



MINUTES
Metropolitan Redevelopment Agency
Board of Commissioners – July 16, 2019

Commissioners Present	John McNeill, D.D.S. - Chair Doug Dykeman Elizabeth McNally Greg Mills
Commissioners Absent	Jill Tanis
Staff Present	Julie Baird Michael Bulloch Shaña Reeves Sherry Roach Karen Walker Warren Unsicker
Others Present	Kolbjørn Lindland

1. Call to Order

The meeting was called to order at 4:00 p.m. by Chair John McNeill, and there being a quorum, the following proceedings were duly had and taken.

2. Approval of the June 11, 2019 Minutes

A motion was made by Commissioner McNally and seconded by Commissioner Mills to approve the minutes of the June 11, 2019 meeting. The motion passed unanimously 4-0.

3. Discussion: Vacant Building Ordinance White Paper

Warren Unsicker said Farmington Fire Department is working on a vacant building ordinance in regards to the life safety code. The IPMC (International Property Maintenance Code) of 2015 discusses boarding up vacant buildings and maintaining them in a clean, safe, secure, and sanitary condition. The Fire Department will address life safety and the threat to the public if someone enters the building. Aesthetics can be discussed as an issue that needs to be addressed.

Mr. Unsicker noted possible recommendations to prevent vacant buildings from becoming an issue in the downtown corridor. Such recommendations include registration fees placed on the owner to designate the building as vacant, allowing the city to inspect the building on a regular basis, and penalties if the building is not maintained. There should be a balance between incentives to market the building and

penalties if the building is left vacant. There could be an issue on who would enforce penalties.

Chair McNeill referred to page 12 of the Vacant Building Ordinance White Paper included in the Agenda. He said there should be insurance on the building with required inspections by the insurance agent. If the owner cannot get insurance on the building, it could be because it is unsafe. The insurance company could let the City know if there is an issue. Dr. McNeill noted enforced registration of vacant buildings, and penalty and registration renewal fees should be increased over time. The longer the building is vacant, the fees need to increase. What is considered aesthetically appropriate may be difficult to determine.

Commissioner Mills said he did not like fees, penalties, or regulations because some people cannot afford to pay. Mr. Mills said there should be a way to get property owners to take pride in ownership.

Commissioner McNally suggested offering a monetary reward to register a vacant building.

Kolbjørn Lindland, 400 W. Broadway, said there is a responsibility to owning a building on Main Street. Perhaps pressure from other owners will help if others on the block are improving their buildings.

Mr. Unsicker said he would keep the MRA Commissioners updated as discussions progress.

4. Brownfield Workshop Discussion – Jill Tanis

This discussion is postponed until the next MRA meeting.

5. Main Street Complete Streets Update – Sherry Roach

a. Right-of-way Dedications on Downtown Main Street

Sherry Roach said she met with Citizens Bank, Four Corners Community Bank, and Mr. Taylor at 302 E. Main Street regarding right-of-way access for the roundabouts at those intersections.

Construction drawings for 100% for the Complete Streets project have been received. Construction should begin in January of 2020.

There will be Rangers in the City beginning this month. Two will be assigned to the downtown area.

6. Downtown Farmington Updates – Michael Bulloch

Michael Bulloch said he is waiting to officially hear the results for the AARP Grant for the Breezeway Plaza.

Mr. Bulloch said the New Mexico Resiliency Alliance awarded the City a \$7,000 grant for the Secret Garden project. Karen Ellsberry and Pat Haden will provide a match of \$3,500.

Sherry Roach, Shaña Reeves, and Michael Bulloch will be doing a presentation at the Summer Quarterly in Albuquerque for New Mexico. The presentation will be in August and will discuss methods of communication with property and business owners regarding the construction for the Complete Streets project.

The Harvest Food Hub is working on a Local Food Summit event at the Civic Center on August 8-9. There will be an Iron Chef Competition, food trucks, and free booths at the Maker's Market for all participants. There will also be an expanded street closure on Arrington and Orchard.

The Maker's Market is averaging around 8-10 vendors and 100 visitors each Thursday.

The Rod Run is this Saturday from 5-10 p.m. The headliner band is Rockabilly Strangers and the opening act is The Assortment out of Durango. The Batmobile will be at the event. Clancy's and Three Rivers have been approved to serve at the event.

7. Business from:

a. **Floor** – Warren Unsicker said the Cottonwood Clinic facility has been completed. He offered to set up a tour for the Commissioners. Chair McNeill asked that the Daily Times be included in the tour. Mr. Unsicker said he would look into it.

Mr. Unsicker said he is looking into potential retirement facilities that could possibly be located in the MRA District.

Mr. Unsicker is negotiating leasing a building for the Food Hub and is pursuing a grant for kitchen equipment.

b. **Chair** – Chair McNeill said Jill McQueary, the organizer for the *Dining with the Dead* event, has asked if Orchard Park could be renamed Hunter Park because the Hunters were the people who donated the property to the City and Mr. Hunter did the design for that part of town. The process to rename the park has been discussed with Ms. McQueary.

c. **Members** – Commissioner McNally said she and Commissioner Tanis have drafted an initial questionnaire for business owners to get to know them and to introduce the owners to what the MRA Agency is trying to accomplish. A draft of that questionnaire will be included for discussion at the next MRA meeting.

d. **Staff** – There was no business from Staff.

8. Adjournment:

A motion was made by Chair McNeill and seconded by Commissioner Dykeman to adjourn. The Metropolitan Redevelopment Agency Board of Commissioners meeting was adjourned at 4:33 p.m.



John McNeill, Chair



Karen Walker, Administrative Assistant

