



## ALBUQUERQUE DEVELOPMENT COMMISSION

### PRESENT

Mona Ghattas  
Fred Mondragon (arrived at 2:06pm)  
Bill Miera  
Joaquin Baca

### ABSENT

### Action Summary

Wednesday, November 30, 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/82207851987>  
or by calling the following number: 1 301 715 8592 and entering Meeting ID: 822 0785 1987

#### 1. **Call to Order**

2:03 p.m.

#### 2. **Changes and/or Additions to the Agenda**

Interim Chair Ghattas welcomed our new Commissioner, Joaquin Baca.

#### 3. **Approval of Minutes for September 23, 2022 Meeting**

Commissioner Mondragon requested an update to Case #2022-19 Universal Hydrogen Co. LEDA to note that his vote was abstained.

A motion was made to approve the September 23, 2022 Action Summary by Commissioner Miera. Commissioner Baca seconded the motion. Motion carried 3-0.

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

Sarah Allen provided an update on the Mayor's appointment of ADC Chair and Vice-Chair.

#### 5. **MRA Director's Report**

Ciaran Lithgow provided an update on the Downtown Storefront Activation Grant Program and the Housing Request for Expressions of Interest (RFEI).

#### 6. **New Agenda Items**

##### **A. Case #2022-20 The Downtowner Development & Disposition Agreement**

**Motion:** Based on the findings in the staff report, the ADC recommends to the City Council approval, in form, of the Development & Disposition Agreement with Alb. Downtowner, LLC, for the development of the Downtowner housing project. Motion made by Commissioner Mondragon. Commissioner Miera seconded the motion. Motion carried 4-0.

#### Findings:

- The MRA issued a Request for Proposals #03-2020 on July 30th, 2020 soliciting proposals for development of the MRA-owned lot on 1st and Silver. Rembe Urban Design & Development was the sole respondent to

Pending approval

the RFP, and on September 16, 2021 the Albuquerque Development Commission recommended MRA staff proceed with negotiating a mutually agreeable Development & Disposition Agreement.

- On September 23, 2021, MRA issued a Request for Proposals #01-2021, soliciting proposals for housing projects in the Downtown and Railroad Metropolitan Redevelopment Areas. MRA received two responses to RFP #01-2022, of which Rembe Urban Design & Development was a respondent, and which the ADC recommended that the MRA staff proceed with negotiations with REMBE Urban Design and Development on the proposed Downtown Project at First and Silver and to return to the ADC to present the negotiated development agreement.
- A mutually-agreed Development & Disposition Agreement was negotiated between the parties to meet the Downtown 2025 Metropolitan Redevelopment Plan by:
  - “Promoting high density housing within the Downtown Core” by adding 207 units at a high dwelling unit density; and,
  - “Enhancing the pedestrian character of the public realm (streets, sidewalks, plazas, etc.)” by developing a vacant lot, activating the street level with live-work units, and adding aesthetically pleasing streetscaping.

#### **B. Case #2022-21 The Downtowner Redevelopment Tax Abatement**

**Motion:** Based on the findings in the staff report, the ADC recommends to the City Council approval, in form, of the Redevelopment Tax Abatement with Rembe Properties/Alb. Downtowner, LLC, for the development of The Downtowner. Motion made by Commissioner Mondragon. Commissioner Baca seconded the motion. Motion carried 4-0.

#### **Findings:**

- MRA found the Project meets all requirements outlined in the Redevelopment Tax Abatement PILOT Program:
  - The Project removes blighted conditions and meets the goals of the Downtown 2025 Metropolitan Redevelopment Area Plan by adding more housing, renovating a blighted property, and contributing to a walkable and vibrant atmosphere in the Downtown core;
  - The Project meets the design criteria by creating an aesthetically pleasing project that provides variation in color, texture, and scale, and modulates the building elevation and façade;
  - The Applicant has demonstrated sufficient experience to reasonably complete the Project.

#### **7. Adjournment 2:39 p.m.**