SANTA FE

A New District in the Center of Our City



PROGRESS REPORTS EDAC City Council Committees Governing Body November 2023

TODAY'S AGENDA

- 1. Midtown Site Redevelopment Phase from Concept to Planning to <u>Implementation</u>
- 2. Exclusive Negotiation Agreement (ENA)
 - Production Studios Expansion (Garson Studios)
 - Visual Arts Center
 - Performance Arts Center (Garson Theater)
- 3. Public Infrastructure / Predevelopment Coordination Activities
- 4. Metropolitan Redevelopment Agency (MRA)
 - Updates
 - Director, Office of MRA

CITY OF SANTA FE

MIDTOWN REDEVELOPMENT THROUGH COMMUNITY DEVELOPMENT DEPARTMENT

Midtown Redevelopment Team: From Concept to Planning to Implementation



Midtown Moving Forward – Development Disposition

REQUEST FOR PROPOSALS (RFP)

- Provides opportunity for the City to engage developers to understand viable redevelopment proposals.
- Developers submit competitive proposals and concepts that are evaluated by a committee.

EXCLUSIVE NEGOTIATION AGREEMENTS (ENA)

- Provides opportunity for the Developer and City to negotiate terms for the disposition of property through a sale or lease.
- Developer refines RFP concepts based on performing a variety of due diligence activities

DISPOSITION AND DEVELOPMENT AGREEMENTS (DDA)

- Establishes the roles and responsibilities of the Developer to implement the development plans.
- Establishes schedules, land use and design requirements, and reporting/ monitoring obligations.

PHASE 1.A REDEVELOPMENT PROJECTS







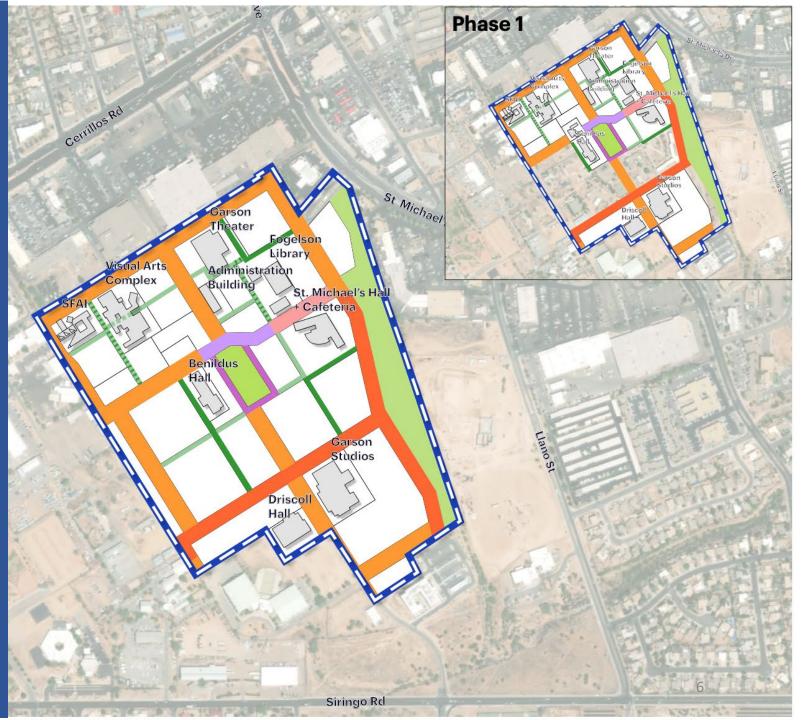


PHASE 1.B

- MIXED-USE AFFORDABLE HOUSING RFP
- PUBLIC INFRASTRUCTURE Phased Ongoing
 - Streets and Utilities
 - Parks and Open Spaces

