



Tim Keller, Mayor

August 8, 2023

To: Albuquerque Development Commission
From: Ciaran Lithgow, Redevelopment Project Manager
Subject: The Sixty-Six – Redevelopment Tax Abatement Application – Case #2023-05

Executive Summary. Fundero Development, Inc. (“Applicant”) has applied for a Redevelopment Tax Abatement (“RTA”) for The Sixty-Six, located in the Central/Upper Nob Hill/Highlands Metropolitan Redevelopment Area at 4501 Central Avenue NE. The Applicant will build a three-story 96-unit multifamily building (“Project”) on a currently vacant lot located on the northeast corner of Adams and Central. Location map, site plan, and conceptual renderings are included at the end of the Staff Report. The full application is attached as Exhibit A.

Value of RTA. The current property tax bill is \$4,005, which the Applicant will continue to pay to the County. Following completion of the Project, the new annual property tax amount is estimated to be \$103,578. The estimated value of the Redevelopment Tax Abatement is \$93,221 annually, or \$652,543 over a period of 7 years (taxes abated minus annual MRA fees).

Detailed Report of Application. The following section details how the project meets the RTA Threshold Criteria and Evaluation Criteria.

RTA Threshold Criteria

Criteria	Staff Evaluation
MR Area. Projects must be located in a Metropolitan Redevelopment Area with an Approved Metropolitan Redevelopment Plan.	The project is located in the Central/Highland/Upper Nob Hill MR Area.
Site Control. Applicant must have site control.	The Applicant has an ongoing option to purchase the property within the next 5 years.
Minimum Project Size. The scope of the Project must meet <u>one</u> of the following criteria: <ul style="list-style-type: none"> • A minimum of eight additional (new or converted space from a different use) residential units are created; <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> • A minimum of 10,000 sq. ft. of commercial space is created or put into active use 	The Project meets two of the minimum project sizes: <ul style="list-style-type: none"> • Total project cost is \$7.5M • The project adds 96 housing units.
Community Benefit. A Project must achieve a minimum Community Benefit score of 100 based on the Community Benefit Matrix in Appendix B.	The project scores 160 points. See the Community Benefits Matrix below for details.

Community Benefits Criteria	Points Earned
Sustainability	
<u>Electric Vehicle charging stations.</u> The project offers 6 on-site EV charging stations (greater than 5% of all on-site parking spaces offered).	15
<u>On-Site Solar.</u> Rooftop will be built to be solar-ready with necessary electrical infrastructure and structural support.	20
<u>Shift to Electric.</u> Housing units do not include gas hookups (i.e., no gas stoves, gas water heaters, etc) - electric appliances only.	5
<u>Cool Surface Treatments.</u> Project includes cool surface treatments, such as cool pavements, or cool treatment applied to surface parking/top level of parking garage (if applicable)	10
Economic Development	
<u>Creates missing-middle development.</u> The project is a medium-size infill project that adds an exciting texture to the urban core. <i>New housing units added are between 51 – 100 units.</i>	15
<u>Adds Density.</u> Projects in MRA are in areas of change. MR areas should maximize the allowable density to create vibrant urban districts. 50 – 99.99 dwelling units/acre – 25 points <i>The Project adds density at 60 dwelling units/acre.</i>	25
Placemaking	
<u>Enhanced Streetscape.</u> The project will increase provided landscaping by 20% above required coverage and add pedestrian scale lighting. <i>The project installs 11 street trees, which is double the amount of trees required by the IDO.</i>	20
<u>Culture & Art.</u> Project includes a mural that is at least 150 sq.ft. or other significant artistic features such as a large sculpture, artistic lighting, etc. Art must be located within prominent public view. <i>The Project will install a mural, to be at least 150 sq.ft., on the building exterior facing Copper.</i>	10
Diverse/Local Team	
Developer is a local business	10
Developer is a diverse-owned business	15
General contractor is a local business	10
Total Points Earned	155

RTA Evaluation Criteria

☒ **Criteria A: Removal of Blighted Conditions and Conformance with Metropolitan Redevelopment Area Plan.** The applicant must demonstrate that the Project meets the relevant Metropolitan Redevelopment Plan goals.

- **Project results in the removal of slum or blighted conditions.** *The project will develop a vacant lot along Central Avenue that detracts from neighborhood vitality.*
- **Project furthers the goals and objectives of the adopted Metropolitan Redevelopment Area Plan.** The Project is identified as an Opportunity Site in the Central/Highland/Upper Nob Hill MR Area Plan. It furthers the objectives in the Plan by:
 - *“Improving the pedestrian environment” through streetscape improvements and the removal of a vacant lot.*
 - *“Developing vacant and underutilized property” by adding housing to the prominent Route 66 Central Corridor.*
 - *“Attracting businesses” and residents through site design that features an appealing, modern, multi-family housing product that will contribute to revitalizing the area by adding a customer base that will support existing and future businesses in the area.*
- **Demolition of viable buildings has been/will be avoided.** *Demolition of a former run-down motel was completed by a previous owner. The Applicant purchased the lot in its existing vacant state.*
- **Relocation of existing residents and businesses has been/will be avoided.** *The lot is vacant; no residents or businesses will be displaced.*

Criteria B: Design. RTA Projects shall meet the following enhanced design criteria to ensure high quality Projects that are recognized as exemplary:

Buildings shall have exterior building materials and colors which are aesthetically pleasing and compatible with the overall site plan. Construction material shall provide variation in color, texture, and scale; **and**

Each building elevation that faces a street or will be visible from adjacent streets/trails at full site plan buildout shall be modulated. The wall and foundation line shall be offset at intervals so that there is at least one offset every 50 feet of wall length that varies the depth of the building wall by a minimum of 4 feet. Offsets shall comprise at least 10 percent of the length of the elevation, for at least 40 percent of the building height.

The project provides aesthetically pleasing and neighborhood-appropriate finishing, accented by teal to add visual variation. Along Adams, accents, variations in elevation and walls provide façade textures at appropriate offsets.

OR

If Projects cannot meet the enhanced design criteria above, applicants can propose other compensating design elements that ensure a high-quality Project
(N/A)

☒ **Criteria C: Applicant Experience.** Applicant must demonstrate a record of financing, constructing, and managing Projects of this type and size, and has provided convincing evidence that the Project will be completed.

The applicant, Fundero Development, Inc. has experience constructing and managing a multi-family project in the Nob Hill area. The president of Fundero, Rahim Kassam, was involved in the ownership and management of various hotel brands in Albuquerque such as Holiday Inn Express, Hilton Garden, and Hampton Inn before entering multi-family development and management.

Conditions for Approval

Applicant shall provide MRA documentation that the following Conditions of Approval have been met prior to building permit submission:

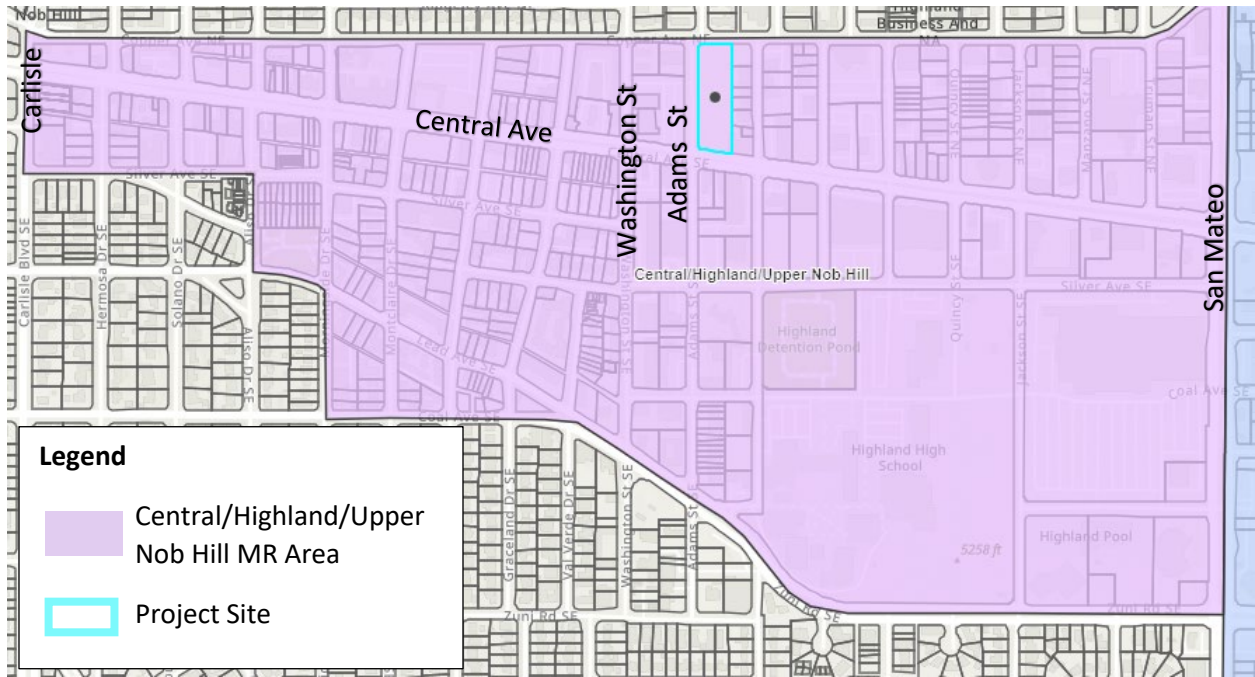
- **Streetscape Improvements:** Submit landscape plan to MRA confirm enhanced landscaping requirements and pedestrian scale lighting are included.
- **Adds Density:** Provide floor plans from the building plan set to confirm 20 units are included in architectural/construction plans.
- **On-Site Solar:** Submit to MRA a letter from professional electrical engineer certifying that the roof includes necessary electrical infrastructure and structural support to support future solar panel installations.
- **Mural:** Submit the mural plan, to be at least 150 square feet and prominently visible to the public right of way, to MRA for final approval prior to construction completion.

Findings:

- MRA found the Project meets all requirements outlined in the Redevelopment Tax Abatement Program:
 - The Project removes blighted conditions and meets the goals of the Central/Highland/Upper Nob Hill Metropolitan Area Plan by improving the pedestrian environment and redeveloping a vacant lot;
 - The Project meets the design criteria by creating an aesthetically pleasing project that provides variation in color, texture, and scale, and modulates the building elevation and façade;
 - The Applicant has demonstrated sufficient experience to reasonably complete the Project.

Recommended Motion: Based on the findings in the staff report and the Conditions of Approval, the ADC recommends to City Council approval, in form, of the Redevelopment Tax Abatement with Fundero Development, LLC for the development of The Sixty-Six.

LOCATION MAP



PROJECT RENDERINGS



VIEW FROM CENTRAL AVE



VIEW FROM PARKING LOT

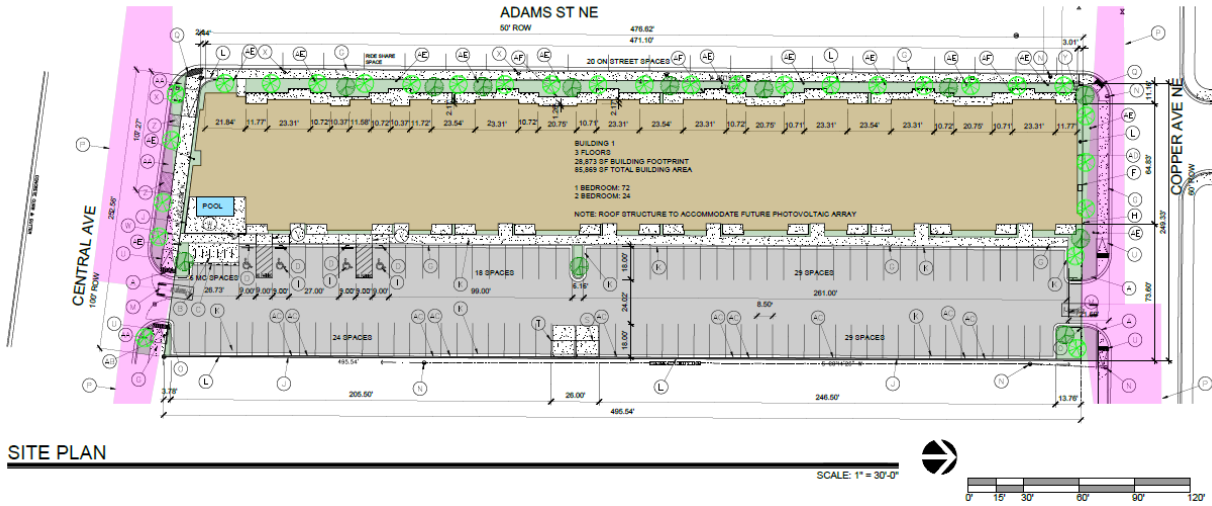


VIEW FROM ADAMS



SITE PLAN


See full application for detailed/larger site plan.



