

**City of Santa Fe, NM
Regular Committee
Monday, July 01, 2019
5:00 PM – Finance Committee
Council Chambers**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF CONSENT AGENDA

5. APPROVAL OF MINUTES

- a. Special Finance Committee Meeting - May 2, 2019

Item a

- b. Regular Finance Committee - June 17, 2019

Item b

6. CONSENT AGENDA

- a. Request for Review and Approval of four (4) Contract Amendments of the FY-2019-2020 Economic Development Portfolio as Awarded through RFP to Provide Workforce Development, Business Development, and Other Support for Economic Development in Santa Fe for a Total Funding Amount of \$392,500 as Identified – Fabian Trujillo, Office for Business Growth Manager, ftrujillo@santafenm.gov, 955-6912:

1. Professional Services Agreement, Amendment No. 4 (\$175,000) – Santa Fe Business Incubator RFP 16/38/P;

2. Professional Services Agreement, Amendment No. 4 (\$170,000) – Youthworks RFP 16/37/P;

3. Professional Services Agreement, Amendment No. 2 (\$20,000) – Regional Development Corporation (RDC) RFP 16/38/P;

4. Professional Services Agreement, Amendment No. 3 (\$27,500) – Make Santa Fe RFP 16/37/P

Item a

- b. Request for Approval of Amendment No. 4 for Professional Services Agreement using State Price Agreement No. 50-000-15-00049 AA between the State of New Mexico and Center Point Energy Services, Inc., (the "Natural Gas Marketer Services") to Extend the Term into 2019 at the Same Price, Terms and Conditions. (Shannon Jones, Public Utilities Division Director, swjones@santafenm.gov, (505) 955-4267)

Item b

- c. Request for Approval of (8) State General Fund Agreements (GFA) Between the City of Santa Fe and the State of New Mexico for a Total of \$12,267,000 (David Chapman, Grant Administrator-Writer, dachapman@santafenm.gov, 955-6824)

- Request for Approval of 8 Budget Amendment Resolutions to Increase Project Budget as Indicated

Item c.rev.pdf

- d. Request for Approval and the Recommendation of Award for Professional Services Agreement for Annual Medical Physicals for the Santa Fe Fire Department Under RFP 19/26/P with Life Scan Wellness Center in the Amount of \$94,950 for FY20 (Brian Moya, Health and Safety Officer, bjmoya@santafenm.gov, 955-3111)

Item d

e. Request for Approval of an Ordinance Amending Section 14-5.5 (D) Regarding the Midtown Local Innovation Corridor Overlay District to Specify That the Provisions of the Midtown Local Innovation Corridor Shall Supersede the Provisions of Any Other Overlay District(s), Including, but Not Limited to, the South Central Highway Corridor Protection District as Set Forth in Subsection 14-5.5 (A); and Amending Table 14-5.5-4 to Remove References to Structures That Fall Within the South Central Highway Corridor Protection District That Also Fall Within the Midtown Local Innovation Corridor Overlay District (Councilor Ives) (Carol Johnson, AICP, Land Use Department Director, crjohnson@santafenm.gov, 955-6617)

Fiscal Impact: None

Committee Review:

Planning Commission

5/16/19 (approved)

Public Works Committee

6/24/19 (scheduled)

City Council (Request to Publish)

6/26/19 (scheduled)

Finance Committee

7/1/19 (scheduled)

City Council (Public Hearing)

7/31/19 (scheduled)

Item e

f. Request for Approval of a Resolution Declaring the Intent of the City of Santa Fe to Issue Industrial Revenue Bonds in a Principal Amount Up to \$80,000,000 to Finance Acquisition, Construction, and Equipping of a New Adult Residential retirement Facility to be Located at 401 Old Taos Highway in Santa Fe, New Mexico, for the Purpose of Inducing El Castillo Retirement Residences or Its Successors or Assigns to Undertake the Acquisition, Construction, and Equipping of Such Project, and Authorizing the Giving and Publication of Notices in Connection with Such Bonds. (Councilor Lindell) (Fabian Trujillo, Manager Office for Business Growth, ftrujillo@santafenm.gov, 955-6912)

Fiscal Impact: None

Committee Review:

Economic Development Advisory Committee

7/10/19 (scheduled)

City Council (Public Hearing)

8/14/19 (scheduled)

