

# City of Albuquerque

## *Lodgers' Tax Advisory Board*



**Chairman:** Sean Jariwala  
**Vice Chair:** Deepesh Kholwadwala

**Board Members:**  
Tushar Patel  
Skye Devore  
Leah Black

### *Minutes from February 2023 Meeting*

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The Lodgers' Tax Advisory Board meeting on Thursday, February 23, 2023 was held via Zoom video conference.

Sean Jariwala, Board Chair, called the meeting to order at 4:01 PM MT.

In attendance:

**Board Members**

Sean Jariwala  
Skye Devore  
Deepesh Kholwadwala  
Tushar Patel

**City of Albuquerque**

Christopher Chavez, City EDD  
Savannah Hoover, City EDD  
Cilia Agliadoro, Treasury  
Angelica Mireles, City EDD

**Contractors**

Minerva Jurado-Perea, AHCC  
  
Tania Armenta, Visit ABQ  
Ceela McElveny, Visit ABQ  
Ray Roa, ASM Global

**I. Welcome & Introductions – Board Chair**

**II. Adoption of Agenda – Additions/Deletions to Agenda – Board Chair**

**MOTION** to Adopt the Agenda: Tushar Patel

**SECOND:** Leah Black

**MOTION PASSED UNANIMOUSLY**

**III. Call to Approve Minutes – Board Chair**

**MOTION** to Approve October 2022 Minutes: Tushar Patel

**SECOND:** Leah Black

**\*\*JANUARY WILL BE APPROVED VIA EMAIL\*\***

**IV. – Diane Dolan**

- Proposed changes to short-term rental ordinance are intended to prevent any housing losses.
- First, would establish an overall cap for STRs to 1200 (based on avg. of # of STR's).
  - AIRDNA metrics are based on a box around the city of ABQ; the 2000 includes Los Ranchos, Corrales and Rio Rancho.
- Second, would limit permits to three per owner. Permits will only be issued to natural persons.
  - For those people with +3 permits will be able to keep those permits until the end of that permit year.

- Why are we not focusing on the vacant housing to help solve the housing loss rather than STRs?
  - They will be (part of the housing forward strategy). Three ordinances will have to be mended. Strategies will be underway in the next month to allow the City to take different approaches to create more habitable residences.
- From LTAX perspective, have we looked into the method of how to fix the current collections methods?
  - Current reporting could be addressed in the new bill, Cilia would be the best to ask. Due to the disfavor of the new bill's changes, any other possible solutions or changes to make can be considered.
  - STR's have to report revenue even if they don't pay taxes. Cilia will look into STR rules more.
- Deepesh commented on the restrictions on life safety and security will create a safer environment.
- The City will send out a letter to businesses that are noncompliant that will inform the businesses to register/permit their property. If the businesses do not, penalties will be given.

## V. Chairman Reports

### City Treasury Report(s) & Presentation – Cilia Aglialoro

- LTAX & Revenue for first 6 mo: 11.44% increase vs FY22
- Total Accumulative Change July – December: 13.74% increase vs FY22
- Cumulative total revenue with AIRBNB: \$9,187,427
- 60% non-compliant. These businesses are paying through the marketplace, just no info from them.
  - If we follow the NM Tax and Rev. You'd still have to report 0. If not, fees get added on.
  - Businesses who are not registered for STR permit unfortunately don't pay those fees.
- Lodgers Tax Summary: \$9,187,427.23 Total revenue
  - FY23 STR's Revenue: \$4,636.86
  - FY23 Delinquent Revenue: \$4,732.24 (Paid in that month but it is payment for previous months)
  - Delinquent Lien Summary: 151 munirevs, 4w/ liens, 14 not paying.
  - Cilia will figure out who is not paying and why for the next month.

### Contractor Reports

## VI. ASM Global Monthly Report – Ray Roa

- January 2023:
  - 15 Total events (14 at ACC & 1 at ARSC)
  - Occupancy at 33% in the Convention Center.
  - 9 repeat businesses & 6 New Businesses.
  - 19 Future events made in January including Cinderella, Gypsy Kings, Chihuahua Fest and Carin Leon.
- Current Capital Projects:
  - Security Upgrades Phases 1-3
  - ACC roof Replacement
  - HVAC Upgrades
  - Lutron & Kiva Lighting Project
  - ACC Parking Garage & Garage Security

- Elevators, new ticketing equipment and surveillance changes to be made.
- ARSC used for strictly baseball and softball.
- New baseball fields for Lomas and Eubank is not a part of ARSC.

**VII. Visit Albuquerque (Albuquerque Convention and Visitors Bureau) Monthly Report – Tania Armenta/ Ceela McElveny**

- Marketing Updates:
  - FY23 Ad Placements
    - \$3,537,358 in advertising placements funded by LTAX and 1% Hospitality fee include website banners, TV spots, outdoor billboards in 13 cities, social media ads, search engine marketing, advertorials and email blasts.
    - Another \$3,000,000 in advertising is funded by ABQ Tourism Marketing District and includes website banner ads in 10 states, airport advertising, billboards, Expedia campaign and train wraps in Denver.

**VIII. Albuquerque Hispano Chamber of Commerce Monthly Report – Minerva Jurado-Perea**

- January Bookings:
  - 11 Event and direct spending of \$932,658
  - LULAC event 15,000 people!
  - Guadalajara Chamber & Hispano Chamber 2-10-2023.
    - Formal Partnership with the Camara Nacional de Comercio, Servicios Y Turismo
    - Promoting Investment opportunities in business and cultural missions.
  - World Indigenous Business Forum scheduled for October 2024!
  - UNM Chicana/Chicano Studies conference March 9-11 2023.
  - La Noche Encantada was well attended. Raised goal and still recovering.

**IX. City Staff Report**

- Savannah will share Hotel/Motel Properties for Potential City Acquisition Request for Information Doc with those who are interested to convert to affordable housing.

**X. Adjourn**

**MOTION** to Adjourn: Leah Black

**SECOND:** Tushar Patel

**MOTION PASSED UNANIMOUSLY**

Meeting adjourned 5:04 PM MT

Minutes submitted by: \_\_\_\_\_  
Savannah Hoover, City Staff

Date \_\_\_\_\_

Minutes approved by: \_\_\_\_\_  
Board Chair

Date: \_\_\_\_\_