



City of Albuquerque
Metropolitan Redevelopment Agency

Timothy M. Keller, Mayor

Terry Brunner, MRA Director

ALBUQUERQUE DEVELOPMENT COMMISSION

PRESENT

Len Romano, Vice-Chair
Lisa McCulloch
Maria Griego-Raby
Bill Miera

ABSENT

Mona Ghattas, Chair

ZOOM LINK AND LOGIN INFORMATION:

<https://cabq.zoom.us/j/81051849343>

Meeting ID: 810 5184 9343

Passcode: ADC2025

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+13462487799,,87941805305# US (Houston)

MINUTES

THURSDAY, OCTOBER 16, 2025

2:00 P.M.

I. Call to order

- A. The Albuquerque Development Commission Meeting of October 16, 2025, was called to order by Vice-Chair Romano at 2:02 P.M.

II. Review and approval of agenda for Thursday, October 16, 2025

- A. Vice-Chair Romano asked for a motion to approve the agenda from Thursday, October 16, 2025. Commissioner Miera moved to approve the agenda. Commissioner Griego-Raby seconded. The motion carried unanimously (4-0).

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

- A. Vice-Chair Romano asked for a motion to approve the minutes from Thursday, September 18, 2025. Commissioner Griego-Raby moved to approve the minutes. Commissioner McCulloch seconded the motion. The motion carried unanimously (4-0).

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

- A. None.

V. Case #2025-19 Redevelopment Tax Abatement for a 24-unit residential development project in the North Corridor MR Area, located at 4th St. and La Plata Rd. NW

Motion: Based on the findings and conditions in the staff report, the ADC recommends approval of the Redevelopment Tax Abatement to City Council for the new multifamily development of approximately 24 residential units, located at the northeast corner of 4th Street NW and La Plata Road NW in the North Corridor Metropolitan Redevelopment Area, to be developed by 4th & La Plata LLC. Motion made by Commissioner Miera. Commissioner McCulloch seconded the motion. Motion carried unanimously (4-0).

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 Comprehensive Plan for the City as a whole and the Sycamore Metropolitan Redevelopment Area Plan, and meets the threshold and application criteria of the Redevelopment Tax Abatement program.
3. 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.
4. The Project advances the goals of the North Corridor Metropolitan Redevelopment Area Plan by creating a mixed-use development, contributing to increased 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. The Lease must be entered into and effective within three (3) years of the date of City Council Approval, or the Project approval will be void, and the Lease term shall not exceed seven (7) years.

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, Vice-Chair Romano asked for a motion to adjourn. Commissioner McCulloch moved to adjourn. Commissioner Miera seconded. The motion carried with five (4) in favor, zero (0) opposed. Meeting adjourned at 2:41 P.M.