



## ALBUQUERQUE DEVELOPMENT COMMISSION

### PRESENT

Mona Ghattas  
Fred Mondragon  
Bill Miera

### ABSENT

### Action Summary

Friday, September 23, 2022 2:00 P.M.

Due to COVID-19 this meeting is a Public Zoom Video Conference

Members of the public may attend via the web at this address: <https://cabq.zoom.us/j/81029387768>  
or by calling the following number: 1 301 715 8592 and entering Meeting ID: 810 2938 7768

#### 1. Call to Order

2:01 p.m.

#### 2. Changes and/or Additions to the Agenda

#### 3. Approval of Minutes for August 26, 2022 Meeting

A motion was made to approve the August 26, 2022 Action Summary by Commissioner Mondragon. Commissioner Miera seconded the motion. Motion carried 3-0.

#### 4. Announcements / General Public Comments (for items not on the agenda)

None.

#### 5. MRA Director's Report

Director Brunner addressed the need for new Albuquerque Development Commissioners and provided an update on the Downtown Plan and the Rail Trail.

#### 6. New Agenda Items

##### A. Case #2022-17 Silver Jefferson Townhomes Redevelopment Tax Abatement Application

**Motion:** Based on the findings in the staff report, the ADC recommends to the City Council approval, in form, of the Redevelopment Tax Abatement with Jefferson Townhomes, LLC, for the development of the 20 residential unit townhome project. Motion made by Commissioner Mondragon. Commissioner Miera seconded the motion. Motion carried 3-0.

#### Findings:

- MRA found the Project meets all requirements outlined in the Redevelopment Tax Abatement PILOT Program.
- The Project removes blighted conditions and meets the goals of the Central/Highland/Upper Nob Hill Area Plan by adding more housing and density; by improving the aesthetics and vitality of the area by the development of a vacant parcel; and by adding residential units to support the surrounding commercial and community-oriented land uses.
- The Project meets the enhanced design criteria by designing and constructing new housing that is aesthetically

Pending approval

pleasing through neutral colors with accents, balconies and porticos, alternating setbacks, a mural, modulations in the building envelopes, and the addition of landscaping.

- The Applicant has demonstrated sufficient experience to reasonably complete the Project.

#### **B. Case #2022-18 University Area Metropolitan Redevelopment Plan**

**Motion:** Based on the findings in the staff report, ADC recommends to the City Council approval of the University Area Metropolitan Plan. Motion made by Commissioner Miera. Commissioner Mondragon seconded the motion. Motion carried 3-0.

#### **Findings:**

- The University Area Metropolitan Redevelopment Plan proposes activities that will aid in the elimination and prevention of blight conditions including conditions of aging and deteriorating buildings, closure of commercial businesses, deterioration of site improvements and low levels of commercial activity and redevelopment.
- The University Area Metropolitan Redevelopment Plan identifies multiple strategies for revitalization of the area including promotion of housing development; diversification of commercial activity; public infrastructure and safety improvements; and the creation of a stakeholder implementation group.
- Investment in and redevelopment of the University Area Metropolitan Redevelopment Plan is critical to the sound growth and economic health of the City.
- Implementing the University Area Metropolitan Redevelopment Plan is in the interest of public health, safety, and welfare of the residents of Albuquerque.

#### **C. Case #2022-19 Universal Hydrogen Co. LEDA**

**Motion:** Based on the above findings, ADC recommends to the City Council approval of LEDA 23-2 as proposed in the project plan application. Motion made by Commissioner Miera. Commissioner Ghattas seconded the motion. Motion carried 2-0.

#### **Findings:**

- LEDA 23-2 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
- LEDA 23-2 would make positive substantive contributions to the local economy and community by creating 500 base jobs; and
- Subject to the development of acceptable security documents, LEDA 23-2 would comply with the adopted City plans and policies, and meet community economic development priorities and objectives, including remaining in operation for 10 years; and
- Subject to the development of acceptable security documents, LEDA 23-2 would adequately meet 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 10 years.

#### **D. MRA 2022 Annual Report**

**Motion:** Move to forward the MRA 2022 Annual Report to the City Council. Motion made by Commissioner Mondragon. Commissioner Ghattas seconded the motion. Motion carried 3-0.

### **7. Adjourn to October 20, 2022 at 3:38 pm**