

**MINUTES OF
COMMUNITY
IN-PUT
MEETING
MAY 9, 2023**

City of Lordsburg
409 W. Wabash Street
Lordsburg, New Mexico 88045
Minutes of Community Input Meeting
Tuesday, May 9, 2023
At 6:00 p.m.

Meeting was called to order at 6:01 p.m.

Welcome

Present: Mayor Glenda F. Greene, Linda S. Farnsworth, City Clerk; Councilor Roxann Randall; Councilor Martin Neave; Mayor Pro-Tem Alfredo Morelos, Jr. and Councilor Manuel D.V. Saucedo.

Absent: Councilor Rodney Plowman and Councilor Julie Montenegro

Attendance: Neomi O. Parra, Eddie G. Parra, Cody Kerr, J.L. Hackworth, Patricia Kronberger, Illegible, Tisha Green, County Manager; Veronica Diaz, SPIN; Oriana Sanchez, Blueline Development; Eli Borge, Kara Summers, Margaret Chavez, Art Malott, County Commissioner; Kathryn Turner, MFA; Christina Wolford Castillo; John A. Harris, Meira Gault, Stephen Gault, Adolf Sanchez, Jay Peterson, Bethany Walter, Bill Walter, Alfonso Alvarez, Ed Kerr, Frances Gallegos, Nathaniel Palomarez, David Escobar, Marianne Stewart, Jimmy Stewart, Sidney Altuna, Gina Sanchez, Roberto Gonzalez and all who viewed on ZOOM.

Approval of Agenda with Modifications:

Items C and D of Agenda for SW New Mexico Council of Governments removed from Agenda as neither speaker could attend. Councilor Roxann Randall moved to approve the Agenda with modifications, 2nd by Councilor Neave. Council present were polled. Motion passed.

New Business – Speakers

a). **Mortgage Finance Authority (MFA)** – Kathryn Turner gave a power point centering on the background of homelessness intervention strategies and how they have a high need for affordable housing. MFA was created by the State Legislature for low to moderate income residents across the state. According to information received on the tri-county area of Grant, Luna and Hidalgo Counties, there are 1200 rent burdened individuals with a 30% medium income or below the average income. The main focus is on emergency shelter, supportive housing, affordable rent and housing. Supportive housing projects serve chronically homeless individuals or those who have been homeless for over a year and have fallen in and out of homelessness four (4) times within three (3) years. Councilor Neave asked where their income comes from and the response to him was “from vouchers they receive”. They are like Section 8 vouchers but these can be project based. Intensive support services are also used to assist clients with mental healthcare, drug issues and other assistance as needed. This type of housing makes an impact on the community at large such as a reduction in emergency room cases, medical outpatient services, hospital inpatient services and emergency shelter. There is a reported improvement in the quality of life such as reduction of alcohol use and increase in contact with family. Individuals are housed first and then supported through services to stabilize them. The first step is to get these individuals into a safe and secure space for them to adjust to a stable life. Due to the potentially difficult population that is served, having people around is useful for that stabilization. On-site full time management and service provision is necessary. The best practice of all is to avoid eviction. Councilor Neave inquired as to 1) how will this be enforced? and 2) This is a wrap-around service with intensive services provided, do we have the intensive services provided? and 3) How and why was Hidalgo County selected? MFA could not speak on this as this is not specifically their project and could only speak in general terms regarding best practices only. As far as why Hidalgo County was selected – MFA’s research only shows the needs with the tri-county (Luna, Grant and Hidalgo) areas, not specifically Hidalgo County. Community Member Adolph Sanchez wanted to know who is paying for all this? The tax payer? Ms. Turner could not answer his questions as this is not specifically their project. County Member Meira Gault wanted to know if there was going to be a manager of this project and where does the money come from. Ms. Turner stated that in all cases that the person or company that is managing the property is paid through the rent that comes in. Ms. Gault also wanted to know how one could be hired to run this

