



ALBUQUERQUE DEVELOPMENT COMMISSION

PRESENT

Terry Brunner, Chairman
Fred Mondragon
Bill Miera
Mona Ghattas (arrived at 3:10)

ABSENT

Theresa Carson

Action Summary

Thursday, February 17, 2022 2:00 P.M.

Due to COVID-19 this meeting is a Public Zoom Video Conference

Members of the public may attend via the web at this address:

<https://cabq.zoom.us/j/87331862611?pwd=SVl6NFZxZjNXSIE2VWp1WINDUndSZz09>

or by calling the following number: 1 301 715 8592 and entering **Meeting ID:** 873 3186 2611 **Passcode:** 168167

1. Call to Order

2:02 p.m.

2. Changes and/or Additions to the Agenda

None.

3. Approval of Minutes for January 20, 2022 Meeting

A motion was made to approve the January 20th, 2022 Action Summary by Commissioner Mondragon. Commissioner Miera seconded the motion. Motion carried 3-0.

4. Announcements / General Public Comments (for items not on the agenda)

Chairman Brunner welcomed City Counselor Tammy Fiebelkorn.

5. MRA Manager's Report

- MRA Department Manager Karen Iverson welcomed new MRA Operations Coordinator Sarah Allen.
- MRA had a public meeting for the University plan that was well received.
- Ms. Delgado has been administrating the storefront grant program. Eight businesses have received storefront loans. A few grants are still available, however funds are running low.
- Mx. Lithgow has received lots of feedback on our second survey for the Rail Trail. The department is continuing to get a lot of involvement on that project.
- A new mural has been completed as part of an adaptive reuse project on 6th and Mountain.

6. New Agenda Items

A. Case #2022 - 4 Aspen Autumn LEDA

Motion: Based on the findings in the staff report, the ADC recommends to City Council approval for Case #2022 - 4 Aspen Autumn LEDA. Motion made by Commissioner Mondragon. Commissioner Miera seconded the motion. Motion carried 3-0.

Findings:

1. LEDA 22-3 is a qualified project as defined by the State's Local Economic Development Act and the City enabling legislation (F/S O-04-10); and
2. LEDA 22-3 would make positive substantive contributions to the local economy and community by creating 71 base jobs; and
3. Subject to the development of acceptable security documents, LEDA 22-3 would comply with the adopted City plans and policies, and meet community economic development priorities and objectives, including remaining in operation for 10 years; and
4. Subject to the development of acceptable security documents, LEDA 22-3 would adequately meet the evaluation criteria established by the City for Local Economic Development Act projects, including the requirement that the City recoup the value of its investment within 10 years.

B. Case #2022 – 5 Pajarito Powder LEDA

Motion: Commissioner Miera brought to the floor a potential conflict of interest on his behalf, due to the fact that he and Tom Stephenson both sit on the board of Vibrant. Motion to declare no conflict of interest was made by Commissioner Mondragon. Commissioner Brunner seconded the motion. Motion carried 2-0.

Motion: Based on the findings in the staff report, the ADC recommends to City Council approval for Case #2022 - 5 Pajarito Powder LEDA. Motion made by Commissioner Mondragon. Commissioner Brunner seconded the motion. Motion carried 3-0.

Findings:

1. LEDA 22-4 is a qualified project as defined by the State's Local Economic Development Act and the City enabling legislation (F/S O-04-10); and
2. LEDA 22-4 would make positive substantive contributions to the local economy and community by creating 51 base jobs; and

LEDA 22-4: Pajarito Powder LEDA

3. Subject to the development of acceptable security documents, LEDA 22-4 would comply with the adopted City plans and policies, and meet community economic development priorities and objectives, including remaining in operation for 10 years; and
4. Subject to the development of acceptable security documents, LEDA 22-4 would adequately meet the evaluation criteria established by the City for Local Economic Development Act projects, including the requirement that the City recoup the value of its investment within 10 years.

C. Case #2022- 6 Menaul Metropolitan Redevelopment Area Designation Report

Motion: ADC recommends to City Council approval of the Menaul Metropolitan Redevelopment Area Designation Report, making certain findings pursuant to the Metropolitan Redevelopment Code, and authorizing and directing the City to prepare a Metropolitan Redevelopment Plan for the Menaul Metropolitan Redevelopment Area. Motion made by Commissioner Mondragon. Commissioner Miera seconded the motion. Motion carried 4-0.

Pending Approval

Findings:

1. The Menaul MR Area meets the definition of a blighted area as defined in Section 3-60A-4(F) NMSA 1978 of the MR Code.
2. The presence of the following conditions is substantially impairing the sound growth and economic health and well-being of the City:
 - a. a substantial number of deteriorated or deteriorating structures; and
 - b. deterioration of site improvements; and
 - c. a significant number of commercial or mercantile businesses have closed or significantly reduced their hours of operation due to the economic losses or loss of profit due to operating in the area; and
 - d. low levels of commercial activity or redevelopment.
3. The combination of the above stated factors is an economic and social burden and is a menace to the public health, safety, morals or welfare of the residents of Albuquerque, and the rehabilitation, conservation, redevelopment or development, or a combination thereof, of and in such area is necessary.
7. Adjourn to March 17, 2022 at 3:23 pm