

North Mesa Housing Project Committee May 14, 2021 Minutes

Members Present: Denise Derkacs, David Reagor, Steve Boerigter, Phillip Gursky, Celina Morgan, and John Nash.

Staff Present: Paul Andrus, Director CDD; Kevin Powers, Assistant County; Attorney; Adrienne Lovato, CDD; Andrea Salazar, CDD, Anne Laurent, Director Public Works, Philo Shelton LAC DPU, Susan Fellows, LAPS, Julie Habiger, PIO and Trey Pereyra. Staff member Margaret Ambrosino was absent.

I. Roll Call

All committee members were present and one member from the public, Lisa Reader.

II. Approval of Minutes from 4-23-2021

Motion to approve by member John Nash and was second by Denise Derkacs. The vote was unanimously passed.

III. Approval of Meeting Calendar

A motion to approve was done by Chair Gursky and seconded by Member Steve Boerigter and was adopted as the dates for the remaining of the year which could be subjected to change.

IV. Presentations (items for discussion and possible action)

Margaret presented the PowerPoint titled North Mesa Housing that included the key findings and the MOA of understanding.

The presentation was followed by questions from Member Colgan stated that Chair Gursky asked if the money can be used towards mix use with commercial and residential properties. Staff member Ambrosino stated that it is focused on affordable housing but would like to explore that question further with hopes to have an answer for the next meeting.

Chair Gursky also added that with the overall process if there are pieces that don't directly related to affordable housing if there would be a repayment problem.

Director Andrus followed up with Chair Gursky's question that there is enough cost to go around for an entire project.

Additional questions from Member Nash about the housing analysis for the county was sixteen hundred units has been shown that five hundred twenty nine of that are already planned or in construction so eleven hundred is needed, and that the five hundred twenty nine would be taken out from the sixteen hundred. Also referring to the presentation last month is that Member Colgan said that the school board is looking for eight hundred thousand recurring revenue every year and was unclear if that was an addition to the numbers seen last month or if it includes the four hundred thousand.

Chair Gursky stated that the eight hundred thousand is the amount of revenue they would like to generate from the North Mesa Housing project.

Member Boerigter followed by saying he was present in all the meetings and that the board is aware of the configuration and stated that any number greater than zero is better, which is where the boundary conditions should be.

Member Nash asked Chair Gursky about the state restrictions on the land and if it were to get sold it would go back to the state.

Chair Gursky stated that if the county school systems sells excess land the proceeds from that land up to and including amounts that they have been appropriated for the construction of school improvements which might be a limit to what that might be.

Member Derkas asked about the housing study that was done in 2019 was clarified that sixteen hundred plus number excluded or was an addition to projects that were already underway such a Miador.

Director Andrus confirmed to member Derkas that yes, it was correct that its an addition to. The other number the county does not have right in front but there is an additional number per year based on the pace of LANL hiring that was the base line of 2019. So additional to the sixteen hundred there's an additional need projected for coming years based on how LANL was hiring. Another factor was based on the retirees who were planning on staying in town.

Chair Gursky asked for the county to bring back an RFP back so that the members can have something in front of them to look at.

Margaret stated that the county can have something to show by the next meeting.

Director Andrus added through the MOA, the committee was given the task of approving the RFP. Which would need to go through the normal process of the county's procurement and competitive bidding.

Member Boerigter mentioned that it would be in the best interest that the base line should be inclusion of the land under the panels in the way that part of the RFP that the members are asking the consultant to also bring some sustainability for the panels that will be taken out and replicated.

Member Morgan also stated that there are two arkeological sites that should be addressed early on about what this may or may not mean before development.

Chair Gursky stated that process is included in the application. Other suggestions include because of the feasibility and value of the sale on homes that are on leased land that we include in the RFP discussion is a team in legal who are experienced in board of educational finance. lease approvals and HUD who can help with workable solutions.

A motion was done to have Margaret draft an RFP for the next meeting that was moved by Member Boerigter and seconded by Councilor Derkas.

Member Nash asked if the emails coming in need to be kept and Chair Gursky stated that the open meeting applies and the IPRA applies to the members and must be preserved and could be made public.

V. Public Comment

Lisa Reader thanked the committee for all the information and found it very helpful and is looking forward to looking at the RFP.

VI. Next Meeting Date/Agenda Items

The meeting was adjourned at 1:05pm. The next meeting will be June 11, 2021 at 12:00pm.

VII. Adjournment