property and Ms. Turner's answer was that she would have to be hired by the owner of the property who is developing and building the project on the property which can be private individuals and the Federal Government pays for that through different subsidiaries. Community Member Marianne Stewart asked if the property had already been sold to Hidalgo County for this purpose? Ms. Turner could not answer the question as this is not specifically their project. Community Member Eddie Parra once again asked as to why Hidalgo County was selected. Again, Ms. Turner stated that she was asked to come and give a general understanding of what supportive housing is and not on any particular project, but to be as informative as possible. A Community Member who did not give their name for the record asked how many individuals show for Hidalgo County regarding the need in the tri-County area? Ms. Turner stated that the amount was not very high here specifically, but that there are many services here that cross County lines. Another Community Member, Alfonso Alvarez wanted to know what happens to these people who break their leases and are evicted? Is it going to be our responsibility, as a community, to get rid of them? And that they are bringing in people with mental health issues and drug and alcohol issues, what will happen to them? Are they going to stick around town? Once again, Ms. Turner said that she could not answer his questions as this is not specifically their project, but that in most situations the Social Service Agencies holds them in some sort of emergency shelters, sometimes they are relocated to a different property and it could range as there is not a specific thing that could happen. Councilor Neave stated "this is a non-profit and that means non-taxable...is that correct?" Ms. Turner responded that there are non-profit and profit organizations that do this type of work and they do it very similarly the idea behind this type of project however, it not a money maker. Councilor Neave also stated that we already have two housing type developments here in town and that neither of them are non-taxable and that this should be the same. Ms. Turner stated that it is up to the Counties to abate these properties and that she does not know the specifics to the County or how the County receives that abatement and that most property like this are not able to generate enough income to sustain themselves without certain tax incentives or incentives through voucher programs. Community Member William Walter wanted to know what the largest project in terms of housing. Ms. Turner stated that they have many large affordable housing projects but that many of the projects like this one they keep small so that there is a good ratio of individuals to services. Mr. Walter also stated that he did some research and that Hidalgo County is by far the smallest County in the tri-County area and

that we do not come close to having the ancillary services here that they other Counties do and that it seems strange that they picked Hidalgo County. At this point Mayor Greene had to step in and explain to the Community members that this is not Ms. Turner's project and that she cannot answer all questions that they may have and that she is here to answer basic questions on how the MFA operates.

b). Blueline Development – Oriana Sanchez

Ms. Sanchez took the floor and stated that Blueline Development is the Development Consultants for Cornerstone Apartments. High Desert Housing is a non-profit organization that is a management company for this project and has been providing supportive housing in New Mexico since 2008. They are going to be the owner and the property manager of this particular project. High Desert Housing has been providing affordable housing with the intent to provide community based services needed to help people who are chronically homeless and to those who are on long-term disability including chronic mental illness and physical disabilities. The other partner in this proposed development is SPIN (Supporting People in Need). They are a non-profit organization based in Silver City who provide permanent supportive housing. SPIN also houses people who have barriers and they understand how supportive housing works and that is why SPIN was created. Ms. Sanchez is the Supportive Housing Development Liaison for this project and only works in supportive housing. Ms. Sanchez also stated that there has been much confusion as to what supportive housing is. There will be a lease, rules and there will be those extra support services that we have been talking about. What are those supportive services and how can we provide that they are there? SPIN has an office here in Lordsburg which will be directly adjacent to where this development will be and there will be other supportive services in that building as well. Cornerstone apartments will also have staff that will help and have an office in the apartment building. They would be in the apartment complex a total of 40 hours a week to help the residents. We already have the staff in place from day one and Blueline will make sure that we have the appropriate staff. Blueline is working with Western Regional Housing Authority from Silver City and they have pledged 25 housing vouchers that will help pay the bills and hopefully generate enough money to pay a Manager on-site. She also stated that it is not a lot of money but that it does insure that we have the services there. Ms. Sanchez also stated the difference between a shelter and supportive housing. In this complex, there will be a year long lease that must be