KEYED NOTES

- A. NEW DRIVE CUT REF CITY OF ALBUQUERQUE STANDARD DETAIL 2426 FOLLOW PARALLEL RAMP DETAIL, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE.
- B. 12 SPACE BIKE RACK, REF DETAIL THIS SHEET
- C. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
- D. H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
- E. NEW FIRE HYDRANT
- F. IRRIGATION BOX
- G. NEW 6' SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
- H. FIRE DEPT. CONNECTION
- I. HC PARKING SYMBOL
- J. 6' CMU WALL
- K. CURB, REF DETAIL THIS SHEET
- L. EXISTING PROPERTY LINE
- M. VEHICULAR GATE
- N. EXISTING POWER POLE. NEW POWER POLES WILL BE AGAINST BACK OF CURB.
- O. KNOX BOX
- P. CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
- Q. EXISTING CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2418, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE
- R. 6" WROUGHT IRON FENCE
- S. REFUSE CONTAINER, REF DETAIL THIS SHEET
- T. RECYCLING CONTAINER, REF DETAIL THIS SHEET
- U. CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2443, DRAWING C
- V. CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2443, DRAWING A
- W. PEDESTRIAN GATE
- X. EXISTING LIGHT POLE TO REMAIN
- Y. NEW FIRE HYDRANT
- Z. EXISTING BRICK PAVERS TO REMAIN
- AA. EXISTING LANDSCAPE TO REMAIN
- AB. "DO NOT ENTER" SIGN, REF DETAIL THIS SHEET
- AC. WALL MOUNTED CAR CHARGING STATION (10 EACH)
- AD. MURAL SPACE MIN 200 SF, 12'-0" ABOVE GRADE
- AE. PEDESTRIAN LIGHT BOLLARD, LITHONIA MODEL DSXB-LED
- AF. DECORATIVE SOLAR SCREEN

 REQUIRED STREET TREE

 AUGEMENTED STREET TREE

METROPOLITAN REDEVELOPMENT TAX ABATEMENT APPLICATION FORM

Name of Project

Location of Project

Legal Description of All Parcels

Bernalillo County UPC Code of all Parcels

Applicant Name

Contact Person

Address

Telephone

Email

Amount of Fee Submitted

Total Project Square Footage

Building Construction Type

Estimated Building Permit Valuation (please include formula and methodology)

Form of Documented Site Control included in Application

Warranty deed

Option to purchase (expires no sooner than 4month from application date)

Long term lease (at least 50 years)

Minimum Project Size

Total project cost

Number of additional residential units created by project

Total square feet of commercial space

Total Construction Cost Based on RTA Appendix E

Gross Square Footage to Outside Walls

Floor 1: 28,893 SF

Floor 2: 28,939 SF

Floor 3: 27,800 SF

Total: 85,632 SF

SF x R2 Type VA (98.47) x New Mexico Modifier (0.9) =

\$7,589,000

Appendix B: Redevelopment Tax Abatement Community Benefit Matrix

Sustainability		Maximum Points Available per Subcategory	Points Earned by Applicant (fill in green boxes)	What to submit with application and at building permit if qualifying for these points
Reuse of Existing Structures.	<i>can only get points in one line item</i>	30		W/ Application: conceptual site plan with calculation @ Building Permit: confirm on site plan
25% of project footprint utilizes existing structures	20			
50% of project footprint utilizes existing structures	30			
Project includes on-site Electric Vehicle charging stations. At least 2 parking spaces or 5% of total on-site parking spaces are EVSE installed, whichever is greater	15	15	15	W/ Application: narrative statement @ Building Permit: confirm on site plan
On-Site Solar	<i>can only get points in one line item</i>	50		
Roof top is built to be solar-ready with necessary electrical infrastructure and structural support	20		20	W/ Application: calculation letter by professional electrical engineer @ Building Permit: reconfirmation letter by professional electrical engineer
On-site generated renewable energy meets at least 20% of building's anticipated energy needs.	50			W/ Application: calculation letter by professional electrical engineer @ Building Permit: reconfirmation letter by professional electrical engineer
Integrate Net Zero Water and Energy approaches in the construction and operation of the building.		65		
Shift to Electric. Housing units do not include gas hookups (i.e., no gas stoves, gas water heaters, etc) - electric appliances only.	5		5	W/ Application: Narrative description.
Project includes cool surface treatments, such as cool pavements, or cool treatment applied to surface parking/top level of parking garage (if applicable)	10		10	W/ Application: roof and pavement plan @ Building Permit: confirm roof and pavement plan
Green surface parking. Surface parking, if provided, is crusher-fine gravel or some other permeable surface as approved by MRA. Landscaping is at least 20% above required IDO planting requirements for parking lots. Handicap spaces may be exempt from permeable surface material requirements to meet ADA requirements.	10			W/ Application: Detailed landscape and site plan for the parking lot showing pavement materials, along with # of and coverage of plantings. @ Building Permit: Confirm landscape and site plan
Rooftop garden covers at least 15% of rooftop area	10			W/ Application: roof plan @ Building Permit: confirm on roof plan
<i>For redevelopment/retrofits only:</i> install high efficiency WaterSense-labeled fixtures and water efficient equipment: 1.28 GPF toilets, 0.5 gpf urinals, 1.5 gpm aerators, 2.0 gpm showerheads and washing machines with an integrated Water Factor (IWF) of 3.0 or less. <i>Refer to EPA WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities</i>	10			W/application: submit ABCWUA Water Smart CPR application (requires inspection) @Building Permit: approved ABCWUA Water Smart CPR application (requires inspection)
<i>For redevelopment/retrofits only:</i> Transform up to 80% of high water use spray irrigated turf areas with a desert-friendly xeriscape that includes select drought-tolerant plants and climate-ready trees, as well as passive water harvesting and drip irrigation methods. <i>Refer to ABCWUA Xeriscaping: the complete how to guide</i>	10			W/application: submit ABCWUA Water Smart CPR application (requires inspection) @Building Permit: approved ABCWUA Water Smart CPR application (requires inspection)
<i>For redevelopment/retrofits only:</i> Update cooling mechanical systems with control meters to help monitor water use and implement mechanism to improve the tower's water quality and increase cycles of concentration and/or install a recirculation system that will reuse cooling water instead of discharging it. <i>Refer to EPA WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities</i>	10			W/application: submit ABCWUA Xeriscape rebate application (requires inspection) @Building Permit: approved ABCWUA Xeriscape rebate application (requires inspection)
Sustainable Development Patterns		45		
Encourages Alternative Transportation. Two of the following are met: 1. Site Plan includes a dedicated ride share loading space 2. Project includes interior bike storage with one space for 60% of residential units and at least 200 sq. ft. dedicated space for bicycle maintenance 3. On-site parking ratio is less than 0.8 per unit (multi-family) or 2.1,000sf (commercial). Shared parking agreements with adjacent/nearby property owners are encouraged and will not count towards the on-site parking ratio. 4. Project provides at least one dedicated carshare vehicle per 200 units	25			W/application: site plan with parking calculations and dedicated rideshare loading space; narrative statement regarding bike parking and carshare vehicle @Building Permit: Site verifying parking spaces, floor plan with bike space, agreement with ride share company(or other)
Efficient Unit Sizes. Multifamily projects offer least 50% of units at 600 usable square feet or smaller.	20			W/ application: submit floorplans delineating unit sizes and calculation of unit types by size. @Building Permit: confirm unit sizes.
Subtotal		205	50	

Economic		Maximum Points Available per Subcategory	Points Earned by Applicant	What to submit with application and at building permit if qualifying for these points
Generates Gross Receipts Taxes. Small pockets of retail can be especially impactful. Retail space will trigger occupancy requirements within the first years of completion in the lease agreement.				W/ Application: site plan/floor plans with calculation @ Building Permit: confirm on site plan with calculation @ Lease: Annual minimum occupancy requirements will be written into lease.
At least 1,000 square feet of interior retail space (for rent to commercial user and not to be used as residential leasing or amenity space)	15	15		
Creates missing-middle development. Medium-size infill projects create an exciting texture to the urban core. Small sized projects get a boost in the scoring system and are not expected to provide the same level of amenities as larger project.	<i>can only earn points in one line item; select ONE category for mixed use projects.</i>	25		
New Housing Units Added				
51 - 100 units	15		15	
21 - 50 units	20			
8 - 20 units	25			
Commercial or Industrial Projects				
25,001 - 50,000 interior square feet	15			
15,001 - 25,000 interior square feet	20			
10,000 - 15,000 interior square feet	25			
Adds Density. Projects in MRA are in areas of change. MRTA projects areas should maximize the allowable density to create vibrant urban districts	<i>can only get points in one line item</i>	35		W/ Application: provide site plan with calculation @ Building Permit: confirm on site plan with calculation
Mixed Use and Residential Projects				
15-19.99 dwelling units/acre	5			
20-49.99 dwelling units/acre	15			
50-99.99 dwelling units/acre	25		25	
100+ dwelling units/acre	35			
Projects without Residential Uses				
Floor Area Ratio > 2	25			

Appendix B: Redevelopment Tax Abatement Community Benefit Matrix

Floor Area Ratio > 3	35		
Subtotal		75	40

Placemaking		Maximum Points Available per Subcategory	Points Earned by Applicant	What to submit with application and at building permit if qualifying for these points
Historic Preservation. Project protects and preserves historic structures, districts, sites, objects or designed landscapes from deterioration or destruction. Building or landscape being preserved must be officially recognized by the City of Albuquerque, State of New Mexico, or listed in the National Register of Historic Places.	20	20		W/ Application: Documentation of historic registration and description of how the asset will be preserved through this project.
Enhanced Streetscape		30		W/ Application: provide site plan/landscape plan @ Building Permit: confirm on site/landscape plan
Building structure or restaurant/bar patio edge is aligned to minimum front setback outlined in IDO zoning requirements.	10			W/ Application: provide site plan/landscape plan @ Building Permit: confirm on site/landscape plan
Include two of the following enhanced streetscape improvements: -Widened sidewalks by at least 2-feet above IDO minimum along arterial streets, -Increased landscape planting requirements (by at least 20%) in public areas -Providing a bus shelter -3 pieces of urban furniture components -Pedestrian -scale lighting along arterial sidewalk -Other streetscape amenity as approved by MRA	20		20	W/ Application: provide site plan/landscape plan and include description of which streetscape improvements are being met. Request more instructions from MRA Staff for earning increased landscaping points. @ Building Permit: confirm on site/landscape plan
Public Space Amenity	<i>can only get points in one line item</i>	30		
On-site public space at least 500 contiguous sq. ft. such as a pocket park, plaza, playground, or performance area. Public space shall be accessible to the public generally 9-5; five days per week.	20			W/ Application: provide site plan and explanation of IDO usable open space minimum requirements. @ Building Permit: confirm on site plan @ Lease: Written into lease agreement.
On-site public space at least 1000 contiguous sq. ft. such as a pocket park, plaza, playground, community garden, or performance area. Public space shall be accessible to the public 9-5; five days per week.	30			W/ Application: provide site plan and explanation of IDO usable open space minimum requirements. @ Building Permit: confirm on site plan @ Lease: Written into lease agreement.
Culture & Art. Project includes a mural that is at least 150 sq. ft or other significant artistic feature such as a large sculpture, artistic lighting, etc. Art must be located within prominent public view.	10	10		W/ Application: provide site plan @ Building Permit: confirm on site plan
Rooftop or Elevated Deck. Project includes an outdoor deck on the second floor or higher. Deck must be at least 500sf. Deck must be available for use by public patrons such as hotel guests/restaurant or bar patrons/office users (dependent on building type). Rooftop decks available exclusive for residential users does not qualify.	10	10		W/ Application: provide site plan/landscape plan @ Building Permit: confirm on site/landscape plan
Affordable Housing. At least 60% of units are affordable to households <80% AMI & project is being funded and monitored for compliance by governmental entity other than MRA.	40	40		Application: documentation from MFA, FCS that project is affordable
Subtotal		140	30	

Community Wealth Building		Maximum Points Available per Subcategory	Points Earned by Applicant	What to submit with application and at building permit if qualifying for these points
Diverse and/or Local Team Structures		50		
Legal applicant entity is a minority, LGBTQ+, veteran, or women-owned business	15		15	Application: Applicable third party certification
Legal applicant entity is a local business	10		10	Application: W-9 self-certification; business license
General Contractor is a minority, LGBTQ+, veteran, or women-owned business	15			Application: Applicable third party certification At building permit issuance, prior to groundbreaking: Provide contract with entity identified in application, or other entity that meets the criteria
General Contractor is a local businesses	10		10	Application: W-9 self-certification; business license At building permit issuance, prior to groundbreaking: Provide contract with entity identified in application, or other entity that meets the criteria
Subtotal		50	35	

	Minimum Required	Total Points Available	Total Points Earned
TOTAL POINTS	100	470	155



August 3, 2023

Metropolitan Redevelopment Agency
100 Arno Street NE, Suite B
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

RE: Redevelopment Tax Abatement Application for The Sixty-Six

The purpose of this letter is to respond to the application criteria described in section 8: application narrative of the MRA Tax Abatement 2022 Pilot Program instruction guide. The information presented below includes all the applicable criteria and responses.

PROJECT INFORMATION

1. Description of Proposed Development: Describe the construction to be undertaken, including specific uses, square footage, construction type, and location of the project site. Attach a conceptual site plan and elevations.

Applicant Response: *The Sixty-Six is located in the approved Nob Hill/Highland MRA plan area and will assist in achieving several goals of the plan including revitalizing the area through the construction of high-quality, environmentally conscious multi-family housing. Estimated project costs are between 4 and 7.99 million dollars, making the Sixty-Six a considerable investment in revitalizing and beautifying the area.*

The Sixty-Six project consists of a three-story 31,874 SF multi-family building featuring 72 one-bedroom units and 24 two-bedroom units. The Sixty-Six contributes 185 new housing units to Mayor Keller's Housing Forward Initiative which seeks to develop 5,000 new housing units by 2025. The project will feature a modern articulated façade that will provide visual interest to the streetscape and a vertical louver-style fence detailing on the ground floor for added privacy.

The complex will feature over 74,000 SF of usable open space for resident leisure and activity. Additionally, the Sixty-Six is located near several regular and premium transit station areas, a bicycle network of lanes and routes (proposed and existing), along with excellent pedestrian infrastructure providing multi-modal options for future residents and supporting the overall Transit Oriented Development nature of the Central Corridor.

