



M E E T I N G M I N U T E S

Project: Menaul Redevelopment Study

Date: May 25, 2021

Subject: Public Meeting

Meeting Date/Time: May 20, 2021

Attendees:

Councilor Diane Gibson
Petra Morris, City Council Planning Manager
Abigail Stiles, Policy Analyst, Councilor Gibson
Diale Fomukong, Planning Coordinator,
Metropolitan Redevelopment Agency
Zach Bingham, Business Owner
Chris Damon, Business Owner
Ruvi Gunawardena, Business Owner
Deepesh Kholwadwala, Business Owner
BK Mueller, Business Owner

Steve Rowan, Business Owner
Patricia Santistevan, Business Owner
Mike Worner, Business Owner
Jackie Fishman, Principal, Consensus
Planning
Charlene Johnson, Planner,
Consensus Planning
Markie Anderle, Planner, Consensus
Planning

SUMMARY

The City of Albuquerque and Consensus Planning held an online public meeting on the Menaul Redevelopment Study. Attendees included business owners in the Menaul Study Area, who were mailed postcards with information about the meeting and a business owner survey. Councilor Diane Gibson opened the meeting by introducing the Project Team and stating the purpose and the reasons for the study.

Jackie Fishman presented the research and an evaluation of the area conducted by Consensus Planning. The presentation included a business analysis (types of businesses and number of employees) using Esri GIS data, the results of the business owner survey to date, and an inventory of existing conditions with maps showing land use, zoning, transit facilities, and bike facilities. For the second part of the meeting, participants participated in a SWOT analysis. Some key takeaways included:

Strengths:

- The area's location near I-25 and I-40 are significant advantages to attract residents and visitors.
- The diversity of commercial retail and services in the area is advantageous and makes the area a center of commercial activity in the City.

- New investments such as Maverik and the Galles Dealership are a big plus to the area and will catalyze new investment.

Weaknesses:

- Issues with crime, vandalism, homelessness, and disinvestment are the most significant issues facing the area.
- Business owners invest money to secure their properties and it is still not enough to stop criminal activity and property crimes.

Opportunities:

- Beautification and infrastructure improvement, such as sidewalks and lighting, can help make the area safer and draw new businesses and customers to the area.
- Additional police presence in the area, including a substation along Menaul Boulevard (vacant Village Inn was suggested), would help deter crime.
- Improving bikeability and walkability could create a safer environment.

Threats:

- Businesses are leaving the area for opportunities elsewhere.
- Hotels that allow less reputable activity are putting others in danger.
- The personal safety of workers and visitors to the area is a serious concern.

NEXT STEPS

- The information from business owners will be documented and will contribute toward the Menaul Study Area Report.
- The City will review the report and advise on improvements that will contribute to the redevelopment of the area. These may include additional lighting, bus stop rehabilitation, sidewalk improvements, identifying and dealing with nuisance properties, and crime prevention.
- Subareas could be designated a Metropolitan Redevelopment Area (MRA), which would allow the City to provide monies to private enterprises for redevelopment.