



City of Albuquerque
Metropolitan Redevelopment Agency

Timothy M. Keller, Mayor

Terry Brunner, MRA Director

ALBUQUERQUE DEVELOPMENT COMMISSION

PRESENT

Mona Ghattas, Chair
Lisa McCulloch
Maria Griego-Raby

ABSENT

Len Romano, Vice-Chair

LOCATION: Meetings are held in-person in the Basement Hearing Room of Plaza Del Sol

ZOOM WEBINAR LINK AND LOGIN INFORMATION:

Join from PC, Mac, iPad, or Android: <https://cabq.zoom.us/j/86182660776>

Webinar ID: 861 8266 0776

Phone one-tap:

+17193594580,,81568845031# US

+12532050468,,81568845031# US

MINUTES

THURSDAY, JANUARY 22, 2026
2:00 P.M.

I. Call to order

- A. The Albuquerque Development Commission Meeting of January 22, 2026, was called to order by Chair Ghattas at 2:01 P.M.

II. Review and approval of agenda for Thursday, January 22, 2026

- A. Chair Ghattas asked for a motion to approve the agenda from Thursday, January 22, 2026. Commissioner Griego-Raby moved to approve the agenda. Commissioner McCulloch seconded. The motion carried unanimously (3-0).

III. Review and approval of minutes from Thursday, December 18, 2025

- A. Chair Ghattas asked for a motion to approve the minutes from Thursday, December 18, 2025. Commissioner McCulloch moved to approve the minutes. Commissioner Griego-Raby seconded the motion. The motion carried unanimously (3-0).

IV. Announcements / General Public Comment (for items not on the agenda)

- A. None.

V. Case #2026-1 Amendment to Redevelopment Tax Abatement for Approval for project in the Sycamore MR Area, located at 1400 Central Ave SE

Motion: Based on the findings in this report, I motion to approve the amended project plan for the Redevelopment Tax Abatement for the residential conversion of the Sycamore Plaza building to create approximately 28 residential units, located 1400 Central Ave SE in the Sycamore Metropolitan Redevelopment Area, and subject to the findings and conditions of the original approval for MRA Case #: 2025-8. Motion made by commissioner McCulloch. Commissioner Griego Raby seconded. The motion carried unanimously (3-0).

Findings:

1. The proposed activities under the Project aid in the elimination or prevention of slum or blight.
2. The Project is consistent with the Albuquerque/Bernalillo County Comprehensive.
3. Plan and the Sycamore Metropolitan Redevelopment Area Plan, and meets the threshold and application criteria of the Redevelopment Tax Abatement program.
4. The Project affords maximum opportunity consistent with the needs of the community for the rehabilitation or redevelopment of the area by private enterprise or persons, and the objectives of the Project justify the proposed activities as public purposes and needs.
5. The Project advances the goals of the Sycamore Metropolitan Redevelopment Area.
6. Plan by improving the mixed-use and pedestrian character of the neighborhood, contributing to increased residential and economic activity and safety in the area.

Conditions of Approval:

1. Prior to the start of construction, the applicant shall submit the final approved building permit plans to MRA staff for review for consistency with the Community Benefit Matrix.
2. The Applicant, at their own expense, shall collocate a promotional banner designed by MRA at the property line construction fencing, visible from the public right of way during the entire construction of the Project.
3. The Applicant shall after the final Certificate of Occupancy and prior to the signing of the Lease effectuating the Redevelopment Tax Abatement, request the presence of MRA staff and other City representatives at the discretion of MRA at a ribbon-cutting ceremony to mark the opening of the Project.
4. The Lease Documents required to execute the Redevelopment Tax Abatement shall not be executed until construction of the Project is complete, as exemplified by a final Certificate of Occupancy, or prior at the sole discretion of the City, and the Lease term shall not exceed seven years. The Lease must be entered into and effective within three years of the date of City Council Approval, or the Project approval will be void.

VI. Old Business

- A. None

VII. New Business

- A. MRA Director, Terry Brunner, provided an update on ongoing projects and initiatives.

VIII. Adjournment.

- A. There being no further business before the Commission, Chair Ghattas asked for a motion to adjourn. Commissioner Griego-Raby moved to adjourn. Commissioner McCulloch seconded. The motion carried with three (3) in favor, zero (0) opposed. Meeting adjourned at 2:22 P.M.