Item f

g. Request for Approval of an Ordinance of the City of Santa Fe, New Mexico Authorizing and Providing for the Issuance and Sale of its Industrial Revenue Bonds for the Benefit of El Castillo Retirement Residences in an Aggregate Principal Amount Not to Exceed \$80,000,000 for the Purpose of Financing Acquisition, Construction, and Equipping of a New Adult Residential Retirement Facility to be Located at 401 Old Taos Highway in Santa Fe, New Mexico and Authorizing the Execution and Delivery of a Lease and Purchase Agreement Between the City and El Castillo Retirement Residences, an Indenture of Trust Securing Said Bonds, a Mortgage, a Bond Purchase Agreement, Closing Documents, and Such Bonds in connection Therewith; Providing for the Terms of the Series 2019 Bonds and Making Determinations as to the Sufficiency of the Lease Payments and Other Matters Related to the Project; Authorizing the Sale of Said Bonds and Any Ancillary Agreements in Connection Therewith; and Authorizing Other Matters Pertaining to the Issuance of Said Bonds. (Councilor Lindell) (Fabian Trujillo, Manager Office for Business Growth, ftrujillo@santafenm.gov, 955-6912))

Fiscal Impact: Up to \$80,000,000

Committee Review:

Economic Development Advisory Committee

7/10/19 (scheduled)

City Council (Request to Publish)

7/10/19 (scheduled)

City Council (Public Hearing)

8/14/19 (scheduled)

Item g

7. MATTERS FROM STAFF

8. MATTERS FROM THE COMMITTEE

9. ADJOURN

RECEIVED AT THE CITY CLERK'S OFFICE

DATE: June 28, 2019

TIME: 2:00 PM

**SUMMARY OF ACTION
FINANCE COMMITTEE MEETING
CITY HALL/ CITY COUNCIL CHAMBERS
MONDAY, JULY 1, 2019, 5:00 PM**

<u>ITEM</u>	<u>ACTION</u>	<u>PAGE</u>
CALL TO ORDER		1
ROLL CALL	QUORUM	1
APPROVAL OF AGENDA	AMENDED/APPROVED	1-2
APPROVAL OF CONSENT AGENDA	AMENDED/APPROVED	2-3
<u>APPROVAL OF MINUTES</u>		
SPECIAL FINANCE COMMITTEE MEETING - MAY 2, 2019	APPROVED	3
REGULAR FINANCE COMMITTEE - JUNE 17, 2019	APPROVED	3
<u>CONSENT AGENDA</u>		
REQUEST FOR REVIEW AND APPROVAL OF FOUR (4) CONTRACT AMENDMENTS OF THE FY 2019-2020 ECONOMIC DEVELOPMENT PORTFOLIO AS AWARDED THROUGH RFP TO PROVIDE WORKFORCE DEVELOPMENT, BUSINESS DEVELOPMENT AND OTHER SUPPORT FOR ECONOMIC DEVELOPMENT IN SANTA FE FOR A TOTAL FUNDING AMOUNT OF \$392,500 AS IDENTIFIED.	APPROVED ON CONSENT	3-4

REQUEST FOR APPROVAL OF AMENDMENT NO. 4 FOR PROFESSIONAL SERVICES AGREEMENT USING STATE PRICE AGREEMENT NO. 50-000-1-00049 AA BETWEEN THE STATE OF NEW MEXICO AND CENTER POINT ENERGY SERVICES, INC., (THE "NATURAL GAS MARKETER SERVICES") TO EXTEND THE TERM INTO 2019 AT THE SAME PRICE, TERMS AND CONDITIONS.

APPROVED ON CONSENT **4**

REQUEST FOR APPROVAL OF (8) STATE GENERAL FUND AGREEMENTS (GFA) BETWEEN THE CITY OF SANTA FE AND THE STATE OF NEW MEXICO FOR A TOTAL OF \$12,267,000.

APPROVED ON CONSENT **4**

REQUEST FOR APPROVAL AND THE RECOMMENDATION OF AWARD FOR PROFESSIONAL SERVICES AGREEMENT FOR ANNUAL MEDICAL PHYSICALS FOR THE SANTA FE FIRE DEPARTMENT UNDER RFP 19/26/P WITH LIFE SCAN WELLNESS CENTER IN THE AMOUNT OF \$94,950 FOR THE FY 20.

APPROVED ON CONSENT **4**

REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 14-5.5 (D) REGARDING THE MIDTOWN LOCAL INNOVATION CORRIDOR OVERLAY DISTRICT TO SPECIFY THAT THE PROVISIONS OF THE MIDTOWN LOCAL INNOVATION CORRIDOR SHALL SUPERSEDE THE PROVISIONS OF ANY OTHER OVERLAY DISTRICT(S), INCLUDING, BUT NOT LIMITED TO, THE SOUTH CENTRAL HIGHWAY CORRIDOR PROTECTION DISTRICT AS SET FORTH IN SUBSECTION 14-5.5 (A); AND AMENDING TABLE 14-5.5-4 TO REMOVE REFERENCES TO STRUCTURES THAT FALL WITHIN THE SOUTH CENTRAL HIGHWAY CORRIDOR

