DAP Working Group Meeting Summary #3

Silver City Downtown Action Plan
Wednesday, December 2, 2009
Silco Theater

NEXT MEETING DATE & AGENDA

January 6, 2010
5:30 to 7:30 pm
Silco Theater

AGENDA:

1. Update on funding and reschedule community workshop/charette
2. Review draft Downtown Vision and Plan Goals
3. Discuss additional Plan Goals- what is it we want to accomplish with the plan or are we done with these?
    a. Land uses/Infill
        1. Retail
        2. Residential
        3. Adaptive Reuse (Warehouses, historic buildings)
        4. Civic/Community Facilities
    b. Economic/Business development
    c. Heritage Tourism
    d. Sustainable development practices
    e. Financing/Funding
    f. Others?
4. Discuss DAP/ACD boundaries
5. Review financing/funding sources for plan implementation, including MRA Plan, TIF, TIDD, BID, etc. (see attached overview sheets)

MEETING SUMMARY

Meeting Participants

Consultants: Charlie Deans, Jade Zamora
Working Group (WG): Kurt Albershardt ,Lauri Bentley, Nancy Johnson, Karen Lauseng, Faye McCalmont, Frank Milan, Susan Berry, Evangeline Zamora, Peter Russell, Luan Mitchell
Guest: Jesse

Agenda/discussion

The WG discussed the draft vision statement and goals and made the following revisions (shown in marked text):

Draft Downtown Vision Statement:

Downtown Silver City is the cultural heart and vital economic center of our diverse community. It is the place where the community lives, works and gathers for sustaining creative expression, enterprise, and heritage. Our residents, families, and visitors contribute to the success of its eclectic shops, restaurants, artistic and entertainment venues, and outstanding museums.

Draft Plan Goals

- Develop coherent and consistent design guidelines for street furniture, wayfinding and public signage.
- Enhance and improve the cleanliness and maintenance of streets and sidewalks. ~~which will instill pride in the appearance of downtown.~~
- Provide adequate, accessible, convenient and flexible parking and service access for businesses and residences.
- Enhance the walkability for pedestrians and bicyclists.
- Proactively make historic preservation a priority in downtown revitalization.

Review Project Schedule

- Capital outlay money that is used for funding the TSC DAP:
    - contracts between TSC and DFA and CBD will be cancelled and hopefully reissued in February if the Severance tax bonds are issued by the end of December . Otherwise, the bonds will be issued in June, which will create a much longer hiatus on the plan completion. If so, inform the public on the status of the DAP.
- WG decided to reschedule community workshop/charrette to a time TBD.

Arts and Cultural Boundaries

- NM ACD SC is willing to consider approving a larger SC ACD boundary (up to a sq mile) provided the ACD SC will define an ACD Phase I focus area and sustainable funding sources for the district.
- By including WNMU may reduce tax credit possibilities.
- When identifying cultural assets, WNMU plays a big role.
- SC ACD phase I area should be included within downtown action plan boundary.
- Walkability and A&C assets are strong consideration in the Phase I area.
- Sub districts with 2 core areas, different enough for different marketing.
- Make core district downtown and WNMU, then possibly divide into phases (Broadway and Bullard)?
- The initial funding should go towards the phase 1area; wayfinding, signage, etc.
- Charlie will attend SC ACD Steering Committee meeting on Jan 6 at 9 am.