signed. It will be a safe place with a door and a key where individuals can decompress from living in a survivability mode. Mayor Greene stated that when she hears that someone has a disability, her mind goes to physical disability and she wants to know if these residents are most likely going to have a physical disability, mental disability or social disability or all. According to Ms. Sanchez...all, that you will see a combination of all. What is most typically occurring is mental, trauma and substance abuse. Councilor Saucedo wanted to know if the proposed apartments would be furnished. Ms. Sanchez stated that they will attempt to have a bed, couch, table, sheets, towels, pots and pans plus cleaning supplies. Councilor Saucedo also wanted to know if there would be staff available on-site. Per Ms. Sanchez, they need someone available to approve the applications and signing the lease, there will be staff to do inspections and maintenance. Councilor Saucedo also wanted to know what happens on the weekends and if the staff is going to be brought here or hired here. Ms. Sanchez stated that on weekends they could either have peer Councilors or staff on site that is not the project management staff and that generally they hire from where they are. Councilor Neave asked if they were “trained professionals” whereas, Ms. Sanchez stated that someone will be make sure that they are properly trained and licensed. Councilor Neave wanted to know how long the training was and Ms. Sanchez stated that it depends. Councilor Neave also stated that in our particular community that we have a hard time retaining employees and Ms. Sanchez stated that they are seeing that across states. Councilor Neave also reiterated that “they are already here and he wanted to know where she got her statistics from.” Councilor Neave doesn’t feel that we can fill 30 units. Ms. Sanchez stated that she got her statistics from the NM Coalition to End Homelessness and that all 3 counties were looked at. Councilor Neave stated also that they are working with Western Regional Housing which is in charge of the Pyramid Village here who has 20+ apartments empty at the present time and that in his research he found that SPIN is referred to as transitional housing. Ms. Sanchez stated that yes, SPIN does have some transitional housing but that this one is not transitional. Mayor Pro-Tem Morelos asked what type of security will they have. Ms. Sanchez stated that they will never have armed security at their apartment building and that no matter where you are, you do not know if your neighbors are mentally disabled or not. We will have people who are trained in de-escalation to be there to assist in an emergency and who would work with the police and that there will be staff on-site 24/7.

Mayor Greene asked “when the office is closed – that is when security comes in”? Ms. Sanchez response was “yes”. Councilor Neave asked in Law Enforcement was allowed on the property? Again, Ms. Sanchez response was “yes – we would welcome that”. Councilor Saucedo inquired as to whether or not there were many evictions at the other properties that they deal with and she said “no, and that they actually have a success rate of 80% and many end up staying 2-5 years, they will then want to move on, with either vouchers or in some other positive way. 10% will live there forever because that is where they need to be because they need those extra supports. Councilor Saucedo wanted to know what would happen to the rest of them and Ms. Sanchez’ response was “we will try to move them to another housing, possibly more of a home setting. We do have some evictions but we do want to make sure that they don’t go back to the street. Mayor Greene pointed out that Councilor Neave had brought up the two other facilities, not including this project with 20+ empty apartments and now you are bringing in 31 apartments and if our community cannot fill what we already have, will your agency be transporting people from other communities? All the data that we are getting is being lumped into tri-County and not specific to Hidalgo County and the Mayor feels that the numbers are a bit skewed because of the two other larger communities. Tisha Green, County Manager spoke up and stated that there seems to be some misconception as to why we have so many vacancies and that is because they (Housing Authority) are in desperate need of repairs – they are not livable and that there is actually a waiting list at both of those apartment complexes. County Member Meira Gault wanted to know why don’t they fix something that already exists instead of bringing in something new, whereas Ms. Green replied “because they are not our buildings”. Councilor Randall wanted to know that since 30% of their income is used to pay rent, what pays the utilities? Ms. Sanchez stated “vouchers”. Mayor Greene wanted to know what their incentive was to get a job if everything was free? Ms. Sanchez said that was an excellent question and that (1) If this person is disabled and should be here, then we will work to get them the benefits they need and (2) many of our homeless population don’t want to be homeless and want to do something. They want to go back to school or they want to work, even if it is only a temp job or day labor. Ms. Sanchez stated that they would like money to buy cigarettes and clothes – they want to have some money. So while we would like to live for free, we have money coming in – they have no money. Councilor Neave stated that here in Hidalgo County, we have a hard time keeping employees and if we have people who are eager once they feel safe to transition and Hidalgo County has very little