2. Existing Site Conditions: Describe the present use and development of the site, including any improvements, vacant land, etc. Describe surrounding land uses. Describe any work done to date to clear or prep the site for development.

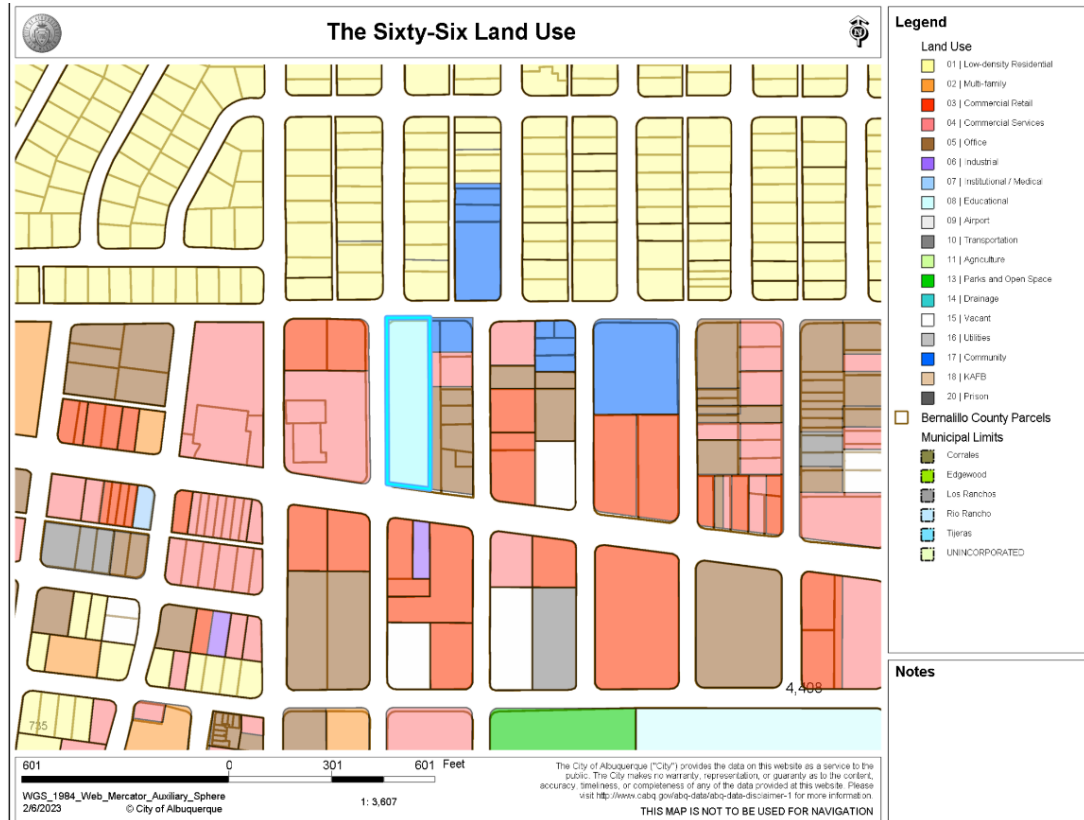
Applicant Response: *The subject site is currently vacant with no existing structures. No work has been done to clear or prep the site for the proposed development. There are several existing businesses operating near the site. To the east of the subject site abutting Central Avenue are Southwest Ceramic Lighting, Evolution Body Piercing Studio, and Custom Tattoo Co. Along the west side of Jefferson Street, there are Central Root Studios, Edward Fitzgerald Architects, and Evergreen Waste Management. Directly across the street along Adams Street, there is a Bank of America and the Media Arts Collaboratives Charter School.*

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA



3. Entitlements: Give the current zoning of the property. Provide a list of entitlements received or required for the proposed use.

Applicant Response: *The subject site is currently zoned MX-M (Mixed-use medium intensity) which is described by the IDO as intending to provide for a wide range of moderate-intensity retail, commercial, institutional uses, and moderate-density residential uses, with taller, multi-story buildings encouraged in the identified Centers and Corridors. Allowable residential uses in the MX-M zone are townhouses, live-work, and multi-family. The proposed multi-family development is aligned with the intention and allowable uses of the MX-M zone district and is located along the Central Avenue Premium Transit and Main Street Corridor.*



will help mitigate excessive heat in the summer and maximize solar gain in the winter. The main function of solar shading devices is to block sunlight and reduce the amount of solar gain which helps to ensure a temperate indoor environment by balancing the temperature, humidity, and intensity of light. Overhangs when designed with passive solar gains in mind can help to permit most of the winter sunlight into a building while providing a nice amount of shade in the summer to prevent overheating. Louvers systems are similar to overhangs in that they can help to mitigate the heating effects of the summer sun while permitting the warmth of the winter sun to enter a building. The combination of these solar features will help to ensure the Sixty-Six has a comfortable indoor environment all year long while minimizing the need for nonrenewable heating and cooling sources.

Project includes cool surface treatments: The Sixty-Six will feature cool pavement technology to mitigate the heat island effect caused by traditional dark asphalt without treatment. Cool pavement is accomplished by either using a light color cement concrete base that has reflective additives to achieve 30-50% solar reflectance values or by applying a cool-colored topcoat to asphalt cement which can achieve up to 50% solar reflectance value. The specific cool pavement technology will be chosen during the paving phase of the project.

Encourage alternative transportation (Site Plan includes a dedicated rideshare loading space): While we are not seeking community benefit points, the Site Plan indicates a total of 120 parking spaces provided on-site and a total of 96 dwelling units which brings the parking ratio to 1.2 spaces per unit. This parking ratio is less than the typical market rate project and takes advantage of the proximity to the City's ART station. There is also a dedicated rideshare located along Adams Street NE.

Estimated Project Construction Costs are between \$4-\$7.99 Million: The construction of the Sixty-Six is estimated between 4 and 7.99 million dollars. The investment will create new housing along the Central Corridor helping to achieve Mayor Keller's Housing Forward Initiative. Additionally, the project will help to beautify and revitalize a recognized blighted area along the Central Corridor.

50-99.99 dwelling units/acre: The Sixty-Six is a 96-unit multi-family development on approximately a 1.6-acre lot which will achieve an estimated density of 60 dwelling units per acre. The Sixty-Six contributes to the increased density needed along the Central Avenue Corridor to help make it a lively, walkable, vibrant main street.

Enhanced Streetscape: The site plan provides for the required street trees along Central Avenue, Adams, and Copper along with an additional 11 street trees as shown as "augmented street trees". The plan also provides pedestrian scale lighting, keyed note AE on the site plan along the adjacent street frontages. These two elements will enhance the pedestrian experience along all three adjacent public streets.

Culture and Art: The north building elevation includes a 250 square foot mural to be done by a local artist.

Legal applicant is a local business: Fundero Development, Inc. is a locally owned and operated real estate development firm in Albuquerque New Mexico.

Legal applicant is a minority, LGBTQ+, veteran, or women-owned business: Fundero Development, Inc. is a minority-owned business registered with Supplier Gateway, certification number SG04237460359262. The Certificate of Diverse Ownership is included as an attachment in this request.



EVALUATION CRITERIA 1: REMOVAL OF BLIGHTED CONDITIONS AND CONFORMANCE WITH THE METROPOLITAN REDEVELOPMENT AREA PLAN.

1. Describe specifically how the Project results in the removal of slum or blighted conditions, as defined in the Metropolitan Redevelopment Code. Please see the application instruction for a complete definition.

Applicant Response: *The proposed project is located within an approved Metropolitan Redevelopment Area (Central/Highland/Upper Nob Hill) that has been determined to be blighted. This request helps to remove blighted conditions as defined by the Metropolitan Redevelopment Code because of a combination of factors including; a lack of adequate housing facilities in the area, a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to the economic losses or loss of profit due to operating in the area, low levels of commercial or industrial activity or redevelopment, a deterioration of the site, and the site posing an economic and/or social burden causing a hazard to the public in its present condition.*

2. Describe specifically how the Project furthers the goals and objectives of the adopted Metropolitan Redevelopment Area Plan.

Applicant Response: *The objective of the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area Plan is to “achieve the revitalization of the area by attracting investment, improving the pedestrian environment, providing a safe and secure environment for business and residents, redeveloping vacant and underutilized property, finding adaptive reuses for underutilized and vacant buildings, attracting businesses that compliment and expand the range of existing goods and services, and encouraging mixed-use development.”*

This request helps to further this objective by redeveloping the vacant underutilized property with the Sixty-Six multi-family development. The design of the site features an appealing, modern, multi-family housing product that will contribute to revitalizing the area by attracting both residents and businesses alike. One of the ways to attract economic development and business in a given area is through housing density and development patterns that create places where people want to live, work, and play. This request helps to increase housing density and promote development patterns that will contribute to the overall placemaking of the area by making it an ideal location to live, play, and thrive. Additionally, the building design helps to activate the street and ensure there are more eyes on the area which in turn helps to deter criminal activity.

3. If buildings have been or will be demolished as a part of this Project, please describe how the demolition was/will be avoided. If the Project involves demolition of a historic structure, please describe why there was/will be no alternative and how the demolition provides exceptional long-range benefit to the community.

Applicant Response: *The subject site is currently vacant, and no building will be demolished as part of this request. In and around the 1950s or 60s a motor lodge was constructed on the subject site which remained until around 2010 when it was demolished by the previous owner. The subject site has remained vacant since that time, which contributes to the blight of the area. Although no structures remain on the subject site, this request helps to revitalize the area and remove the blighted conditions (vacant land) from the subject site.*

4. If the project has or will include relocation of existing businesses/residents, please describe the extent of the relocation and why relocation was unavoidable. Describe the steps the applicant will make to assist current residents/businesses find new locations, including but not limited to providing monetary compensation.

Applicant Response: *This request does not require any relocation of existing businesses or residents as the subject site is currently vacant; therefore, this criterion does not apply.*

EVALUATION CRITERIA 2: DESIGN

Describe how the project meets the following enhanced design criteria:

1. Buildings shall have exterior building materials and colors which are aesthetically pleasing and compatible with the overall site plan. Construction material shall provide variation in color, texture, and scale; AND
2. Each building elevation that faces a street or a customer parking lot shall be modulated. The wall and foundation line shall be offset at intervals so that there is at least one offset every 50 feet of wall length that varies the depth of the building wall by a minimum of 4 feet. Offsets shall comprise at least 10 percent of the length of the elevation, for at least 40 percent of the building height; OR
3. If projects cannot meet the enhanced design criteria above, please explain why and describe what other compensating design elements are proposed to ensure a high-quality project.

Applicant Response: *This request effectively accomplishes both design criteria because the proposed structure is aesthetically pleasing with a variation of colors and textures along with a modulated building facade abutting all three public streets. The proposed design complements the existing character of the area while creating a fresh, modern, high-quality housing product. The images below depict a rendering of the elevations.*



Façade facing Jefferson Street



Façade facing Adams Street and Central Avenue

EVALUATION CRITERIA 3: APPLICANT EXPERIENCE

Describe the development entity and provide information about the experience of the company or of significant individuals involved in the type of development proposed. Resumes of main principles, or other information which will bear on the experience and credibility of the development entity. Provide examples of previously completed projects.

Applicant Response: *The applicant, Fundero Development, Inc. is an established real estate developer with a notable multi-family project constructed in the Nob Hill area and three other multi-family projects currently in various stages of development. The president of Fundero, Rahim Kassam is a second-generation developer who grew up in the Albuquerque area. Mr. Kassam was involved in the ownership and management of various hotel brands such as Holiday Inn Express, Hilton Garden, and Hampton Inn before entering multi-family development and management.*

The Townhomes Nob Hill located at 3820 Copper Ave NE is a Fundero Development project completed in 2019. The project features two and three-bedroom units with contemporary finishes and stainless-steel appliances. The Townhomes Nob Hill is centrally located, which provides residents with pedestrian accessibility to the historic Nob Hill shopping district as well as increased access to public transit and other multi-modal options. Fundero Development, Inc. understands how to create successful multi-family projects in the Nob Hill and greater Albuquerque area that increase the quality of life for residents living in the units as well as enhance the streetscape and overall aesthetics of the area for the benefit of the broader community.

Fundero Development, Inc. is working in partnership with Scott Anderson of Scott Anderson & Associates Architects, Justin Horowitz of Rodey Law Firm, and Consensus Planning to ensure the successful completion of the proposed project. Fundero Development, Inc. has created a strong team of professionals that are leaders in their respective industries.

Scott Anderson is a licensed architect in New Mexico and LEED accredited professional working in the Albuquerque area and founder of Scott Anderson & Associates Architects. Mr. Anderson has seen the successful completion of over 30 projects throughout New Mexico. These projects range from facility buildings to multi-family developments. Mr. Anderson uses environmentally sustainable building practices in conjunction with thoughtful



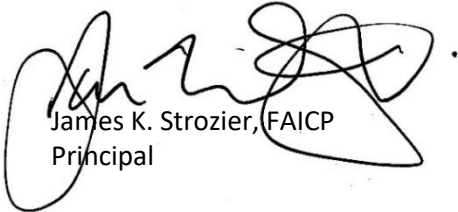
aesthetically pleasing architectural designs to create spaces that are loved by all those who use them.

Justin Horowitz is the president and managing director of Rodey Law Firm. Mr. Horowitz advises on the creation and operation of public improvement districts (PIDs) and tax increment for development districts (TIDDs) throughout New Mexico. He has represented land developers, landowners and homebuilders in the formation of PIDs and TIDDs in connection with the development of thousands of acres of land. Mr. Horowitz has been listed in Chambers-USA-America's Leading Lawyers for Business for his expertise and experience in corporate/commercial law since 2009.

