

**Mid-Region Council of Governments /
Albuquerque Metropolitan Planning Organization (MPO)
Paseo del Volcan (PDV) Steering Committee**

Second Meeting
January 15, 2014

Meeting Chairs:

Dewey Cave: Executive Director of MRCOG
Thaddeus Lucero: Deputy Director MRCOG

Members Present:

Timothy Parker, NMDOT
Wilfred Gallegos, CABQ DMD
Councilor Dan Lewis, CABQ District 5
Senator Sander Rue
Sarah Cobb, Senator Udall's Office
Debra Inman, AED
Dave Pennella, MRCOG MPO
Tom Menicucci, CABQ Council
Alan Hatch, Pueblo of Santa Ana
Nancy Montano, CABQ Councilor Peña
Ann Simon, MRCOG
Elaine Romero, CABQ Councilor Sanchez
Peter Wells, City of Rio Rancho
Councilor Tamara Gutierrez, Rio Rancho
Chris Chavez, CABQ Econ Dev Department
Don Britt, NM State Land Office
Rais Rizvi, NMDOT
Joseph Casados, U.S. Rep Ben Ray Lujan
Mariana Padilla, U.S. Rep Michelle Lujan Grisham
John Black, Ranch Joint Venture
Ted Garret, WALH

1. Right-of-Way Acquisition Update

- a. Report by the New Mexico Department of Transportation (NMDOT) Project Development Engineer & District 3
- b. The cost of the project is approximately \$350,000,000 if the proposed cross-section is built.
- c. The DOT has prepared a revised map of the project (See attached)
- d. Bernalillo County Section of the Corridor:
 - i. Private Holdings: The NMDOT has initiated the land dedication agreement with Western Albuquerque Land Holdings (WALH) and Ranch Joint Ventures.

- ii. CABQ: NMDOT has met with the City of Albuquerque regarding dedication of city owned land that is within the PDV right of way. The City purchased these properties using Federal Program Funds. These funds include requirements that must be fulfilled before the City can transfer the land to another agency. The NMDOT and the City's Real Property Division are working with the Departments that manage these lands to address the requirements.
 - iii. NM State Land Office: The NMDOT and the New Mexico State Land Office have an existing agreement in place to transfer the section of PDV right of way that is held by the Land Office to the NMDOT.
 - e. Sandoval County Section of the Corridor:
 - i. The cost to purchase the land in Sandoval County is \$23,000,000-\$25,000,000 assuming a cost of \$50,000 per acre.
 - ii. Unlike the Bernalillo County parcels the Sandoval County parcels are mostly held in small lots less than an acre in size.
 - iii. NMDOT has \$1,500,000 available to purchase PDV right of way in Sandoval County and an additional \$1,000,000 programmed for 2014 and another \$1,000,000 programmed for 2015 for right of way acquisition.
 - iv. The NMDOT is budgeting \$1,000,000 each year to purchase right of way for PDV.
 - f. Comments from Committee Members:
 - i. NMDOT should use the appropriated and programmed funds to purchase the section between the Sandoval County Line and Southern Boulevard. This land was likely purchased at \$50 a lot and is now available for \$500 a lot. Focusing on this section would extend the purchasing power of these funds.
 - ii. Because it may take many years to raise the revenue for purchasing the corridor lands in Sandoval County, the Committee should review the plausibility of balancing land purchases with developing the section of PDV from I-40 to the Sandoval County line to help generate economic development.
 - iii. The PDV cross-section can be built in phases starting with a two lane roadway with at-grade intersections. When development in the vicinity of the roadway occurs and the need for additional roadway capacity is generated the full cross-section can be built.

2. Funding Construction of PDV:

- a. Because of the expense to develop PDV the Committee should study the feasibility of toll roads, roadway authorities, public private partnerships etc.
- b. NMDOT indicated they could have a specialist from Parson's Brinkerhoff present information on funding solutions at the next committee meeting.

3. Legislative Initiatives:

- a. Between now and the 2015 Legislative Session the Committee should:
 - i. Develop a joint roadway and economic development program that can be communicated to the legislature and the public.

- ii. Present the project to the Legislature's Interim Committees to begin the process of raising money through the State's capital development program.
 - iii. Pass legislation at the various levels of government establishing the priority of this roadway.
- 4. **Economic Initiatives:**
 - a. The MRCOG Staff is reviewing the cost and scope for an economic development study for the PDV Corridor. A report will be provided at that next the meeting.
 - b. Western Albuquerque Land Holdings will be extending sewer and water lines from 98th Street through the PDV corridor to Lost Horizon Road.
- 5. **PDV Priority Resolution:**
 - a. The MRCOG Staff provided the Committee with a template resolution for designating PDV a capital priority among the agencies with jurisdiction over the Corridor.
 - b. The City of Albuquerque has passed a priority resolution supporting PDV.
 - c. A resolution will be scheduled for hearing and vote by the Metropolitan Transportation Board.
 - d. The representatives from the City of Rio Rancho indicated they would work to adopt the Resolution.
 - e. The Committee should ask a legislature to introduce a Resolution at the 2015 session of the legislature.
 - f. The Bernalillo County Commission has indicated to the MRCOG staff a willingness to pass a resolution.
 - g. MRCOG Staff will talk with Sandoval County about adopting a Resolution.

The next meeting will be scheduled for the month of early April