



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

Commissioners Present	John McNeill, D.D.S. - Chair Jill Tanis – Vice-Chair Doug Dykeman Elizabeth McNally Greg Mills
Commissioners Absent	None
Staff Present	Julie Baird Michael Bulloch Shaña Reeves Sherry Roach Karen Walker Warren Unsicker Bart Wilsey
Others Present	Jim & Alicia Davis Hannah Grover

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 March 19, 2019

A motion was made by Commissioner Dykeman and seconded by Commissioner Tanis to approve the minutes of the March 19, 2019 meeting. The motion passed unanimously 5-0.

3. Approval of the Open Meetings Resolution

A motion was made by Commissioner McNally and seconded by Commissioner Dykeman to approve the Open Meetings Resolution for 2019. The motion passed unanimously 5-0.

4. Discussion on the Implementation (Project Priorities) of the MRA Plan

a. Discussion and approval to pursue Certified Local Government (CLG) Status

Chair McNeill noted that a number of things are currently being carried out by the City concerning the update on the MRA Plan. He asked that the MRA Commission partner with the City to help support the implementation of the projects. Dr. McNeill raised

questions on prioritizing projects based on the effect of the project on the City and the MRA area, funding or cost for each project, road blocks to implement a project, and required staff support for each project.

Chair McNeill asked for input from the Commissioners on his layout of projects from Physical and Design, Marketing and Outreach, Planning and Policy Changes, and Policy Change Affecting the City of Farmington. Commissioner McNally said she would like to have more time to provide comment.

Chair McNeill mentioned other entities that the MRA Commissioners may be able to work with to help with the execution of the MRA Plan. Those entities include the River Reach Foundation and San Juan Regional Medical Center. Dr. McNeill also mentioned several policy changes and ordinances he would like to pursue. He asked for a list of priorities concerning all of these items.

Commissioner McNally discussed her project recommendations. Ms. McNally had five recommendations that focused mainly on the Animas District and the Healthcare Hub. These recommendations included a marketing study, improving workplaces visually, signage, stormwater issues used to benefit areas, and creating small or shared office workspaces.

Commissioner Tanis discussed some of her project recommendations. Ms. Tanis said she agreed and supported Commissioner McNally's recommendations and feels those recommendations should pertain to all areas of the MRA.

Commissioner Tanis suggested establishing the unique identity of the different subareas within the MRA. Public input will be essential to establishing these identities.

Chair McNeill suggested discussing and prioritizing the Physical and Design projects, the Marketing and Outreach projects, the Planning and Policy Changes that need to be made, and the Policy Changes affecting the City of Farmington at the next MRA meeting. He would also like to discuss the Certified Local Government Status at the next meeting.

Commissioner Tanis asked for a synopsis of the steps to create an ordinance with the City and the time frame to make those changes. Julie Baird, Assistant City Manager, explained the process and discussed some of the aspects of changing zones in the MRA district.

Commissioner Tanis asked when the update to the Comprehensive Plan is scheduled. Ms. Baird said a Request for Proposals has been submitted. The first step in reviewing the proposals has been completed. Ms. Baird said the entire process typically takes 18-24 months. Public presentations of the proposals are scheduled sometime in May.

Commissioner Tanis requested that recommendations from the Commissioners for the implementation and prioritizing of projects be presented at the next MRA meeting in May, and voting on those projects should be postponed until the June MRA meeting.

Ms. Tanis said she felt more time was needed to consider the proposal of priorities. The Commissioners agreed to Ms. Tanis request.

5. Discussion and approval to present a package to the San Juan County Commission to propose locating a film studio in the Animas District

Warren Unsicker, Economic Development Director, mentioned people who are trying to attract film activity to San Juan County. They are seeking a space for this type of activity. The film industry can potentially provide jobs in the area and bring revenue to the City. Mr. Unsicker said there may be a facility in the MRA area that could be rented to meet the requirements necessary for the industry. Discussion ensued on possible existing buildings that could be repurposed, the availability of utilities and the utilization of open space. The Commissioners agreed to pursue the possibility to locate a film studio in the MRA district or in the City of Farmington.

6. Main Street Complete Streets Update-Sherry Roach

Sherry Roach discussed an increase in Facebook followers over the past year concerning the Complete Streets Project. She mentioned that the recent crime data report overall is very low for the downtown area.

Off-site signage to permanently divert truck traffic around the downtown area was submitted to NMDOT, New Mexico Department of Transportation, and is in review.

The next BRP, Business Resiliency Project class, is April 24, 2019. Crime Prevention through Environmental Design will be discussed. On May 20, 2019 the topic of discussion will be Marketing Resources, Email Marketing and Desktop Publishing.

On May 8, 2019, a discussion on Developing Commercial Properties in the Downtown Area will be held at the Civic Center. The discussion will help property owners on how to add value to their property, rental rates, and how to fill areas of their buildings. Rhea Serna will be available to walk through businesses with owners and help with use of space.

7. Downtown Farmington Updates

Michael Bulloch said the Arts and Cultural District training was held the previous Monday. Economic Transformation Strategies were discussed.

Mr. Bulloch encouraged Members to vote for the Downtown Farmington: A MainStreet Project contest. There is a cash prize of \$25K and is hosted by the national small business movement, Independent We Stand.

Robyne Beaubien, with New Mexico MainStreet visited and gave a report on tips to boost the Art Walk attendance.

Amy Barnhart and Daniel Gutierrez sent the Annual Program Review and Accreditation Report. Recommendations were made and will be looked at to improve strategies.

Rachelle Crosby, Parks and Rec Planner, and Mr. Bulloch are working on an application for the AARP Challenge Grant. It will be applied to the Breezeway Plaza project.

The ArtWalk was well attended. Funds from the North West New Mexico Arts Council will be used to purchase art show signs to be used during future ArtWalk events.

6. Business from:

a. **Floor** – Bart Wilsey, Museum Director, discussed possible MRA funding for a fence to protect the Palmer house. Mr. Wilsey discussed possible fencing materials and costs for the project. Commissioner Dykeman asked that the fencing materials have a historic character to compliment the property.

Chair McNeill asked for an update on the illustration panels for the Native American Museum. Mr. Wilsey said the design has been finalized and will be implemented soon.

b. **Chair** – Chair McNeill asked that the next MRA meeting be moved to May 14, 2019 at 4:00 p.m. due to a conflict in his schedule. The MRA Commissioners agreed to move the meeting.

Dr. McNeill asked that Isaac BlueEyes, City Traffic Engineer, be included on next month's MRA agenda to discuss the changes proposed to the bike lanes in the City.

c. **Members** – Commissioner Tanis said she visited with Mr. Wilsey about the visual theme consideration that was presented at the March MRA meeting. Mr. Wilsey was receptive in helping to develop a self-guided historical tour throughout the downtown area and the MRA. Ms. Tanis had a handout with examples from Grand Junction, CO and Fruita, CO that included interpretive panels and murals on the history of the towns.

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

7. Adjournment:

A motion was made by Commissioner Dykeman and seconded by Commissioner McNally to adjourn. The Metropolitan Redevelopment Agency Board of Commissioners meeting was adjourned at 5:25 p.m.



John McNeill, Chair



Karen Walker, Administrative Assistant