Jim Strozier is President and co-founded Consensus Planning in 1991. He has facilitated its growth into one of the leading planning and landscape architectural firms in the Southwest. Along with his Team, he provides guidance on the integration of zoning regulations, environmental sustainability principles, and urban design to facilitate efficient City approvals and achieve our client's goals to make our communities better. This commitment results in added value to each project through timely approvals, high quality design, and exceptional market performance. Jim is a dynamic public speaker with extensive experience representing and obtaining approval for a wide variety of projects before public boards, commissions, and councils. He is registered with the American Institute of Certified Planners (#6432) and was inducted into the AICP College of Fellows in 2018.

Please let us know if you have any questions or need any additional information.

Sincerely,



James K. Strozier, FAICP
Principal

SOLID WASTE CALCS:
96 UNITS X 0.55 CY = 53 CY PER WEEK

SOLID WASTE NOTES:

THE DEVELOPMENT HAS GATES, OWNER TO PROVIDE THE REFUSE DRIVER WITH REMOTE CONTROL GATE OPENER.

THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8" PER FOOT ON THE APPROACH.

THERE IS NO FOOD SERVICE FOR THIS PROJECT.

RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE. SEE KEYED NOTE.

THIS FACILITY WILL NOT DISTRIBUTE, OR PROCESS FOOD, OR DRINK THAT WOULD LEAK FROM THE REFUSE CONTAINER.

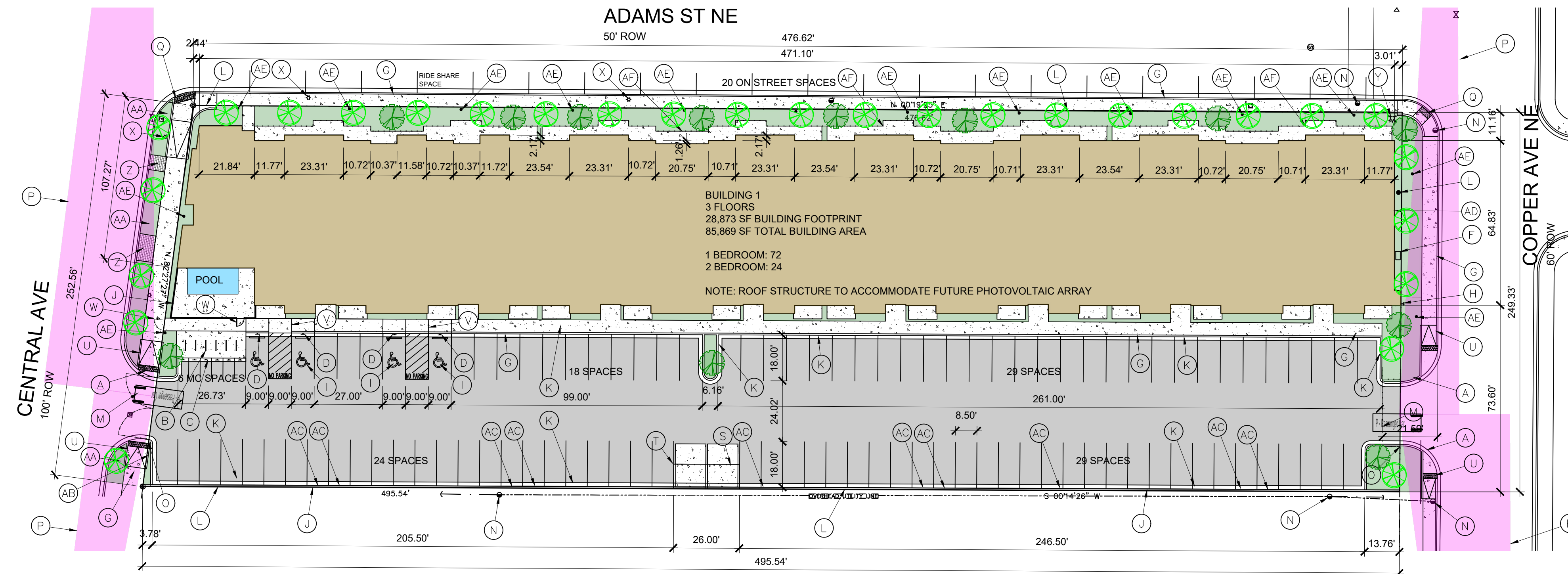
THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.

THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE.

THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.

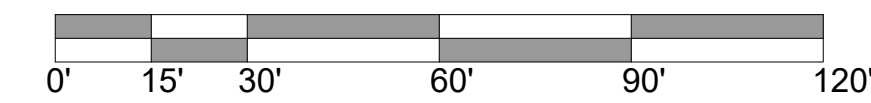
PROPERTY OWNER RESPONSIBLE FOR PLACING RECYCLING AT DESIGNATED COLLECTION POINT ON COLLECTION DAY.

OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.



SITE PLAN

SCALE: 1" = 30'-0"



KEYED NOTES

- A. NEW DRIVE CUT REF CITY OF ALBUQUERQUE STANDARD DETAIL 2426 FOLLOW PARALLEL RAMP DETAIL, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE
- B. 12 SPACE BIKE RACK, REF DETAIL THIS SHEET
- C. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
- D. H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
- E. NEW FIRE HYDRANT
- F. IRRIGATION BOX
- G. NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
- H. FIRE DEPT. CONNECTION
- I. HC PARKING SYMBOL
- J. 6" CMU WALL
- K. CURB, REF DETAIL THIS SHEET
- L. EXISTING PROPERTY LINE
- M. VEHICULAR GATE
- N. EXISTING POWER POLE. NEW POWER POLES WILL BE AGAINST BACK OF CURB.
- O. KNOX BOX
- P. CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- Q. EXISTING CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2418, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE
- R. 6" WROUGHT IRON FENCE
- S. REFUSE CONTAINER, REF DETAIL THIS SHEET
- T. RECYCLING CONTAINER, REF DETAIL THIS SHEET
- U. CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2443, DRAWING C
- V. CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2443, DRAWING A
- W. PEDESTRIAN GATE
- X. EXISTING LIGHT POLE TO REMAIN
- Y. NEW FIRE HYDRANT
- Z. EXISTING BRICK PAVERS TO REMAIN
- AA. EXISTING LANDSCAPE TO REMAIN
- AB. "DO NOT ENTER" SIGN, REF DETAIL THIS SHEET
- AC. WALL MOUNTED CAR CHARGING STATION (10 EACH)
- AD. MURAL SPACE MIN 200 SF, 12'-0" ABOVE GRADE
- AE. PEDESTRIAN LIGHT BOLLARD, LITHONIA MODEL DSXB-LED
- AF. DECORATIVE SOLAR SCREEN

- REQUIRED STREET TREE
- AUGEMENTED STREET TREE

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER



AREA MAP

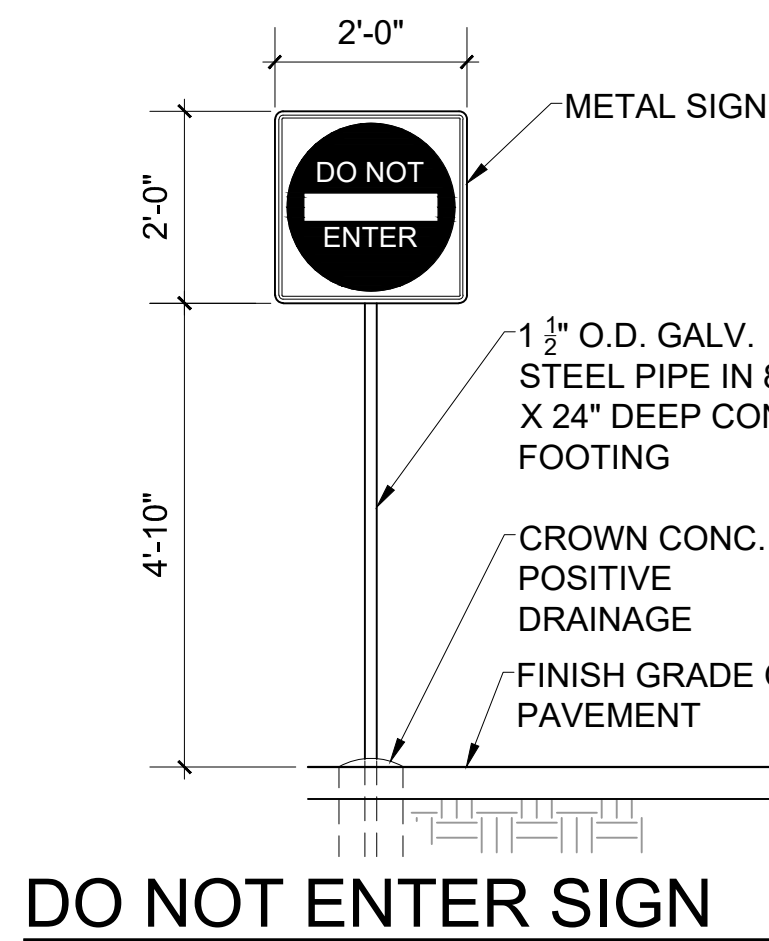
SCALE: NTS

SCOTT C. ANDERSON & associates architects
4419 4th St. NW, Ste. B
Albuquerque, NM 87107
505.401.7575

