



MINUTES

Metropolitan Redevelopment Agency Board of Commissioners – January 18, 2022 Held in the Executive Conference Room at 800 Municipal Dr., Farmington NM

Virtual Participation Made Available via Zoom
at <https://us02web.zoom.us/j/84072021840>
or dial by your location +1 253 215 8782

Members Present: John McNeill, D.D.S. – Chair
Jill Tanis – Vice Chair
Doug Dykeman – Commissioner
Elizabeth McNally - Commissioner

Members Absent: None

Staff Present: Julie Baird
Beth Escobar
Shana Reeves
Karen Lupton
Warren Unsicker
Tami Spencer
Andrea Jones
Karen Walker via Zoom

Others Present Via Zoom: Henry Silentman

1. Call to Order

The meeting was called to order at 4:00 p.m. by Chair McNeill. A roll call was taken showing Chair McNeill, Vice Chair Tanis, Commissioner Dykeman and Commissioner McNally in attendance. There being a quorum the following proceedings were duly had and taken.

2. Approval of the December 18, 2022 Minutes

A motion was made by Commissioner Dykeman and seconded by Vice Chair Tanis to approve the minutes of December 18, 2022, and upon voice vote the motion carried unanimously 4-0.

3. Discussion/follow-up to City Council Consideration action of Animas/Healthcare Hub Plan

Chair McNeill thanked the Commission for attending the January 11, 2022 City Council meeting, he also wanted to thank Planning Manager Escobar for her assistance and contributions. Chair McNeill stated he has a list of goals and needs that he would distribute to the Commission later in the week so they can update it with any of their specific items and scope of work they would like to see.

Assistant City Manager informed the Commission that, per the Mayor's direction, the Commission should proceed in getting a scope of work and bids based on that scope of work. Chair McNeill asked Planning Manager Escobar if they were at the RFP or RFQ stage. Ms. Escobar has been working on gathering the costs with samples attached to present to Council. Assistant City Manager Baird suggested Planning Manager Escobar get some examples, and then she and Ms. Escobar will format them and send those ideas to Council. After Council has the examples, they can pick and choose what portions they would like to move forward with. Ms. Escobar has four examples she will send over to Ms. Baird.

Chair McNeill asked Planning Manager Escobar, as part of establishing the scope of work for Councils input, is there a way to get public input, so they can get a diversity of comments for this project. Planning Manager suggested Economic Director Unsicker could use his contacts with the downtown business owners and stakeholders to get their input; they can do a push on social media, or do a public survey. Chair McNeill also stated he would like to get community and cultural input from our diverse cultures, attitudes and interests from the beginning. Mr. McNeill would like to establish this project as a community effort. Planning Manager Escobar asked Chair McNeill if the board would be the point of contact, Chair McNeill suggested it be part of the MRA meeting for the next few months. Vice Chair Tanis suggested the surveys like they did for the Downtown Project, Economic Director Unsicker added that would be a tool to help quantify the input. Ms. Tanis felt like this should also be part of the scope of work.

Chair McNeill acknowledged Mr. Silentman, who attended the meeting via Zoom, and let him know if he had any ideas or suggestions please feel free to speak up.

Commissioner McNally stated she had done some outreach to Kansas State University, who had helped in the past. Ms. McNally stated Scott Nightingale with Kansas State University - Technical Assistance to Brownfields Department had grant money and resources available to offer some technical assistance. Mr. Nightingale also mentioned he had a contract with Indigenous Design and Planning Institute with University of New Mexico. They did work on the tribal brownfields and have done work in New Mexico including Zuni art projects for Main Street New Mexico. Another example of work they have done was the Alan Hauser Sculpture Garden in Santa Fe. Mr. Nightingale is going to reach out to the Institute to see if they have any interest in listening in or offering any support. If they are able to help, it sounds like the program at KSU would cover the cost for those support services. Chair McNeill stated that Mayor Duckett mentioned at the Council meeting there are so many federal grants and stimulus packages that could be tapped into for just this kind of thing. Mr. McNeill also stated that this may be part of the scope of work, in trying to determine what programs State government has to help pay for these kind of projects. Chair McNeill would like to invite Mr. Nightingale to one of the MRA meetings to get his input and to see what he may be able to provide. Commissioner McNally will contact Mr. Nightingale to see if he would be able to attend the next meeting.

