



## ALBUQUERQUE DEVELOPMENT COMMISSION

### PRESENT

Terry Brunner, Chairman  
Mona Ghattas  
Fred Mondragon

### ABSENT

Theresa Carson

### Action Summary

Monday December 17, 2020 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/4462022230> or by calling the following number: 1 301 715 8592 and entering Meeting ID: **446 202 2230**

**1. Call to Order**

2:03 p.m.

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

None.

**3. Approval of Minutes for November 23, 2020 Meeting**

A motion was made to approve the November 23, 2020 Action Summary by Commissioner Mondragon, Commissioner Ghattas seconded the motion. Motion carried 3-0.

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

Mayor Timothy Keller made an appearance and thanked the Commissioners for serving on the board. Mayor Keller also thanked City staff for their hard work. Mayor Keller announced the appointment of Bill Miera to the ADC Commission.

**5. MRA Manager's Report**

Karen Iverson presented the 2021 ADC meeting calendar and asked the Commission to make a decision on which schedule they'd like to proceed with for 2021. Ms. Iverson gave an update on the EDO RFP respondents. Ms. Iverson state that a development agreement for one of the respondents would be present to the Commission for recommendation of approval. Ms. Iverson informed the Commission that MRA is still negotiating with Springer Square Sky Link, and that MRA has entered into an MOU with Innovate ABQ to develop a business plan prior to negotiating a development agreement. Ms. Iverson also stated that the RFP for the 1<sup>st</sup> and Silver vacant lot closed, and that one application was received. Ms. Iverson anticipates being able to bring a negotiated development agreement to the Commission in the first quarter in the new year for approval. Ms. Iverson provided an update on Rail Trail activities and stated that MRA will be going into a design and communication engagement process at the start of new year.

**6. New Agenda Items**

**1. Case #2020-12 Railyards Request for Expressions of Interest Selection**

Commissioner Mondragon made a motion based on the findings and staff report to proceed with negotiations with Spirit Station Collaborative. Commissioner Ghattas seconded the motion. Motion passed 3-0.

**Findings:**

1. As provided in the New Mexico State Metropolitan Redevelopment Code and the Metropolitan Redevelopment Agency Ordinance for the City of Albuquerque, the MRA issued a Request for Expressions of Interest #02-2020 on April 3, 2020, soliciting redevelopment proposals for the area identified as the Northern Entrance.
2. The MRA received three responsive (3) proposals in response to RFP #02-2020 including the Spirit Station Proposal.
3. The Spirit Station Proposal meets the goals of the Barelas Neighborhood Commercial Area Revitalization Plan (1993) by:
  - Eliminating slum, blight, decay and deterioration of the Barelas Commercial area and residential area; and
  - Stimulating private and public participation in the achievement of the goals for the Barelas commercial area.
4. The Spirit Station proposal meets the following goals of the Rail Yards Master Plan (2008):
  - Goal 6.2 - The Rail Yards will foster a vibrant set of on-site cultural events and facilities: The City and the Master Developer will promote opportunities for other cultural events and facilities that support the overall redevelopment goals and, in particular, help honor the value and history of the site, the community and the region.
  - Policy 5.4.4 – Employ a “Rehabilitation First” strategy in programming and design: Rehabilitation of existing structures uses the embodied energy within the structure and is strongly encouraged.
5. The Proposal received 597 points from the Selection Advisory Committee in the following categories: consistency with the RFEI goals, team experience, and financial structure.
6. The Proposal meet the Evaluation Criteria as follows:
  - Consistency with RFEI Goals: Spirit Station is a contemporary art installation that will tell the story of the Rail Yards in a creative and dynamic medium. The project will draw additional people to the site. The project is proposed by local entrepreneurs who are committed to hiring from the local neighborhood and working with neighborhood artists.
  - Experience: Michael Wieclaw and Zac Hulme are existing businesses owners in the downtown area. Additional team members include several accomplished artists with a variety of creative mediums.
  - Financial Structure: Proposal includes letters of interest from several partners totaling over \$100,000 in initial capital.

**2. Case #2020-13 Imperial Inn Development Agreement**

Commissioner Ghattas made a motion based on the findings and staff report to recommends to City Council approval in form of the development agreement with Imperial Palindrome LLC, for

## Pending Approval

renovation of the Imperial Inn. Commissioner Mondragon seconded the motion for Case #2020-13. Motion passed 3-0

### **Findings:**

1. As provided in the New Mexico State Metropolitan Redevelopment Code and the Metropolitan Redevelopment Agency Ordinance for the City of Albuquerque, the MRA issued a Request for Proposals #01-2020 on March 5th, 2020, soliciting redevelopment proposals for the area identified as the East Downtown Redevelopment Area.
2. The MRA received a proposal response to RFP #02-2020 which was reviewed by a Selection Advisory Committee, and a recommendation was made to the ADC on October 15th, 2020 to proceed to negotiation of a Development Agreement.
3. The ADC approved the selection advisory committee's recommendation and authorized negotiation of the development agreement.
4. A mutually-agreed Development Agreement was negotiated between the parties that meets the East Downtown/Huning Highland/South Martineztown Metropolitan Redevelopment Plan by:
  - Renovating and repurposing the Imperial Inn Motel, transforming a blighted property into a vibrant hub that includes new spaces for commerce, hospitality, and residential living; and
  - Leveraging public funding to drive private development of a project that will eliminate blighted Central Ave. frontage.

### **3. Case #2020-14 SW Pattern Works (LEDA Loan)**

Commissioner Mondragon made a motion based on the staff analysis and findings to approve Case#2020-14 SW Pattern Works (LEDA Loan). Commissioner Ghattas seconded the motion. Motion passed 3-0

### **Findings:**

1. LEDA 20-8 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. SWP's established tester of precision aerospace components has lasting growth potential; and
3. The City is willing to act as fiscal agent for the State's 0%-interest loan program for SWP; and
4. LEDA 20-8 would make positive, substantive contributions to the local economy and community by retaining eight jobs and adding two for a total of 10 jobs; and
5. Subject to the development of acceptable security documents, LEDA 20-8 would comply with the adopted City plans and policies, and meet community economic development priorities and objectives, including payback of the full loan amount within two years; and
6. Subject to the development of acceptable security documents, LEDA 20-8 would adequately meet the evaluation criteria established by the City for Local Economic Development Act projects.

7. **Adjourn to January 14, 2020  
3:13 p.m.**