THE SIXTY-SIX
4501 CENTRAL AVE NE
ALBUQUERQUE, NM 87108

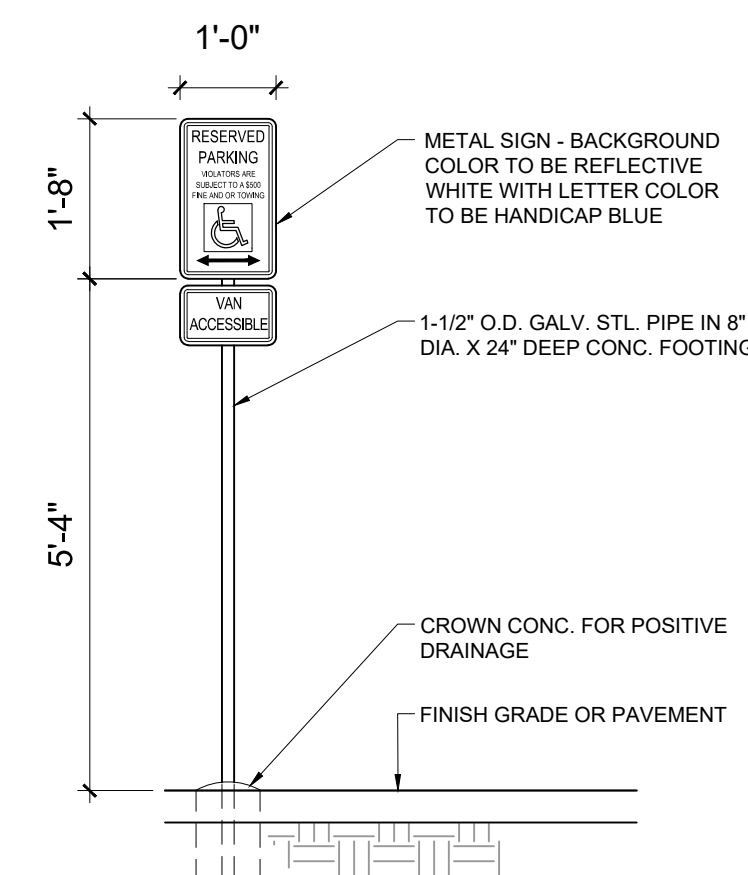
SITE PLAN

	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-100
DATE 8/2/2023		OF



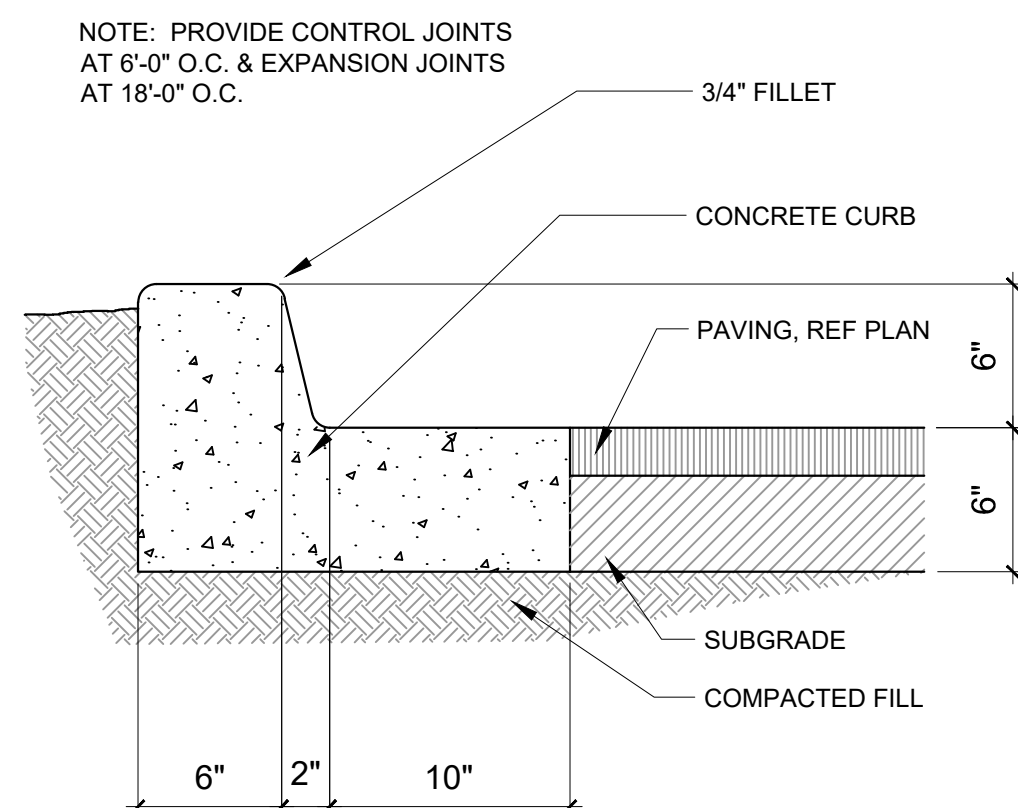
DO NOT ENTER SIGN

SCALE: NTS



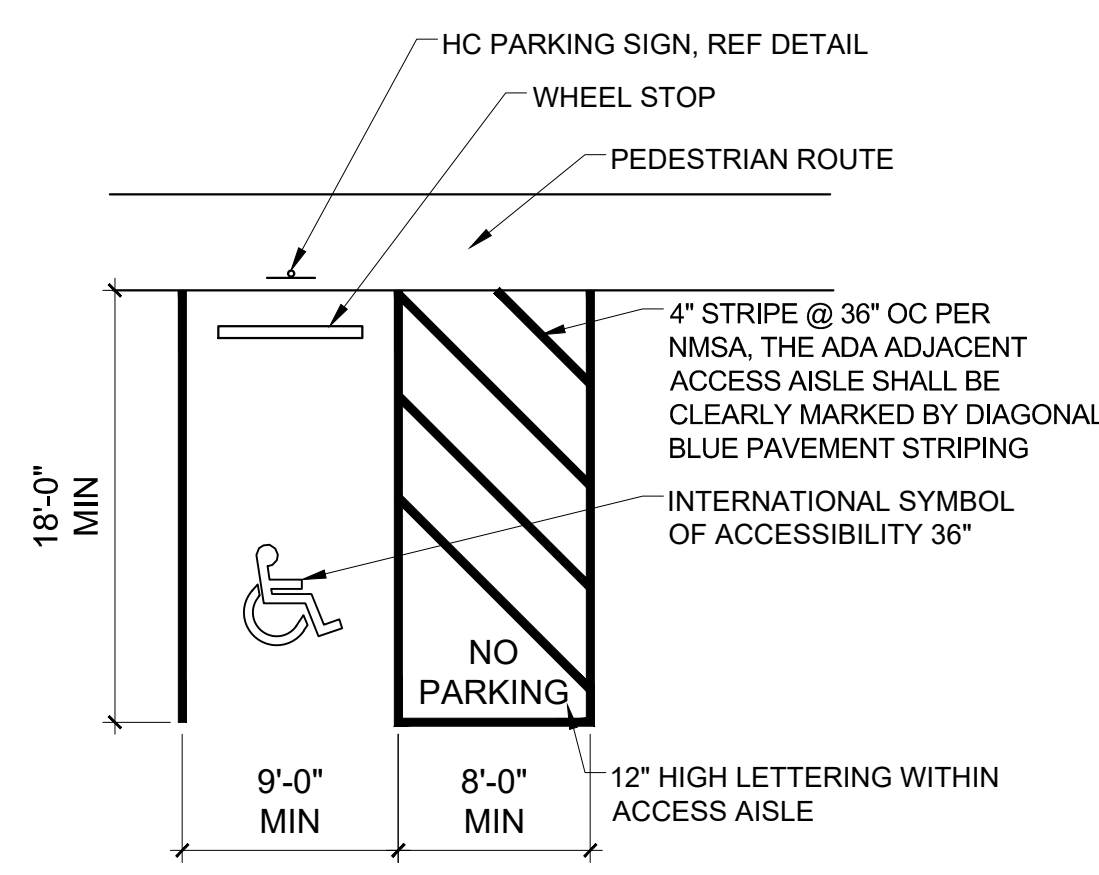
HC SIGN

SCALE: NTS



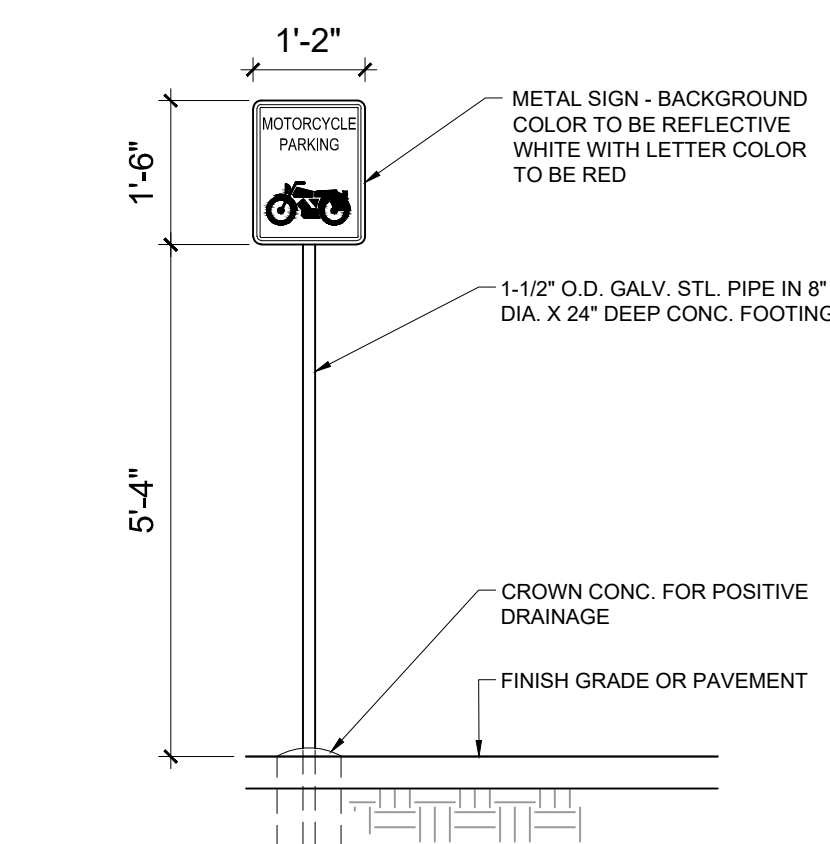
CURB AND GUTTER

SCALE: NTS



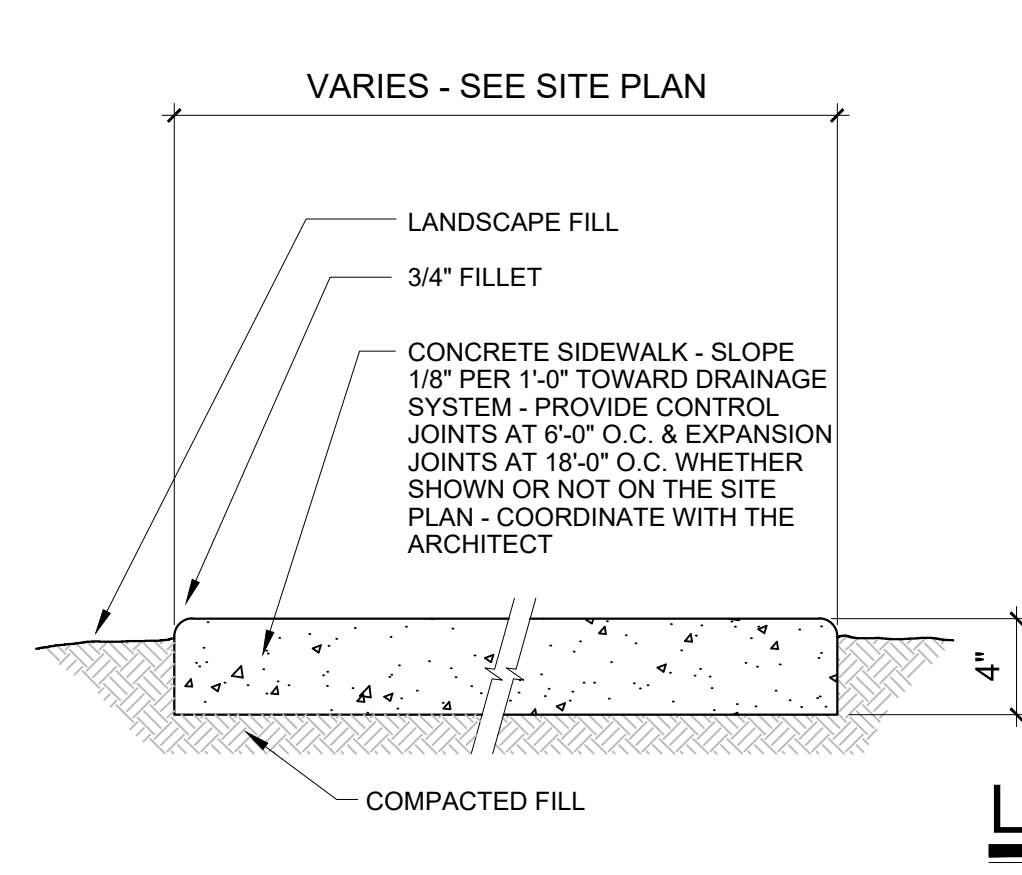
ADA PARKING

SCALE: 1/8" = 1'-0"



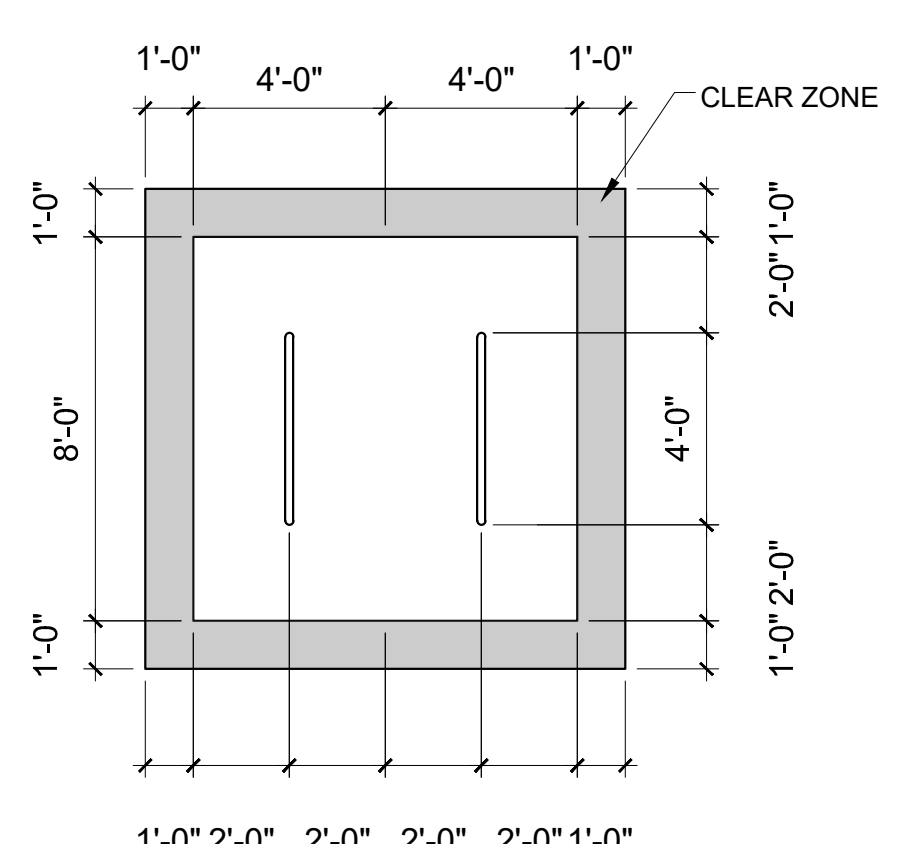
MOTORCYCLE SIGN

SCALE: 1/2" = 1'-0"



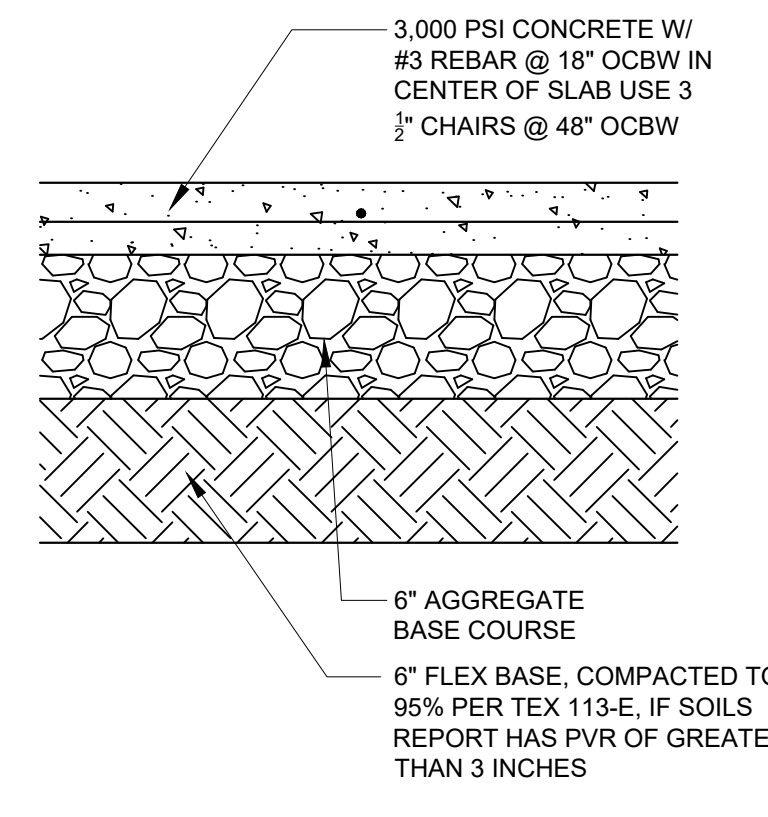
SIDEWALK DETAIL

SCALE: 1 1/2" = 1'-0"



