



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
Maria Griego-Raby (joined at 2:03pm)
Bill Miera

ABSENT

Lisa McCulloch

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, SEPTEMBER 18, 2025
2:00 P.M.

- I. Call to order**
- A. The Albuquerque Development Commission Meeting of September 18, 2025, was called to order by Chair Ghattas at 2:01 P.M.
- II. Review and approval of agenda for Thursday, September 18, 2025**
- A. Chair Ghattas asked for a motion to approve the agenda from Thursday, September 18, 2025. Commissioner Miera moved to approve the agenda. Commissioner Romano seconded. The motion carried unanimously (3-0).
- III. Review and approval of minutes from Thursday, August 21, 2025**
- A. Chair Ghattas asked for a motion to approve the minutes from Thursday, August 21, 2025. Commissioner Romano moved to approve the minutes. Commissioner Miera seconded the motion. The motion carried unanimously (4-0).
- IV. Announcements / General Public Comment (for items not on the agenda)**
- A. None.
- V. Case #2025-16 Recommendation of Award for RFP 02-2025 (Land Disposal at 1100 San Mateo Blvd., SE)**

Motion: Based on the findings and conditions in the staff report, the ADC recommends MRA to

move forward with development negotiations of Cosecha by SOL Housing as the awardee of RFP 02-2025. Motion made by Commissioner Romano. Commissioner Miera seconded the motion. Motion carried unanimously (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, MRA issued a Request for Proposal (RFP02-2025) from April 8, 2025 to June 25, 2025.
2. Legal notice was published in the Albuquerque Journal on June 7, 2025 and June 14, 2025 (once each week for two consecutive weeks).
3. The Metropolitan Redevelopment Agency received five responsive proposals, a four-person Review Committee, which was approved by the CAO, reviewed all of the responses and determined that one was most responsive to the selection criteria.
4. The Review Committee and MRA staff recommend moving forward with development agreement negotiations with Sol Housing for “Cosecha”.

Conditions.

1. Pending flood mitigation planning and securing LIHTC funding, the City and Developer aim to complete negotiation of the development agreement within six months. However, the applicant will not be required to request development agreement negotiations if the reason for the delay is beyond their control. In which case, the Developer may request a six-month extension. Once the development agreement has been negotiated, it will be presented to the ADC for review/approval.

VI. Case #2025-17 Recommendation of Award for RFP03-2025 (Small Properties Disposal)

Motion: Based on the findings and conditions in the staff report, the ADC recommends MRA to move forward with development negotiations of Piru Group, LLC as the awardee of RFP 03-2025. Motion made by Commissioner Romano. Commissioner Ghattas seconded the motion. Motion carried unanimously (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, MRA issued a Request for Proposal (RFP03-2025) on June 11, 2025, soliciting redevelopment proposals for four lots due on July 23, 2025.
2. Legal notice was published in the Albuquerque Journal on June 21st and 28th of 2025.
3. MRA received one responsive proposal, from Piru Group, which included all four properties. The proposal was deemed complete by MRA staff.
4. MRA staff, after reviewing the proposal recommended moving forward with development agreement negotiations.

Conditions:

1. No later than 6 months from the date of ADC approval, the applicant shall complete the negotiation of the terms of the development agreement with MRA and return to the ADC for approval of the final development agreement.

2. A Development Agreement that outlines the project scope, timeline, and deliverables will be negotiated and signed prior to the transfer of property and groundbreaking.
3. Prior to approval of the Development Agreement by City Council, the developer must provide the following:
 - a. Evidence of complete project funding, including approval of any and all loans and/or other grant funding; and
 - b. Provision of final building designs.

VII. Case #2025-18 Repeal of St. Joseph Hospital Metropolitan Redevelopment Area and Plan

Recommended Motion: Based on the findings in the staff report, the ADC recommends to City Council repeal of the St. Joseph Hospital Metropolitan Redevelopment Area and Plan (R-149-1979) and recommends amendment of the City's Code of Resolutions, Section 1-12-4, to reflect the repeal. Motion made by Commissioner Miera. Commissioner Griego-Raby seconded the motion. Motion carried unanimously (4-0).

VIII. Old Business

- A. None

IX. New Business

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

X. Adjournment.

- A. There being no further business before the Commission, Chair Ghattas asked for a motion to adjourn. Commissioner Miera moved to adjourn. Commissioner Romano seconded. The motion carried with five (4) in favor, zero (0) opposed. Meeting adjourned at 3:31 P.M.