NEXT PHASES – REDEVELOPMENT OBJECTIVES

- MIXED-USE AFFORDABLE HOUSING RFP
- COORDINATION WITH ADJACENT PROPERTY
 OWNERS
- INCREMENTAL DEVELOPMENT
- ENTERTAIN ENTREPRENURIAL LARGE-SCALE PROPOSALS TO ACHIEVE MIDTOWN REDEVELOPMENT OBJECTIVES



MIDTOWN ENA TRACKER

TASK

- 4.1 Roles and Responsibilities
- **4.2** Horizontal Development (Infrastructure Development) / Coordination Predevelopment Activities
- **4.3 Development Plan Amendments**
- 4.4 Development Program
- 4.5 Development Schedule and Phasing Plan

Development Budget and Financing Plan / Capital Campaign / Predevelopment Budget /

- 4.6 **Operating Budget**
- 4.7 Property Management
- 4.8 Disposition Pricing / Lease and Purchase Terms
- 4.9 Existing Furniture, Fixtures, & Equipment (FF&E)
- 4.10 Community Improvements (Community Development Plan)
- 4.11 Due Diligence Reports
- 4.12 **Project Parcel Survey**
- 4.13 Legal Entitlements and Amendments (Master Plan)
- 4.14 Additional Scope of Work
- 5.1 Disposition & Development Agreement







ENA UPDATE - STUDIOS (ENA entered 04-Aug-2023; extended 13-Sep-2023 for 4-months)

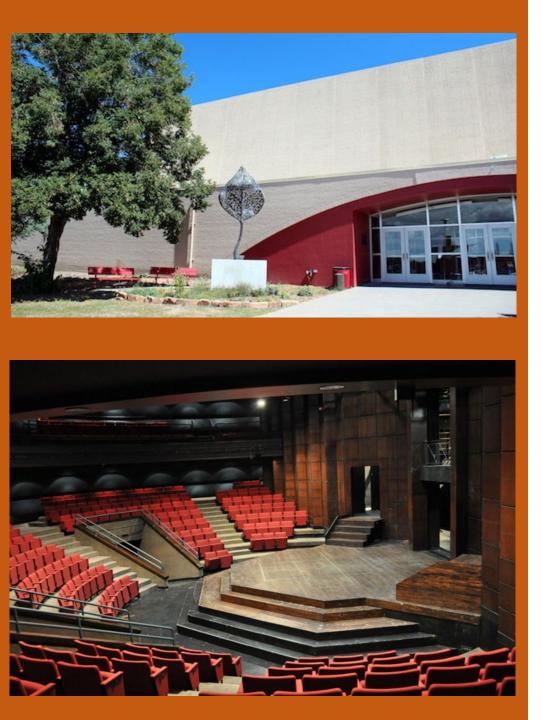
- Aspect Studios (Offeror) coordinating with the Office of Public Works team to establish location of utility lines and other public spine infrastructure and identify roles and responsibilities for public infrastructure.
- Offeror coordinating with Office of Public Works to develop strategy for electrical supply to adjacent site and Midtown Site.
- Offeror continues to develop architectural renovation of Driscoll Hall reuse for retail and stage conversion.
- Offeror has clarified residential development including 15% inclusionary and set-aside for crew workforce.
- Offeror submitted fee proposal for initial demolition, which includes Onate Hall, which is included in the Midtown Redevelopment Plans.
- Offeror submitted Master Plan points of clarification regarding uses within the production studios lot parcel area for Land Use review





ENA UPDATE – VISUAL ARTS CENTER (ENA entered 05-Sep-2023; 12-months)

