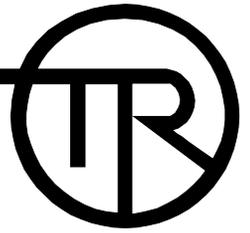


# MESA MESSENGER



Newsletter of the Taylor Ranch Neighborhood Association, Inc.

Vol. 29 No. 1 Jan. 2008

"Our mission is to promote, preserve, and improve the quality of life in Taylor Ranch" ~ TRNA Bylaws

Happy  
New  
Year!



## President's Message

Brett Lopez, President, TRNA

There are moments in my world, your world our world, you just stand back and say "holly cow, what I have just witnessed is hard to fathom". This happened to me at our annual Holiday Luncheon. The outpouring of the individuals that were able to attend was let's just say breathtaking. Due to the generosity of Taylor Ranch NA members, we are able to give out 9 maybe 10 ten food baskets this year which I think, might be a record. These food baskets, all donated by you and a little help from Paul Otero, Store Director of Albertsons, is truly inspiring. To know that this kind of charity exists in our community with everything being as it is just floors me. To all of you let me just say ...**thank you**. As I am sure you are aware these baskets are given to those in the neighborhood who are, at this time of year and all year, in need, for a multitude of reasons.

I would also like to thank individually the team of the **Whisque Grill** for their generous support of our community. These individuals are: Kitchen Crew Michael Taylor, Sous Chef, Marco Espinosa, Servers, James Pexiotto, Naomi Gilbert, Lead Server, Sean Fleming, Marketing Director, Heather Thomas, Executive Chef and General Manager, Mike Tafoya and of course our host Mr. Julian Wright, Owner. From the entire neighborhood, thank you to the Whisque Grill Team for wonderful time and don't think for a moment that

we won't be back next year. If you have not been to our newest and most amazing addition to the neighborhood I highly recommend you go, and I am sure, if you were to ask any of our lunch attendees, they would echo my sentiments!

Now, for a little serious stuff. In the papers and on the news there has been some information on a thing called TIDD's. TIDD's are an acronym for Tax Increment Development District(s). They also go by the names Tax Increment Financing (TIF) and Tax Increment District (TID) I wish to have an open and honest discussion as to the pros and cons of this type of financing for the purposes of development. I'm going to ask people who are more knowledgeable than I on this issue to come and speak to the community as a whole. **This is important stuff that you need to know.** I as president have attended several forums on this issue and need to know where we stand as a community, for my charge is to be your voice to our elected officials.

Speaking of elected officials, my term, per our bylaws, expires in March 2008. We need a new president. Anybody interested?

TRNA elections will be held at our March general meeting. I highly recommend that you be there. It is an open forum as are all of our board meetings and the decisions made there affect our direction as a community. Simply put, just paying your dues don't cut the mustard. I expect you as a resident, citizen and concerned individual to attend and let your voice be heard. After all, you've earned it and I respect that.

That's all except to all of you, from my family to yours, Happy New Year. Brett ®

## Membership Expired?

Check the expiration year on the mailing label of this newsletter. If your membership expired December 2007, renew today. We'd hate to lose you as a member...and you'll miss this great newsletter! ®

## Land Use Update

René Horvath, Land Use Director, TRNA

**Tax Increment Development Districts (TIDDs)** : Tax Increment Development Districts have been utilized around the Country for approximately 50 years. Traditionally, TIDDs have been used to provide tax incentives to developers allowing them to use a percentage of the tax revenue generated in their districts as a financing tool to fix urban areas that are considered blighted and in need of redevelopment. The Developer uses the tax revenue in their district to pay for the infrastructure costs. During the month of December, the Taylor Ranch Neighborhood Association along with other Westside leaders and Community organizations participated in several City and County hearings to prevent the use of TIDDs in green-field areas of the city. Green-field development means new development on the fringes of the City. Tax Increment Financing (TIF) is another name for TIDDs.

### Background

In 2006, the New Mexico state legislature, during its

30-day session, overwhelmingly voted for the passage of the Tax Increment Development Act. This last bill “came and went late in the evening with hardly a glance from legislators and none from the press,” according to the Governing Magazine’s November 2007 issue. The lobbyist force from the development community was quite extraordinary and the bill passed even though the fiscal impact report said “unknown”. (<http://www.governing.com/archive/2007/nov/forest.txt>) The City of Albuquerque’ then passed TIDD legislation which included the “no net expense.” This means that the development is expected to generate sufficient tax revenues to sustain itself without additional funds from the City. The legislation allows for the diversion of up to 75% of gross receipts and property taxes for a 25-year period. The State Tax Increment Development Act allows cities and counties to create TIDDs that can leverage the future gross receipts tax and property tax revenues within a defined area to finance the sale of public bonds. Bond dollars are then allocated to the project developer to pay the infrastructure costs of the new development.