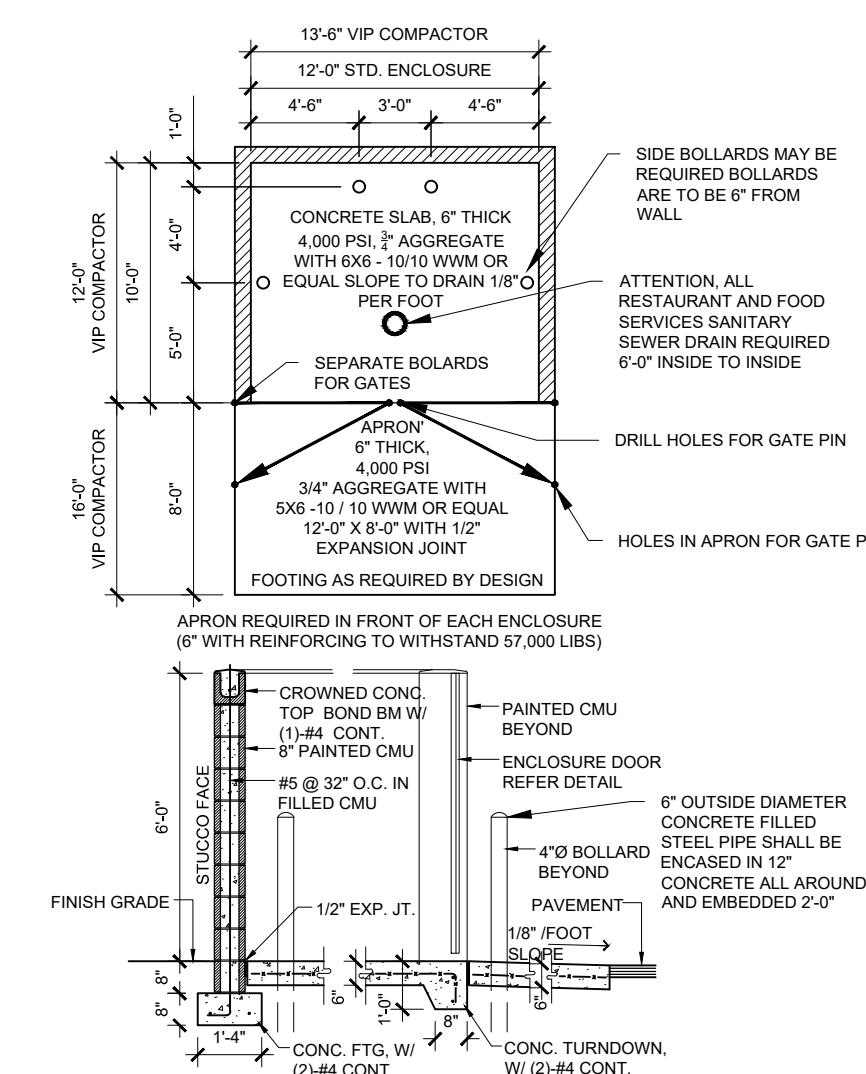
BIKE PARKING

SCALE: 1/4" = 1'-0"



LOW ALBEDO PAVING SECTION

SCALE: NTS



REFUSE ENCLOSURE

SCALE: 1/8" = 1'-0"

NOTE:

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

ALL PAVING SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.

SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO

ROOFTOP SHALL BE BUILT WITH NECESSARY SOLAR INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO ELECTRICAL CONDUIT AND GEAR AND STRUCTURAL SUPPORT

ALL PARKING LOT PAVING SHALL BE COOL SURFACE TREATMENT

UPC: 101705731123943209
LEGAL: BLOCK 44, VALLEY VIEW ADDITION
ZONING: MX-M (UC-MS-PT)
ZONE ATLAS PAGE: K-17

GROSS LOT AREA = 1,6139 AC = 70,301SF
BUILDING FOOTPRINT = 31,561 SF
NET LOT AREA = 38,740 SF
REQUIRED LANDSCAPE AREA @ 15% = 29,023 SF ; SF PROVIDED

PARKING:
MULTI-FAMILY
1 BEDROOM: 72 EACH X 1 SPACES (UC-MS-PT) = 72 SPACES
2 BEDROOM: 24 EACH X 1 SPACES (UC-MS-PT) = 24 SPACES
SUBTOTAL SPACES REQUIRED = 96 SPACES
PROXIMITY TO TRANSIT STATION: 96 SPACES X 0.70 = 68 SPACES
SPACES PROVIDED = 100 SPACES OFF STREET + 20 SPACES ON STREET
100 SPACES X 2% = 2 CHARGING SPACES REQUIRED, 6 PROVIDED

HC REQUIRED: 3 STANDARD, 2 VAN
MOTORCYCLE PARKING 151-300 SPACES: 4 SPACES REQUIRED / 6 PROVIDED
BIKE PARKING 10% OF 115: 12 REQUIRED, 12 SPACES PROVIDED

IDO TABLE 5-1-2 OPEN SPACE:
1 BEDROOM: 72 EA X 225 SF X 0.5 (UC-MS-PT) = 8,100 SF
2 BEDROOM: 24 EA X 285 SF X 0.5 (UC-MS-PT) = 3,420 SF

TOTAL REQUIRED = 11,520 SF

GRADE LEVEL OPEN SPACE = 10,937 SF PROVIDED
UPPER FLOOR BALCONIES & DECKS = 2,278 SF PROVIDED

IDO 14-16-4-3(B)(9)(b) 1 TREE REQUIRED PER GROUND FLOOR UNIT = 32 TREES
STREET FRONTAGE 978 FT X TREES 25FT = 40 TREES
TOTAL TREES PROVIDED = 40
TOTAL TREES REQUIRED = 50



D-Series LED Bollard



d#series

Specifications

Diameter: 8" Round
(20.3 cm)

Height: 42"
(106.7 cm)

Weight (max): 27 lbs
(12.25 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED												
Series	LEDs	Drive current		Color temperature		Distribution		Voltage	Control options	Other options	Finish <i>(required)</i>	
DSXB LED	Asymmetric 12C 12 LEDs ¹	350	350 mA	30K	3000 K	ASY	Asymmetric ¹	MVOLT ⁵	Shipped installed PE Photoelectric cell, button type DMG 00-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup ⁶	Shipped installed SF Single fuse (120, 277, 347V) ^{4,7} DF Double fuse (208, 240V) ^{4,7} H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts ⁸	DWHXD	White
		450	450 mA ^{3,4}	40K	4000 K	SYM	Symmetric ²	120 ⁵			DNAXD	Natural aluminum
	530	530 mA	50K	5000 K			208 ⁵	DDBXD			Dark bronze	
	700	700 mA	AMBPC	Amber phosphor converted			240 ⁵	DBLXD			Black	
	Symmetric 16C 16 LEDs ²			AMBLW	Amber limited wavelength ^{3,4}			277 ⁵			DDBTXD	Textured dark bronze
							347 ⁴	DBLBXD	Textured black	DNATXD	Textured natural aluminum	
											DWHGXD	Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB⁸

NOTES

- 1 Only available in the 12C, ASY version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELCW.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.



Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber					
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	
Asymmetric (12 LEDs)	350	16	1,194	75	1	0	1	1,283	80	1	0	1	1,291	81	1	0	1						
	530	22	1,719	78	1	0	1	1,847	84	1	0	1	1,859	85	1	0	1						
	700	31	2,173	70	1	0	1	2,335	75	1	0	1	2,349	76	1	0	1						
	Amber 450	16																348	22	1	0	1	
Symmetric (16 LEDs)	350	20	1,558	78	1	0	0	1,674	84	1	0	0	1,685	84	1	0	0						
	530	28	2,232	80	2	0	1	2,397	86	2	0	1	2,412	86	2	0	1						
	700	39	2,802	72	2	0	1	3,009	77	2	0	1	3,028	78	2	0	1						
	Amber 450	20																419	21	1	0	1	

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

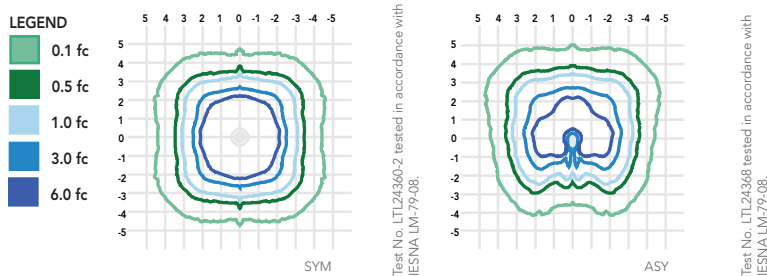
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Bollard homepage](#).

Isfootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION

One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three 1/2" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

BUY AMERICAN ACT

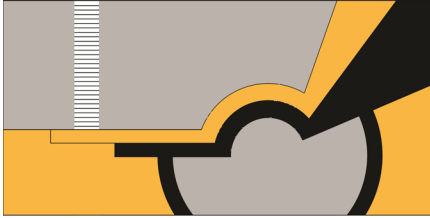
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





SCOTT C. ANDERSON
& associates architects
4419 4th st nw, suite b
albuquerque, nm 87107
scott@scaarchitects.com
505.401.7575

August 2, 2023

City of Albuquerque
Metropolitan Redevelopment Agency
Attn: Ciaran Lithgow, Redevelopment Project Manager
clithgow@cabq.gov

RE: Solar system for the 66 Apartments

Dear Ciaran:

I am writing to confirm that the design team has specified the building's structural system to accommodate the structural loads imposed by the photovoltaic array planned designed for the roof of the subject property. The architect, structural engineer, and truss manufacturer are collaborating with the electrical engineer on load distribution for the array. The electrical engineer is in the process of designing the photovoltaic system including but not limited to the panel array, inverters, disconnect, metering, and distribution.

Respectfully,

Scott C. Anderson
NM Architect 4341











The Sixty-Six



Legend

-  Bernalillo County Parcels
- Municipal Limits**
-  Corrales
-  Edgewood
-  Los Ranchos
-  Rio Rancho
-  Tijeras
-  UNINCORPORATED

Notes

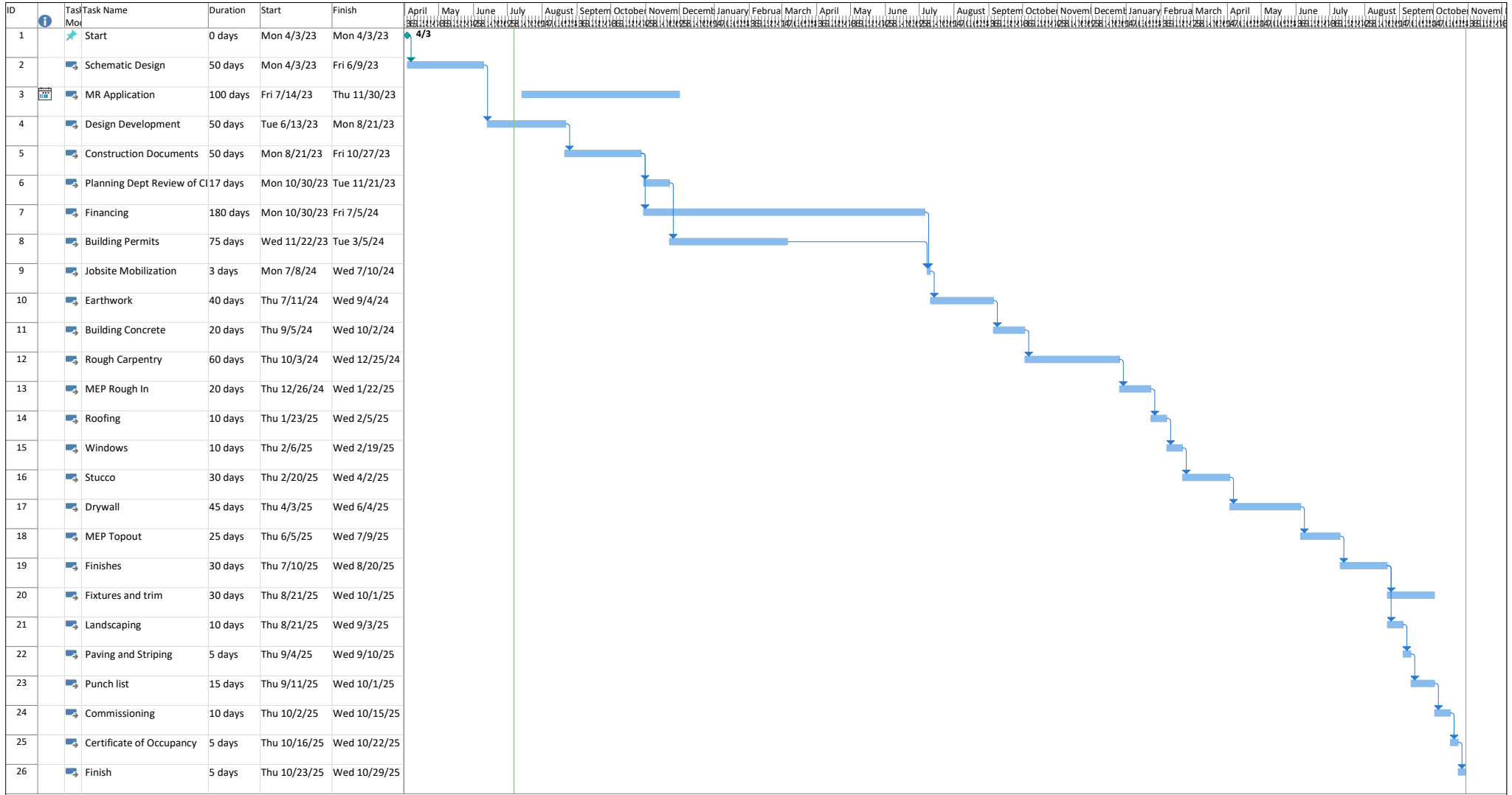
277 0 138 277 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
5/5/2023 © City of Albuquerque

1: 1,661

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Project: MRA Schedule
Date: Fri 7/7/23

Task	Summary	External Milestone	Inactive Summary	Manual Summary Rollup	Finish-only	Manual Progress
Split	Project Summary	Inactive Task	Manual Task	Manual Summary	Deadline	Progress
Milestone	External Tasks	Inactive Milestone	Duration-only	Start-only	Progress	



SG04237460359262

Certificate of Diverse Ownership

It is hereby certified that

Fundero Development (formally Sunport Hospitality Inc.)

