



Environmental Planning Commission

***Agenda Number: 02
Project Number: 1002358
Case #: 14EPC-40065
November 13, 2014***

Staff Report

<i>Agent</i>	City of Albuquerque, Capital Implementation Program Division of the Department of Municipal Development
<i>Applicant</i>	Same
<i>Request</i>	Special Project Request to Review Mayor's Proposed 2015 General Obligation Bond Program and 2015-2024 Decade Plan
<i>Legal Description</i>	Not Applicable
<i>Location</i>	City Wide Capital Implementation

Staff Recommendation

That a recommendation of APPROVAL of Case #14EPC-40065 be forwarded to City Council based on the Findings beginning on Page 4.

***Staff Planner
Mark Motsko, Capital and Infrastructure
Development Manager***

Summary of Analysis

Consistent with the requirements of the Capital Improvement Program (CIP) Ordinance, this application is a request for the Environmental Planning Commission to review and hold a public hearing on the Mayor's proposed Decade Plan for capital improvements, 2015-2024.

Included in the Decade Plan are the 2015 general obligation bond programs for the departments of: Animal Welfare; Cultural Services; Environmental Health; Family and Community Services; Finance & Administrative Services; Fire; Municipal Development; Parks & Recreation; Planning, Police; Senior Affairs and Transit. Also included are the enterprise fund capital programs for the departments of Aviation and Solid Waste. Also included are summaries for the: Component Capital Improvement Plan (CCIP); Metropolitan Redevelopment Fund and the Consolidate Plan.

Staff requests that a recommendation of approval be forwarded to the City Council.

**City Departments and other interested agencies reviewed this application from 09/29/2014 to 10/10/2014
There are no Agency comments.**

I. INTRODUCTION

Request:

Consistent with requirements of the Capital Improvement Program (CIP) Ordinance, Mayor Richard J. Berry hereby transmits the 2015 General Obligation Bond Program and the 2015-2024 decade plan for city-wide capital improvements to the Environmental Planning Commission (EPC) for review and comment. The EPC, by ordinance, is required to hold a public hearing and to forward to the Mayor comments and recommendation arising from that hearing. The attached document, *2015-2024 Decade Plan for Capital Improvements*, contains a review of the adopted policies and priorities for selection of capital improvement projects and summary tables for all proposed capital programs. The following will summarize the content of that document.

II. ANALYSIS

Every two years, the City Council adopts policies and criteria for the evaluation of capital projects proposed to be included in the biennial general obligation bond program and decade plan. On May 19, 2014, the City Council adopted R-14-51; Enactment R-2014-037 establishing policies and criteria for the 2015 capital program. A complete copy of this resolution may be found in Appendix C of the attached document. Policies and project selection criteria in the bill have been formulated to be consistent with the growth policies as contained in:

- *Albuquerque / Bernalillo County Comprehensive Plan*
- City Council Bill F/S R-70; Enactment 91-1998: *Growth Policy Framework*
- City Council Bill R-13-172; Enactment R-2013-074: *Amending Centers & Corridors*
- City Council Bill R-01-344; Enactment 172-2001: *Centers & Corridors*
- City Council Bill F/S O-02-39; Enactment 34-2002 and Council Bill F/S R-02-111(A); Enactment 112-2002: *Planned Growth Strategy*
- City Council Bill F/S R-04-159; Enactment 117-2004: *Policy regarding Reduced Impact Fees*

Funding for the 2015 general obligation bond program (G.O. bond) was established at \$110 million dollars. During the planning process, the City's financial advisors reevaluated the capacity calculation and determined that funding could be increased to \$115 million dollars. Funds have been allocated and proposed as shown in Table 2, page 4, of the attached document.

Significant criteria for the selection of projects for the 2015 G.O. bond program included:

