



ALBUQUERQUE DEVELOPMENT COMMISSION

PRESENT

Terry Brunner, Chairman
Theresa Carson
Mona Ghattas
Bill Miera

ABSENT

Fred Mondragon

Action Summary

Thursday June 17, 2021 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

2:02 p.m.

2. Changes and/or Additions to the Agenda

None.

3. Approval of Minutes for May 13th, 2021 Meeting

A motion was made to approve the May 13th, 2021 Action Summary by Commissioner Carson. Commissioner Ghattas seconded the motion. Motion carried 4-0.

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

None.

5. MRA Manager's Report

Ms. Iverson announced a public meeting for the Rail Trail on 6/22/21 from 5 pm to 7 pm. Public meeting to be held at the ABQ Railyards. Ms. Iverson also announced that MRA may pursue a grant for a bridge connection from Broadway to the rail yards. MRA will be meeting with the community regarding the grant.

6. Old Agenda Items

1. Case #2021-4B Springer Square Link Development Agreement (Deferred from April 8, 2021)

Motion: Recommended Motion: Based on the findings in the staff report, the ADC recommends to City Council approval, in form, of the Development Agreement with Zydeco 66 LLC, for the development of the Springer Square Sky Link and Plaza. Motion made by Commissioner Ghattas Commissioner Miera seconded the motion. Motion carried 4-0

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. A mutually-agreed Development Agreement was negotiated between the parties that meets the Downtown 2025 Metropolitan Redevelopment Plan by:
 - a. Catalyzing real property redevelopment strategies that remove barriers to private investment; provide public investment in infrastructure projects; make improvements to public rights-of-way; and create public-private partnerships for anchor projects;
 - b. Contributing to elimination and/or prevention of slum or of blight through redevelopment of the existing surface parking at the Site and reduction of vandalism within surface parking tracts; and
 - c. Providing access to a secured parking structure with security and a proposed City funded and operated 24-hour closed-circuit television system provides security to existing and new tenants that connect with the Rail Trail Multimodal Corridor.

7. New Agenda Items

1. Case # 2021-9 Nuevo Atrisco Commercial Corner & Plaza Development Agreement

Motion: Based on the findings in the staff report, the ADC recommends to City Council approval, in form, of the Development Agreement with Maestas Development Group, for the development of the retail land and the Public Plaza. Motion made by Commissioner Ghattas Commissioner Carson seconded the motion. Motion carried 4-0

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 #03-2017 on March 28, 2017, soliciting development proposals for vacant Central & Unser property.
2. The MRA received one proposal response to RFP #03-2017 which was reviewed by a Selection Advisory Committee, and a recommendation was made by the ADC on November 2nd 2017 to proceed to negotiation of a Development Agreement.
3. A mutually-agreed Development Agreement was negotiated between the parties that meets the West Central Metropolitan Redevelopment Plan by:
 - a. Increasing job opportunities in the MR Area;
 - b. Contributing to the area's economic growth and attractiveness to private investment;
 - c. Improving the overall physical appearance of the MR Area;
 - d. Supporting a transit-oriented development;
 - e. Contributing to elimination and/or prevention of slum or of blight through development of a vacant lot situated at a prominent intersection; and
 - f. Achieving a more sustainable mix of land uses.

8. Adjourn to July 15, 2021 2:38 p.m.