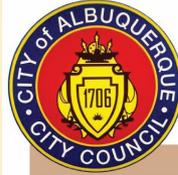


Menaul MRA Designation Public Meeting 1.25.2022



CITY OF ALBUQUERQUE MENAUL DESIGNATION REPORT

EXHIBIT B

DECEMBER 1, 2021



Prepared By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Welcome & Introductions



COUNCILOR TAMMY FIEBELKORN

PETRA MORRIS

Council Associate Director, Planning & Policy Development

LAURA RUMMLER

Policy Analyst

KAREN IVERSON

MRA Manager

OMEGA DELGADO

Redevelopment Project Manager



JACKIE FISHMAN, AICP

Principal-in-Charge

CHARLENE JOHNSON

Planner

Menaul Redevelopment

- Completed Phase 1:
 - ✓ Data research and analysis
 - ✓ Documentation of Existing Conditions
 - ✓ Business and Real Estate Market research
 - ✓ Business Owner Survey and Meetings
 - ✓ SWOT Analysis
 - ✓ Findings and Recommendations
- Phase 2: Ongoing and includes a Metropolitan Redevelopment Area (MRA) Designation Report
- Phase 3: Creation of a MRA Plan



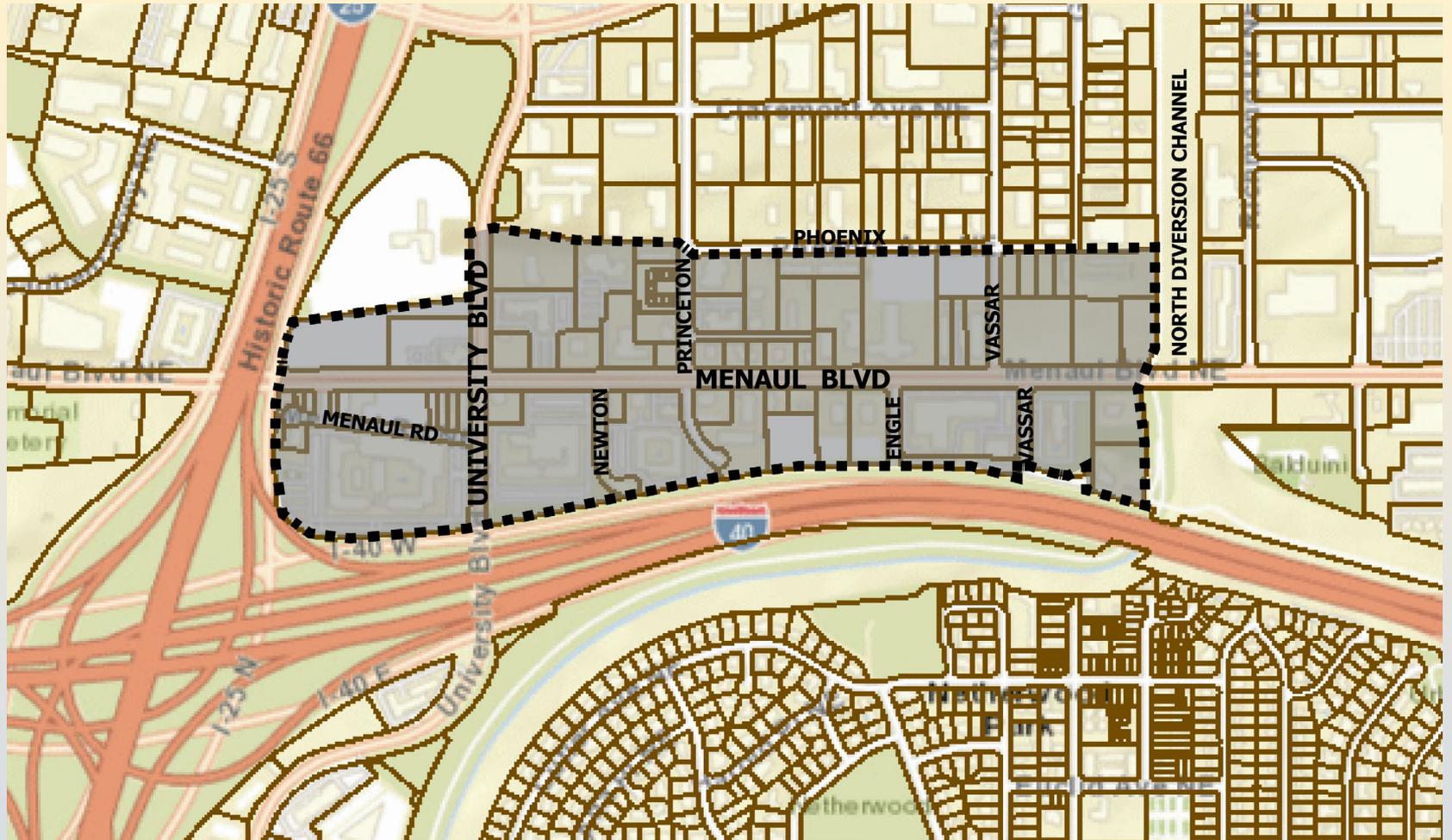
NM Redevelopment Code

- New Mexico Redevelopment Code (§3-60A-1 to 3-60A-48 NMSA 1978 – provides NM cities with the powers to correct blighted conditions in areas or neighborhoods, which “substantially inflict or arrest the sound and orderly development” within the city.
- Must be based on a finding of “blighted” conditions:
 - ✓ Deteriorated structures
 - ✓ Defective street layout
 - ✓ Faulty lot layout
 - ✓ Unsanitary or unsafe conditions
 - ✓ Deterioration of site improvements
 - ✓ Tax or special assessment delinquency
 - ✓ Improper subdivision
 - ✓ Lack of adequate housing
 - ✓ Impractical planning and platting
 - ✓ Low levels of commercial or industrial activity or redevelopment

NM Redevelopment Code

- Anti-Donation Clause of the State Constitution prohibits local governments from providing public funds that benefit private interests and vice-versa.
- NM Redevelopment Code provides an exception to the Anti-Donation Clause through the designation of a MRA and adoption of a MRA Plan allowing local government to:
 - ✓ Sell, lease, or dispose of public assets;
 - ✓ Enter into public/private partnerships;
 - ✓ Carry out MRA projects;
 - ✓ Invest in MRA project funds; and
 - ✓ Issue bonds and/or loans.

