

**City of Albuquerque
Small Business
Regulatory Advisory Commission**



Chair: Myra Ghattas
Vice Chairman: Tim Nisly

City Legal: Leigh Brunner
Staff: M. Mitchell
C. Vender
S. Hoover
A. Mireles

Commissioners: Paulette Baca
Matthew Biggs
Kenneth J. Carson
Lisa McCulloch
Cailyn Kilcup

**March 7, 2023
10:00am – 11:30am**

10:05 am starting meeting

Join Zoom Meeting

<https://cabq.zoom.us/j/9863682011>

Meeting ID: 986 368 2011

Find your local number: <https://cabq.zoom.us/u/kdzAxNbjY3>

AGENDA

I. Approval of minutes- Chair (Myra)

MOTION to Approve February 2023 Minutes: Cailyn Kilcup

SECOND by: Lisa McCulloch

MOTION: PASSED UNANIMOUSLY

II. Additions/deletions to agenda – Adding topics:

III. Open Discussion – Counselor Benton -

- Changes proposed to new housing solutions, might have effects on Airbnb/short term rental (STR) bill.
- Tim gives a quick recap of his position on the STR bill. Myra asks the commission for ideas for future guest/ follow ups. Request made for a follow-up with the Planning Department.
- Counselor Benton joined the call at 10:30am. Commissioners gave quick introductions.
- Counselor Benton shares his priorities: to expand the affordability and availability of housing.
- Because managing a STR is a commercial business that is generally hosted in a residential area, conflicts, crime and loss of community might present itself.
- Counselor Benton sees problematic trends in other cities and worries Albuquerque might follow. He hopes to preserve local community with the new limits to STRs.
- Hopes to keep it small, and very limited.

- Tim asks if any other industries use “human registrant” as a means to limit business. Will it hold in court?
 - Questionable.
- Caitlyn acknowledges Counselor Benton’s concerns, but wonders what is the equivalent for hoteliers?
 - Hotels are also struggling. Their business model seems more accepted than the STR model. Counselor Benton believes this is affecting housing more than small businesses.
- Matt questions: what is the activity of institutional investors in ABQ? Any data to back up the Counselors concerns? Why is there such a limited supply of housing in ABQ?
 - No data for the investors.
 - No data for the concerns mentioned in Albuquerque.
 - The cost of construction is through the roof.
- Caitlyn reminds the commission heavy handed regulations might set the tone for future regulations that might be harmful from a smaller entrepreneurial prospective.
 - This is a constituent issue.
- Paulette shares her expensive experience with building a house. She makes the point that the stress put on contractors effects the end product. Asks, what is considered a STR? A: less than 29 days.
- Myra requests updates on the redevelopment in Downtown ABQ.
 - Increasing housing in downtown is needed. Possible 200 dwelling on 2nd and silver. Conversion of office space is also a solution to down town housing.
 - ACS is going 24/7.
 - Hopeful for the gateway center on mountain and 3rd. 24/7 place to get the homeless off the streets.

IV. City Update – SBO Liaison Carrie Vender

- Small Business Office and Planning Departments are hosting small business resource fairs in all four quadrants of the city. City departments and B2B vendors will be on hand to interact with the businesses. Food trucks will be present. April 15th is the first event with more dates to come.
 - Who is this targeted to? - All are welcomed.
 - Marketing? – Social Media (Twitter, Instagram, Linkdin,)
- <https://nmfilm.com/filmmaker-resources/list-your-property-as-a-location>
- <https://www.abqfilmoffice.com/film-community/>

VII. Committee Update- Myra Ghattas Chair

VIII. Adjourn – Chair Ghattas

MOTION TO ADJOURN: Myra Ghattas
ADJOURN - Meeting adjourned at 11:35 AM

Notice to Persons with Disabilities

If you have a disability and require special assistance to participate in this meeting, please contact Carrie Vender as soon as possible before the meeting date at 505-768-3730.