APPROVED **4-7**

**PROTECTION DISTRICT THAT ALSO FALL
WITHIN THE MIDTOWN LOCAL INNOVATION
CORRIDOR OVERLAY DISTRICT.**

**REQUEST FOR APPROVAL OF A POSTPONED
RESOLUTION DECLARING THE INTENT
OF THE CITY OF SANTA FE TO ISSUE
INDUSTRIAL REVENUE BONDS IN A PRINCIPAL
AMOUNT UP TO \$80,000,000 TO FINANCE
ACQUISITION, CONSTRUCTION AND EQUIPPING
OF A NEW ADULT RESIDENTIAL RETIREMENT
FACILITY TO BE LOCATED A 401 OLD TAOS
HIGHWAY IN SANTA FE, NEW MEXICO. FOR
THE PURPOSE OF INDUCING EL CASTILLO
RETIREMENT RESIDENCES OR ITS
SUCCESSORS OR ASSIGNS TO UNDERTAKE
THE ACQUISITION, CONSTRUCTION AND
EQUIPPING OF SUCH PROJECT, AND
AUTHORIZING THE GIVING AND PUBLICATION
OF NOTICES IN CONNECTION WITH SUCH BONDS.**

7

**REQUEST FOR APPROVAL OF AN POSTPONED
ORDINANCE OF THE CITY OF SANTA FE,
NEW MEXICO AUTHORIZING AND PROVIDING
FOR THE ISSUANCE AND SALE OF ITS INDUSTRIAL
REVENUE BONDS FOR THE BENEFIT OF
EL CASTILLO RETIREMENT RESIDENCES IN
AN AGGREGATE PRINCIPAL AMOUNT NOT TO
EXCEED \$80,000,000 FOR THE PURPOSE OF
FINANCING ACQUISITION, CONSTRUCTION,
AND EQUIPPING OF A NEW ADULT RESIDENTIAL
RETIREMENT FACILITY TO BE LOCATED AT
401 OLD TAOS HIGHWAY IN SANTA FE, NEW
MEXICO AND AUTHORIZING THE EXECUTION
AND DELIVERY OF A LEASE AND PURCHASE
AGREEMENT BETWEEN THE CITY AND EL
CASTILLO RETIREMENT RESIDENTS, AN
INDENTURE OF TRUST SECURING SAID BONDS,
A MORTGAGE, A BOND PURCHASE
AGREEMENT, CLOSING DOCUMENTS, AND
SUCH BONDS IN CONNECTION THEREWITH;
PROVIDING FOR THE TERMS OF THE SERIES
2019 BONDS AND MAKING DETERMINATIONS**

7-8

**AS TO THE SUFFICIENCY OF THE LEASE
PAYMENTS AND OTHER MATTERS
RELATED TO THE PROJECT; AUTHORIZING
THE SALE OF SAID BONDS AND ANY
ANCILLARY AGREEMENTS IN CONNECTION
THEREWITH; AND AUTHORIZING OTHER
MATTERS PERTAINING TO THE ISSUANCE OF
SAID BONDS.**

MATTERS FROM STAFF	INFORMATION/DISCUSSION	8-10
MATTERS FROM THE COMMITTEE	NONE	10
ADJOURN	ADJOURNED	10

**FINANCE COMMITTEE MEETING
CITY HALL/ CITY COUNCIL CHAMBERS
MONDAY, JULY 1, 2019, 5:00 PM**

1. CALL TO ORDER

The meeting of the Finance Committee, was called to order by Councilor Roman Abeyta, Chair, at 5:45 pm on Monday, July 1, 2019 at City Hall in the City Council Chambers, Santa Fe, New Mexico.

2. ROLL CALL

MEMBERS PRESENT

Councilor Roman Abeyta, Chair
Councilor Christopher Rivera
Councilor Signe Lindell
Councilor Michael Harris
Councilor Carol Romero-Wirth

MEMBERS ABSENT

OTHERS PRESENT

Mary McCoy, Finance Department Director
Elizabeth Martin, Stenographer

3. APPROVAL OF AGENDA

Councilor Harris said because of the late delivery of information on items F and G he wants to postpone these items. We did not receive any information until noon today and then we received 262 pages on an \$80 million Industrial Revenue Bond project. No effort was made to get us up to date and up to speed.

MOTION A motion was made by Councilor Harris, seconded by Councilor Rivera, to postpone both items to July 15th.

Chair Abeyta said he supports the motion to postpone to the next meeting of the Finance Committee.

Councilor Romero-Wirth said she does not disagree, but there seems to be some

consternation about this.

Mr. Trujillo said he was hoping to get an inducement Resolution to go forward for Council on July 10th. The date change would mean that we would not get the inducement Resolution to Council until July 29th. They are looking at financing during that time period.

Chair Abeyta asked do you need the approval of the Finance Committee for the inducement Resolution to do that.