and that there is some hard labor available down on the farms and that the other businesses here cannot get people to stay at these jobs and that goes back to “What is the incentive”? Councilor Neave wanted to know if they were being trained. Ms. Sanchez stated that they do have some work programs that the owners can partner with – absolutely. And that we have to remember that some of these folks may not be capable of getting themselves an apartment, being able to move up the ladder and to move on. There is generally a crisis situation that thrusts these people into homelessness, “our goal is to give them every opportunity possible”. Councilor Neave wanted to know if this is being done in Silver City and the response is we do and he said that he has heard a lot of negative information about the SPIN program there. Ms. Sanchez told him “we are not SPIN”. With that, Mayor Greene opened up the floor to Community members to ask questions and speak. She reminded them to please mind their manners.

1). David (unable to understand due to audible recording problems with ZOOM)– wanted to know if ex-convicts will be able to live there. Ms. Sanchez stated “yes”

2). Meira Gault (County member) wanted to know if Ms. Sanchez was with the company that will be developing this property and wanted to know how they will make money and who pays you (Ms. Sanchez)? Ms. Sanchez – we get paid a fee to assist the owner(s) through this process. Ms. Gault – but you are for-profit companies? If you have to shut it down because you are a for profit and not making any money – do you just walk away from it? Ms. Sanchez – we are not allowed to shut it down. We are developers and once it is developed-leased and operating we can walk away from this project but we are not in a position to shut it down. All affordable housing projects, no matter how they were funded – federally or otherwise, are held to a compliance period which can be up to 60 years. She said the buildings have to be operational and comply with lots of rules and they are audited annually. If the owners fail, the funders come in and remove those owners and find new ones.

3). Patricia Kronberger, General Manager of Hampton Hotel – she has serious concerns for the safety of her staff and for the safety of her guests. She is worried about cars getting broken into due to the close proximity to the complex and that we will have all these people being pulled from other places - could it create a bigger homeless problem than we already have? We pay a lot of Lodger’s Tax to the City – how is this issue going to affect our income and the Lodger’s Tax that we pay to the City? Ms. Sanchez said that no, it will not bring more homeless in and

that if people are brought in from other Counties and cannot adhere to rules and they walk away that they cannot control that. Ms. Sanchez stated that you already have these people as your neighbors in your community and what we are trying to do it -in a way that they can come into this place that doesn't treat them like they are nothing and that allows them to "come in and be safe again". They are perpetrated against much more than they perpetrate themselves. All we see is the dirty man with the five coats, very scary and yelling at nothing.

4). Eddie Parra, Community Member – Mr. Parra stated "You said that Lordsburg was in need of this complex" and yet you have no statistics to show that and Ms. Turner said that we had a 1% increase in population is that with permanent or temporary duty workforce and 1200 people – where are they coming from? That has yet to be answered, and then you said that there are going to be multiple disabilities, correct? With these disabilities – you are going to need specifically trained personnel. You say that there is an 80% success rate with 10% staying – what happens to the rest – you say that you have no control over it. That small population is a big number– 10%. So you are leaving the burden on Law Enforcement and the tax payer to take care of this. Has Lordsburg been deemed with a homeless problem? You say that no one wakes to become homeless...I beg to differ. We have had people here who have been given options to be helped and they do not want to take it. The bottom line is – the burden that you are leaving goes to the tax payers and Law Enforcement, who is already short handed. Ms. Sanchez then went onto say "then you do have a homeless problem if you offered help" and Mr. Parra then said "that doesn't make it a problem – you haven't deemed it a homeless problem", where as Ms. Sanchez stated "that is not for me to decide – I do not deem homeless problems". Mr. Parra-then why here? Ms. Sanchez stated "my partners who asked us to help them with the development with assistance from the County who sees the need and also sees the placement being so close to Law Enforcement and other social services that they felt like this was a great opportunity to be able to help people". Ms. Turner stated that as far as the statistics go it was broad across the United States showing that homelessness is getting worse and not better.

