



MINUTES
Metropolitan Redevelopment Agency
Board of Commissioners – June 11, 2019

Commissioners Present	John McNeill, D.D.S. - Chair Jill Tanis – Vice-Chair Doug Dykeman Elizabeth McNally Greg Mills
Commissioners Absent	None
Staff Present	Michael Bulloch Sherry Roach Karen Walker Warren Unsicker
Others Present	Karla McWilliams-Via phone

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 May 14, 2019 Minutes

A motion was made by Commissioner Tanis and seconded by Commissioner Dykeman to approve the minutes of the May 14, 2019 meeting. The motion passed unanimously 5-0.

3. Discussion and Recommendation on pursuing a Certified Local Government, CLG

Warren Unsicker discussed the advantages and responsibilities involved with a Certified Local Government, CLG. He said the State Historic Preservation Office (SHPO) in Santa Fe has a CLG coordinator that can help with the certification process.

Karla McWilliams, CLG Program Coordinator, answered several questions asked by the Commissioners.

Chair McNeill asked if there is a benefit for property owners to have a historically designated building, and if there is funding assistance if the building is remodeled. Ms. McWilliams said designation results in improved property values in historic districts. She said most CLGs use funding for planning projects such as façade improvements. She said the owner could also lose an historic designation if the remodeling does not follow guidelines.

Chair McNeill said after speaking with the director in another community, he was told that it is difficult to maintain historic designation information for properties when the property changes ownership. Dr. McNeill asked if there was a way to track properties when they are sold so new owners can be given information regarding the historic designation. Ms. McWilliams said other communities have developed systems through the county assessor's office.

Commissioner McNally asked if there was any evidence that the designation motivates people to purchase property in that district. Ms. McWilliams said historic properties tend to attract certain types of people. Most of those people want to preserve the historic character. Education people and working with realtors can help with understanding of what a historic designation entails. She said it helps to incentivize the designation and let people know about the advantages and resources available.

Commissioner Dykeman asked if a condition or clause could be written into the ordinance dealing with the demolition of historic property. Ms. McWilliams said she has seen some ordinances with such a clause.

Commissioner Tanis asked if a notification could be included in the sale of an historic property when it is sold to show that the property is listed. Ms. McWilliams said she has seen that done by the county so information was included during the sale. Commissioner McNally questioned whether a notification could be included through a title company, as some properties are not sold through a realtor. Ms. McWilliams said that would be a question to ask the local title company.

Chair McNeill asked if properties in an historic district should be handled differently if they chose not to participate or contribute to the historic designation. Ms. McWilliams said the guidelines would be different for contributing and noncontributing property owners.

Ms. McWilliams said she and/or Jeff Pappas would be happy to come to Farmington for further discussion.

Commissioner Dykeman had an example of an ordinance written by Los Alamos, NM. The documentation was given to Warren Unsicker.

Chair McNeill requested Mr. Unsicker to let City Administration know the MRA Commission would like to pursue a CLG.

A motion was made by Commissioner Dykeman to have Mr. Unsicker discuss Certified Local Government designation with City Administration and to let them know the MRA Commissioners support an application for Certified Local Government. Commissioner McNally seconded the motion. The vote was 5-0.

4. Main Street Complete Streets Update-Sherry Roach

Sherry Roach presented an update on the offsite signage and paving projects for the downtown area. The Main Street Complete Streets construction project is proceeding

on stormwater, grading, and traffic control plans. The electrical department upgrades are progressing.

5. Downtown Farmington Updates

Michael Bulloch said the Arts and Cultural Team meeting is scheduled for June 12, 2019 and the Economic Transformation Strategy Planning meeting is scheduled for June 17, 2019.

Two new business have opened downtown. *Academy Mortgage* opened on Orchard and *New to You* opened on Main Street.

The New Mexico Resiliency Alliance grant was turned in for the *Secret Garden* project.

Mr. Bulloch discussed a Community Visioning meeting held on May 30, 2019 that discuss the Harvest Food Hub and commercial kitchen incubator,

The Downtown Maker's Market began June 6, 2019. There are new and old vendors and turnout went well. New directional signs have been purchased to help people navigate to the parking lots.

The Summer Art Walk will be held June 14, 2019. There are 24 business participating. The Art Walk will include food vendors and a Paint Jam in the alley behind ArrowSoul Trading.

The Four Corners Hot Rod Run will be July 20, 2019. Mr. Bulloch said he and Christa Chapman are working to get things ready for this event.

Mr. Bulloch said he created an event guide for downtown merchants that gives ideas on how to participate and make the most of events.

Commissioner McNally asked if businesses on Broadway participate in the Art Walks. Mr. Bulloch said there are few businesses on Broadway that have participated and noted that people rarely want to walk further than Main Street during these events.

6. Business from:

a. **Floor** – There was no business from the Floor.

b. **Chair** – Chair McNeill asked that Commissioners and Staff have all MRA meeting documents to Karen Walker one week prior to each meeting.

Dr. McNeill said the City Council is discussing using The Roof as a building for the Food Hub.

He said he is meeting with the Parks and Recreation Department in July to discuss various topics of the Complete Streets Project.

c. **Members** – Commissioner McNally mentioned a conference in Ruidoso, NM on June 25, 2019.

Commissioner Dykeman asked why the City has moved the Friday TGIF events to the Civic Center. He said he would like to keep events in the downtown Main Street area.

Michael Bulloch said the City decided to move the event to the Civic Center in anticipation of the Complete Streets construction that was to begin this summer. Advertising for the event began before the City decided to postpone the construction. Mr. Bulloch said he would discuss with the Parks and Recreation Department about bringing the event back to Orchard Park.

Chair McNeill asked the Commissioners to read the Vacant Building Ordinance handout so it can be discussed at the next MRA meeting in July.

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

7. **Adjournment:**

A motion was made by Commissioner Dykeman and seconded by Commissioner Mills to adjourn. The Metropolitan Redevelopment Agency Board of Commissioners meeting was adjourned at 5:00 p.m.



John McNeill, Chair



Karen Walker, Administrative Assistant