Mr. Trujillo said we need a minimum of 30 days for City Council. The Resolution is scheduled to be at the next City Council meeting.

Chair Abeyta asked can't that be done without Finance Committee approval.

Councilor Romero-Wirth said there is no inducement Resolution before us.

Mr. Trujillo said it is in your packet.

Councilor Romero-Wirth asked how can you move with selling bonds if it is not scheduled to go to Council until August 14th.

VOTE The motion passed by a vote of 4 yes and 1 no by voice vote. The no vote was by Councilor Lindell.

Councilor Harris said Mr. Trujillo, you need to research how this will be delayed. This is a very important issue. We need to make sure we get it right.

Councilor Lindell said she sees no reason that this happened. None. No one goes through and checks these packets and we delay a project of this scope because we don't have a packet is completely unacceptable to her. To walk in here and get packets on our desk constantly is not workable. It is just the same as we just got from the Wastewater and Water Divisions. Now we are delaying an \$80 million project and this is really unfair to the applicant that this happens.

Councilor Harris said this is insulting to us. This is a pattern. This happens over and over again. In my remaining six months I am not going to tolerate it. Something like this takes a fair amount of time to put together. This is disgusting. He is insulted.

4. APPROVAL OF CONSENT AGENDA

Councilor Romero-Wirth pulled item E for discussion.

MOTION A motion was made by Councilor Lindell, seconded by Councilor Rivera, to

approve the consent agenda as amended.

VOTE The motion passed unanimously by voice vote.

5. APPROVAL OF MINUTES

A. SPECIAL FINANCE COMMITTEE MEETING - MAY 2, 2019

MOTION A motion was made by Councilor Rivera, seconded by Councilor Lindell, to approve the special Finance Committee minutes of May 2, 2019.

VOTE The motion passed unanimously by voice vote.

B. REGULAR FINANCE COMMITTEE - JUNE 17, 2019

MOTION A motion was made by Councilor Lindell, seconded by Councilor Rivera, to approve the Finance Committee minutes of June 17, 2019.

VOTE The motion passed unanimously by voice vote.

6. CONSENT AGENDA

A. REQUEST FOR REVIEW AND APPROVAL OF FOUR (4) CONTRACT AMENDMENTS OF THE FY 2019-2020 ECONOMIC DEVELOPMENT PORTFOLIO AS AWARDED THROUGH RFP TO PROVIDE WORKFORCE DEVELOPMENT, BUSINESS DEVELOPMENT AND OTHER SUPPORT FOR ECONOMIC DEVELOPMENT IN SANTA FE FOR A TOTAL FUNDING AMOUNT OF \$392,500 AS IDENTIFIED. Fabian Trujillo

- 1. PROFESSIONAL SERVICES AGREEMENT, NO. 4 (\$175,000) - SANTA FE BUSINESS INCUBATOR RFP 16/38/P;**
- 2. PROFESSIONAL SERVICES AGREEMENT, NO. 4 (\$170,000) - YOUTHWORKS RFP 16/37/P;**
- 3. PROFESSIONAL SERVICES AGREEMENT, NO. 2 (\$20,000) - REGIONAL DEVELOPMENT CORPORATION (RDC) RFP 16/38/P;**
- 4. PROFESSIONAL SERVICES AGREEMENT, AMENDMENT NO. 3**

(\$27,500) - MAKE SANTA FE RFP 16/37/P

Approved on consent.

- B. REQUEST FOR APPROVAL OF AMENDMENT NO. 4 FOR PROFESSIONAL SERVICES AGREEMENT USING STATE PRICE AGREEMENT NO. 50-000-1-00049 AA BETWEEN THE STATE OF NEW MEXICO AND CENTER POINT ENERGY SERVICES, INC., (THE "NATURAL GAS MARKETER SERVICES") TO EXTEND THE TERM INTO 2019 AT THE SAME PRICE, TERMS AND CONDITIONS.**
Shannon Jones

Approved on consent.

- C. REQUEST FOR APPROVAL OF (8) STATE GENERAL FUND AGREEMENTS (GFA) BETWEEN THE CITY OF SANTA FE AND THE STATE OF NEW MEXICO FOR A TOTAL OF \$12,267,000.**
David Chapman

Approved on consent.

- D. REQUEST FOR APPROVAL AND THE RECOMMENDATION OF AWARD FOR PROFESSIONAL SERVICES AGREEMENT FOR ANNUAL MEDICAL PHYSICALS FOR THE SANTA FE FIRE DEPARTMENT UNDER RFP 19/26/P WITH LIFE SCAN WELLNESS CENTER IN THE AMOUNT OF \$94,950 FOR THE FY 20.**
Brian Moya

Approved on consent.

