



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
Bill Miera
Fred Mondragon

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, JANUARY 30, 2025
2:00 P.M.

- I. Call to order**
 - A. The Albuquerque Development Commission Meeting of January, 2025, was called to order by Chair Ghattas at 2:01 P.M.
- II. Review and approval of agenda for Thursday, January 30, 2025**
 - A. Chair Ghattas asked for a motion to amend the agenda to move Election of Officers to after Case #2025-1. Commissioner Mondragon moved to approve the agenda, as amended. Commissioner Romano seconded. The motion carried unanimously (5-0).
- III. Review and approval of minutes from Thursday, December 19, 2024**
 - A. Chair Ghattas asked for a motion to approve the minutes from Thursday, December 19, 2024. Commissioner Romano moved to approve the minutes. Commissioner Mondragon seconded. The motion carried with four (4) in favor, one (1) abstained.
- IV. Announcements / General Public Comment (for items not on the agenda)**
- V. Case #2025-1 Approval of the Albuquerque Development Commission By-Laws, Rules of Procedure and Code of Conduct**

Motion: Motion made by Commissioner Romano to approve the proposed Albuquerque Development Commission By-Laws, Rules of Procedure and Code of Conduct as presented to govern the operations and procedures of this body. Commissioner Griego-Raby seconded the motion. The motion carried with four (4) in favor, one (1) opposed.

VI. Election of Officers

- A. **Nomination and election of ADC Chairperson:** Commissioner Mondragon nominated Commissioner Ghattas for the position of Chairperson. No further nominations were made. The motion carried unanimously (5-0), electing Commissioner Ghattas as Chairperson of the ADC.
- B. **Nomination and election of ADC Vice-Chairperson:** Commissioner Mondragon nominated Commissioner Romano. Commissioner Romano nominated Commissioner Miera; however, Commissioner Miera declined the nomination. No further nominations were made. The motion carried unanimously (5-0), electing Commissioner Romano as Vice-Chairperson of the ADC.

VII. Case #2025-2 Approval of 2025 Meeting Schedule

Motion: Commissioner Mondragon moved to approve the proposed meeting schedule for 2025 as presented. Commissioner Miera seconded the motion. The motion carried unanimously (5-0).

VIII. Case #2025-3 West Central MR Area Boundary Amendment: Request for Designation of Five Areas (approximately 117 acres) as Blighted for Inclusion in the West Central MR Area.

Motion: Based on the findings in the staff report, the ADC recommends to City Council inclusion of Areas #2 and #3, as illustrated on the Zone Atlas Pages included in the staff report, into the West Central Metropolitan Redevelopment Area and Plan. Motion made by Commissioner Mondragon. Commissioner Miera seconded the motion. The motion carried unanimously (5-0).

Findings: In accordance with State Statutes Sections § 3-60A-7 and 8, staff recommends that the following findings be made:

1. The applicant's request included five areas (147 Lots), as illustrated on the enclosed zone atlas pages, to be designated as blighted and included in the West Central Metropolitan Redevelopment Area and Plan.
2. In order to be designated as blighted, the areas/lots must meet the definition of "blighted area" per 3-60A-4, NMSA 1978.
3. As illustrated in the enclosed pictures, some of the lots in Areas #2 and #3 exhibit conditions of blight and therefore meet the definition of "blighted area".
4. As illustrated in the enclosed pictures, some of the lots in Areas #1, #4 and #5 are currently developed with occupied commercial uses, or are actively under construction. These areas showed minimal, if any, conditions of blight and therefore do not meet the definition of "blighted area".
5. Due to the blighted conditions in Areas #2 and #3, the rehabilitation, conservation, slum

clearance, redevelopment or development, or a combination thereof, of these areas is in the interest of the public health, safety, morals or welfare of the residents of the city.

6. The City Council, the governing body of the City, after notice and public hearing as required by the Metropolitan Redevelopment Code, duly passed and adopted Council Resolution R 82-2001, which designated the West Central Metropolitan Redevelopment Area and established its boundaries, and R-04-56, which approved the West Central Metropolitan Redevelopment Area Plan.
7. The proposed designation of Areas #2 and #3 advances the goals of the West Central Metropolitan Redevelopment Area and Plan by creating new opportunities for the elimination blighted conditions in these areas.
8. Comprehensive Plan goals related to Land Use are furthered by the inclusion of Areas #2 and #3 in the West Central Metropolitan Redevelopment Area.
9. As required by Section § 3-60A-8, NMSA 1978, notice was mailed (first class) to property owners of lots subject to designation.
10. As a courtesy, notice was emailed to Neighborhood Associations registered with the City's Office of Neighborhood Coordination (at least 10 days prior to the public hearing) on January 2, 2025. These included the South West Alliance of Neighborhoods (SWAN) and Route 66 West Neighborhood Association.
11. Prior to the City Council hearing, Legal Notice of this proposal will be published in the Albuquerque Journal, which is a newspaper of general circulation in the city. The Notice will contain a general description of the areas proposed for designation and the date, time and place of the City Council public hearing, where public comment will be heard. Comments received as a result of this notice will be forwarded to the City Council.

IX. Old Business

- A. None

X. New Business

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

XI. Adjournment.

- A. There being no further business before the Commission, Chair Ghattas asked for a motion to adjourn. Commissioner Miera moved to adjourn. Commissioner Mondragon seconded. The motion carried with five (5) in favor, zero (0) opposed. Meeting adjourned at 3:36 P.M.