



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

ABSENT

Fred Mondragon

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**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)

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**MINUTES**

THURSDAY, FEBRUARY 20, 2025

2:00 P.M.

**I. Call to order**

- A. The Albuquerque Development Commission Meeting of February, 2025, was called to order by Chair Ghattas at 2:01 P.M.

**II. Review and approval of agenda for Thursday, February 20, 2025**

- A. Chair Ghattas asked for a motion to approve the agenda from Thursday, February 20, 2025. Commissioner Romano moved to approve the agenda, as amended. Commissioner Miera seconded. The motion carried unanimously (4-0).

**III. Review and approval of minutes from Thursday, January 30, 2025**

- A. Chair Ghattas asked for a motion to approve the minutes from Thursday, January 30, 2025. Commissioner Romano moved to approve the minutes. Commissioner Griego-Raby seconded. The motion carried unanimously (4-0).

**IV. Announcements / General Public Comment (for items not on the agenda)**

**V. Case #2025-4 Geltmore Karsten LLC IRB**

**Motion:** Based on the findings in the staff report, the ADC recommends to City Council approval

of \$5,600,000 in City Industrial Revenue Bonds. Motion made by Commissioner Romano. Commissioner Griego-Raby seconded the motion. The motion carried unanimously (4).

**Findings:**

1. IRB 25-4 is a qualified project as defined by the State's Industrial Revenue Bond Act and the City enabling legislation (Resolution R-196, Sixth Council (126-1985) as amended by Resolution 350 Sixth Council; and
2. IRB 25-4 would make positive substantive contributions to the local economy and community by creating new high-wage economic base jobs; and
3. IRB 25-4 will add to Albuquerque's industrial base through an increase in manufacturing activity and capacity through the activation of a previously unoccupied manufacturing facility; and
4. IRB 25-4 would comply with the adopted City plans and policies, and meet community economic development priorities and objectives; and
5. IRB 25-4 would adequately meet the evaluation criteria established by the City for Industrial Revenue Bond Act projects, including the requirement that the City recoup the value of its investment over the term of the bonds.

**VI. Case #2025-5 Vitality Works LEDA**

**Motion:** Based on the findings in the staff report, the ADC recommends to City Council approval of the Ordinance for Vitality Works, Inc., pursuant to the Local Economic Development Act. Motion made by Commissioner Miera. Commissioner Romano seconded the motion. The motion carried unanimously (4).

**Findings:**

1. LEDA 25-5 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 25-5 would make positive substantive contributions to the local economy and community by creating 18 new economic base jobs; and
3. Subject to the development of acceptable Security documents, LEDA 25-5 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. Subject to the development of acceptable Security documents, LEDA 25-5 would adequately meet the evaluation criteria established by the City for Local Economic Development Act

**VII. Case #2025-6 Sycamore Boundary Amendment**

**Motion:** Based on the findings in the staff report, the ADC recommends to City Council inclusion of Lots 7 thru 11, Block 64, Terrace Addition & the North 10ft of vacated Gold Ave. SE (the "Subject Property"), in the Sycamore Metropolitan Redevelopment (MR) Area Plan. Motion made by Commissioner Romano. Commissioner Miera seconded the motion. The motion

carried unanimously (4).

**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 includes five lots, located at 1701 Gold St., SE, legally described as Lots 7-11, Block 64, Terrace Addition & the North 10 feet of Vacated Gold Ave. SE, to be designated as blighted and included in the Sycamore 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, the building and land exhibit conditions of blight such as long-term vacancy, fire, vandalism, encampments, and illegal dumping and therefore meet the definition of "blighted area".
4. Due to the blighted conditions at the subject property 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.
5. 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-161-1982, which expanded the University Neighborhoods Community Development Area to include the Sycamore Metropolitan Redevelopment Area and established its boundaries, and R-171-1982, which approved the Sycamore Metropolitan Redevelopment Area Plan.
6. The proposed designation advances the goals of the Sycamore Metropolitan Redevelopment Area and Plan by creating new opportunities for the elimination of blighted conditions in this area.
7. Comprehensive Plan goals related to Land Use are furthered by the inclusion of the subject property into the Sycamore Metropolitan Redevelopment Area.
8. Notice of the proposal was published in the Albuquerque Journal, a newspaper of general circulation in the city, on January 25, 2025 and February 1, 2025, which contained a general description of the designated area and the date, time and place of the Albuquerque Development Commission public hearing on February 20, 2025, where public comment could be heard.
9. On February 7, 2025, which was at least 10 days prior to the public hearing 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 on February 7, 2025, which was at least 10 days prior to the public hearing. These included the District 6 Coalition, Silver Hill and Sycamore Neighborhood Associations.
11. Comments were received as a result of the legal notice and were considered by the ADC and the City Council.

**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 Griego-Raby seconded. The motion carried with four (4) in favor, zero (0) opposed. Meeting adjourned at 3:24 P.M.

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