- E. REQUEST FOR APPROVAL OF AN ORDINANCE AMENDING SECTION 14-5.5 (D) REGARDING THE MIDTOWN LOCAL INNOVATION CORRIDOR OVERLAY DISTRICT TO SPECIFY THAT THE PROVISIONS OF THE MIDTOWN LOCAL INNOVATION CORRIDOR SHALL SUPERSEDE THE PROVISIONS OF ANY OTHER OVERLAY DISTRICT(S), INCLUDING, BUT NOT LIMITED TO, THE SOUTH CENTRAL HIGHWAY CORRIDOR PROTECTION DISTRICT AS SET FORTH IN SUBSECTION 14-5.5 (A); AND AMENDING TABLE 14-5.5-4 TO REMOVE REFERENCES TO STRUCTURES THAT FALL WITHIN THE SOUTH CENTRAL HIGHWAY CORRIDOR PROTECTION DISTRICT THAT ALSO FALL WITHIN THE MIDTOWN LOCAL INNOVATION CORRIDOR OVERLAY DISTRICT.** Carol Johnson/

Noah Berke

Councilor Romero-Wirth said tell us about this.

Mr. Berke reviewed his presentation which is herewith attached to these minutes as *Exhibit "1"*.

Mr. Berke passed out a set of photo renderings of the potential change if approved. The photos are herewith attached to these minutes as *Exhibit "2"*.

Mr. Berke said Land Use agrees with the request and recommends approval after analyzing the information.

Councilor Romero-Wirth asked is this the only way to do this. To allow them to build and add stories on these properties to change the overlay.

Mr. Berke said it is the only way. When The LINK was going through the public process and public meetings were held these areas were included in The LINK. At the time this was shown to the public this property was entitled to up to 52 feet. At the Planning Commission a Commissioner at the time suggested we should have used the more restrictive of the two provisions and he proposed that as an amendment. The Commission recommended approval of the overlay LINK with this amendment that allowed 24 feet in height. It was shown at public meetings at 52 feet. This is the only way to undo the restriction.

Councilor Romero-Wirth asked who is effected by the height.

Mr. Berke said the three properties.

Councilor Romero-Wirth asked who is not excited about the height.

Mr. Berke said that is hard to speculate on.

Councilor Romero-Wirth said based on public comment.

Mr. Berke said one issue from the public comments was that it took away from the visual esthetics toward the San Juan Mountains from St. Francis. The other was the potential for more density. More density is what The LINK intends to do. It allows for the development or redevelopment of the buildings.

Councilor Romero-Wirth asked will people be looking at a building rather than the apartment complex in the area.

Mr. Berke said not at this point.

Councilor Lindell asked how did we let people know about the public meeting on this at the GCC.

Mr. Berke said we posted three notice posters on the properties and stopped moving this through the process to have that meeting even though this did not require a public meeting.

Councilor Lindell asked is there a report on that.

Mr. Berke said he summarized that in his talking points. He can send that out to all of the Committee members.

Councilor Lindell asked how about the building behind the McDonalds. How many stories is that.

Mr. Berke said four.

Councilor Lindell asked across the road from it there is a four story building and this is a request for 52 feet.

Mr. Berke said the request is to allow up to 52 feet.

Councilor Lindell asked is that four stories.

Mr. Berke said it depends on the type of construction.

Councilor Lindell said it seems like three.

Councilor Harris said that would be tight.

Councilor Lindell asked do we have a proposal on this property.

Mr. Berke said we do not, but we have had a conversation with the owner and architect for the property and in order for them to have a project on this property to make sense they need 52 feet.

Councilor Harris said there is a significant penthouse on this building for mechanical use. If they add a story the penthouse is 10 feet tall. What does The LINK say about penthouses.

Mr. Berke said they are allowed up to 8 feet for mechanical equipment and elevator shafts.

Councilor Rivera asked in this picture is that the Pollan building. They could do two stories and 8 feet for a penthouse.

Mr. Berke said they would propose what is shown to you. It would be hard to get another two stories on top of that. They could get the 8 foot penthouse.

Councilor Harris asked how tall is the existing building.

Mr. Berke said it is higher than the current zoning of 24 feet. He believes it is 36 feet now.

Councilor Rivera said so only one story could be added.

Councilor Rivera asked what about the other two buildings.

Mr. Berke said Morningstar already went through development plan approval. It is 36 feet as it sits right now. It would have to go back to the Planning Commission to go any higher.

MOTION A motion was made by councilor Harris, seconded by Chair Abeyta, to approve the request.

VOTE The motion passed unanimously by voice vote.