Has been found to be a diverse owned enterprise for the following categories

Minority Owned
Small Business

Certification No.:	SG04237460359262	Valid From:	12 April 2023
Primary NAICS:	N/A	Valid Till:	11 April 2024
Applicability:	United States	Initial Certification:	2023

This certification was conducted in accordance with the SupplierGATEWAY diversity certification procedure and is subject to post-certification audits.





Bernalillo County, New Mexico
Business Registration

License #: ZBL-20130189

Effective Date: 4/16/2023

Expiration Date: 4/16/2024

License Granted to: **Zack Snyder**

Business Name: **Snyder Construction, LLC**

Business Type: **Construction**

Located at: **5800 San Francisco Dr NE, Albuquerque, NM 87109**

In Witness Whereof, I set my hand and affix the seal of the Board of County Commission, in Albuquerque,
NM this **03/08/2023**.

A handwritten signature in blue ink that reads "Brenda Calderon".

Business Registration Clerk



CITY OF ALBUQUERQUE BUSINESS REGISTRATION

CITY OF ALBUQUERQUE
P.O. BOX 1293
ALBUQUERQUE, NM 87102

FUNDERO DEVELOPMENT INC.
12105 SIGNAL AVE NE
ALBUQUERQUE NM 87122-1514

CITY OF ALBUQUERQUE

FUNDERO DEVELOPMENT INC.
12105 SIGNAL AVE NE

PERMIT NO: HB-2017-347576

PROGRAM: BUSINESS REGISTRATION

EFFECTIVE FROM: 11/27/2022 THROUGH: 11/26/2023

HAVING COMPLIED WITH THE FEE REQUIREMENTS OF CHAPTER 13 ARTICLE 1 OF THE REVISED ORDINANCES.

REGISTRATION OR LICENSING WITH THE CITY OF ALBUQUERQUE AND PAYMENT OF FEES DOES NOT CONSTITUTE A
WAIVER OF ANY REQUIREMENTS OR PROVISIONS CONTAINED AT ANY LAW.

THE ACTIVITY/BUSINESS PROPOSED TO BE CONDUCTED AT ANY LOCATION WITHIN THE CITY SHALL BE APPROVED BY
THE CITY'S ZONING ENFORCEMENT OFFICER PRIOR TO COMMENCING THE ACTIVITY/BUSINESS.

PLANNING DEPARTMENT - CODE ENFORCEMENT DIVISION

WWW.BIZREG.CABQ.GOV

(505) 924-3890

POST IN A CONSPICUOUS PLACE



SECTION 1: CONTACT INFORMATION

NAME (as shown on your income tax return). Name is required on this line; do not leave this line blank.

BUSINESS NAME/ disregarded entity name, if different from above.

PRIMARY BUSINESS ADDRESS (number, street, and apt or suite no)

MAILING ADDRESS (number, street, and apt or suite no or PO Box)

CITY, STATE, and ZIP CODE

MAILING CITY, STATE, and ZIP CODE

PHONE

EMAIL ADDRESS

TAX CLASSIFICATION (check only one)

INDIVIDUAL/SOLE PROPRIETOR or single-member LLC C CORPORATION S CORPORATION

PARTNERSHIP TRUST/ESTATE

LIMITED LIABILITY COMPANY-- Enter the tax classification (C=C Corporation, S=S Corporation, P=Partnership)

Note: For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single- member owner.

501(C)3/NON-PROFIT ORGANIZATION

OTHER (SEE INSRUCTIONS)

SECTION 2: BUSINESS DEMOGRAPHICS (CHECK ALL THAT APPLY)

Local Business - Headquartered and maintains its principal office and place of business within the Greater Albuquerque Metropolitan Area (City of Albuquerque or Bernalillo County).

Doing Business Locally - Either not headquartered or does not maintain its principal office and place of business here, but maintains a storefront in the Greater Albuquerque Metropolitan Area and employs one or more City of Albuquerque or Bernalillo County residents.

Woman Owned Business - At least 51% owned and controlled by one or more women, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more women.

Minority Business Enterprise (MBE) Owned - At least 51% owned and controlled by one or more racial/ethnic minorities or, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more racial/ethnic minorities. Please specify the race/ethnicity of minority owners (question to the right).

LGBTQ+ Owned Business - At least 51% owned and controlled by one or more LGBTQ+ individuals, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more LGBTQ+ individuals.

None of the Above Categories Apply

If your business is MBE-owned, please specify the race/ethnicity of minority owner(s). Check all that apply:

Hispanic American

Native American

Black or African American

Asian-Indian American

Asian-Pacific American

SECTION 3: [NOT APPLICABLE FOR RTA PROJECTS]

SECTION 4: CERTIFICATION

Under penalties of perjury, I certify that:

- 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined in the instructions); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because of underreporting interest or dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN.

The Internal Revenue Service does not require your consent to any provision on this document other than the certifications required to avoid backup withholding.

SIGNATURE of U.S. person

[Handwritten Signature]

DATE

PRINT NAME

TITLE



SECTION 1: CONTACT INFORMATION

NAME (as shown on your income tax return). Name is required on this line; do not leave this line blank. SNYDER CONSTRUCTION LLC

BUSINESS NAME/ disregarded entity name, if different from above.

PRIMARY BUSINESS ADDRESS (number, street, and apt or suite no) 5800 SAN FRANCISCO RD NE MAILING ADDRESS (number, street, and apt or suite no or PO Box) SAME

CITY, STATE, and ZIP CODE ALBUQUERQUE, NM 87109 MAILING CITY, STATE, and ZIP CODE

PHONE 505.923.3181 EMAIL ADDRESS accounting@snyder-const.com

TAX CLASSIFICATION (check only one)
[] INDIVIDUAL/SOLE PROPRIETOR or single-member LLC [] C CORPORATION [] S CORPORATION
[] PARTNERSHIP [] TRUST/ESTATE
[] LIMITED LIABILITY COMPANY- Enter the tax classification (C=C Corporation, S=S Corporation, P=Partnership)
Note: For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single- member owner.
[] 501(C)3/NON-PROFIT ORGANIZATION [] OTHER (SEE INSTRUCTIONS)

SECTION 2: BUSINESS DEMOGRAPHICS (CHECK ALL THAT APPLY)

[] Local Business - Headquartered and maintains its principal office and place of business within the Greater Albuquerque Metropolitan Area (City of Albuquerque or Bernalillo County).
[] Doing Business Locally - Either not headquartered or does not maintain its principal office and place of business here, but maintains a storefront in the Greater Albuquerque Metropolitan Area and employs one or more City of Albuquerque or Bernalillo County residents.
[] Woman Owned Business - At least 51% owned and controlled by one or more women, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more women.
[] Minority Business Enterprise (MBE) Owned - At least 51% owned and controlled by one or more racial/ethnic minorities or, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more racial/ethnic minorities. Please specify the race/ethnicity of minority owners (question to the right).
[] LGBTQ+ Owned Business - At least 51% owned and controlled by one or more LGBTQ+ individuals, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more LGBTQ+ individuals.
[] None of the Above Categories Apply
If your business is MBE-owned, please specify the race/ethnicity of minority owner(s). Check all that apply:
[] Hispanic American
[] Native American
[] Black or African American
[] Asian-Indian American
[] Asian-Pacific American

SECTION 3: [NOT APPLICABLE FOR RTA PROJECTS]

SECTION 4: CERTIFICATION

Under penalties of perjury, I certify that:
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined in the instructions); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.
Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because of underreporting interest or dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN.

The Internal Revenue Service does not require your consent to any provision on this document other than the certifications required to avoid backup withholding.

SIGNATURE of U.S. person [Signature] DATE 8/2/23
PRINT NAME JASON COUILLARD TITLE CFO



Tim Keller, Mayor

02/01/2023

To: Rahim Kassam

From: Ciaran Lithgow, Project Manager

Subject: RTA Pre Application Meeting for The 66 and Aztec Court

On January 27, 2023, MRA staff met with Rahim Kassam (“Developer”), his consultant team at Consensus Planning, and his legal advisor, Justin Horwitz from Rodey Law. The Developer is considering two projects that are both within the Central/Highland/Upper Nob Hill MR Area.

The first project discussed, The 66, is a proposed 96-unit garden-style apartment complex on a ~1.6 acre vacant lot between Central and Copper fronting Adams NE. The project includes a mix of one-bedroom and two-bedroom apartments. The project is on a site owned by another party, but the Developer has an agreement that provides him site and development control. The Developer should provide documentation of site control as a part of the RTA application.

The second project discussed, Aztec Court, is a proposed 30-unit multi-family project fronting Central and Aliso. This is the site of the former Aztek Motel, which was demolished by a previous owner. MRA staff requested that the developer provide proof in the RTA application that the motel was demolished before he took ownership. The site plan currently calls for 17 EV charging stations on-site and 16 off-site (non-electric) parking spaces: 3 on Central and 13 on Aliso. The project is planned to include common area facilities, including a gym. The Developer noted they may change a space currently programmed for a common area into a coffee shop. The MRA team noted they may be eligible for points in the Community Benefits Matrix for a retail space that is at least 1,000 square feet.

MRA staff reviewed the timeline for the RTA application and approval, including MRA staff review (2 – 4 weeks), ADC approval (2 – 5 weeks), and City Council approval (2 – 4 months). MRA staff also reviewed the Community Benefits Matrix, and noted the requirement that building permit not be issued until after full City Council approval. MRA staff and the development team also discussed hypothetical legal questions lenders may have about the RTA lease and title transfer documents that implement the RTA. Staff sent links to the template lease following the meeting.

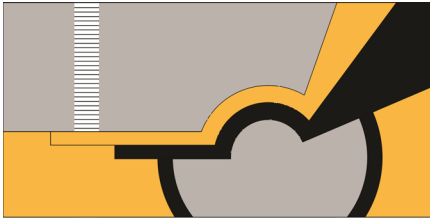
MRA staff requested that the Developer enumerate his development experience in the RTA application, including a list/matrix of all previously completed development projects (including type, size, total cost, and the Developer’s role in each project). Additionally, MRA staff requests that the

RTA application include 3 letters of reference speaking to the Developer's experience, one of which should be from a lender.

MRA staff also requested that the Developer share both these development plans with the relevant Neighborhood Association prior to an ADC hearing. The Developer stated he has already discussed the Aztek with the Nob Hill Neighborhood Association, which he is also on the board of, and will bring The 66 to the relevant Neighborhood Association before an ADC hearing date.

**METROPOLITAN REDEVELOPMENT TAX ABATEMENT
APPLICANT EXPERIENCE MATRIX (APPENDIX F)**

Example	1	2	3	4	5
Project Name/Address					
Proposer Entity					
Participating Development Team member & role					
Project Type (residential, retail, etc)					
# of housing units					
Total Square Feet					
Project Budget					
% Over Budget					
Construction Commencement Date					
Construction Completion Date					
Months to Complete Construction					
Other Comments/Notes					



SCOTT C. ANDERSON
& associates architects
4419 4th st nw, suite b
albuquerque, nm 87107
scott@scaarchitects.com
505.401.7575

July 1, 2023

Metropolitan Redevelopment Agency
City of Albuquerque
100 Arno St NE
Albuquerque, NM 87102

RE: Recommendation Letter for Rahim Kassam

Dear MRA Staff,

I am writing this letter of recommendation on behalf of Rahim Kassam, a talented Real Estate Developer with whom I had the pleasure of working. As an architect, I had the opportunity to collaborate closely with Rahim on several projects including the design of the 96-unit apartment project known as "The 66."

Throughout our professional association, Rahim consistently displayed a high level of competence, demonstrating an exceptional understanding of the intricacies involved in real estate development. His attention to detail, strong organizational skills, and innovative problem-solving abilities greatly contributed to the successful completion of our project.

Rahim's commitment to excellence and his ability to effectively manage multiple aspects of the construction process were evident at every stage. He exhibited strong leadership qualities and effortlessly coordinated the efforts of various stakeholders, including contractors, suppliers, and design professionals. Rahim's clear communication style and collaborative approach fostered a positive and productive working environment for all involved.

Furthermore, Rahim's keen eye for design and his unwavering dedication to quality ensured that the final result, The 66 apartment building, surpassed expectations. His ability to balance aesthetics, functionality, community building and sustainability considerations played a pivotal role in creating a highly desirable living space for residents.

I have no hesitation in recommending Rahim Kassam for any future real estate development endeavors. His proven track record, technical expertise, collaborative approach and commitment to delivering exceptional results make him an invaluable asset to any project. Should you require any further information or have specific inquiries, please do not hesitate to contact me.

Respectfully,

Scott C. Anderson, Principal
Scott C. Anderson & Associates Architects

Scott Goodman
Managing Partner
GOS Capital
7/5/23

Dear MRA,

I am writing this letter to highly recommend Rahim Kassam, a valued investor in our venture capital fund, GOS Capital, and an accomplished Real Estate Developer. Having worked closely with Rahim on numerous Hotel and multifamily projects, I can attest to his exceptional abilities, dedication, and impressive track record in the industry.

