1:00 pm.

Councilor Jamie Cassutt, Chair

Elizabeth Martin, Stenographer