Abbreviation	**MRA**	**TIF District**	**BID**
Title	Metropolitan Redevelopment Area	Tax Increment Financing District	Business Improvement District
What is it?	Area where the city addresses slum and blight and encourages redevelopment.	Special districts in which to make public improvements that will generate private sector development.	Special district publicly sanctioned, yet privately directed to supplement public services that promote & improve the district
Who sanctions?	The municipality through state statute: NM Metropolitan Redevelopment Code (3-60A-1 to 3-60A-48 NMSA 1978)	The municipality through the MRA Code.	The municipality through state statute supported by a 51% majority of businesses and property owners within the district.
Who directs/oversees?	Town Council or designates a Metropolitan Redevelopment Agency with 5 commissioners appointed by the Mayor that operates with advice and consent of Town Council). Requires ordinance to establish agency which is either a city department or a separate agency.	Town Council or designates a Metropolitan Redevelopment Agency with 5 commissioners appointed by the Mayor that operates with advice and consent of the Town Council. Requires ordinance to establish agency which is either a city department or a separate agency.	A private non-profit organization directs day-to-day. The city administers the billing and collections for the BID. Failure of a property owner to pay a BID assessment generally results in a lien upon the property.
How does it work?	A state statute empowers municipalities to address slum and blight and encourage redevelopment. Legislative intent authorizes cities to acquire and dispose of properties in order to encourage economic activity, housing, parking, sports, recreation, convention facilities.	The tax base is frozen at the pre-development level. Property taxes continue to be paid, but taxes derived from increases in assessed values (the tax increment) resulting from improvements either go into a special fund created for improvements or to retire revenue bonds.	Organizations subscribe to a self-help doctrine, whereby a compulsory self-taxing mechanism generates multi-year revenue. A 51% majority of property or business owners support creation of BID. Petition includes purpose, property description, assessment, estimation of benefits, estimated amt. to be assessed against each parcel, & other information Council needs for evaluating plan.

Abbreviation	**MRA**	**TIF District**	**BID**
Advantages for elected officials	A way to enter public/private partnerships without violating the state's anti-donation clause to allow for revitalization projects and private reinvestment.	A way to raise funds for redevelopment without depleting general revenues; shot-in-the-arm for blighted areas	Enhanced public services that improve safety, cleanliness, market presence, pedestrian experience, with decisions made locally and tailored to district's needs/issues.
Advantages for developers	A way for the city to make a commitment to redevelopment through public improvements to reduce risk to the investment in the downtown.	A way for the city to make a commitment to redevelopment through public improvements or write-down of through the cost of land	Private sector control and accountability to carry out enhanced services.
Advantages for residents and homeowners	A way of encouraging private sector reinvestment and public sector improvements in the district without raising their taxes	A way of funding redevelopment from taxes collected in the district that are earmarked for projects within the district.	Improved conditions without having to pay the assessment (residential property exempt but may pay voluntarily)
Where is it?	Within specific boundaries created through a detailed study that demonstrates that the district meets the criteria contained in the state's enabling legislation.	Must be within the MRA boundaries	Within specific boundaries which may or may not overlap with the MRA
Why is it important?	Private redevelopment in stagnant or declining areas would not occur without public expenditures	Private redevelopment in stagnant or declining areas would not occur without public expenditures	Improvements benefit workers, residents, business and property owners

The Metropolitan Redevelopment Code

Empowers municipalities to rehabilitate and redevelop downtown areas that are deteriorated, blighted or underutilized in order to stimulate economic development and community well-being by establishing it as a Metropolitan Redevelopment Area (MRA).

The Metropolitan Redevelopment Area

- An area that has existing economic and physical conditions such as:
  - high unemployment/low income levels
  - low business activity
  - vacant/underutilized properties
  - deteriorating buildings
  - unsafe conditions
  - zoning conformance issues
- The municipality formally designates the area as appropriate for a MR Plan.

The Metropolitan Redevelopment Plan

- Identifies specific redevelopment **projects** that when implemented will eliminate the blighted conditions and stimulate economic activity.
- These **projects** can include:
  - land acquisition/assembly
  - building improvements and demolition
  - zoning regulations
  - transportation and parking improvements
  - community facilities
  - housing
- MR Plan is adopted by City at a public meeting after notice to all property owners within Area

Metropolitan Redevelopment Toolbox

- Public/private partnerships (Development Agreement)
- Create or revise zoning regulations
- Land assembly (purchase/condemnation)
- Improved services and infrastructure
- BIDs and Arts & Entertainment Districts
- Funding and financial incentives
  - Tax increment financing
  - Revenue bond financing
  - Tax deferrals or credits
  - CDBG/State/Federal funding opportunities

Metropolitan Redevelopment Area Implementation

- Public/private partnership through a development agreement that specifies:
  - City role: land assembly, streetscape improvements, infrastructure, parking facilities, public amenities, funding tools, tax incentives

  - Owner/Developer role: commitment of funds, project description, site plan, market study, financial stability