



Metropolitan Redevelopment Areas

The Nuts and Bolts of Designating, Planning, Implementing and Financing Arts and Cultural Districts



NM MainStreet Urban Design Program



NM Metropolitan Redevelopment Code

NM State Statute that empowers municipalities to rehabilitate and redevelop downtown areas that are deteriorated, blighted or underutilized in order to stimulate economic development and community well-being by establishing it as a Metropolitan Redevelopment Area (MRA).



The Metropolitan Redevelopment Area

- An area that has existing economic and physical conditions such as:
 - high unemployment/low income levels
 - low business activity
 - vacant/underutilized properties
 - deteriorating buildings
 - unsafe conditions
 - zoning conformance issues
- The municipality approves a Designation Report that formally designates the Area as appropriate for a Metropolitan Redevelopment Area Plan.



The Metropolitan Redevelopment Area Plan

- Identifies specific redevelopment projects that when implemented will eliminate the blighted conditions and stimulate economic activity.
- These projects can include:
 - ✓ land and building acquisition
 - ✓ demolition
 - ✓ zoning regulations
 - ✓ transportation improvements
 - ✓ community facilities
 - ✓ housing







Silver City Theatre District Plan



PHOTO COURTESY OF
TYRAH HANNIBAL



Metropolitan Redevelopment Toolbox

- Public/private partnerships (Development Agreement)
- Create or revise zoning regulations/incentives
- Land or building acquisition
- A&CD Administrative/operational funding (TIF District)
- Funding and financial programs
 - ✓ Tax Increment Financing (TIF) Districts
 - ✓ Revenue bond financing
 - ✓ CDBG/State/Federal Brownfield funding opportunities
 - ✓ LEDA “Qualifying Entity” as Redevelopment project developer



Tax Increment Financing (TIF) Districts

- Require an adopted MRA Plan.
- Collect local property tax for the increment.
- Enabled by State Statute with the authority to create a geographical “district”.
- Property Tax increment funds that are generated in the district are spent in the district.
- Use existing property tax increment as the revenue stream (no new or increased taxes!).