(Continued on page 4)

Providing students in grades 6-12 with a challenging college preparatory curriculum and a true sense of community



**BOSQUE  
SCHOOL**

**Community / Scholarship / Integrity**

- coeducational, nonsectarian, accredited
- field and lab based science
- fine & performing arts
- middle & high school interscholastic athletics
- average class size: 16 students
- student / faculty ratio: 9:1

**Admission Test Dates**

January 12, 2008

January 26, 2008    February 2, 2008

9:00 - 11:00 am

*To register, call Suzie Castilleja at Bosque School*

505-898-0388 / 4000 Learning Rd NW, Albuquerque, NM 87120  
one block south of the Coors and Montañño NW intersection  
[rtocv@bosqueschool.org](mailto:rtocv@bosqueschool.org) or [scast@bosqueschool.org](mailto:scast@bosqueschool.org)  
[www.bosqueschool.org](http://www.bosqueschool.org)

## Mariposa Basin Park Cleanup

Don MacCornack, Director, Beautification

I hope one of your new year's resolutions was to get more involved with your neighborhood association. Please get involved in an activity that you can get excited about. As you may remember TRNA did not have a December Mariposa Basin Park Cleanup. Park cleanup only involves spending an hour or so once a month getting some exercise and making new friends. You will make a huge impact improving the appearance of our park and our neighborhood.

Our next park cleanup will be scheduled for January 19, 2008 at 9:00 am. Please plan on joining us.

In an effort to reduce the amount of trash in our community, please remember to bag your trash before you place it in your trash container.

If anyone has any ideas for a project for the park, please email me at [beautification@trna.org](mailto:beautification@trna.org)

Have a Merry Christmas and a Happy New Year! ®

## Crime Prevention Update

Gary Gudell, APD Liaison Director, TRNA

It seems that all those who receive our news letter don't always read it.

I thought there would be a better response to the needs of TRNA to get the Civilian Patrol on the road. It is very important to know how many people want to attend the class so that a date can be set. The class could be a maximum of 8 hours, with the possibility of less time. There must be two in a car. One must be certified. The second person need not take the class to volunteer for the Patrol.

It would be great to work from two list's.

A tour would be only 2 hours. We would patrol sporadically , day time and night time making it seem like the patrol is on duty 24 hours.

I feel certain there are enough caring residents of TRNA to give 2 hours of their time, probably once a month, maybe less if we can get enough of those who care.

I want to thank our neighbors who have volunteered, and those who have taken the 4 hour class . It would be great if we could schedule the class by mid January.

Please respond even if you choose to volunteer as a co-pilot.

To all our neighbors and friends; Have a Happy, Healthy, and safe Holliday. Gary Gudell Liaison TRNA- APD.

Call me 710-5191 ®

## TRNA Winter Dance

Brett Lopez, President, TRNA

On Saturday December 15<sup>th</sup>. You hosted a Middle School Dance at the Don Newton Taylor Ranch Community Center. It was a wonderful event with about 100 attendees.

Events like these do not happen without **volunteers** These invaluable citizens gave of their time to allow the what I will call the "forgotten middle group" the opportunity to interact in a controlled social environment. APD set up a very nice information area that spoke to alcohol and it's potential effects. Not surprisingly, many many kids had questions and spent quality time with the officers that so graciously gave of their time to inform our impressionable youth.

The decorating and clean up crew were the LBJ Middle School Student Council. Ms. Barbara Anderson of LBJ organized them. Thank You Gang.

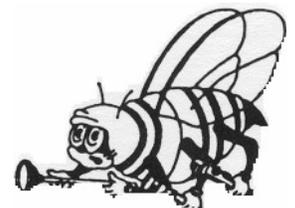
The crew that assisted me at the dance was Kaitlyn Lujan, Erik Herrera, Hanna Sorrells, and June Newman, Sydney Lopez and last but not least tossing the pies and slinging soda Patsy Rippo. THANK YOU ALL for your assistance in promoting his vital and fun event.

I am considering hosting another event on the 15<sup>th</sup>. of February which is Valentine Weekend and I'm sure it will be a hit. I look forward to having you assist me in promoting another TRNA youth event.