Chair McNeill asked if there were any more ideas on how to accomplish the best scope of work for this RFQ. Commissioner McNally would like to reiterate that it would be very helpful to have the community involvement in getting fresh ideas and putting the scope together.

Vice Chair Tanis stated, in addition to having the public attend the MRA meetings, she would like to be a point of contact for the community outreach portion of this project. Planning Manager Escobar felt if you connect people with the people who are passionate about the project moving forward, that relationship is priceless. Ms. Tanis shared a draft scope of work with the board.

Vice Chair Tanis's Draft Scope of Work.

Animas District Development Plan Outline (prepared by Beth Escobar – Oct 2021)
(borrowed and added to by Jill Tanis- Jan 2022)

Contractor - Scope of Work suggestions

- Conduct stakeholder, landowner, and community meetings to gather ideas and information that is essential in gaining insight and direction for the plan.
- Identify areas or streets within the district that, considering the current configuration of existing uses, would support the best location for business uses, residential uses, and traffic circulation and how they relate to one another, the adjoining districts, and to the visions and goals represented in the 2019 MRA Plan Update.
- Identify obstacles such as current property usage, environmental concerns, etc.
- Identify current land use
- Identify potential for rezoning or overlay district
- Adopt basic design themes and Livability Design Guidelines as suggested in the 2019 MRA Plan Update
- Highlight opportunities and potential financial programs that may be available to accomplish goals and objectives of the plan. Additionally, propose various investment strategies and/or property reuse opportunities for current property owners and investors that are currently unknown.
- Create an overall vision and mission for the area
- Offer valuable insights as to how to transition different phases of the plan over time based upon the final findings and plan proposal. Provide recommendations for "level of priority" and proposed timelines for each recommended catalytic project or major action item.
- Budget considerations for proposed projects

Land Use vs. Zoning

- Several properties are legal, non-conforming
- Residential uses
- Industrial Zoning
- Pockets of Mixed Use Zoning
- Multi family and Office Professional on the west end by the hospital

Design Themes

- Wayfinding signage
- Property maintenance
- Revitalization possibilities
- Landscaping and pocket garden possibilities which may include such things as set-backs, sidewalk configurations, building size and building orientation.

Chair McNeill asked if there were any other comments or ideas from the Board. Vice Chair Tanis thought if they went through the information they received from the Main Street America webinar there may be some other ideas or components they can tap into.

4. Main Street Advisory Board Business

Karen Lupton, Economic Development Specialist reported the continued training through February and March.

5. City Staff Updates – Mr. Unsicker

Mr. Unsicker stated things are moving quickly on the Totah Theater project. There is a contractor from New Mexico Main Street coming out to help with design elements and the projection system. Mr. Unsicker also stated that the Wells Fargo building is under contract, he is not sure to who, or what their intention is. There continues to be growth downtown, Main St. Grinds Coffee Shop has opened and they are moving in a new tenant next door in the comic book shop area. Things are moving right along, if we unfortunately lose someone, there is someone looking to quickly move in. He also stated that a salon opened in to the old Studio 116 space. He also reported that Locke St. Eats is coming right along.

6. Business From

Floor – There was no business from the Floor.

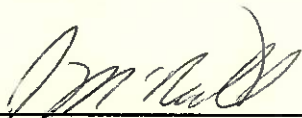
Chair – There was no business from the Chair.

Members – There was no business from the Members.

Staff – There was no business from Staff.

7. Adjournment

A motion was made by Vice Chair Tanis and seconded by Commissioner McNally to adjourn. The motion passed unanimously 4-0. The Metropolitan Redevelopment Agency meeting was adjourned at 4:22 p.m.



John McNeill
Chair



Tami Spencer
Administrative Assistant