5). Marianne Stewart – Community Member wanted to know if they could tell her what kind of economic impact or benefit it will have as we are already impoverished and taxpayers here already have quite a burden – what is the benefit? Ms. Sanchez stated that it will be the reduction of the strain on the public system. When we house people who have not been previously housed, they quit calling 911, which is what they do when they need help. She said that

they are able to reduce those calls, are able to reduce hospital visits, are able to reduce jail time and there have been studies per person that each person who has moved in that have had those contacts, we can reduce the strain on the system by \$23,000.00 per person per year. They will be generating jobs in the building and during construction. They will be looking to hire local employees. Ms. Stewart said that she can understand that since we do not have a hospital here – our EMS has to transport all of them so that is not going to save any of our taxpayers any money. The jail recidivism is mainly locals. That is why the counseling center that we have here was going to be a good idea. To council them before they went back in. That is not going to help when it is people that are not from here and one other thing...the 7.2 million that you are spending on this new apartment building would go a long way to help this housing that is uninhabitable at the Pyramid Village. Councilor Neave spoke up and stating that anytime calls go up on Ambulance and Law Enforcement, the budget also goes up. That increase translates to tax rate increases and affects every tax payer in Hidalgo County. His direct call to Property Tax Division said that if you are growing its possible that the tax rates would be okay, but ask anyone in this room and they will tell you that we are not growing- we are shrinking, therefore for all calls, the tax rate goes up. Ms. Sanchez stated “you are making the assumption from this phone call that you made to Silver City that the same thing will happen here?” Ms. Sanchez said that she did not know what Silver City property that he was talking about and that we are just going to assume that we are going to have the same thing happen here. Councilor Neave stated that he is making an assumption as well as she is making an assumption. Councilor Neave asked if Ms. Sanchez had seen an increase in calls in a rural area. She said that her statistics did not show an increase in calls. Mayor Greene wanted to know if Blueline had ever built a facility in an area that did not have a medical facility – it is a rural area such as ours that has to transport 45-65 miles one-way. Ms. Sanchez wasn’t quite sure. She said “maybe one or maybe not”. Mayor Greene then asked Ms. Sanchez “then you have no idea whether calls go up or go down in a rural area that has no hospital. Our local ambulance is already under staffed. Someone from Silver City who did not give their name or affiliation stated “generally these types of projects help the calls go down”. Mayor Greene then pointed out that **they** (Silver City) have a hospital and where they (their clients) can get there on their own – the woman from Silver City agreed that they could get there on their own. Ms. Sanchez then stated that since they will have staff on site that they would be able to transport in a different way. Mayor Greene then asked Police Chief Aaron Salazar on average, how many 911

calls do you get from the homeless? Chief Salazar stated that it was about 65% of their calls and a lot of times the officers have to transport them and we are understaffed and the only other one that helps out is Cody Kerr, other than that, we are left with transporting everybody. Mayor Greene stated that our Police budget will have to go up and we are already 3 men down on the Police Department or they have to have someone like what Cody Kerr does.

6. Cody Kerr – Hidalgo County Crisis Coordinator – She does get calls to transport that she feels comfortable with – she is also their Case Manager. There are people who used to call into 911, but with Case Management they have not called in. They are more willing to be more productive because they do have Case Management as they have somebody who is checking in on them, they are able to be a product of the community. The ones that are making the 911 calls are the ones that are not doing what they should be doing to have a healthy lifestyle. But with the Case Management of SPIN and RMC is providing, there will be programs like AA and Narcotics Anonymous and these are things that this establishment are going to provide. They are walking by your Motel (speaking to General Manager of Hampton) every single day they go to RMC and they are walking from across the tracks and through town. With these facilities being right next door, how more successful is this going to be! It will be our members, our people from Hidalgo County that we will be putting into these apartments. She is helping 13 people right now which is almost half of what these apartments hold. There are people who cannot move into Western Regional Housing because they have a felony. Ms. Sanchez pointed out that there will be 30 apartments where people with a felony can live and have a roof over their heads. Councilor Neave asked Ms. Kerr if she transported these people to mental health facilities. Ms. Kerr said that she had and that it is not easy as it is the same people over and over again. She stated that she is constantly on the phone trying to get help for these people from Utah to Wyoming and now these people are offering to help our people here in Hidalgo County.

