

# CITY of ALBUQUERQUE

## TWENTY SIXTH COUNCIL

COUNCIL BILL NO. O-24-44 ENACTMENT NO. O-2024-031

SPONSORED BY: Louie Sanchez and Klarissa J. Peña, by request

### ORDINANCE

1  
2 **APPROVING A PROJECT INVOLVING MESA FILM STUDIOS, LLC PURSUANT TO**  
3 **THE LOCAL ECONOMIC DEVELOPMENT ACT AND CITY ORDINANCE F/S O-04-**  
4 **10, THE CITY'S IMPLEMENTING LEGISLATION FOR THAT ACT, TO SUPPORT**  
5 **THE ACQUISITION, CONSTRUCTION AND IMPROVEMENT OF SOUND STAGE**  
6 **STUDIOS AND RELATED SUPPORT FACILITIES IN ALBUQUERQUE, NEW**  
7 **MEXICO TO SUPPORT OPERATIONS AND PRODUCTIONS OF MESA FILM**  
8 **STUDIOS, LLC; AUTHORIZING THE EXECUTION OF A PROJECT PARTICIPATION**  
9 **AGREEMENT AND OTHER DOCUMENTS IN CONNECTION WITH THE PROJECT;**  
10 **MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO THE**  
11 **PROJECT INCLUDING THE APPROPRIATION OF FUNDS; RATIFYING CERTAIN**  
12 **ACTIONS TAKEN PREVIOUSLY; AND REPEALING ALL ACTIONS INCONSISTENT**  
13 **WITH THIS ORDINANCE.**

14 WHEREAS, the City of Albuquerque (the "City") is a legally and regularly  
15 created, established, organized, and existing municipal corporation of the State of New  
16 Mexico (the "State"); and

17 WHEREAS, pursuant to Sections 5-10-1 through 5-10-13 NMSA 1978, as  
18 amended (the "Act"), the City is authorized to provide economic development  
19 assistance to eligible entities for certain projects located within the corporate limits of  
20 the municipality; and

21 WHEREAS, pursuant to the Act, the City has adopted Ordinance No. F/S 04-10  
22 (the "LEDA Ordinance"), approving an economic development plan for the City and  
23 authorizing the City to assist economic development projects in any legally permissible  
24 manner, subject to the terms of the LEDA Ordinance; and

1           WHEREAS, pursuant to the LEDA Ordinance, Mesa Film Studios, LLC (the  
2 "Company"), has submitted to the Council and the Albuquerque Development  
3 Commission (the "Commission") an application (the "Application") requesting certain  
4 economic development assistance for the acquisition, construction and improvement of  
5 sound stage studios and related support facilities in Albuquerque to support operations  
6 and productions of the Company, which will include the Company's obligation for  
7 \$800,000,000 in production spend on or before December 31, 2033 (the "Project"); and

8           WHEREAS, the City will administer and disburse to the Company funds totaling  
9 up to \$7,000,000, of which \$6,000,000 is to be received by the City from the State  
10 Economic Development Department and \$1,000,000 are to be City funds; and

11           WHEREAS, the Act and the LEDA Ordinance require that the City and the  
12 Company enter into a project participation agreement meeting the requirements of the  
13 Act and the LEDA Ordinance; and

14           WHEREAS, City staff has worked with the Company to prepare, and has  
15 negotiated the terms of, a project participation agreement (the "Agreement") and related  
16 documents that will govern the relationship between the City and the Company with  
17 respect to the Project; and

18           WHEREAS, the form of the proposed Agreement has been filed with the City  
19 Clerk and presented to the Council; and

20           WHEREAS, the proposed Agreement contains the provisions required by the Act  
21 and the LEDA Ordinance and, among other things, provides that the Company will grant  
22 to the City a security instrument to secure the Company's obligations under the  
23 Agreement; and

24           WHEREAS, the City has obtained a cost-benefit analysis with respect to the  
25 Project on the basis of information provided to the City by the Company, which cost-  
26 benefit analysis shows that the City will recoup the value of its contribution within ten  
27 (10) years; and

28           WHEREAS, the Application, together with the cost-benefit analysis,  
29 demonstrates the benefits that will accrue to the community as a result of the donation  
30 of public resources and demonstrates that the Company, by completing the Project, will  
31 be making a substantive contribution to the community, as required by the LEDA  
32 Ordinance; and

1 WHEREAS, the Commission has considered the Project and the proposed  
2 Agreement and has recommended that the Council approve the Company's proposal;  
3 and

4 WHEREAS, the total amount of public money expended and the value of credit  
5 pledged in each fiscal year in which money is expended by the City for the Project (and  
6 any other approved projects) pursuant to the Act does not and will not exceed ten  
7 percent of the general fund expenditures of the City in such fiscal year; and

8 WHEREAS, the City anticipates that the State will transfer to it, for subsequent  
9 transfer to or on behalf of the Company pursuant to an intergovernmental agreement  
10 between the City and the State, certain funds of the State that are available for the  
11 Project; and

12 WHEREAS, after having considered the Application and the Agreement, the  
13 Council has concluded that the economic and other benefits of the Project to the City  
14 will be substantial, that it is desirable and necessary at this time to authorize the City to  
15 enter into the Agreement, and that the City's provision of the assistance contemplated  
16 by the Agreement will constitute a valid public purpose under the Act; and

17 WHEREAS, there has been published in The Albuquerque Journal, a newspaper  
18 of general circulation in the City, public notice of the Council's intention to adopt this  
19 Ordinance, which notice was published at least fourteen (14) days prior to hearing and  
20 final action on this Ordinance.