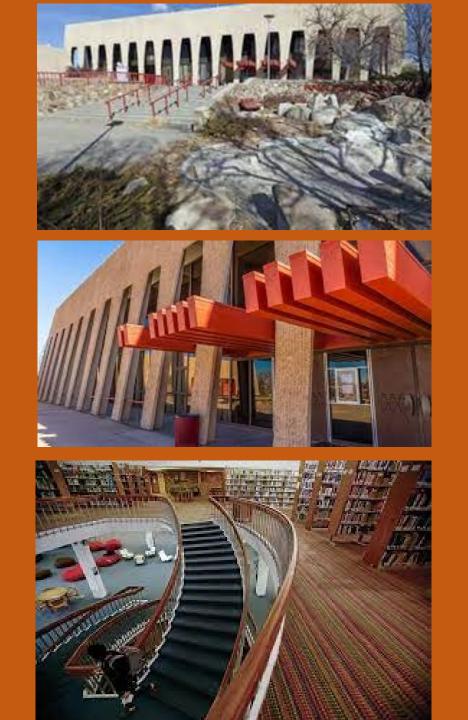
- Midtown Arts and Design Alliance, led by Santa Fe Art Institute, entered contracts with project team, including architects, engineers, and development consultants to undertake site and building investigations and analysis.
- December benchmark for updates on renovation costing.
- January benchmark for construction costs by phase.
- January benchmark for capital campaign plan
- Preliminary contribution pledges
- February benchmark Letters of Interest to enter into leases with program partners and tenants
- February benchmark draft Governance model for property management



GREER GARSON PERFORMING ARTS CENTER

RFP Process in Progress

Pending ENA



PUBLIC LIBRARY

Building and Site Assessments

Planning and Next Phases – *Updates in December*

PUBLIC INFRASTRUCTURE TEAM

City Agencies



Owners' Representatives

Development





Infrastructure

Owners' Representatives augment staff capacity and expertise to manage this complex urban redevelopment project for which the City is the master developer.

Public Infrastructure / Predevelopment Coordination Activities

A. Critical Path / Key Infrastructure

- 1. Stormwater Sitewide Stormwater Design
- 2. Survey, Block Plan & Replatting
- 3. Phase 1 Infrastructure Scoping
- 4. Roadway & Spine Infrastructure Design
- 5. Tenant Relocations (Recovery Center, Consuelo's Shelter, ITT)
- 6. Environmental Assessment & Remediation
- 7. Demolition of Buildings

B. Potential Risks / Challenges

- 1. Funding
- 2. Tract O Land Swap
- 3. Tenant Relocation
- 4. Infrastructure Development Schedule
- 5. Environmental
- 6. Water Rights

