Menaul MRA Designation
Public Meeting
1.25.2022
Welcome & Introductions

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• 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

[Map showing various land uses and 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

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