21 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
22 ALBUQUERQUE:

23 Section 1. RATIFICATION. All actions not inconsistent with the provisions of this  
24 Ordinance previously taken by the Council and the officials of the City directed toward  
25 the provision of economic development assistance in connection with the Project be  
26 approved and the same hereby are ratified, approved and confirmed.

27 Section 2. GOALS AND OBJECTIVES. The goals and objectives of the Project  
28 are, as set forth in the Agreement, to create and support an economic development  
29 project that fosters, promotes and enhances local economic development efforts and  
30 that provides job growth and career opportunities for Albuquerque-area residents and  
31 otherwise makes a substantive contribution to the community.

32 Section 3. THE PROJECT. The Project will consist of the acquisition,  
33 construction and improvement of sound stage studios and related support facilities in

1 Albuquerque to support operations and productions of the Company, which will include  
2 the Company's obligation for \$800,000,000 in production spend on or before December  
3 31, 2033, and the Company's commitment to operate the facility within the City for a  
4 minimum of ten years.

5 Section 4. FINDINGS. The Council hereby declares that it has considered all  
6 relevant information presented to it relating to the Project and the Agreement and  
7 hereby finds and determines that the provision of economic development assistance for  
8 the Project is necessary and advisable and in the interest of the public and will promote  
9 the public health, safety, morals, convenience, economy, and welfare of the City and its  
10 residents.

11 Section 5. AUTHORIZATION AND APPROVAL OF THE PROJECT AND THE  
12 AGREEMENT; APPROPRIATION OF FUNDS. The City hereby approves the Project  
13 and the Agreement, which provides, among other things, that the City will administer  
14 and disburse to the Company funds totaling up to \$7,000,000, of which \$6,000,000 is to  
15 be received by the City from the State Economic Development Department and  
16 \$1,000,000 are to be City funds, in exchange for which the Company will complete the  
17 Project as specified in the Agreement. There is hereby appropriated for the Project up to  
18 \$6,000,000 of funds received from the State Economic Development Department and  
19 up to \$1,000,000 of City funds.

20 Section 6. AUTHORIZATION OF OFFICERS; APPROVAL OF DOCUMENTS.

21 (A) The form, terms, and provisions of the Agreement in the form  
22 presented to the Council with this Ordinance are in all respects approved, authorized,  
23 and confirmed, and the City is authorized to enter into the Agreement in substantially  
24 the form thereof, with only such changes as are not inconsistent with this Ordinance or  
25 such other changes as may be approved by supplemental resolution of the Council.

26 (B) The Council authorizes the Mayor or the Chief Administrative Officer  
27 of the City to execute and deliver the Agreement in the name and on behalf of the City,  
28 with only such changes therein as are not inconsistent with this Ordinance or such  
29 changes as may be approved by supplemental resolution of the Council.

30 (C) The Mayor, Chief Administrative Officer, Chief Financial Officer, City  
31 Treasurer, and City Clerk are further authorized to execute, authenticate and deliver  
32 such certifications, instruments, documents, letters and other agreements, including an  
33 intergovernmental agreement with the State Economic Development Department, and

1 any appropriate security agreements, and to do such other acts and things, either prior  
2 to or after the date of delivery of the executed Agreement, as are necessary or  
3 appropriate to consummate the transactions contemplated by the Agreement.

4 (D) City officials shall take such action as is necessary in conformity with  
5 the Act, the LEDA Ordinance and this Ordinance to effectuate the provisions of the  
6 Agreement and carry out the transactions as contemplated by this Ordinance and the  
7 Agreement, including, without limitation, the execution and delivery of any documents  
8 deemed necessary or appropriate in connection therewith.

9 Section 7. SEVERABILITY. If any section, paragraph, clause or provision of this  
10 Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or  
11 unenforceability of that section, paragraph, clause, or provision shall not affect any of  
12 the remaining provisions of this Ordinance.

13 Section 8. REPEALER. All bylaws, ordinances, resolutions, and orders, or parts  
14 thereof, inconsistent with this Ordinance are repealed by this Ordinance but only to the  
15 extent of that inconsistency. This repealer shall not be construed to revive any bylaw,  
16 ordinance, resolution, or order, or part thereof, previously repealed.

17 Section 9. RECORDING; AUTHENTICATION; PUBLICATION; EFFECTIVE  
18 DATE. This Ordinance, immediately upon its final passage and approval, shall be  
19 recorded in the ordinance book of the City, kept for that purpose, and shall be there  
20 authenticated by the signature of the Mayor and the presiding officer of the City Council,  
21 and by the signature of the City Clerk or any Deputy City Clerk, and notice of adoption  
22 thereof shall be published once in a newspaper that maintains an office in, and is of  
23 general circulation in the City, and shall be in full force and effect five (5) days following  
24 such publication.

1 PASSED AND ADOPTED THIS 16<sup>th</sup> DAY OF September, 2024  
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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Dan Lewis, President  
City Council

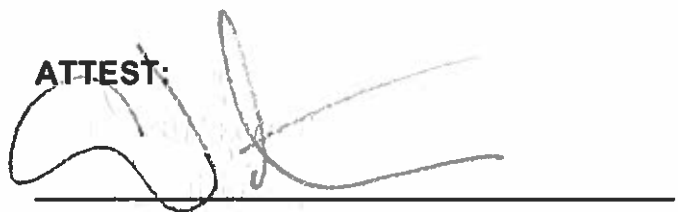
APPROVED THIS 26 DAY OF September, 2024

**Bill No. O-24-44**



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Timothy M. Keller, Mayor  
City of Albuquerque

ATTEST:



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Ethan Watson, City Clerk

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