7. Meira Gault (County Member) – She wanted to know if they were approached by the County or the City and who chased who. Who decided that this is the project we need to save this County. Tisha Green, County Manager addressed this by saying that she spoke to every employee of EMS, Sheriff, Dispatch and Detention Center wanting to know what the burnout rate was and they talked about the repetitive calls. This is one way that we felt might help the recidivism. Everyone comes with a problem, but no one was offering a solution and we felt through all of these collaborative efforts that we might be able to come up with a

solution. Manager Green also stated that you do not have to be homeless or have a disability to live in one of these apartments. Mayor Greene pointed out that we have had three different answers to that one question (about who can live there). At first they said that it was open to the whole community and then they said that it was strictly HUD and then they said that they will have 25 vouchers with 6 apartments open to the public. Ms. Sanchez stated that there is a certain percentage that will need to be homeless. Mayor Greene asked for clarification and while Ms. Sanchez was looking up the requested information, Mayor Greene spoke on the park that is within close proximity of our athletic fields and she is stated that it scares her to have a certain percentage of homeless so close to those baseball fields where our children play. Ms. Sanchez said that was fair and that she had heard that before. Mayor Greene stated that it was similar to the SPIN facility located across the street from a school in Silver City where they are constantly having problems and that is per the Mayor Pro-Tem Guadalupe Cano from Silver City. Ms. Sanchez stated that they have had facilities across the street from pre-schools with no problem and Mayor Greene was quick to point out that they are *not* SPIN. Ms. Sanchez said that she understands the fear and that it is new to our community- it is scary and it is new. She also stated that “they are here”, and the difference is now we have Case Managers seeing them every day; Property Management Staff seeing them every day – there is someone with these people constantly. They are not alone anymore and we are able to intervene. That is the point of these supports. Ms. Sanchez stated that she has seen this done enough and that it works.

8. Mayor Pro-Tem Alfredo Morelos, Jr. (Community Member) – He was asking once again “Why Lordsburg?” as he did not hear an answer previously. He wanted to know who came to who. Mayor Greene then asked County Manager Green and she said that she did not recall, that it was brought up in a meeting they were in. Mayor Pro-Tem Morelos wanted to know if anyone thought of coming to us (meaning Lordsburg residents) first to ask us if we wanted it with Councilor Neave stating “or anyone in the County for that matter”. Ms. Sanchez said that she understands his concerns and that she has been working with SPIN and High Desert Housing now for two years on this particular project and two years in trying to work with partners, like Co. Manager Green and we have been looking for support and trying to find what would make sense and along the way we were introduced to County Manager Green and I honestly do not remember how I got introduced to her, but they started talking about the services that are here and County Manager Green talked about the burn out and the services that were

lacking and we said “this sounds perfect” and wanted to join in the discussions and that is really how it started. Mayor Greene then wanted to know if they (BlueLine) has already received their funding. Ms. Sanchez said that yes, they have an award. Mayor Greene then stated “ultimately, this whole meeting for us will be a zoning meeting and wouldn’t this have made more sense to you to come to us for zoning to insure that the zoning was correct prior to going and getting 7.9 million dollars”? Ms. Sanchez stating that they had the correct zoning and Mayor Greene wanted to know – according to who? In their research they found that it was Commercial and then we found that it was two zones and thought that it needed to be rezoned. And then they got into a conversation about re-zoning and then we got the updated legal description said that it (zoning) was back where it started to begin with – it is a commercial zone. Councilor Neave then stated “so it was just a handful of you that thought this was a good idea”? And also “why not take into consideration public input” and he also stated that if this doesn’t get built, you don’t get paid, correct? Councilor Neave also stated that it looked like they were just trying to slip it through. Councilor Neave stated that he has received many phone calls from concerned citizens and none of the calls were positive. Ms. Sanchez stated that she had sent several e-mails to try and get together with *all of you* but she got no response. Councilor Neave stated that she needed to speak to the Community. Ms. Sanchez stated that she waited to speak to the residents as they will wait to see if the project is feasible before they stir everyone up because we do not want to stir up the community for nothing. She has been working through the County trying to figure out what is the best path to take and who she needed to talk to first. There is always a different hierarchy in every jurisdiction. You don’t want me to talk to the community first because then you start getting phone calls about something you don’t know anything about.

