



ALBUQUERQUE DEVELOPMENT COMMISSION

Rebecca Avitia
John Mechenbier
James Strozier
Terry Brunner

ABSENT
Sherman McCorkle

Please Note: A time limit may be imposed on all parties in interest to each case. Limits shall be as follows:

Staff Report:	Five Minutes
Applicant:	Ten Minutes
Other Interested Parties:	Two Minutes
Applicant Rebuttal:	Two Minutes
Staff Rebuttal:	Two Minutes
Floor Closed:	Commissioners' discussion and vote

Action Summary

THURSDAY March 21, 2019 2:00 P.M.

600 2nd Street, Basement Hearing Room, Albuquerque, NM 87102

1. **Call to Order**
2:07 pm
2. **Changes and/or Additions to the Agenda**
None.
3. **Approval of Minutes for February 21, 2019 Meeting**
A motion was made by Commissioner Avitia for approval of minutes for the meeting on February 21, 2019. Commissioner Mechenbier seconded the motion. Motion carried 4-0.
4. **Announcements / Public Comments**
None.
5. **MRA Manager's Report**
Karen Iverson, Metropolitan Redevelopment Manager, gave an update on EDO, and the Rail yards.
6. **New**
 - A. **Rail Yards Redevelopment: Leland /Sites Southwest/Stantec/Dr. Isaac Introduction of Financial Feasibility/ Development Strategy Scope Of Work**

Brian Vanneman of Leland Consulting and Elias Rashmawi of Stantec gave a presentation on the Rail Yards Redevelopment Feasibility/ Development Strategy Scope of Work.

B. Minor Modification to the East Gateway MRA to include 5.1 acres at the southwest corner of Juan Tabo and Copper

Matt Butkus, Metropolitan Redevelopment Project Manager, gave a presentation on a Minor Modification to the East Gateway MRA.

A motion was made by Commissioner Mechenbier for approval, Commissioner Brunner seconded the motion. Motion carried 4-0.

FINDINGS for APPROVAL

- 1. The subject area is blighted due to low levels of commercial activity and deterioration of site improvements.**
- 2. The addition of the subject properties as a Metropolitan Redevelopment Area is consistent with the State Metropolitan Redevelopment Code, Article 60 A, and meets the requirements for designation.**
- 3. The minor modification to the boundary of the East Gateway Metropolitan Redevelopment Area will bring the balance of a commercial property into the MR Area and adjust the boundary line from dividing a commercial property and align it with Copper Avenue.**
- 4. The commercial property that will be included in the modified boundary meets the criteria within the East Gateway MR Plan of being underutilized and in need of redevelopment. The property is partially vacant and in need of repair and upgrading.**
- 5. The redevelopment of the Property that will be included in the Area as a result of the boundary modification will contribute to the recommendations of the East Gateway Metropolitan Redevelopment Area Plan including:**
 - The redevelopment of underutilized and vacant parcels and activity centers;**
 - Beautification – Rehabilitate existing building facades**

7. Adjourn to April 18, 2019 3:17pm

(The ADC has the ability to go into closed session pursuant to Section 10-15-1(H)(8), NMSA 1978, of the Opening Meetings Act which allows the meeting to go into closed session to discuss the purchase, acquisition or disposal of real property.)

NOTICE TO PERSONS WITH DISABILITIES: If you have a disability and require special assistance to participate in this meeting, please call TTY at 1-800-659-8331 at least three (3) days prior to the meeting/hearing date. For inquiries regarding this agenda, please call the Matt Butkus at (505) 924-3807.