

Mid-Region Council of Governments Paseo del Volcan Steering Committee Meeting

April 4, 2014

Meeting Chair:

Dewey Cave, Executive Director of MRCOG

Members Present:

Peter Wells, City of Rio Rancho

Timothy Parker, NMDOT

Ted Garrett, WALH

Rais Rizvi, NMDOT

John Black, Ranch Joint Venture

Don Britt, NM State Land Office

Dave Pennella, MRCOG/MPO

Mariana Padilla, Congresswoman Lujan-Grisham

Councilor Dan Lewis, Albuquerque City Council, District 5

Katie Richardson, US Senator Martin Heinrich's Office

Chris Chavez, City of Albuquerque Economic Development Department

Kelly Sanchez, Bernalillo County Commissioner O'Malley

Nathan W. Tsosie, Pueblo of Santa Ana

Staff Present:

Thaddeus Lucero, Planning Director at MRCOG

Sara Mancini, Albuquerque City Council

Tony Duran, Policy Analyst Councilor Dan Lewis

Tom Menicucci, Albuquerque City Council

Ann Simon, Economic Development Program Manager at MRCOG

Special Guests:

David Pennington, Parsons Brinckerhoff

Ruan Bacigalupa, Parsons Brinckerhoff

Nick Amrhein, Parsons Brinckerhoff

1. Introduction
2. Discussion of Right-of-Way Acquisition: Rais Rizvi, NMDOT
 - a. Rais Rizvi: Move focus of acquisition to north of Sandoval/Bernalillo County line where the right-of-way costs \$4,000-5,000 an acre instead of \$50,000 an acre.
 - b. Rais Rizvi: Working out an agreement with Quail Ranch which will then be used as a template to work with WALH.
 - c. Rais Rizvi: Need to follow up regarding the ROW owned by the City of Albuquerque. Each Department will need to have their own agreement and unique process since they bought that land with different pots of federal dollars which has different requirements and stipulations.
 - d. Rais Rizvi: NMDOT has \$2 million plus \$510,000 from last year's capital outlay program plus an additional \$500,000 from this past year's capital outlay program.

- e. Dave Pennella: The \$510,000 from capital outlay needs to be included in the TIP; let's work on that this week.
 - f. Councilor Lewis: We need to start lobbying this summer for next year's State Legislative meeting. I'd like to be able to give updates to the elected officials, a summary of our progress and make sure we have solid plans in place to share with them.
 - g. Dewey Cave: Let's plan for a meeting with state legislatures sometime in August.
3. Economic Development Discussion: Ann Simon, Economic Development Program Manager at MRCOG
- a. Presented a draft RFP for a contractor who would help with the analysis of the corridor and determine what the return on investment might be for improving this facility.
 - b. We vetted the draft with site selectors, key staff and economic development folks.
 - c. **see handout that identifies some of the findings**
 - d. Passed out a brochure that would help tell the story to elected officials. This brochure could also be used as background for articles that service the site selection industry.
 - e. We want feedback as soon as possible so we know how to move forward.
 - f. This would be a 6 month process.
4. Financing Strategies: Nick Amrhein, Highway Financing Expert, Parsons Brinckerhoff
- a. **see presentation**
 - b. Background:
 - i. Right-of-way costs will only escalate as time passes
 - ii. Of a 30.6 mile corridor, 7.2 miles have been implemented since the early '90s. How do you accelerate this process?
 - iii. This roadway was originally planned as a freeway facility with enough ROW to implement anything you wanted. It is designed to have 400 ft. of ROW although you shouldn't acquire more than you need.
 - iv. The record of decision approved a two lane facility, not a freeway.
 - v. This area is loaded with archeological sites which can take a lot of time to document and protect. There is also an old bombing site in the area.
 - c. Ideas on how to move forward:
 - i. Funding vs. Financing
 - ii. Managed Lanes project in Denver: needed for expansion but the Department of Transportation didn't have the money. Important lesson from this example is the framework: they had a policy group that included the elected officials from the different government entities and they had a technical working group. They then brought different options before the public who chose the managed lanes option.
 - iii. Discussed example in Utah where the phasing plan was the important lesson: you have to know what you are going to build before you can chase the money.
 - d. Economic Development analysis is great because it will show use why we need this.
 - e. I would recommend dividing into two groups for the steering committee – a technical committee and a policy makers committee who would meet less frequently.
 - f. Determine what funding strategies / sources you want to look for
 - g. We need to pull together resolutions for each entity where we can talk about future commitments.
 - h. The demand isn't there to justify a toll road – you would need to build a 4 lane facility which would be more expensive and the demand isn't there to repay that cost. You need a lot more congestion to make a toll road work.

- i. Could consider a combination of a toll road backed with other types of financing.
 - i. You need to decide who will issue the debt. Could create joint powers authority hopefully already allowed under current legislation.
 - j. 8 months into the process Denver started to educate the public.
 - k. Where will you get the budget to support those committees? They would be responsible for minutes, presentations etc. For a year I would estimate about 15 technical committee meetings and 6 policy committee meetings would run about \$80-90,000.
- 5. Closing Remarks:
 - a. From the information presented at the previous meeting and this meeting, an outline for a committee work plan has developed. It includes:
 - i. Work with participating jurisdictions to adopt resolutions supporting and if possible prioritizing the project.
 - ii. Complete the economic development study.
 - iii. Complete acquisition of the land in Bernalillo County and begin acquisition of the parcels in Sandoval County just north of the Bernalillo County Line.
 - iv. Develop a phased project development plan and decide which phase to fund first.
 - v. Develop a financing formula for the chosen first phase that could include government grants, special financing districts and property owner participation.
 - vi. Develop a package to be distributed to the State Legislature, the Metropolitan Transportation Board, Bernalillo and Sandoval County, and Albuquerque and Rio Rancho. The package would identify:
 - 1. Project development plan and phasing schedule.
 - 2. The results of the economic development study.
 - 3. Funding required from those bodies and agencies for the first phase.
 - 4. Model authorizing legislation required to set up a special assessment district. (If needed).
 - 5. Description of property owner participation (if so chosen).
 - b. Don't forget to get us feedback on the draft RFP.