



## ALBUQUERQUE DEVELOPMENT COMMISSION

*Sherman McCorkle, Chairman*  
*John Mechenbier*  
*Terry Brunner*

**ABSENT**  
*James Strozier*  
*Rebecca Avitia*

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

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### Action Summary

**THURSDAY May 16, 2019 2:00 P.M.**

**600 2<sup>nd</sup> Street, Basement Hearing Room, Albuquerque, NM 87102**

1. **Call to Order**  
2:01 pm
2. **Changes and/or Additions to the Agenda**  
None.
3. **Approval of Minutes for March 21, 2019 Meeting**  
A motion was made by Commissioner Mechenbier for approval of minutes for the meeting on March 21, 2019. Commissioner Brunner seconded the motion. Motion carried 3-0.
4. **Announcements / Public Comments**
5. **MRA Manager's Report**  
Karen Iverson, Metropolitan Redevelopment Manager, introduced the new ADC Planning Development Coordinator, Diale Fomukong. She gave an update on Civic North RFP, and the Rail yards.
6. **New**
  - A. **2019-03 Major Expansion of the Old Albuquerque High School Metropolitan Redevelopment Area and Renaming the Area to the East Downtown/Huning Highlands/South Martineztown Metropolitan Redevelopment Area.**

A motion was made by Commissioner Mechenbier for approval, Commissioner Brunner seconded the motion. Motion carried 3-0.

#### **FINDINGS for APPROVAL**

- 1. Throughout the proposed area there are a number of aging and deteriorating buildings and structures that are in need of repair, rehabilitation and in some instances removal.**
- 2. A significant number of commercial or mercantile businesses have closed.**
- 3. Throughout the proposed area there exists a deterioration of site improvements.**
- 4. There exists low levels of commercial or industrial activity or redevelopment.**
- 5. The existing conditions within the proposed East Downtown/Huning Highlands/South Martineztown Metropolitan Redevelopment Area sufficiently meet the definition of “Blight” as required by the MR Code (§ 3-60A8), NMSA 1978). “...because of the presence of a substantial number of deteriorated or deteriorating structures...deterioration of site or other improvements,...an area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operation due to the economic losses or loss of profit due to operating in the area, low levels of commercial or industrial activity or redevelopment, or any combination of such factors, substantially impairs or arrests the sound growth and economic health and well-being of a municipality or locale within a municipality.”**

#### **B. 2019-04 East Downtown/Huning Highlands/South Martineztown Metropolitan Redevelopment Plan**

A motion was made by Commissioner Brunner for approval, Commissioner Mechenbier seconded the motion. Motion carried 3-0.

#### **FINDINGS for APPROVAL**

- 1. As found in the East Downtown/Huning Highland/South Martineztown/Metropolitan Designation Report, the area sufficiently meets the definition of “Blight” as required by the MR Code (§ 3-60A8), NMSA 1978).**
- 2. The Activities proposed in the MR Plan will aid in the elimination and prevention of blight conditions including conditions of aging and deteriorating buildings, closure of commercial businesses, deterioration of site improvements and low levels of commercial activity and redevelopment.**
- 3. The designation of the MR Plan does not change existing zoning, character overlay or historic overlay zoning regulations.**
- 4. The MR Plan is consistent with the following Albuquerque Bernalillo County Comprehensive Plan goals and policies:**
  - a. Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern;**
  - b. Foster corridors that prioritize high-capacity, high-frequency transit service, with mixed use, transit-oriented development within walking distance of transit stations;**
  - c. Promote Main Streets that are lively, highly walkable streets lined with neighborhood oriented businesses; and**

**d. Support additional growth in areas with existing infrastructure and public facilities.**

**5. The MR Area consists of a critical commercial district that links Downtown, Presbyterian and Lovelace Hospitals, and the University of New Mexico. Investment in and redevelopment of the MR Area is critical to the sound growth and economic health of the City.**

**6. Promoting redevelopment in the MR Area is in the interest of public health, safety, and welfare of the residents of Albuquerque.**

**7. The implementation recommendations will allow revitalization of the area by providing financial incentives for private development, removing barriers to private investment, and making improvements to infrastructure projects.**

**C. 2019-05 Metropolitan Redevelopment Bond Fee  
Item deferred to the June 20, 2019 ADC Hearing.**

**7. Adjourn to June 20, 2019  
2:34 pm**

**(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.**