Don't forget EASTER is fast approaching I really need your help this year. Brett, Social Butterfly. 836-831 ®

## KANDU PLUMBING

**New Construction  
Repairs • Remodeling  
License no. 060650**



**5313 Sweetwater Dr. N.W.  
Albuquerque, NM 87120  
(505) 899-8944**

(Land Use, Continued from page 2)

**Mesa Del Sol**

Forest City Covington is the owner/ developer of Mesa del Sol, which is approximately 13,000 acres. Mesa del Sol was the first development to be approved as a TIDD by the city of Albuquerque. Currently, it is the largest green-field TIF district in U.S. history, and the state TIDD bonding commitment of \$500 million is also the largest in the nation. How much tax revenue will be captured for use by Mesa del Sol developers for the next 25 years?

- City of Albuquerque – 67% of the base increase for gross receipts and property taxes
- State of New Mexico – 75% of the base increase of gross receipts taxes
- County of Bernalillo – application pending (up to 75% is permitted)

One reason Mesa del Sol received a TIDD from the City is that it has been proactive in bringing jobs such as Advent Solar, and the Film Studios to New Mexico and has made provisions in its master development plan to incorporate high-wage job creation, transit-oriented development, workforce housing, etc. It has focused on building jobs first rather than building just residential subdivisions.

After enduring TIDD negotiations for Mesa del Sol, several Councilors started to question the usage of this tool for development on the fringes of City. On February 5, 2007, Councilor Cadigan introduced O-07-64, the TIDD Reform bill. This bill was developed to prevent the use of TIDDs in green-fields – on the fringes of the City. Sun Cal, who owns 55,000 acres west of Albuquerque to the Rio Puerco, was interested in applying for TIDDs, and was not interested in any reforms to the TIDD legislation. In an attempt to cooperate with the development industry, Councilor Cadigan held 3 stakeholder\* meetings and developed a compromise bill allowing TIDDs in green-fields as long as the diverted revenues created real benefits to the rest of the City. Safeguards were also included to guarantee that the developer fulfill the goals of: job creation, transit-oriented development, workforce housing levels, etc.

The development Industry did not support any reforms to TIDDs, it felt that it deserved equal treatment as Mesa Del Sol, even though the job / housing balance had not been established as it did with Mesa del Sol. Our concern is that TIDDs the size of Mesa del Sol and SunCal can create substantial financial risk to the City and the State. Mesa del Sol alone is almost 13,000 acres which could have as many

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The VIP Wash Pass is plastic and looks like this



**5801B Coors Road NW  
(At Montano and Coors)  
Albuquerque, NM**

**VIP Wash Pass**

**\$40**

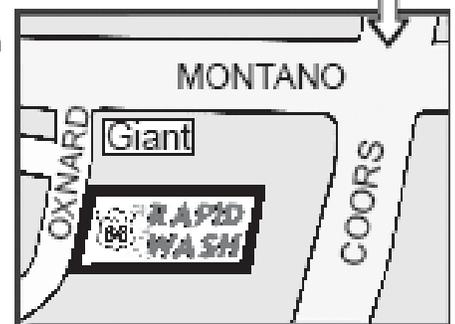
The amount credited on the card shows up here

**Offer details:**

- \*Available during the published month of this newsletter
- \*Bring this coupon to identify yourself as a TRNA member.
- \*Purchase a VIP Wash Pass first - then wash your car for free.
- \*Come by during office hours when attendant is on duty, or call 980-7482 and a VIP Pass can be mailed to you. (except emergencies, Office Hours 10am - 4pm, 7 days a week)

It's located right next to the Giant gas station on Montano

VIP Price	--- Credit on Wash Pass
\$35	----- \$40
\$50	----- \$60
\$65	----- \$80
\$80	----- \$100



The VIP Wash Pass is a great gift because it can be used 24 hours a day. You swipe it like a credit card, in a drive-through lane, without getting out of your car. You save up to 20% on the purchase, and get a **FREE** carwash!

(Land Use, Continued from page 4)

as 25,000 houses and more than 1 million square feet of retail space. The tax diversion for this development alone is estimated to be in excess of \$500 million. Sun Cal has 55,000 acres it could develop.

It's been pointed out that other states only divert the property tax portion and not the gross receipt taxes, and many cities across the country are rethinking the use of TIDDs in new development, citing that TIDDs does not live up to its economic promises, loss in tax revenue, and not enough government oversight and review. (NM has been very generous with the TIDD system.)