	onceptual Development Schedule		-	WSP - Classic S			23-Oct-23
ity ID A	ctivity Name	Original Duration	Remaining Duration	Duration % Start Complete	Finish	Total C Float	23 2024 2025 2026 2027 JASONDJFMAMJJASONDJFMAMJJASONDJFMAMJJAS
Conto Co. Midt	oum Concentual Development Schedule	982	982	0% 26-Sep-	3 30-Jun-27	0	
	own - Conceptual Development Schedule	1206		0% 01-Nov-		100	
Milestones			1206			132	▼ 18-Feb-27, Mile
	Project Start	0	0	0% 01-Nov-2		1338	ProjectStait
A1370 F	ProjectFinish	0	0	0%	18-Feb-27	132	🔶 Project Finish
City Administra	tion					605	D2-Nev-25, CityAdministration
A1180 T	ract O (State Land Swap)	90	90	0% 02-Oct-2	3* 30-Dec-23	121	Tract () (State: Land Swap);
A1390 F	Prepare PMP	30	30	0% 02-Oct-2	3* 31-Oct-23	181	🗖 Prépárel PMP
A1400 F	Prepare Governance	90	90	0% 02-Oct-2	3* 30-Dec-23	121	Prepare; Governanice;
A1410 F	Prepare Project SharePoint Site and Project Controls	30	30	0% 02-Oct-2	3* 31-Oct-23	181	Prépare Project(SharePointSite)and Project Controls
A1420 F	Prepare Risk Management Plan	60	60	0% 02-Oct-2	3* 30-Nov-23	151	Prépare:Risk Managément Plan
A1350 N	faster Plan Amendments and Errata	180	180	0% 30-Dec-2	3 26-Jun-24	1099	Master Plan Amendments and Errata
A1340 N	/RAGovernance Process	365	365	0% 14-Jan-2	4 12-Jan-25	107	MRA Governance Process
A1020 A	ward	7	7	0% 23-Feb-	4 29-Feb-24	0	t Award
A1030 C	Contract/Fee Negotiations	60	60	0% 01-Mar-	4 29-Apr-24	0	ContractFée Negotiations
A1290 A	ward for Construction	7	7	0% 28-Aug-	25 03-Sep-25	0	Award for Construction
A1330 C	ContractFee Negotiations (Construction)	60	60	0% 04-Sep-	25 02-Nov-25	0	ContractFee Negotiations (Construction)
ublic Infrstruc	ture	1374	1374	0% 26-Sep-	3 30-Jun-27	0	30
	RFP for Design	150	150	0% 26-Sep-	22-Feb-24	0	RFP för Design
	Survey - Phase 1	90	90	0% 20-3ep-		92	Sulvely -Phase 1
	survey - mase i site Evaluation (Geotech Sampling & Environmental Reports)	90		0% 01-Oct-2		92	Site Evaluation (Geolech Sampling & Environmental Reports)
	Remediation (Geolech Sampling & Environmental Reports)	365	365	0% 01-0c-2 0% 30-Dec-2		374	Sile cyapation (Septech Sanophing & Cowoninemal Reports)
		305				122	PLATPian (Subtivision Plating to Establish Blocks)
	PLAT Plan (Subdivision Platting to Establish Blocks)	365	365	0% 30-Dec-2		122	EAT Flat (Subulysion Flatting a) Establish blocks)
	Design for Open Spaces and Parks			0% 30-Apr-2		-	Design for Open Spaces and Parks
	Design for Roadway & Utilities	365	365	0% 30-Apr-2		367	Design for Roadway & Utilities
	Design FOGELSON Library Design		545	0% 30-Apr-2		132	Design FOGELSON Library Design
	Demoliton of Existing Buildings	540	540	0% 29-Dec-2		374	Cerholition of Existing Buildings
	TB for Construction	120	120	0% 30-Apr-2		0	
	Itility & Stormwater Construction	365	365	0% 03-Nov-2		0	Utifity & Stojmýváteř Cons
	Construction (Roadway & Utilities)	365	365	0% 03-Mar-3		0	Construction (
	Construction (Open Space & Parks)	365	365	0% 02-May-		0	Construct
A1150 C	Construction (Library)	365	365	0% 01-Jul-2		0	Co
Development P	rocess					94	▼. 18-Feb-27, De
Initial Developmen	t Process	135	135	0% 16-Oct-2	3 27-Feb-24	122	▼ 27-Feb-24 Initia Development Process
A1050 A	ppraisal (Key Development Sites)	90	90	0% 16-Oct-2	3 13-Jan-24	92	Apptaisat(KeyDevelopmentSiles)
A1060 S	ite Evaluation (Geotech Sampling & Environmental Report)	90	90	0% 31-Oct-2	3 28-Jan-24	92	\$ite Evaluation (Geotech Sampting & Environmental Report)
A1160 L	egal Metes and Bounds (Key Development Sites)	60	60	0% 30-Dec-2	3 27-Feb-24	122	Legal Metes and Bounds (Key DevelopmentSites)
Affordable Housing	g Sites	330	330	0% 30-Apr-2	5 25-Mar-26	462	25-Mar-26 Affordable Housing Siles
A1440 L	egal Metes and Bounds (Key Development Sites)	60	60	0% 30-Apr-2	5 28-Jun-25	462	🚎 Legal/Métés ánd Bounds (Kely DevelőpinentSités)
A1450 E	NA& DDA Process	270	270	0% 29-Jun-2	5 25-Mar-26	462	ENA& DDA Process
Midtown Performin	ng Arts	330	330	0% 30-Apr-2	5 25-Mar-26	462	₹25-Mar-26;Midtiwn PertormingArts
A1200 L	egal Metes and Bounds (Key Development Sites)	60	60	0% 30-Apr-2	5 28-Jun-25	462	Eegal/Métels and Bounds (Kely Development Sites)
A1210 E	NA& DDA Process	270	270	0% 29-Jun-2	5 25-Mar-26	462	LeģalMetrās and Bounds (Key Devletipment Strites) Eva 8 DDA Process
Midtown Arts & De	sign Alliance	330	330	0% 27-Oct-2	5 21-Sep-26	282	21-Sep-26,/Midtbwh Arts/8.E
	egal Meles and Bounds (Key Development Siles)	60	60	0% 27-Oct-2	5 25-Dec-25	282	Egal/Metes and Bpunds (Key Development Siles)
A1240 E	ENA& DDA Process	270	270	0% 26-Dec-2	5 21-Sep-26	282	ENA&DDAProcess
Midtown Santa Fe	Productions Inc.	189	189	0% 26-Dec-2		363	02.Juji-26, Midtowni Santa Fe Produ
	ENA& DDA Process	189	189	0% 26-Dec-2		363	ENA& DDA Process
	s (Balance of Parcels)	480	480	0% 27-Oct-2		132	
	REQ Process	150	150	0% 27-Oct-2		132	REQ.Process
	egal Metes and Bounds (Key Development Sites)	60	60	0% 26-Mar-2		132	Legal Metes and Bounds (Key Develop
	ENA& DDA Process	270	270	0% 25-Mav-		132	ENA & DDA/Pro
Funding & Financi		180	180	0% 01-Jan-2		733	06-Sepi24, Funding/& Financial Plan