F. REQUEST FOR APPROVAL OF A RESOLUTION DECLARING THE INTENT OF THE CITY OF SANTA FE TO ISSUE INDUSTRIAL REVENUE BONDS IN A PRINCIPAL AMOUNT UP TO \$80,000,000 TO FINANCE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A NEW ADULT RESIDENTIAL RETIREMENT FACILITY TO BE LOCATED A 401 OLD TAOS HIGHWAY IN SANTA FE, NEW MEXICO. FOR THE PURPOSE OF INDUCING EL CASTILLO RETIREMENT RESIDENCES OR ITS SUCCESSORS OR ASSIGNS TO UNDERTAKE THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF SUCH PROJECT, AND AUTHORIZING THE GIVING AND PUBLICATION OF NOTICES IN CONNECTION WITH SUCH BONDS.

Fabian Trujillo

Postponed.

G. REQUEST FOR APPROVAL OF AN ORDINANCE OF THE CITY OF SANTA FE, NEW MEXICO AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF ITS INDUSTRIAL REVENUE BONDS FOR THE BENEFIT OF EL CASTILLO RETIREMENT RESIDENCES IN AN AGGREGATE PRINCIPAL AMOUNT NOT OT EXCEED \$80,000,000 FOR THE PURPOSE OF FINANCING ACQUISITION, CONSTRUCTION, AND EQUIPPING OF A NEW ADULT RESIDENTIAL RETIREMENT

FACILITY TO BE LOCATED AT 401 OLD TAOS HIGHWAY IN SANTA FE, NEW MEXICO AND AUTHORIZING THE EXECUTION AND DELIVERY OF A LEASE AND PURCHASE AGREEMENT BETWEEN THE CITY AND EL CASTILLO RETIREMENT RESIDENTS, AN INDENTURE OF TRUST SECURING SAID BONDS, A MORTGAGE, A BOND PURCHASE AGREEMENT, CLOSING DOCUMENTS, AND SUCH BONDS IN CONNECTION THEREWITH; PROVIDING FOR THE TERMS OF THE SERIES 2019 BONDS AND MAKING DETERMINATIONS AS TO THE SUFFICIENCY OF THE LEASE PAYMENTS AND OTHER MATTERS RELATED TO THE PROJECT; AUTHORIZING THE SALE OF SAID BONDS AND ANY ANCILLARY AGREEMENTS IN CONNECTION THEREWITH; AND AUTHORIZING OTHER MATTERS PERTAINING TO THE ISSUANCE OF SAID BONDS.
Fabian Trujillo

Postponed.

7. MATTERS FROM STAFF

Ms. McCoy said today we went live on the new system. We are planning to do additional training on sections of the system. They also have Tyler University as a critical online training tool. We were continuing to offer an overview of the system to any of you who have not had the opportunity to sit down with our staff. 75% of the training is now being conducted by our staff. This is the first step of the ERP implementation.

Councilor Harris said we had a SWMA meeting last Thursday and Erica, who is the financial person for SWMA, was there. We talked about Project Ledger. She acknowledged how Macki Romero had stepped up and helped move that forward. She did say there are still some things to work out. Are we in reasonably good shape on that.

Ms. McCoy said yes. We have a team of folks doing deep dive sessions with Public Works and Public Utilities on Project Ledger as well. Erica Martinez and Emily Pusilla from Public Works are also involved. After contracts are entered you can open up a project. It is an evolution of process. We have established a standard of what information is needed and required to set up for a project in Project Ledger.

Councilor Harris asked what would your advice be if he wanted to know who is in charge of getting information to us and why that does not work.

Ms. McCoy said the process starts with the Departments. They upload it. Each staff has different criteria for what is included in the packet. Finance Committee staff requires the packet be completed before meetings. There have been mistakes made

when packet information is combined and published.

Councilor Harris said here we are in Finance Committee. This is the agenda from the Finance Department and the Chair. Who checks the material. Does anyone.

Ms. McCoy said once it is published in Granicus it is our responsibility to make sure it is complete.

Councilor Harris asked is it fair to say those Directors are responsible for confirming the packet is complete.

Ms. McCoy said yes, the Directors are the last point of review before and after the packet is published.

Chair Abeyta said Land Use is really good at this, but they have deadlines 60 to 90 days in advance. Are we going to have to do that moving forward. Give them a deadline further out.

Ms. McCoy said potentially. It is extremely difficult, in the course of business, to have deadlines that far out. We have one person in Finance whose job is partially checking out the packets. There are a number of things to check. We would not want to extend the deadline too far in advance.

Chair Abeyta said we don't want to have happen what happened today.

Ms. McCoy said we have moved to electronic signatures and hope that helps and does not hinder the process.

Councilor Rivera said in the case of today there was no information to look at until noon. That should have been caught by several people. How would you know what his packet is supposed to look like.

Ms. McCoy said that is part of the challenge to understand what is a complete packet. That process starts with the Department.

Councilor Rivera said whoever is listed as the presenter would have the ultimate say in what the packet looks like. As the Chair of PUC he looks at the agenda, but does not know what is supposed to be in the packet. Some of this needs to rely on the presenter as well.