9. Marianne Stewart wanted clarification on whether or not the property is zoned for what they need it zoned for. Ms. Sanchez stated that yes it is, that they believe it is. Ms. Stewart wanted to know why it would be zoned commercial when it is residential – what is the definition of this project? Ms. Sanchez stated that residential is covered under the commercial and that they haven’t found anything that says differently.

10. Bill Walter – Community Member wanted to know why this hasn’t been advertised on radio or local newspapers – he had never heard about it. County Manager Green stated that it had been on their agenda for the past nine months. Mayor Greene then stated that the City was only approached three months ago. The only thing the City has to deal with is zoning – this is a County project and not

a City project. County Manager Green interjected stating that this is not a County project – our intent was to sell 2 acres of land. Meira Gault then spoke up and said that she attends the County Commission meetings regularly and never did she see it on the agenda nor did she see that the County was in favor of *this thing*. Ms. Gault also stated that we need something that will bring money into our County and not people that are not productive. Councilor Neave wanted to know if there was public in-put before the submission of the application. Ms. Sanchez wanted to know in what way he was talking about - they had letters of support. Councilor Neave stated that he was not speaking about letters of support. Ms. Sanchez then said “like a community input meeting? No”.

11. Veronica Diaz – Peer Support Specialist for SPIN – She chastised the City for not trying to help people. She has worked at the transitional house for the past two years and has seen a 90% success rate of getting people housed and bettering their lives and she will be one of the people that will be working with these people. She works closely with Law Enforcement, RMC and HMS and she only wants to see people succeed. Eddie Parra stated that he knew most people in this room and anyone of them would do what they could to help others but without violation of HIPAA laws you keep referring to them as “your people” – she was referring to the people having a hard time being housed. Again, Mr. Parra stated that we would do anything to help *our* people and without transparency – how can we step forward? Kara Summers with High Desert Housing stated that everyone thinks that it is a great idea, but no one wants it near them so that is one of the reasons they wait until we have a project that is viable and if they hadn’t been funded by the MFA, no one would be sitting here right now. But because they have a good viable project in a good area, with good people who need the supportive services. Mr. Parra stated that “but we, the taxpayers, have not seen any documentation supporting your claims”. Ms. Summers then stated that she is sure there are many in this community who aren’t even aware of the services that are available here in Hidalgo County let alone the project that is going in here. Councilor Neave stated that since the population is more in Silver City that how come this project wasn’t built in Silver City. Ms. Summers stated that a lot of people that we get are from Hidalgo County and that they want to help people in this County get services from this County.

12. Jay Peterson (County Member) – Suggested that we put it to a vote – for the whole county.

At this time Mayor Greene asked that Dusti Conover, Code Enforcement Officer for the City of Lordsburg to come forward and explain about the zoning.

