

METROPOLITAN REDEVELOPMENT AGENCY

600 2ND Street NW, 3rd Floor, 87102

P.O. Box 1293, Albuquerque, NM 87103

Office (505) 924-3852 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

January 2, 2018

Murrieta Development CLJS, LLC
Attention: Joseph Sapp
23656 Bellwood Court
Murrieta, CA 92562

Request for Proposals for the purchase
of a portion of the Rosenwald Building
320 Central Avenue SW
RFP #04-2017

PROPERTY DESCRIPTION:

Through a Condominium Declaration, the City owns Floor One (legally described as Units 100, 110, 120, 130, 140, 150 and 160), and Floor Two (legally described as Units 200, 210, 220, 230, 240 and 250) of the building, and the City owns a proportionate share of the basement and common elements. The City-owned portion of Floor One is 6,876 square feet. The City-owned portion of Floor Two includes 8,018 square feet. The City also owns 64.50% of the 10,560 square foot basement and the common elements. The land underlying the building consists of approximately .2445 acres or 10,560 square feet and is legally known as Lots 10, 11 and 12, Block 17, as shown on the plat for the New Mexico Town Company's Original Townsite, filed in the Office of Bernalillo County, New Mexico on December 29, 1882 in Volume D, Folio 140. The units are shown on the plat entitled Condominium Plat, Rosenwald Building Condominiums, Lots 10-12, Block 17, New Mexico Town Company's Original Townsite, Bernalillo County, New Mexico, January 2007.

The Manager of the Metropolitan Redevelopment Agency ("MRA") has reviewed all responses received to an advertised request for proposals for the City owned portion of the property known as the Rosenwald Building ("The Property" or "Property"). The Manager has made the decision to APPROVE the selection of Murrieta Development CLJS, LLC, or its successor corporation, company or organization, as the selected developer to purchase the Property and redevelop the Rosenwald Building.

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 320 Central Avenue SW, Albuquerque, NM 87102, located within the Downtown Plan, in order to:

- a) Remove blight and be a catalyst for other development in the Downtown area; and
 - b) Meet the objectives outlined in the Downtown 2025 Plan.
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 #04-2017 on November 8, 2017, soliciting proposals for the acquisition of the City owned portion of the Property.
 3. The MRA received one (1) proposal in response to the RFP #04-2017.
 4. Pursuant to Section 14-8-4-7 of the Albuquerque City Ordinances, the Metropolitan Redevelopment Agency has the authority to accept proposals for sale and/or redevelopment of real property by the MRA.
 5. The MRA reviewed all materials and documents provided by the responding developer. The MRA determined that the proposal, submitted by Murrieta Development CLJS, LLC ("Murrieta"), was in the public interest and was suitable for consideration.
 6. The MRA, after its consideration of all materials and documents before it, gives approval to proceed with the sale of the subject Property to Murrieta for \$200,000 (Two Hundred Thousand Dollars). The MRA determined that the proposed redevelopment contributes to the goals of the Downtown 2025 Plan by:
 - a) Eliminating blight;
 - b) Catalyzing economic development;
 - c) Providing a pedestrian-friendly, urban destination for the Downtown area; and
 - d) Providing market rate housing options for the Downtown Area.
 7. Murrieta's proposal received 90 of 100 points for the evaluation criteria outlined in the Request for Proposal. The individual categories received the following point totals:
 - a) The proposal received 50 out of 50 points for the evaluation criteria of: *"whether the type of development, redevelopment or proposed uses meet the intent of the MR Code, the Downtown Plan and the City's current regulatory requirements for the site including demonstrating that the uses are compatible with the historic preservation requirements"*.
 - b) The proposal received 25 out of 25 points for the evaluation criteria of: *"the ability of the proposer to implement the plan within a reasonable time period"*.

- c) The proposal received 15 out of 25 points for the evaluation criterion of:
“the amount of the financial offer to the City for the real property”.
8. The MRA recommends that the offer proposed by Murrieta be acceptable for the sale of the Property, following the Notice of Decision and appeal period for its review and comments.
9. The proposal submitted by Murrieta is the starting point for negotiations between Murrieta and the MRA. The Manager 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 Downtown Plan. The negotiations may necessitate additional provisions or provisions different from the proposal to be included in the final agreement. The MRA, however, will not enter into an agreement with Murrieta 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 the 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 Metropolitan Redevelopment Agency Manager is final.

Sincerely,



Matthew Butkus
Metropolitan Redevelopment Agency

cc. Brennon Williams, Acting Planning Director
Joseph Sapp, Murrieta Development CLJS, LLC