The Investment in Our Future Continues

- City leading design and development of public infrastructure on which developers rely
- Required ASAP to inform terms of DDA and meet developers' needs
 - Allows City to understand costs to City and assigning responsibilities to most cost-effective party
- 'Phase I' infrastructure scope and design critical to establish the plan for funding and development schedule
 - Scopes for first critical path activities prepared, need funding per FIR with Midtown Community Development Plan
- Infrastructure planning, design and implementation is behind two signed ENAs

Next Steps for Midtown Infrastructure

• BACKBONE INFRASTRUCTURE

- Stormwater design, and utility planning and design
- Spine infrastructure layout and design (e.g., layout of backbone roads/paths, key community facilities, etc.)
- Parcelization establishing the major development blocks, guided by the Midtown plan vision and infrastructure plan

• DEVELOPER PARTNERS

DDA terms and negotiations related to infrastructure

• READINESS STEPS

- Plan, scope and develop cost estimates for tenant relocations
- Coordinate Midtown redevelopment schedule with public infrastructure
- Immediate \$800K funding need for project management tools/resources, infrastructure planning, design, and preparing an expenditure and funding plan

Introducing – Karen Iverson

Director, Metropolitan Redevelopment Agency

- Born and raised in New Mexico, Karen graduated from the University of New Mexico
- **20 years experience** in urban development and planning
- Most recently, led the Metropolitan Redevelopment Agency in Albuquerque. Under Karen's leadership, the agency's development pipeline increased to \$160 million.
- Led policy to create a recurring State funding source for redevelopment investments.
- Master's Degree in **Urban Planning in Real Estate Development** from Portland State University.



Midtown Parcel: Metropolitan Redevelopment Area (Midtown Site / LINC / Opportunity Zone)

Next Steps and Priorities through FY-2024

Next Steps

- Recruit and establish MRA Commission
- Resolution: MRA Designation boundaries of redevelopment area (Governing Body vote)
- Resolution: MRA Plan strategies for economic and community development (Governing Body vote)

Priorities

- Outreach to adjacent property owners and developers about development opportunities
- Coordinate redevelopment plans with public infrastructure development plans

SANTA FE

www.MidtownDistrictSantaFe.org

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