

**PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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Office (505) 924-3860 Fax (505) 924-3339**

OFFICIAL NOTIFICATION OF DECISION

April 25, 2017

Dos Vientos, LLC
P.O. Box 26207
Albuquerque, NM 87125-6207

**102 Lomas Boulevard NE Request for Sealed
Proposals (RFP #1-2017)**

LEGAL DESCRIPTION:

Tract 197A as shown on MRGCD map 37, City of Albuquerque, Bernalillo County, New Mexico, containing 0.59 acres.

The Director of the Metropolitan Redevelopment Agency has reviewed an advertised request for sealed proposals for 102 Lomas Boulevard NE, the one proposal submitted by Dos Vientos, LLC to the Metropolitan Redevelopment Agency in response and the staff report analyzing the proposal. The Director has made the decision to APPROVE the selection of Dos Vientos, LLC, or its successor corporation, company or organization, as the selected developer to redevelop 102 Lomas Boulevard NE. The Director of the Metropolitan Redevelopment Agency hereby adopts the following Findings:

FINDINGS:

1. Pursuant to the Railroad Metropolitan Redevelopment Plan ("Railroad Plan"), the Metropolitan Redevelopment Agency for the City of Albuquerque ("MRA") has determined that there is a need to redevelop the vacant property located at 102 Lomas Boulevard NE (the "Subject Site"), consisting of approximately 0.59 acres, located within the Railroad Plan, in order to:
 - a. Remove blight and be a catalyst for other development in the Railroad Metropolitan Redevelopment Area and adjacent Downtown Metropolitan Redevelopment Area; and
 - b. Meet the objectives described in the Railroad Plan.
2. As provided in the New Mexico State Redevelopment Code and Part 4 of the City of Albuquerque Ordinances, the MRA issued a Request for Proposals #1-2017 on February 2, 2017, soliciting redevelopment proposals for the property.
3. The MRA received one (1) proposal in response to RFP #1-2017.

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4. Pursuant to Section 14-8-4-7 C of the Albuquerque City Ordinances, the Metropolitan Redevelopment Agency (“MRA”) has the authority to accept proposals for the sale and/or redevelopment of land by the MRA.
5. The MRA reviewed all materials and documents provided by the responding developer. The MRA determined that the proposal, submitted by Dos Vientos, LLC (“Dos Vientos”), was in the public interest and was suitable for consideration.
6. The MRA, after its consideration of all the materials and documentation before it, gives approval to proceed with the sale of the Subject Site to Dos Vientos for \$470,000. The MRA determined that the Subject Site responds to the goals of the MRA by:
 - a. Eliminating blight;
 - b. Catalyzing economic development; and
 - c. Diversifying the economic base.
7. Dos Vientos’ plan receives 40 of 50 points for the evaluation criterion of meeting the intent of the Railroad Plan and the City’s current regulatory requirements for the site as the plan:
 - a. Introduces retail (page 4 of the Railroad Plan);
 - b. Utilizes the area behind the proposed retail both for a parking facility and entertainment events (pages 4 and 5);
 - c. Contemplates the display of a collection of vintage New Mexico and Route 66 signage art in the parking facility (the Railroad Plan contemplates an urban park and a museum on pages 4 and 5);
 - d. Diversifies the economic base for Downtown Albuquerque (page 5);
 - e. For the planned development as a whole, serves as a draw for people to come to Downtown Albuquerque for shopping and entertainment, especially evenings and weekends (page 5).
 - f. Meets the City’s current regulatory requirements for the Subject Site.
8. Dos Vientos’ plan receives 25 of 25 points for the evaluation criterion of the ability of Dos Vientos to implement the plan within a reasonable time period as Dos Vientos has already made extensive investment in the adjacent area, has stated they have the financial ability to proceed and has commercial real estate development experience.
9. Dos Vientos plan receives 25 of 25 points for the evaluation criterion of the financial offer to the City for the Subject Site as Dos Vientos has offered the current appraised value of \$470,000 for the Subject Site.

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10. The MRA recommends that the market rate offer proposed by Dos Vientos be accepted for the sale of the Subject Site, following the notice of decision and appeal period for its review and comments.

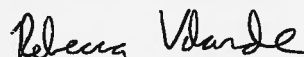
11. The proposal submitted by Dos Vientos is the starting point for negotiations between Dos Vientos and the MRA. The Director of the MRA has maximum flexibility to negotiate an agreement that carries out the purposes and goals of the Metropolitan Redevelopment Code in accordance with the Metropolitan Redevelopment Plan. See § 3-60A-48, NMSA 1978. The negotiations may necessitate additional provisions or provisions different from the proposal to be included in the agreement. The MRA, however, will not enter into an agreement with Dos Vientos that includes substantial changes to key components of the proposal which change the fundamental nature of the proposal without first seeking City Council approval.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of this Official Notice of Decision. The date of the Notice of Decision is not included in the 15-day period for filing an appeal, and if the 15th 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 Director of the Metropolitan Redevelopment Agency is final.

Sincerely,



Rebecca Velarde

Metropolitan Redevelopment Agency Director

cc: Suzanne Lubar, Planning Director
Edward T. Garcia, Dos Vientos, LLC