



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

ABSENT

Mona Ghattas, Chair
Michael Puelle

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, FEBRUARY 19, 2026
2:00 P.M.

- I. Call to order**
- A. The Albuquerque Development Commission Meeting of February 19, 2026, was called to order by Vice-Chair Romano at 2:03 P.M.
- II. Review and approval of agenda for Thursday, February 19, 2026**
- A. Vice-Chair Romano asked for a motion to approve the agenda from Thursday, February 19, 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, January 22, 2026**
- A. Vice-Chair Romano asked for a motion to approve the minutes from Thursday, January 22, 2026. 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 #2026-2 Near Heights MR Area Boundary Amendment

Motion: Based on the findings in the staff report, I motion to approve the designation of the subject area as blighted and inclusion of the area, consisting of approximately 67 lots (36 acres), in the adjacent Near Heights Metropolitan Redevelopment Area and Plan, in accordance with Metropolitan Redevelopment Code Chapter 3, Article 60A, NMSA 1978. Motion made by Commissioner Griego-Raby. Commissioner McCulloch seconded. The motion carried unanimously (3-0).

Findings:

1. This request is to designate approximately 67 lots (36 acres), generally located on the east and west sides of San Pedro Dr. between Lomas Blvd. and Cagua Pl., as blighted, and for inclusion of the lots in the Near Heights Metropolitan Redevelopment (MR) Area and Plan, in accordance with Metropolitan Redevelopment Code Chapter 3, Article 60A, NMSA 1978.
2. The Near Heights Metropolitan Redevelopment Area was designated by City Council in July 1998 (R-111) and the Plan was approved in October 2000 (R-90).
3. The subject properties meet the definition of a “blighted area” per § 3-60A-4, NMSA 1978, as demonstrated by analysis and images presented in the Designation Report.
4. Blighted conditions are evident in the area, including aging building stock, vacant and underutilized lots, fragmented and inefficient lot layouts, inadequate pedestrian infrastructure, sidewalk disintegration caused by auto-oriented access points, and broken pavement.
5. The subject properties are appropriate for inclusion in the Near Heights Metropolitan Redevelopment Area and Plan because they are similar in size and development condition to other properties in the Area.
6. Due to the blighted conditions present, the rehabilitation, conservation, clearance of slum conditions, redevelopment, or a combination thereof, is in the interest of public health, safety, morals, and welfare of city residents.
7. Inclusion of the subject properties in the Near Heights Metropolitan Redevelopment Area furthers City of Albuquerque Comprehensive Plan goals related to Land Use.
8. Inclusion of the subject properties in the Near Heights Metropolitan Redevelopment Area furthers the policies of the Plan by creating opportunities for eliminating blighted conditions.
9. The request does not constitute a substantial change to the approved Near Heights Metropolitan Redevelopment Area Plan. The scope and policies of the Plan remain intact with the inclusion of the subject properties.

VI. Case #2026-3 Mantis Space LEDA

Motion: Based on the findings in the staff report, I motion to approve an Ordinance for Mantis Space Inc. Pursuant to the Local Economic Development Act (LEDA). Motion made by Commissioner McCulloch. Commissioner Griego-Raby seconded. The motion carried unanimously (3-0).

Findings:

1. LEDA 26-3 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. LEDA 26-3 would make positive substantive contributions to the local economy and community by creating 186 new economic base jobs; and
3. Subject to the development of acceptable Security documents, LEDA 26-3 would comply with the adopted City plans and policies, and meet community economic development priorities and objectives, including remaining in operation for ten years; and
4. LEDA 26-3 adequately meets the evaluation criteria established by the City for Local

Economic Development Act projects, including the requirement that the City recoup the value of its investment within ten years.

VII. Case #2026-4 Encuentro Capital Development Agreement

Motion: Based on the findings in the staff report, I motion to make a recommendation to the Albuquerque City Council to approve the Encuentro Capital Development Agreement. Motion made by Commissioner Griego-Raby. Commissioner McCulloch seconded. The motion carried unanimously (3-0).

Findings:

1. This proposal is to pilot a new Capital Outlay Development Support program, which will allow eligible entities to enter into a 10-year agreement with the MRA to facilitate quicker deployment of capital outlay funds in service of community development.
2. The proposed development aims to eliminate or prevent slum and blight conditions by developing a currently vacant lot and aligning with the Barelmas MRA Plan objectives, which focus on enhancing commercial development and redevelopment efforts in the community.
3. The proposed project will help an established nonprofit to create new job opportunities, respond to a growing need for home health care, and expand economic opportunities for immigrants.
4. Further, the initiative will expand community services and improve access to essential resources, thereby fostering a more inclusive and supportive environment for residents.

VIII. Old Business

- A. None

IX. New Business

- A. MRA Deputy Director, Jennifer Jackson, provided an update on ongoing projects and initiatives.

X. Adjournment.

- A. There being no further business before the Commission, Vice-Chair Romano 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 3:30 P.M.