

Council Meeting Staff Report

October 18, 2022

Agenda No.: D.

Indexes (Council Goals):

Presenters: Daniel Ungerleider

Legislative File: RE0511-22

Title

Incorporated County of Los Alamos Resolution No. 22-19: A Resolution Making Certain Findings And Determinations Pursuant To The Metropolitan Redevelopment Code And Approving White Rock Metropolitan Redevelopment Area Plan

Recommended Action

I move that Council approve Resolution No. 22-19, a resolution making certain findings and determinations pursuant to the Metropolitan Redevelopment Code and approving the White Rock Metropolitan Redevelopment Area Plan.

County Manager's Recommendation

The County Manager recommends that Council approve Resolution No. 22-19 as requested.

Body

Under the direction of the County Council, the Community Development Department (CDD) has taken steps to designate the White Rock Town Center as a Metropolitan Redevelopment Area (MRA). An MRA is a designated area that has been targeted for rehabilitation, redevelopment, and private investment to stimulate economic development and community building. With this designation, the County is given the authority by the State to contribute public resources to private redevelopment projects, helping to catalyze reinvestment in the area.

To establish an MRA, the County shall complete two tasks in accordance with the State's Metropolitan Redevelopment Code:

--Adopt by resolution an MRA Designation Report, defining a specified area with documented conditions and findings that qualify the area as an MRA designation as prescribed by State statute. In June 2021, the County adopted such a resolution designating a considerable portion of the White Rock Town Center as an MRA.

--Conduct a public hearing and adopt by resolution an MRA Plan that conforms with the municipality's planning efforts, identifies redevelopment strategies to increase community vibrancy and economic activity, and identifies methods for public investment tools supporting these activities.

Over the last 4 months, the Community Development Department and Site Southwest Consultants worked with community volunteers to develop this plan for the designated White Rock MRA. The proposed resolution White Rock MRA Plan (Attachment A) was developed based on the guiding principles and vision established in the recently adopted White Rock Town Center Master Plan and public input received through public meetings and an open house. A copy of the White Rock MRA Plan was posted at www.lacnm.com/wrmra on September 13, 2022.

The White Rock MRA Plan affirms the designation of the White Rock MRA and strategically calls out a collection of strategies to drive catalytic projects through public-private partnerships and incentives per New Mexico state statutes. This designation will give the County will have the authority to offer:

Incentives for Property Owners; Public-Private Partnership Opportunities; District-Wide Public Improvements; Increased Commercial Activity; and other Tax Incentives & Tools.

On October 18, County Council will be asked to conduct a public hearing and adopt by resolution the White Rock MRA Plan. During the public hearing, staff will present the process followed, summarize the contents and catalytic projects and tools described by the Plan, and answer questions of the Council and those attending the hearing.

Alternatives

Council could choose not to approve Resolution No. 22-19.

Attachments

A - Resolution No. 22-19

B - Public Notice of Resolution

C - WRMRA Presentation