

**METROPOLITAN REDEVELOPMENT AGENCY**

600 2nd Street NW, 3rd Floor, 87102

P.O. Box 1293, Albuquerque, NM 87103

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**NOTIFICATION OF DECISION**

September 28, 2015

One Central Operating Associates, LLC  
c/o Jerry Mosher  
4441 Anaheim Ave NE  
Albuquerque, NM 87113

**1<sup>st</sup> and Central Redevelopment  
RFP #03-2014**

**LEGAL DESCRIPTION:**

*An Uplatted Tract Of Land Within The Northwest ¼ Of The Northeast ¼ Of Section 20, Township 10 North, Range 3 East, N.M.P.M., Said Parcel Estimated To Contain Approx. 1.6 ac. situated Along The North Right-Of-Way Of Central Avenue And The West Right-Of-Way Of The BN & SF Railroad Right-Of-Way, Within The City Of Albuquerque, Bernalillo County, New Mexico.*

On August 20, 2015, the Albuquerque Development Commission, voted to APPROVE the selection of One Central Operating Associates, LLC, or its successor corporation, company or organization, as the Albuquerque Development Commission Selected Developer to redevelop the property located at 1<sup>st</sup> and Central NW. On September 17, 2015, the Albuquerque Development Commission adopted and reported the following Findings to the Metropolitan Redevelopment Agency:

The Albuquerque Development Commission (“ADC”), after its consideration of the presentation and the materials and documentation before it, finds the following and recommends the Metropolitan Redevelopment Agency (“MRA”) proceed with negotiations with One Central Operating Associates, LLC and returns to the ADC within 90 days, following the notice of decision and appeal period, to present the negotiated deal points:

**FINDINGS:**

1. Pursuant to the Downtown 2025 Sector Development Plan (designated as a Metropolitan Redevelopment Plan) (“Downtown Plan”), there is a need to redevelop the property located at 1<sup>st</sup> Street NW and Central Avenue NW, consisting of approximately 1.61 buildable acres, located within the Downtown Plan, as a mixed use, entertainment hub in order to:
  - a. Remove blight and be a catalyst for other development in the Downtown area.
  - b. Create a significant gateway to attract people to the Downtown area.
  - c. Provide a pedestrian-friendly, urban destination for the Downtown area.

- d. Provide additional parking for the Downtown area.
  - e. Provide retail and cultural uses for the Downtown area.
  - f. Provide market rate housing and hospitality opportunities for the Downtown area.
2. As provided in the New Mexico State Metropolitan Redevelopment Code and the Metropolitan Redevelopment Agency Ordinance for the City of Albuquerque, the MRA issued a Request for Proposal #03-2014 on June 9, 2014, soliciting redevelopment proposals for the property.
3. The MRA received two (2) proposals in response to RFP #03-2014.
4. Pursuant to Section 14-8-6-2 of the Albuquerque City Ordinances, the ADC is the advisory Board of Commissioners for the MRA.
5. One of the proposals was non-responsive and did not qualify for consideration by the ADC. The other proposal, as presented by One Central Operating Associates, LLC ("One Central Proposal") met the criteria in RFP #03-2014 and was suitable for consideration by the ADC.
6. The One Central Proposal responds to the goals of the MRA by:
  - a. Eliminating blight.
  - b. Catalyzing economic development.
  - c. Providing housing opportunities.
7. The One Central Proposal also responds to the goals of the Downtown Plan (references in italics) by providing:
  - a. *A "Park-Once" place; and a "Pedestrian-First" place.* The proposal responds to this goal by providing numerous pedestrian connections to Central Avenue, along 1<sup>st</sup> Street, along the north end of the project and along the east side of the property, adjacent to the rails.
  - b. *Top quality urban environment, a true center for Arts/Entertainment/Culture, and a well-managed urban environment.* The proposal calls for a high quality, urban designed entertainment center, retail and parking.
  - c. *Long term parking structures may be located at strategic entrances to Downtown.* The proposal calls for a parking structure to be attached to the mixed use structure.
  - d. *Encourage sidewalk retail and dining activity in the public right of way to strengthen pedestrian activity.* The proposal calls for sidewalk dining, retail and food trucks in the private and public right of way.

- e. *Urban retail destination and a vibrant, urban 24 hour destination for arts, culture and entertainment.* The proposal calls for retail and entertainment uses such as restaurants, bowling alley, bike shop and open gathering areas with artwork to be included onsite.
  - f. *Create new parks, open space and plazas that are easily accessible to downtown residents, workers, students and visitors.* The proposal calls for open space areas and gathering places in the design of the mixed use structure.
  - g. *Adding spaces to Downtown Albuquerque's parking supply; and garage to be located north of Central Avenue to the east of First Street.* The proposal calls for a parking structure that will increase and serve both the proposed development and the greater downtown area.
  - h. *Government/financial/hospitality focus.* The uses proposed for this site fall within the allowed uses as set forth in the Downtown 2025 Sector and Metropolitan Plan.
  - i. *Have at least 20,000 people living within one mile of the Albuquerque's Downtown Core, and 5,000 living within the Downtown Core by 2010.* The proposed development calls for 76 residential units.
8. The One Central Proposal further responds to the evaluation criteria of RFP #03-2014 by:
- a. Establishing an entertainment hub that fits seamlessly into the existing and proposed urban character of the area with multiple retail or entertainment spaces, and
  - b. Building off the energy of nearby Innovate ABQ, and
  - c. Featuring a high quality and well-designed urban development that fits in Albuquerque's central core and includes an outdoor gathering space, vibrant streetscape and direct pedestrian connections to Central Avenue, 1<sup>st</sup> Street, Innovate ABQ and the Convention Center, and
  - d. Proposing a project that would catalyze economic growth and redevelopment, and
  - e. Providing an experienced and professional team to achieve these goals, and
  - f. Confirming that the proposed uses are a benefit to the community, and
  - g. Providing a detailed pro-forma and budget for the project, and
  - h. Providing the documentation to confirm that the proposer has the financial capacity to complete the project, and
  - i. Accepting the conditions and limitations related to the City's offer of assistance as described in "*Part II.A.: Project Assistance and Incentives*" of RFP #03-2014.

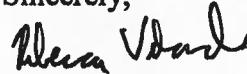
- j. Recognizing and accepting the City's inability to guarantee the satisfaction of the conditions enumerated in Sections "*d. financial structure*" and "*f. city assistance*" of the proposal submitted by One Central Operating Associates, LLC.
- k. Proposing an achievable time schedule, and
- l. Submitting a proposal that is compatible with the City's adopted plans, goals and objectives for the area.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the Notice of Decision or by **OCTOBER 13, 2015**. The date of the Notice of Decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or holiday as listed in Chapter 3, Article 1, Merit System; Personnel Policy, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-8-4-8 of the Metropolitan Redevelopment Agency Ordinance. A Non-Refundable filing fee of \$500 is required at the time the appeal is filed at the Land Development Coordination Counter.

You will receive notification if any person files an appeal. If there is no appeal, the decision of the ADC as accepted by the Metropolitan Redevelopment Agency is final.

Sincerely,



Rebecca Velarde  
Metropolitan Redevelopment Agency Manager

cc: Suzanne Lubar, Planning Director  
Jerry Mosher, One Central Operating Associates, LLC  
David Silverman, Gelmore, LLC