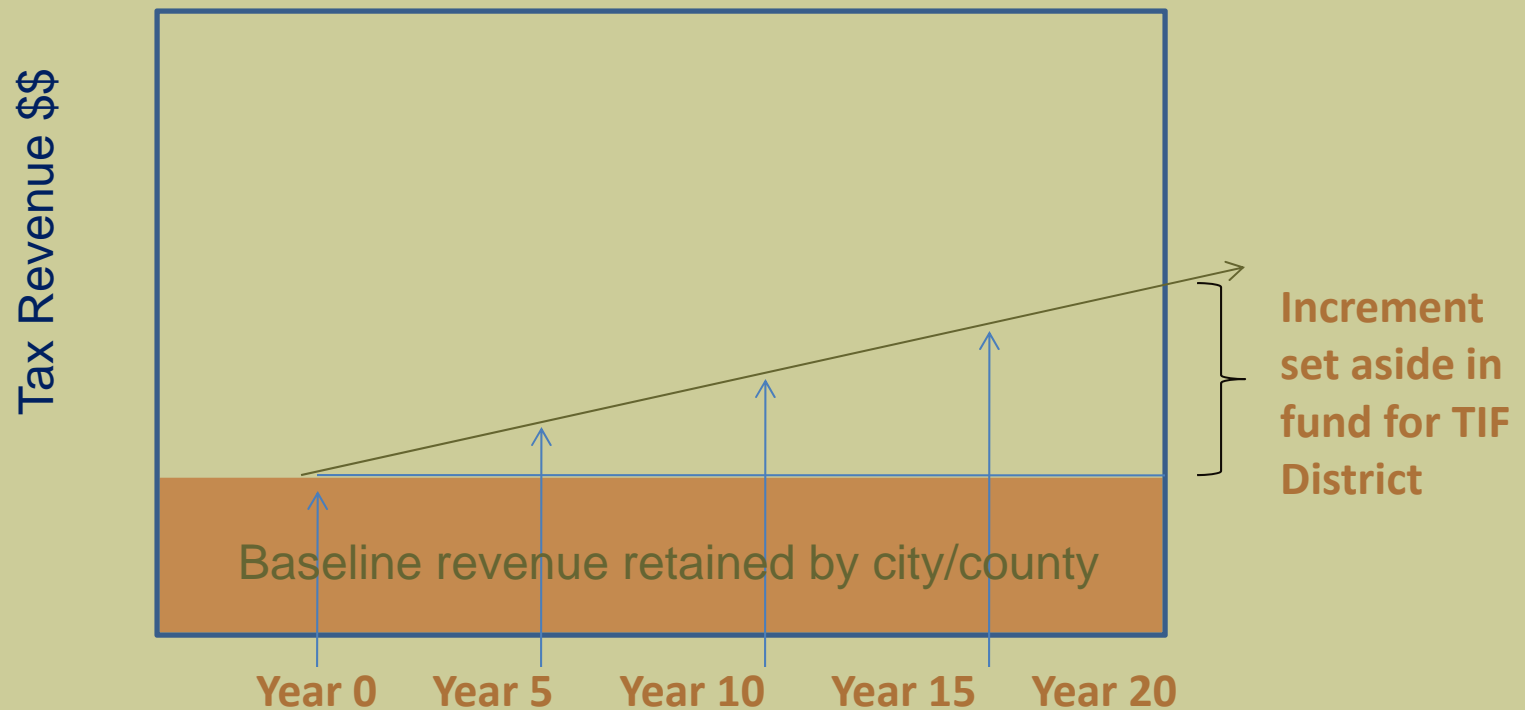


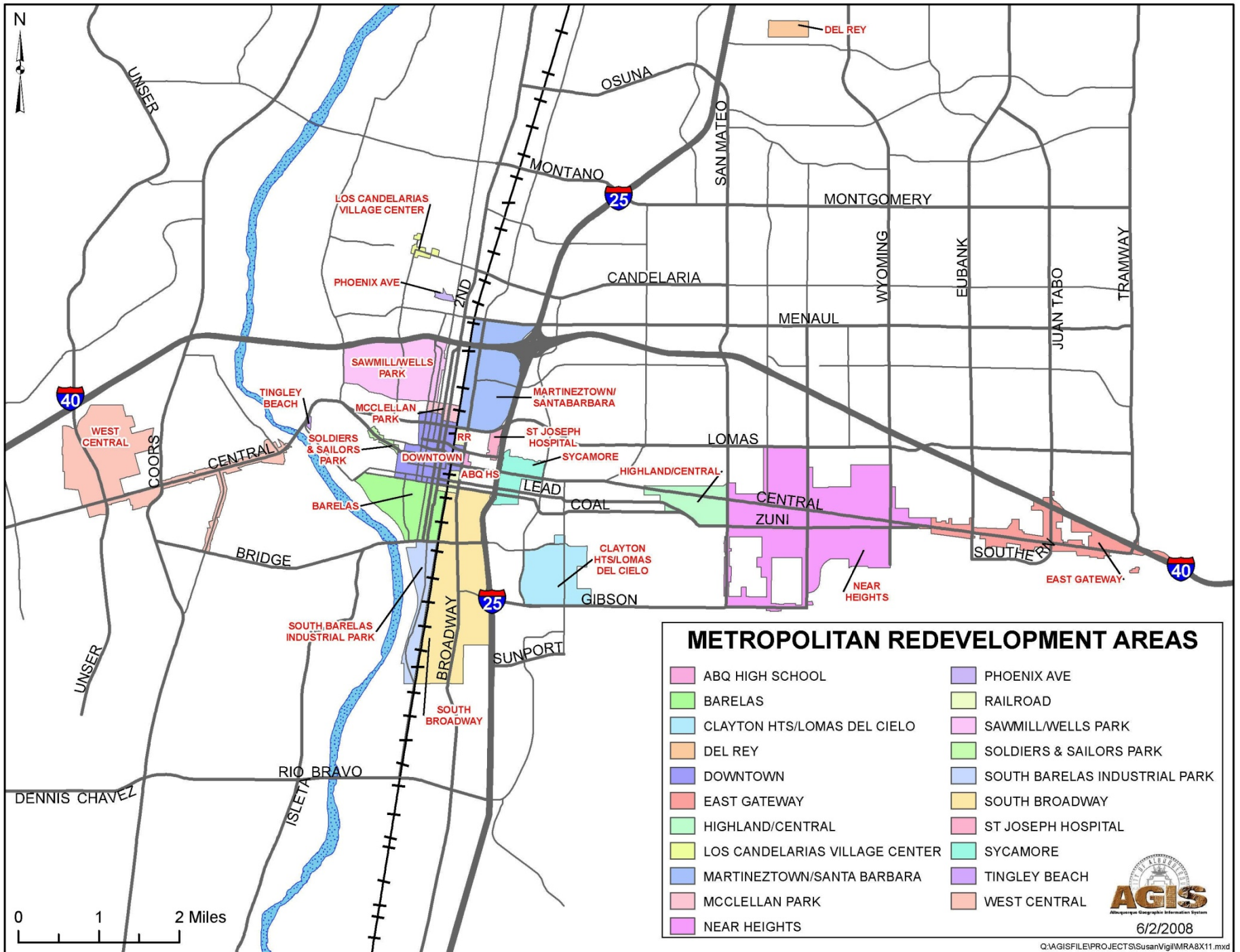
Tax Increment Financing (TIF) Districts

- Provide relief from the NM “anti-donation clause” allowing Development Agreements with private sector.
- Require first class mailing to property owners within district and approval of ordinance by Mayor and Council at public hearing.
- Allow for the establishment of a Redevelopment Board to manage the allocation of the funds to projects.

Tax Increment Financing Districts

How TIF/TIDD works...







MainStreet Communities and MRA Plans:

- Las Cruces- MRA plan/TIDD district approved
- Abq DAT- MRA Plan/TIF district approved
- Upper Nob Hill- MRA plan/TIF district approved
- Lovington- MRA Plan/TIF district approved
- Las Vegas- MRA plan/TIF district approved
- Clovis- MRA plan approved
- Farmington- MRA plan approved
- Deming- MRA Plan/TIF district in process
- Silver City- MRA Plan/TIF district in process
- Roswell- MRA Plan in process



Thank you!
Questions?