

METROPOLITAN REDEVELOPMENT AGENCY

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NOTIFICATION OF DECISION

December 21, 2020

Spirit Station Collaborative
c/o Michael Wieclaw

Rail Yards Request for Expressions of Interest
RFP #02-2020

On December 17, 2020, the Albuquerque Development Commission, voted to RECOMMEND that the MRA staff proceed with negotiations with Spirit Station Collaborative on the proposed immersive art installation and to return to ADC within 120 days, following the notice of decision and appeal period, to present the negotiated lease agreement.

FINDINGS:

1. 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 Expressions of Interest #02-2020 on April 3, 2020, soliciting redevelopment proposals for the area identified as the Northern Entrance.
2. The MRA received three responsive (3) proposals in response to RFP #02-2020 including the Spirit Station Proposal.
3. The Spirit Station Proposal meets the goals of the Barelas Neighborhood Commercial Area Revitalization Plan (1993) by:
 - Eliminating slum, blight, decay and deterioration of the Barelas Commercial area and residential area; and
 - Stimulating private and public participation in the achievement of the goals for the Barelas commercial area.
4. The Spirit Station proposal meets the following goals of the Rail Yards Master Plan (2008):
 - Goal 6.2 - The Rail Yards will foster a vibrant set of on-site cultural events and facilities: The City and the Master Developer will promote opportunities for other cultural events and facilities that support the overall redevelopment goals and, in particular, help honor the value and history of the site, the community and the region.
 - Policy 5.4.4 – Employ a “Rehabilitation First” strategy in programming and design: Rehabilitation of existing structures uses the embodied energy within the structure and is strongly encouraged

5. The Proposal received 597 points from the Selection Advisory Committee in the following categories: consistency with the RFEI goals, team experience, and financial structure.
6. The Proposal meet the Evaluation Criteria as follows:
 - Consistency with RFEI Goals: Spirit Station is a contemporary art installation that will tell the story of the Rail Yards in a creative and dynamic medium. The project will draw additional people to the site. The project is proposed by local entrepreneurs who are committed to hiring from the local neighborhood and working with neighborhood artists.
 - Experience: Michael Wieclaw and Zac Hulme are existing businesses owners in the downtown area. Additional team members include several accomplished artists with a variety of creative mediums.
 - Financial Structure: Proposal includes letters of interest from several partners totaling over \$100,000 in initial capital

APPEAL: Within 15 days after the Albuquerque Development Commission's final selection, any Respondent not selected may appeal the decision to the City Council. For more information regarding the appeal process, please refer to Section 14-8-4-8 of the Metropolitan Redevelopment Agency Ordinance and visit the following website for the Metropolitan Redevelopment Agency Appeal Form:

<https://www.cabq.gov/metropolitan-redevelopment-agency/request-for-proposals>

You will receive notification if any person files an appeal. If there is no appeal, the decision of the ADC as accepted by the Metropolitan Redevelopment Agency is final.

Sincerely,

Karen Iverson

Karen Iverson
Metropolitan Redevelopment Agency Manager

cc. John DuBois, Assistant City Attorney
cc. Lawrence Rael, COO