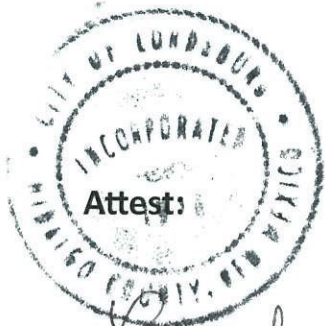
13. Dusti Conover – Code Enforcement Officer – This property is zoned Commercial 1 for like a bakery, restaurant, church or school. We had asked them (Blueline) to zone as multi-residential which is for town homes and apartments. They did ask us initially to re-zone and then they withdrew their zoning request as they felt that they didn't need to have one. Ms. Conover then read the description of Commercial 1 zoning and then explained the zoning for Apartments concerning square footage under RM Zone. This property must be zoned multi-residential and not Commercial. Then she spoke on roads and their importance in the County and the City. According to the City's Zoning laws – on C1 there must be a street and if not, it will have to be rezoned. And the street must be on a corner lot or intersection. Another thing that needs to come before the Council regarding Residential is the amount of apartments per acre as the zoning clearly states that only 20 apartments are allowed per acre and Blueline is wanting to put 31 apartments. Blueline would have to bring that before the Council before they will be allowed to build. Mayor Greene wanted everyone to know the timeline of the past 2-3 weeks. The timeline was that they (Blueline) put in their zoning application and we tabled it because we wanted to get community input before the Council and Mayor made a collective decision. We wanted to hear from the Community, the ones we represent. In the 2-3 weeks that we were waiting, Blueline contacted our City Clerk wanting to know our Attorney's phone number and such and then they withdrew their zoning application because they felt that they were already zoned correctly. So at this point, we have a public meeting and are requiring Blueline to start the zoning process over, because they withdrew it, that is where we are at now. Meira Gault (County member) wanted to know if zoning was a County decision and Mayor Greene told her that no, it is a City decision. Then Ms. Gault wanted to know if the City felt that this would be a good project for us, whereas Mayor Greene stated that it has nothing to do with the project, but everything to do with zoning. Everyone's concerns will be brought up at the zoning meeting concerning this project. Tonight is simply a public input meeting so that we can get a feel for how the community feels about this. This is the only public meeting that we will have on this matter. Ms. Gault wanted to know that by zoning this project it gives them the green light? Mr. Art Mallott, County Commission asked for Ms. Conover to repeat what she had said previously about the streets. Ms. Conover once again explained the types of streets that we have in the City and that with Commercial 1 zoning there would need to be on a

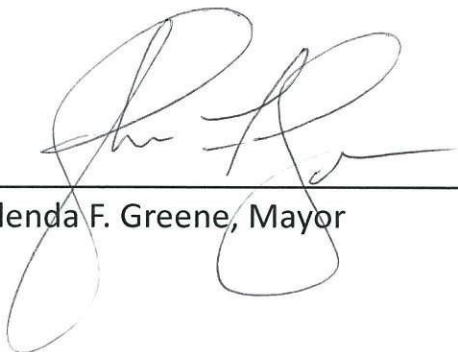
local street or be on a corner lot and that is why we need to get this property out of the Commercial 1 zoning into residential as Multi-residential doesn't require that. Then Commissioner Mallott when on to say "Do you know that this entire area was originally designed as an industrial part and that roads were set out and dedicated. Ms. Conover then replied – "they may be there, but they have never been properly maintained". Ms. Conover then asked Commissioner Mallot if he felt this development was at an intersection, in which he stated that no, it wasn't. He also wanted to know if these roads were still on the zoning map as they were dedicated and if so, the City will have to determine such. Councilor Neave spoke up and stated that they are dedicated but not developed – it is part of a subdivision. Stephanie Helbig – Community Member – she wanted to know - if zoning passes, we are going to have to develop streets, as it's old, it's dirt and it is not going to sustain traffic nor emergency vehicles – who will be absorbing the costs for these roads? Wouldn't be have to have it approved before we approve payment of roads for a development that may or may not be successful? This would include drainage, pavement, curbs, sidewalks, street lights – all of that goes with a development within the City limits. She asked if taxpayers would absorb that?

Adjourn

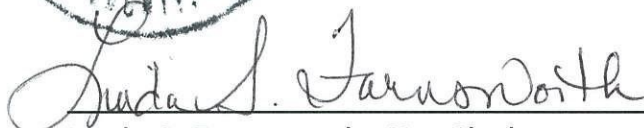
With nothing further to be discussed, a motion was made by Mayor Pro-Tem Morelos to adjourn, 2nd by Councilor Neave. Council present was polled. Motion passed and meeting was adjourned at 8:18 p.m.

Approved this 17th day of May, 2023





Glenda F. Greene, Mayor



Linda S. Farnsworth, City Clerk



JOIN US FOR A

COMMUNITY INPUT MEETING

May 9, 2023 @ 6 pm

TOPIC OF DISCUSSION

Supportive Housing Units to be located behind Hope Haven
(the old Sunshine Haven Nursing Home)

AT CITY HALL COUNCIL CHAMBERS

409 W. Wabash - Lordsburg, NM - 88045

FOR MORE INFORMATION
PLEASE CALL 575-542-3421