It was during a special meeting, which the Westside Coalition held to discuss TIDDs, that it became apparent that a majority of the Westside Neighborhood associations attending the meeting did not support TIDDs in green-fields development. A vote was taken to restrict TIDDs to brown-field development and it passed on a nine to three vote. Councilor Cadigan initiated his earlier reform bill to restrict TIDD use to brown-fields. On Dec. 3rd, the City Council approved Councilor Cadigan's bill. Two days later the Mayor vetoed the bill. On December 17th the Council did not have enough votes to override the Mayors veto. On Dec.11 County Commissioners approved nine new TIDD districts, on a 3 to 2 vote. Two of the Commissioners stated that the issue is not TIDDs, but how big a percentage of gross receipts and property taxes to divert for each district. The County can divert up to 75% for a 25-year period. This vote gives Sun Cal the go ahead to negotiate for tax revenue with the County. Much of the testimony brought up at these hearings centered on how are we going to fund and maintain existing services in the City which is already difficult, while expanding new services to new development areas with only 25% of the tax revenue coming in from TIDD districts. Who is going to keep track of the TIDD revenue and how it's used for the next 25 years? Concerns were also raised about traffic and transportation planning, funding for schools and how are we going to maintain a sustainable water supply for this new development. Supporters for TIDDs testified that TIDDs provide jobs and economic growth for the City and that Sun Cal should get equal treatment like Mesa Del Sol. The discussion on this issue has not stopped, as one City Councilor mentioned, it is just beginning. ®



## WANTED:

### Nominating Committee Members



President Brett Lopez is asking for volunteers to serve on the Nominating Committee. This committee finds people who are willing and able to serve on the TRNA Board of Directors.

The committee will develop a list of board candidates by the end of February. If you can serve on the committee, or if you are willing and able to serve as a director and want to be nominated, please call or email Brett. (contact info on page 7) ®

### March General Membership Meeting

Be sure to check your February newsletter or the website for the date of the March General Membership Meeting. Invited speakers, election of directors, financial report, approval of the budget for next year, refreshments, and door prizes will make for an interesting and informative evening. We'd love to see you there! ®



Call an Enrolled Agent

An enrolled agent (EA) can be a real lifesaver at tax time. Unlike other tax preparers, enrolled agents are federally licensed by the U.S. Department of the Treasury. They specialize in taxation and go through strict testing and application procedures and continuing education to achieve the unmatched expertise they offer you today. So, before you get in over your head, put an enrolled agent on your side.

**KATHY FALTER, E.A.**  
**PAPER PUSHER BOOKKEEPING**  
 898-9539

**naea** National Association of Enrolled Agents  
 Members Licensed to Represent  
 Taxpayers before the IRS

## 2008 TRNA Scholarship Application

**Application Deadline: March 1, 2008**

Applicants for the Taylor Ranch Neighborhood Association's \$500 Scholarship must meet all four of the following criteria:

- 1) Reside within the boundaries of the Association (north/south boundaries: Paseo del Norte and Western Trail; east/west boundaries: Rio Grande and West Mesa Escarpment);
- 2) Submit this completed Scholarship Application form and two (2) letters of recommendation, postmarked no later than March 1, 2008, to the address at the bottom of this form;
- 3) Demonstrate community involvement and service through school-wide and extracurricular activities, church and/or other organizations; and
- 4) Enroll at a college, university, or post-secondary school for Fall 2008.

Scholarship awards will be presented to the school business office or bookstore of the selected students' choice. Please note that late applications will not be accepted.

Name \_\_\_\_\_ Soc. Sec. # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Street Address \_\_\_\_\_

Albuquerque, New Mexico, ZIP Code \_\_\_\_\_ Telephone Number \_\_\_\_\_

Is your family a member of TRNA? \_\_\_\_\_ Yes \_\_\_\_\_ No (Membership is not required)

High School \_\_\_\_\_ Cumulative GPA (including Fall 2007) \_\_\_\_\_

Please briefly describe your educational plans following your high school graduation: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

Please describe your extra-curricular activities and community involvement: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(You may attach one additional page of description.)

Please provide TWO letters of recommendation to complete your application. Recommendation letters may be attached to this form or mailed separately, but must be postmarked by the March 1 deadline.

All information on this form is true and complete to the best of my knowledge. I consent to the release of information concerning my application to the Taylor Ranch Neighborhood Association Scholarship Committee.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**Send your application to: Scholarship Committee, Taylor Ranch Neighborhood Association, P.O. Box 66288, Albuquerque, NM 87193-6288.**

# Taylor Ranch Neighborhood Association Membership Registration

Name: \_\_\_\_\_ Phone #: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ E-mail address: \_\_\_\_\_

- I'm interested in the following:
- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Beautification           | <input type="checkbox"/> Board of Directors | <input type="checkbox"/> Calling           | <input type="checkbox"/> Community Center |
| <input type="checkbox"/> Crime Prevention         | <input type="checkbox"/> Education          | <input type="checkbox"/> Environment       | <input type="checkbox"/> Membership       |
| <input type="checkbox"/> Newsletter               | <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Social Activities | <input type="checkbox"/> Traffic          |
| <input type="checkbox"/> Land Use/ Transportation | <input type="checkbox"/> Zoning             | <input type="checkbox"/> Youth Committee   | <input type="checkbox"/> Other _____      |

If membership is current, then please pass this form on to a neighbor who is not a member!