- Preservation of Existing Assets and Correction of Critical Deficiencies. R-14-51 established that approximately 90% of the 2015 G.O. bond program and decade plan shall be for rehabilitation and deficiency correction of existing facilities and systems. Moreover, of the 90%, a goal of 55% for rehabilitation was established. For this bond cycle approximately 95% of the G.O. bond program is proposed to be used for rehabilitation and deficiency correction. And about 61% of the program is proposed to be for rehabilitation projects. Please see page 1, Table 1 of the attached document for a summary chart.
- Support for the development and implementation of Centers and Corridors. R-14-51 established policy that: "For the two-year 2015 general obligation bond program, it shall be the policy of the City of Albuquerque to emphasize infrastructure and facility improvements that support the rehabilitation, deficiency correction and/or development of designated activity centers or corridors, and to support projects that contribute to economic development within these areas"
- Project selection criteria that emphasized objectives stated in the above referenced growth policy legislation. Please refer to Appendix C, pages C1-C15 of the attached document for project selection criteria.
- Categorization of projects. All projects were categorized as growth, rehabilitation, deficiency, mandate or improvements. Please refer to page 5 of the attached document for full definitions of each category.
- Ranking of all projects into High, Medium, and Low categories, with no more than 10% of the value of the G.O. bond program ranked low. For the 2015 proposed G.O. bond program, approximately 7% of the value of the program derives from low ranked projects.
- Section 9 established it shall be the priority of the City Council to fund projects relating to Senior Centers, Community Centers, Multigenerational Centers and Parks and Recreation facilities.
- Section 10 established to the extent there was additional capacity above the estimated \$110 million; the City Council would consider appropriating additional funding to Workforce Housing.

All projects included in the Mayor's proposed capital program have undergone an extensive review process beginning with the CIP Staff Committee, which was composed of representatives from: the capital implementation program; the planning department; and the office of

management and budget. This committee rated and ranked all the proposed projects for the 2015 G.O. bond program.

The capital program was then reviewed by the CIP Committee, which was composed of the chief administrative officer, the deputy chief administrative officer, the chief operations officer, the director of the department of municipal development, the director of the finance and administrative services, and the director of the aviation department. The director of council services is an ex-officio member of this committee. This committee is responsible to ensure that the capital program conforms to the available funding and to adopted policies and criteria. Decisions of the CIP Committee were reviewed and approved by the Mayor.

As required by the CIP Ordinance, the 2015-2024 enterprise fund decade plans for capital improvements are also included in the Mayor's proposed capital program. (See pages 51 through 54.) Programs funded in this manner included the Aviation Department and the Solid Waste Department. Enterprise fund capital programs are approved annually by the City Council in conjunction with review and approval of the operating budgets for these departments. Capital plans for the following programs are also included: Component Capital Improvement Plan (CCIP); Metropolitan Redevelopment Plan for capital improvements in approved metropolitan redevelopment area; and The Consolidated Plan for addressing housing and community development needs.

Findings and Recommendations of the Environmental Planning Commission will be forwarded to the Mayor who, after consideration of the comments, will forward his recommended decade plan to the Albuquerque City Council for public comment, and Council review and approval.

III. CONCLUSION

The Mayor's program is consistent with the criteria resolution, R-14-51, and supports the Comprehensive Plan as follows:

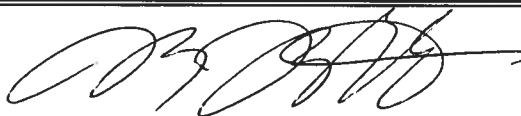
- Of 97 projects 81, 84%, are within the 1980 municipal limits.
- Of 97 projects 58, 60%, support development or preservation of assets within designated centers and corridors.
- 95.32% of the total program supports rehabilitation or deficiency correction of existing assets.
 - Rehabilitation 60.52%
 - Deficiency 34.80%
- Of the \$115 million dollars in capacity, \$19.9 million dollars relate to Senior Centers, Community Centers, Multigenerational Centers, and Parks and Recreation facilities.
- \$2.4 million dollars are identified for Workforce Housing.

FINDINGS -14EPC-40065, November 13, 2014

1. This "Special Project Review" case is a request for review and comment by the public and for recommendation from the Environmental Planning Commission on the Mayor's proposed Decade Plan 2015-2024 and the General Obligation Bond Program for the 2015 biennium.
2. This program conforms to the requirements of R-14-312; Enactment R-2014-037 establishing policies and criteria for the selection of capital projects for the 2015 general obligation bond program / 2015-2024 decade plan.
3. This program of capital improvements is supportive of the goals and objectives of the Albuquerque / Bernalillo County Comprehensive Plan, especially with respect to development and preservation of assets within designated centers and corridors.

RECOMMENDATION - 14EPC-40065, November 13, 2014

That a recommendation of APPROVAL of 14EPC-40065, a Special Planning Request for review of the Mayor's proposed 2015-2024 Decade Plan for Capital Improvements and the 2015 General Obligation Bond Program, be forwarded to the City Council based on the preceding Findings.

 10-31-14

***Mark M. Motsko
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