

Meeting Minutes  
City of Hobbs Planning Board Meeting  
SPECIAL MEETING  
September 3, 2009

The Hobbs Planning Board conducted a Special Meeting on September 3, 2009 at 10:00 am in the Public Meeting Room at the City Library, located at 509 N. Shipp Street, Hobbs, NM 88240.

Members Present:

Gary Jones  
Sam Cobb, Acting Chairman  
Chairman  
Brett Drennan  
Bill Ramirez

Members Absent:

W.M. "Tres" Hicks, Chairman  
Guy Kesner, Vice

Also present were members of the public and City staff as follows:

Joe Dearing, City Planner  
Kevin Robinson, Project Manager  
Secretary  
Michelle Fox

John Portulano, Project Manager  
Julie Nymeyer, Staff  
Tisha Kizziar

**1) Call To Order.**

The meeting was called to order at 11:08 am by Acting Chairman Sam Cobb.

**2) Review And Consider Approval Of Agenda.**

The first item of business was to review and approve the Agenda for the September 3rd, 2009 Special Meeting. Mr. Drennan made a motion to approve the agenda as presented, seconded by Mr. Jones. The vote on the motion was 4-0 and the motion carried.

**3) Presentation on Downtown Hobbs Comprehensive Plan by Sites Southwest Consultant Team of Albuquerque. Review issues concerning the Downtown Hobbs Comprehensive Plan and economic issues, future development, etc.**

Mr. Dearing said that Sites Southwest from Albuquerque, New Mexico has been hired as a consulting firm to study Downtown Hobbs. He said they have been having various meetings and also surveys to study the economic issues and future development of the Downtown area.

Ms. Phyllis Taylor with Sites Southwest discussed the various Downtown Meetings that have been held. She discussed the components to the Mainstreet Program which included economic restructuring, marketing and promotions and organization with Mainstreet Board. She said that Hobbs Downtown may be eligible for Capital money and that there may also be money through small grants through the EDC for façade renovations for the downtown area.

Ms. Taylor also discussed the survey's that were sent out and also in the local newspaper and said that the responses seemed to be very positive. She said a lot of people were looking for night life with restaurants and bars and more shopping.

Mr. Dearing asked the Board members what would stimulate involvement downtown or why more people don't want to invest in real estate downtown. Mr. Cobb said that he would have to see what the properties are going for downtown. He said you would have to see what some of the property owners are asking the property in relation to how that creates a core property analysis. He said that he felt like Mainstreet has an obligation to go to the property owners and tell them they will help them market their properties and here is the numbers you will have to market it at in order to move the properties.

Mr. Cobb said that he thought the City of Hobbs owned a liquor license they could lease to someone downtown who would like to open a bar or restaurant which would draw more people downtown. He also said the businesses need to stay open later in the evenings. Mr. Jones said he thought the draw for downtown would be the younger crowds. He said there are two colleges here and the complaint is that there is nothing to do in Hobbs. He said that he feels like some type of night life downtown could provide that entertainment.

Ms. Tisha Kizziar with Mainstreet said that she liked the ideal about bringing in a real estate management for downtown. She said that a lot of the buildings downtown are unrealistically priced and the owners are not willing to negotiate on the price. Mr. Dearing suggested contracting with a property management firm. Mr. Cobb suggested that a third party come in and tell the owners what the value of their property is. The Board in general thought that it would be a good ideal to have more monthly activities such as Hobbs August Nights to draw people downtown.

**4) Other Issues**

There were no other issues discussed.

**5) Communications from Citizens.**

There were no further communications from citizens.

**6) Adjournment.**

With nothing further to discussed the meeting adjourned at 12:08 p.m.