To renew or join: Enclose a check made out to TRNA in the amount of:

- Resident:  \$18.00 (Thru Dec 2008)     \$34.00 (Thru Dec 2009)     \$48.00 (Thru Dec 2010)  
 Business:  \$50.00 (Thru Dec 2008)     \$90.00 (Thru Dec 2009)     \$125.00 (Thru Dec 2010)

Memberships are for the calendar year.

Call Patsy Rippo , 306-2244, if you have questions or need more information.

Our mission is to Promote, Preserve, and Improve the quality of life in Taylor Ranch.

Jan. 08

**TRNA Board of Directors and Other TRNA Contacts**

President:	<i>Brett Lopez</i> .....839-4805	president@trna.org
Vice-President:	<i>Don MacCornack</i> ..... 897-1593	vicepresident@trna.org
Secretary:	<i>Alice Demi</i> ..... 899-0027	secretary@trna.org
Treasurer:	<i>Hanna Sorrells</i> ..... 294-7042	treasurer@trna.org
Director/ Zoning, Social.:	<i>Brett Lopez</i> ..... 839-4805	zoning@trna.org
Director/Police Liaison:	<i>Gary Gudell</i> .....710-5191	police@trna.org
Director/Gov Affairs:	<i>vacant</i> .....	government@trna.org
Director//Land Use:	<i>René Horvath</i> .....898-2114	land@trna.org
Director/Westside Coalition:	<i>Walter Sala</i> : ..... 890-7035	wscn@trna.org
Director/Education:	<i>vacant</i> .....	education@trna.org
Director/Membership:	<i>Patsy Rippo</i> ..... 306-2244	membership@trna.org
Director:	<i>Jason Smith</i> ..... . 977-4343	
Historian:	<i>Fred van Berkel</i> ..... 899-2738	historian@trna.org
Web Site:	<i>Ceil van Berkel</i> .....899-2738	webmaster@trna.org
Newsletter editor:	<i>Ceil van Berkel</i> .....899-2738	editor@trna.org
Associate editor:	<i>Rae Phillips</i> ..... 899-1273	editor@trna.org

## TRNA.ORG

Have you looked at our website lately? We keep it up to date with upcoming events. Take a look at trna.org.

If you have any information to be posted, please send it to webmaster@trna.org. ®

### December was Renewal Time

Please check your mailing label on page 8 to see when your membership expires. If it expired in December 2007, please renew now. Use the form on this page.

If your membership expires next year or later, then you do not need to renew at this time. Thanks for your continuing membership! We're happy to have you as a member!

Encourage your neighbors to join! Or give them a gift subscription for the New Year! ®



## TRNA Board Members Needed!

We are looking for TRNA members to serve on our board of directors. They will be elected during our March Annual General Membership Meeting. Why serve as a director? To use your talents for the good of your community; to solve problems that bother you or your neighbors; to influence decisions that will affect us all for years to come; to bring the power of numbers to bear on city decisions; and finally to preserve TRNA, because if no one serves, the association dies. Directors spend between 5 and 30 hours per month on TRNA activities, depending on time available and responsibilities assumed. You'd receive no pay for your services, but be richly rewarded knowing you are making a difference in the lives of your family, neighbors, community, and city. Please contact any of our directors if you can volunteer for next year. ®

Newsletter Email Address: [editor@trna.org](mailto:editor@trna.org) Web Site <http://trna.org/>

Send your items of community interest to the Mesa Messenger! Submissions must be received by the 22nd of the month. Digital media preferred (email) / Please include author and phone number / Include SASE for photo returns. TRNA reserves the right to edit or reject submissions. Copyrighted material requires written permission.

***Inside This Issue:***

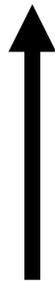
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Membership Renewal  
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Taylor Ranch Neighborhood Association, Inc.  
P.O. Box 66288  
Albuquerque, NM 87193-6288

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**Does your mailing label say Membership Expired December 2007?  
If so, Please renew today! Use form on page 7.**