MRA Proposed Designation



Findings

- Deteriorated structures



Findings

- Deterioration of site improvements



Findings

- Deterioration of site improvements

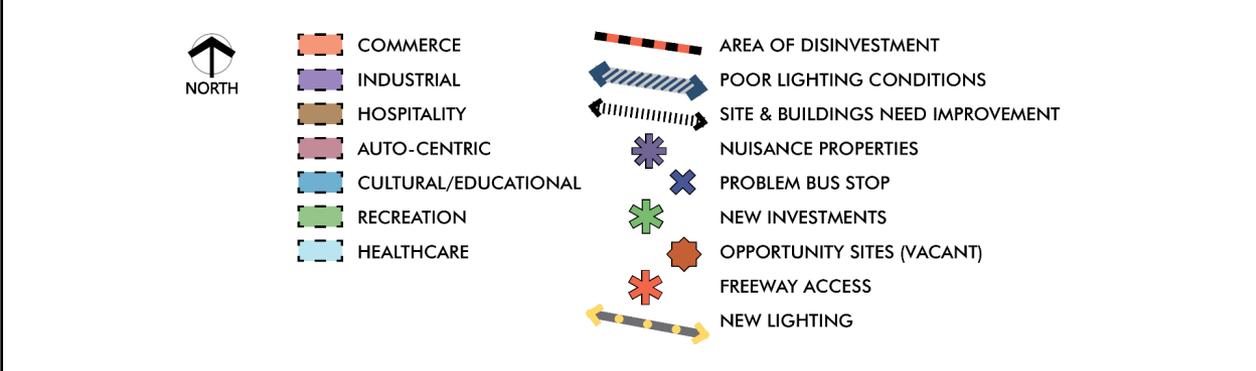
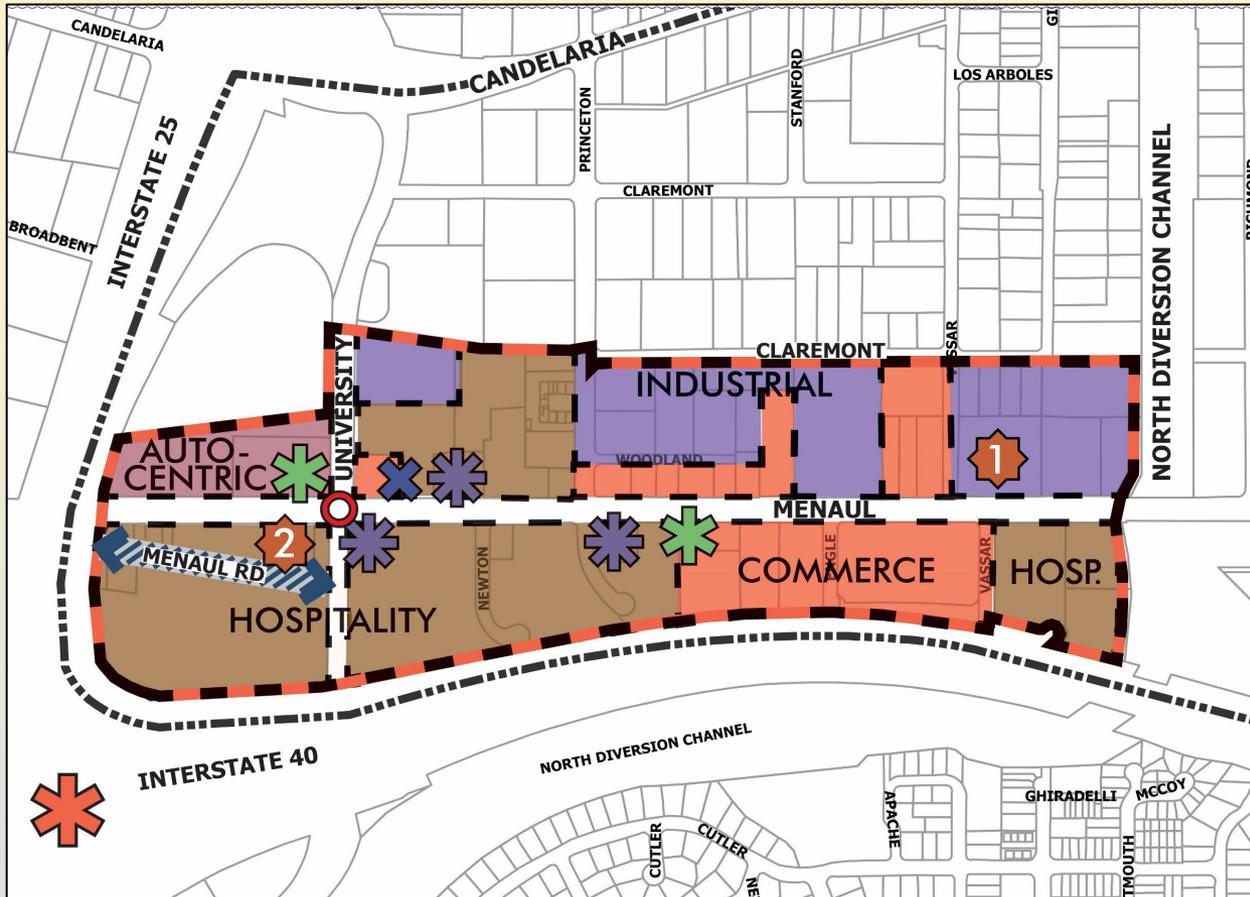


Findings

- Low levels of commercial or industrial activity or redevelopment



Opportunities & Constraints



Next Steps

- Present the Designation Report to the Albuquerque Development Commission on February 17th
- Present Designation Report to City Council for adoption in March/April
- Begin the planning process for the MRA Plan in May/June
- Visit the City's website to submit comments:

<http://www.cabq.gov/menaul>

- Contacts: Petra Morris, City Council Services

pmorris@cabq.gov

Jackie Fishman, Consensus Planning

fishman@consensusplanning.com