



City of Albuquerque
Metropolitan Redevelopment Agency

Timothy M. Keller, Mayor

Terry Brunner, MRA Director

ALBUQUERQUE DEVELOPMENT COMMISSION

PRESENT

Mona Ghattas, Chair
Len Romano, Vice-Chair
Lisa McCulloch
Maria Griego-Raby

ABSENT

ZOOM LINK AND LOGIN INFORMATION:

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

Meeting ID: 810 5184 9343

Passcode: ADC2025

+12532158782,,87941805305# US (Tacoma)

+13462487799,,87941805305# US (Houston)

MINUTES

THURSDAY, DECEMBER 18, 2025

2:00 P.M.

I. Call to order

- A. The Albuquerque Development Commission Meeting of December 18, 2025, was called to order by Chair Ghattas at 2:03 P.M.

II. Review and approval of agenda for Thursday, December 18, 2025

- A. Chair Ghattas asked for a motion to approve the agenda from Thursday, December 18, 2025. Commissioner McCulloch moved to approve the agenda. Commissioner Romano seconded. The motion carried unanimously (4-0).

III. Review and approval of minutes from Thursday, November 20, 2025

- A. Chair Ghattas asked for a motion to approve the minutes from Thursday, November 20, 2025. Commissioner Romano moved to approve the minutes. Commissioner Griego-Raby seconded the motion. The motion carried unanimously (4-0).

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

- A. None.

V. Determination of Commission Meeting Format for Calendar Year 2026

Motion: I move to approve the meeting format for the Albuquerque Development Commission for calendar year 2026 as in-person meetings held in the Basement Hearing Room at Plaza del

Sol, unless otherwise posted, in accordance with applicable open meetings requirements. Motion made by Commissioner McCulloch. Seconded by Commissioner Romano. Motion carried unanimously.

VI. Approval of Amendments to the Albuquerque Development Commission By-Laws, Rules of Procedure and Code of Conduct

Motion: I move to approve the proposed amendments to the Albuquerque Development Commission By-Laws, Rules of Procedure and Code of Conduct, as presented in redlined form, to align with the approved meeting format for calendar year 2026. Motion made by Commissioner Romano. Seconded by Commissioner Griego-Raby. Motion carried unanimously.

VII. Approval of 2026 Meeting Schedule

Motion: I move to approve the proposed 2026 Albuquerque Development Commission meeting schedule, consistent with the approved meeting format and in compliance with the Open Meetings Act. Motion made by Commissioner McCulloch. Seconded by Commissioner Romano. Motion carried unanimously.

VIII. Elections

- A. **Nomination and election of ADC Chairperson:** Commissioner Romano nominated Mona Ghattas for the position of Chairperson. Commissioner Griego-Raby seconded the nomination. No further nominations were made. Nomination passed unanimously.
- B. **Nomination and election of ADC Vice-Chairperson:** Commissioner Griego-Raby nominated Len Romano for the position of Vice-Chairperson. Chair Ghattas seconded. No further nominations were made. Nomination passed unanimously.

IX. Case #2025-21 Development and Disposition Agreement with PIRU Group LLC

Motion: Based on the findings in this report, I motion to approve the Development and Disposition Agreement with PIRU Group LLC for the redevelopment of four lots with the uses herein described. Motion made by Commissioner Romano. Seconded by Commissioner McCulloch. Motion carried unanimously.

Findings:

1. As provided in the New Mexico State Metropolitan Redevelopment Code and the Metropolitan Redevelopment Agency Ordinance for the City of Albuquerque, MRA issued a Request for Proposal #03-2025 for the redevelopment and disposal of land located at 400 Mesilla St. SE, 404 Mesilla St., SE (Near Heights MRA), 1016 3rd Ave. SW (Downtown MRA), and Yucca/Old Coors SW (West Central MRA).
2. On September 18, 2025, The Albuquerque Development Commission recommended award to PIRU Group LLC of the RFP #03-2025 based on their response and qualifications.
3. The City and PIRU negotiated the proposed Development and Disposition Agreement, which is mutually agreeable.

X. Case #2025-22 Second Amendment to Development and Disposition Agreement for 101 Silver Ave., SW and Reassignment to Sol Housing LLC

Motion: Based on the findings in this staff report, I motion to approve the Amended Development and Disposition Agreement for the redevelopment of 101 Silver Ave., SW by Sol Housing LLC for the Sendero project. Motion made by Commissioner Romano. Seconded by Commissioner McCulloch. Motion carried unanimously.

Findings:

1. As provided in the New Mexico State Metropolitan Redevelopment Code and the Metropolitan Redevelopment Agency Ordinance for the City of Albuquerque, MRA issued a Request for Proposal #03-2020 for the redevelopment and disposal of land located at 101 Silver Ave., SW. The RFP was awarded to Rembe Design + Development for the “Downtownner” project.
2. As provided in the New Mexico State Metropolitan Redevelopment Code and the Metropolitan Redevelopment Agency Ordinance for the City of Albuquerque, MRA issued a Request for Proposal #01-2021 for funding to facilitate housing development in the Downtown MR Area. The RFP was awarded to Rembe Design + Development for the “Downtownner” project.
3. In 2023, a DDA was executed that provided for minor amendments and/or reassignment, if approved by Developer and City (MRA).
4. In 2024, the DDA was reassigned to Sol Housing LLC due to increased feasibility and capacity with a different developer.
5. The proposed amendments are considered minor in that they do not substantially alter or materially adversely impact the City’s rights of obligations pursuant to the DDA.
6. The gap financing encumbered for the project has not changed.

XI. Old Business**XII. New Business**

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

XIII. Adjournment.

- A. There being no further business before the Commission, Chair Ghattas asked for a motion to adjourn. Commissioner Romano moved to adjourn. Commissioner McCulloch seconded. The motion carried with four (4) in favor, zero (0) opposed. Meeting adjourned at 3:03 P.M.