Ms. McCoy said Councilor Romero-Wirth notified us yesterday about this. The City Clerk inquired. We did send it out as soon as we got it which was today.

Chair Abeyta asked did that information come from Finance or Economic Development.

Ms. McCoy said the Economic Development staff.

Chair Abeyta said this is something they are responsible for generating, not you.

Councilor Harris asked was the information presented appropriately or was there a problem when it came from the presenter.

Ms. McCoy said we are trying to figure that out now.

Councilor Romero-Wirth said when she looked at the packet on Sunday she could not get into the information. She then had to contact IT. She thought it was an issue with her machine. After that is when she reached out to the list serve that gave us the agenda because she did not know who to contact. We did not get the packet until this afternoon late. It was still not in the packet. We got the material late today.

Ms. McCoy said she believes the requirement is to submit a caption to have the packet material. She will clarify with our City Attorney on that. There might be a change to require the packet material and caption at the same time.

8. MATTERS FROM THE COMMITTEE

None

9. ADJOURN

There being no further business before the Committee the meeting adjourned at 6:35 pm.



Councilor Roman Abeyta, Chair



Elizabeth Martin, Stenographer

Good Evening Committee Members, The amendment presented before you tonight was heard by Planning Commission on May 16, 2019, and was recommended for approval.

The Commission raised questions about potential visual impacts and was concerned that the public had not been made aware of this text amendment. The Commission recommended staff have a Public Meeting and place posters to notify the public of the meeting. Staff conducted this meeting on June 18, 2019 at the Genoveva Chavez Center. Approximately 9 members of the public attended. Concerns were raised about the potential density this could allow for the three effected properties, if the other two property owners were aware of the proposed changes, effect on the South Central Highway Corridor as it is the entrance to Santa Fe and how this could obstruct the views, parking requirements are less in the LINC, and that any projects that are in the LINC are not heard publicly and therefore this is the only chance to have voices heard. Staff explained that these are potential concerns and valid that if members of the audience were concerned they should contact their councilors.

The proposal is to amend language in Subsection 14-5.5(D)(3)(a) in addition to amending Table 14-5.5-4. The proposed amendments would specify that the provisions of the Midtown LINC shall supersede the provisions of any other overlay district(s) and eliminate the height restrictions for those properties within the Midtown LINC Overlay District which also fall within the South Central Highway Corridor (SCHC) Protection District and/or any other overlay district.

As codified in Subsection 14-5.5(A)(4) of Chapter 14 SFCC, the SCHC imposes additional limits on the maximum density, height and lot coverage of structures, and increases the minimum landscape setback. The stated purpose for these regulations includes, but is not limited to, the establishment of a clear sense of visual openness and continuity of development, as well as the existing landscape. In contrast, the Midtown LINC allows a maximum height of fifty-two (52) feet for Qualifying Residential Projects, and sixty-two (62) feet for all development within the Santa Fe University of Art of Design Campus. The stated purposed of the Midtown LINC overlay includes, but is not limited to, incentivizing multi-family

Exhibit "1"

residential development and complementary non-residential uses to create an enlivened, street-oriented pedestrian environment.

The first amendment would be to Subsection 14-5.5(D)(3)(a) to add language as shown below:

3. Applicability

a. The provisions of this Subsection 14-5.5(D) apply to all land within the boundaries of the Midtown LINC Overlay District, and shall supersede the provisions that apply to any other overlay district(s) that overlap in whole or in part with the Midtown LINC Overlay District, including, but not limited to, the South Central Highway Corridor Protection District as set forth in Subsection 14-5.5(A).

The second amendment would modify Note 2 of Table 14-5.5-4: Table of Dimensional Standards for the Midtown LINC Overlay District by making an explicit exception to the maximum heights for this overlay district as shown below:

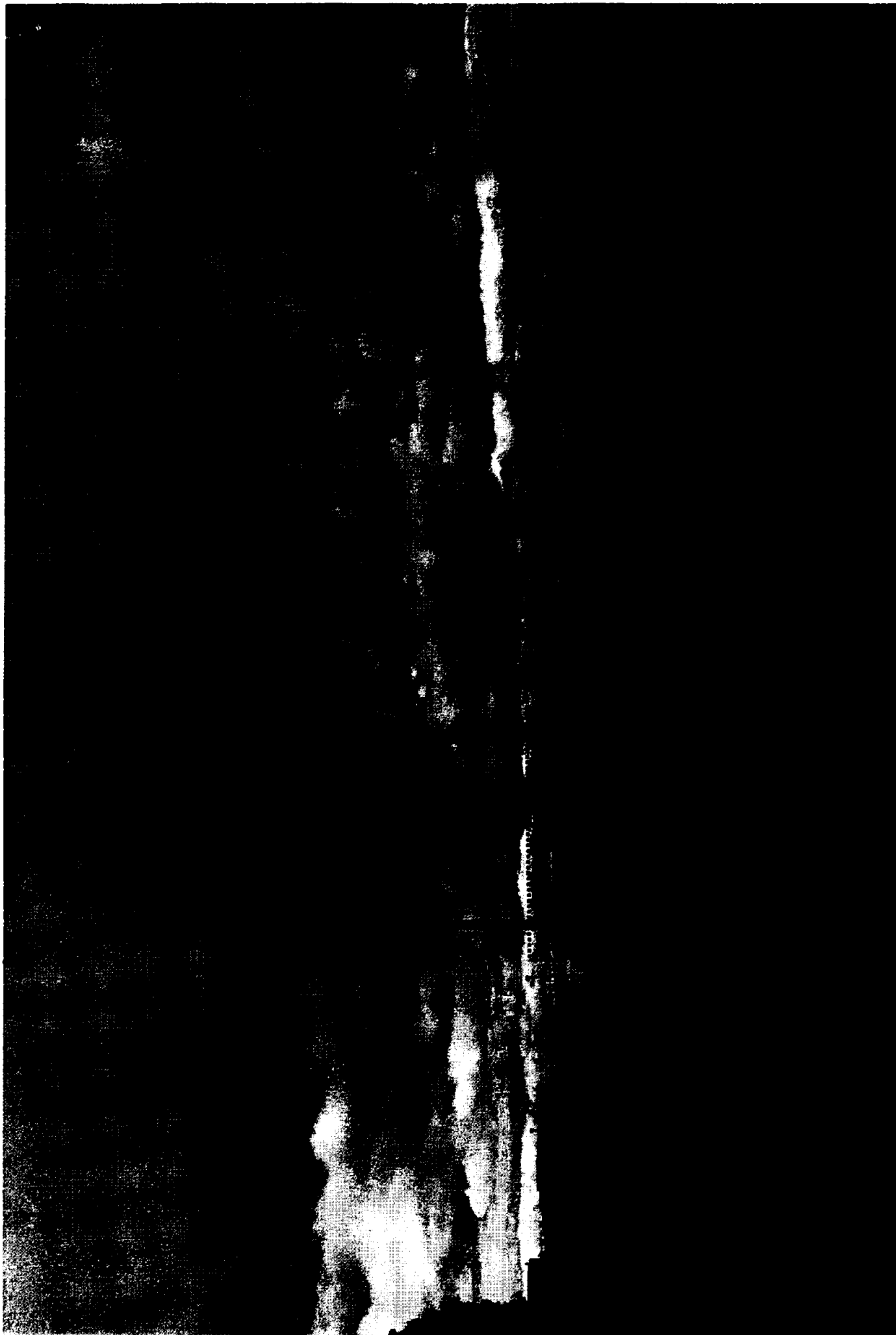
2. Maximum height of structures fifty-two (52) feet, except where any portion of a structure associated with a qualifying residential project will be located within one hundred fifty (150) feet of an existing residential development located outside of the Midtown LINC Overlay District, in which case the maximum height of a structure associated with a qualifying residential project within the above limits shall be thirty-eight (38) feet. ~~_, or, where a structure is also located within the South Central Highway Corridor Protection District (SCHC), in which case the maximum height of a structure shall conform to the requirements of the SCHC district, Subsection 14-5.5(A).~~

The amendments are intended to restore the incentives provided by the Midtown LINC Overlay District in order to encourage reinvestment and new development in properties that would otherwise be limited by the additional height restrictions of the SCHC Protection District.

Notes from Public Meeting

A text amendment to the Midtown LINC Overlay which was heard and approved on May 16, 2019. The Commission raised questions about potential visual impacts and was concerned that the public had not been made aware of this text amendment. The Commission recommended staff have a Public Meeting and place posters to notify the public of the meeting. Staff conducted this meeting on June 18, 2019 at the Genoveva Chavez Center. Approximately 9 members of the public attended. Concerns were raised about the potential density this could allow for the three effected properties, if the other two property owners were aware of the proposed changes, effect on the South Central Highway Corridor as it is the entrance to Santa Fe and how this could obstruct the views, parking requirements are less in the LINC, and that any projects that are in the LINC are not heard publicly and therefore this is the only chance to have voices heard. Staff explained that these are potential concerns and valid that if members of the audience were concerned they should contact their councilors. Staff also explained that the next meetings are as follows:

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| 1.) Public Works | 6/24/19 |
| 2.) City Council (request to publish)
(scheduled) | 6/26/19 |
| 3.) Finance Committee
(scheduled) | 7/1/19 |
| 4.) City Council (public hearing)
(scheduled) | 8/31/19 |



1-8-52
2.