Rahim's extensive experience in real estate development, coupled with his keen business acumen, has consistently yielded remarkable results. His meticulous attention to detail, strategic vision, and commitment to excellence have played instrumental roles in the success of the projects we have collaborated on.

One notable project that Rahim is currently undertaking is "The Sixty-Six," a multifamily development. He has demonstrated exceptional leadership and project management skills throughout its development, ensuring that every aspect, from design to construction, aligns with the highest standards of quality and innovation.

Moreover, Rahim's proactive approach to navigating complex challenges is truly commendable. His expertise in securing land entitlements showcases his comprehensive understanding of the intricacies involved in maximizing project value and sustainability. His ability to forge strong relationships and effectively communicate with government agencies has been instrumental in his success in obtaining favorable outcomes for his projects.

As an investor in our venture capital fund, Rahim has consistently exhibited his astute investment instincts and sound financial judgment. He brings a unique blend of entrepreneurial spirit, market insight, and analytical rigor to his investment decisions, which has resulted in impressive returns for both himself and our fund.

It is without reservation that I recommend Rahim Kassam for any real estate development projects or investment opportunities. His unwavering commitment to excellence, deep industry knowledge, and outstanding work ethic make him a highly valuable and reliable partner. Please do not hesitate to reach out to me if you require any additional information or have further inquiries.

Thank you for your time and consideration.

Sincerely,

Scott Goodman
Managing Partner
GOS Capital



100 Sun Avenue NE, Suite 500
Albuquerque, New Mexico 87109

www.bankofalbuquerque.com

Catherine Torrez
Vice President
Commercial Relationship Manager IV
Bank of Albuquerque
100 Sun Ave NE, Suite 500
Albuquerque, NM 87109
(505) 222-8448
CTorrez@bankofalbuquerque.com

July 7, 2023

To Whom It May Concern,

I am writing this letter of reference to highly recommend Rahim Kassam for any real estate development projects including those with the MRA. I have had the pleasure of working closely with Rahim during his development of the Townhomes Nob Hill, where I provided financing as a loan officer at Wells Fargo. Furthermore, I had the opportunity to collaborate with him on hotel financing when I was associated with People's Bank. Based on my experiences working with Rahim, I can confidently attest to his exceptional abilities as a real estate developer.

Rahim Kassam possesses a remarkable blend of vision, expertise, and unwavering commitment that sets him apart from others in his field. One of the most striking aspects of Rahim's work is his ability to move swiftly while maintaining a high level of thoroughness. He has a keen eye for identifying lucrative investment opportunities and meticulously analyzes each project to mitigate potential risks. His comprehensive approach ensures that every aspect of the development is considered, resulting in well-executed plans.

What truly sets Rahim apart is his ability to complete projects on time. I have witnessed firsthand his relentless dedication to meeting deadlines without compromising the quality of his work. Rahim possesses excellent project management skills, enabling him to effectively coordinate various teams and ensure the smooth execution of each stage of the development process. His proactive nature and strong leadership qualities inspire those around him, fostering a collaborative and productive work environment.

Throughout my professional interactions with Rahim, I have consistently been impressed by his professionalism, integrity, and strong work ethic. He maintains open lines of communication, keeping all stakeholders well-informed and involved throughout the development process.

Rahim's attention to detail and commitment to excellence have earned him a reputation for delivering exceptional results.

I wholeheartedly recommend Rahim Kassam for any real estate development endeavor. His extensive experience, proven track record, and ability to deliver projects on time and within budget make him an invaluable asset to any team. Should you require any further information or have specific questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Catherine Torrez". The signature is fluid and cursive, with a large, stylized initial "C" and "T".

Catherine Torrez

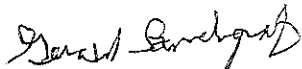
**4501 Central LLC
3712 CENTRAL AVE SE, SUITE F
ALBUQUERQUE NM 87108-1920**

June 21, 2023

To whom it may concern:

This letter authorizes Fundero Development, Inc., Scott Anderson Associates Architect, and Consensus Planning, Inc. to act as my agent regarding all matters associated with the entitlements for a new multi-family development located at 4501 Central Avenue NE. This authorization covers meetings with City staff and the neighborhood associations, MR application for tax abatement, and Site Plan - Administrative application.

Please do not hesitate to contact me if you have any questions or require any additional information.

A handwritten signature in black ink, appearing to read "Gerald Landgraf". The signature is written in a cursive style with a large, stylized initial "G".

Sincerely,

Gerald Landgraf
Managing Member

REAL ESTATE PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS REAL ESTATE PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (“**Agreement**”) is made and entered into as of this 30 day of May, 2022, and constitutes an agreement by which Rahim Kassam or assigns (“**Buyer**”), agrees to purchase, and 4501 Central LLC, a New limited Liability Company (“**Seller**”), agrees to sell on the terms and conditions hereinafter set forth:

RECITALS

- A. That certain real property consisting of approximately 1.73 gross acres of land located at 4501 Central Ave. NE, in the City of Albuquerque, State of New Mexico, more particularly described on Exhibit “A” attached hereto (“**Land**”);
- B. All rights, privileges, licenses, easements, reservations, tenements, hereditaments, rights of way, oil, gas, water, mineral, and development of rights, air rights, and appurtenances, if any, which belong to or appertain to the Land, (the “**Appurtenances**”); and
- C. The Land and Appurtenances are hereinafter collectively referred to as the “**Property**.”

AGREEMENT

The terms and conditions of this Agreement and the instructions to Jennie Montoya at Fidelity National Title (“**Escrow Officer**”), with regard to the escrow (“**Escrow**”) created pursuant hereto are as follows:

- **Purchase and Sale.** For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller agrees to sell the Property to Buyer, and Buyer agrees to purchase the Property from Seller, upon the terms and conditions herein set forth.
- **Purchase Price.** The purchase price (“**Purchase Price**”) for the Property shall be an amount determined by timing of Buyer’s election to close and conditions related to the financing of the Property as follows:

If Buyer elects to Close within [REDACTED] Months from the date of execution of this Agreement Buyer will pay to Seller [REDACTED] for the Property.

After the sooner to occur of the first [REDACTED] months ([REDACTED] months) following the date of execution of this Agreement or the date when Buyer obtains DRB approval, [REDACTED] Dollars of the down payment will become non-refundable.

After the sooner to occur of the first [REDACTED] months ([REDACTED] months) following the date of execution of this Agreement or when Buyer obtains a building permit approved by the City of Albuquerque, the entire [REDACTED] down payment will become non-refundable and the purchase price Buyer will pay to Seller will be [REDACTED] for the Property.

Upon the sooner to occur of the date that is [REDACTED] months ([REDACTED] months) following the date of execution of this Agreement or four months after Buyer obtains full loan approval for financing his approved project, the purchase price Buyer will pay to Seller will increase to an aggregate of [REDACTED] for the Property.

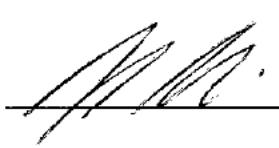
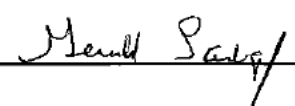
Upon Buyer's request, Seller will assist Buyer to obtain loan financing by signing a mortgage or other manner of subordination of title to a lender and Buyer will pay into escrow a non-refundable additional down payment of [REDACTED] and the purchase price Buyer will pay to Seller will increase to an aggregate of [REDACTED] for the Property and the proceeds of the loan will be used to improve the Property.

In addition, the Purchase Price of the Property will increase by an additional [REDACTED] for each month after [REDACTED] months during which the Closing does not occur.

- **Payment of Purchase Price.** The Purchase Price for the Property shall be payable by Buyer as follows:
 - Within ten business (10) days after this Purchase Agreement is fully executed by both parties ("**the Deposit Date**"), Buyer shall deposit with Escrow Officer, in readily available funds, the sum of [REDACTED] ("**The Deposit**"),
 - The Deposit shall be held in Escrow until applied in full toward the Purchase Price at Close of Escrow.

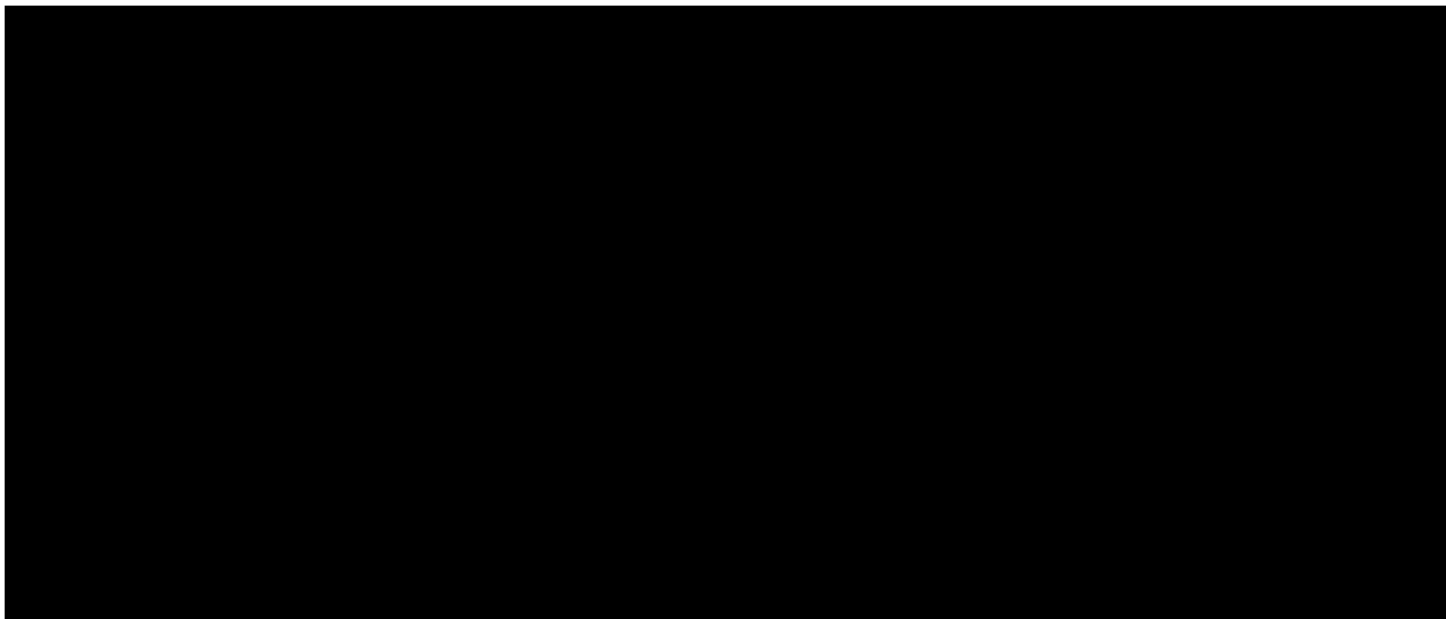
AND JOINT ESCROW INSTRUCTIONS

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first set forth above.

BUYER: Rahim Kassam or Assigns  _____	SELLER: [4501 Central LLC]  _____ _____
--	--

ACCEPTANCE BY ESCROW OFFICER:

Fidelity National Title Insurance Company hereby acknowledges that it has received a fully executed counterpart of the foregoing Real Estate Purchase and Joint Escrow Instructions and agrees to act as Escrow Officer thereunder and to be bound by and perform the terms thereof as such terms apply to Escrow Officer.



LEGAL DESCRIPTION

The Westerly Twenty-five Feet (Wly. 25') of Lots Numbered one (1) to Thirteen (13) inclusive and all of Lots numbered Eighteen (18) to Thirty-six (36) inclusive in Block numbered Forty-four (44) of the VALLEY VIEW ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on September 2, 1911, in Plat Book D1, page 32.

PARCEL ID: 101705731123943209

LOCATION and LEGAL DESCRIPTION:

4501 CENTRAL AV NE
ALBUQUERQUE NM 87108
THE WEST 25 FEET OF LOTS 1 THRU 13 & ALL OF LOTS 18 TH
36 BLOCK 44 VALLEY VIEW ADDITION CONT 1.6139 AC

4501 CENTRAL LLC
3712 CENTRAL AVE SE SUITE F
ALBUQUERQUE NM 87108-1920

**2022 Property
Tax Summary
NANCY M. BEARCE
TREASURER
BERNALILLO COUNTY
415 SILVER SW
ALBUQUERQUE, NM 87102
(505) 468-7031**

http://www.bernco.gov/treasurer
e-mail: treasurers@bernco.gov

Today's Date JUL-06-23 11:10 AM

MTG COMPANY

MTG COMPANY #

Tax and Payment Summary

Year	Tax	Int	Pen	Fees	Paid	Due
1st half due	2,002.81	0.00	0.00	0.00	-2,002.81	0.00
2nd half due	2,002.81	0.00	0.00	0.00	-2,002.81	0.00
Total Due	4,005.62	0.00	0.00	0.00	-4,005.62	0.00

Assessor's Valuation

Tax Year: 2022
Assessed: 250500
Taxable: 83492

EXEMPTIONS:

HOH: 0
VET: 0
OTHER: 0
Net Taxable: 83492

Dist: A1A Rate: 47.976
Class: NR OvrClass:
Owner Type:

Sum of pending ONLINE payments not included above:	0.00
PreTax amount:	0.00
Total Due:	0.00

Tax bills are mailed November 1 of every year as required by state law. Taxes are due in two equal installments. The first half payment is due November 10 and must be paid by December 10 to avoid delinquency charges. Second half payments are due by April 10 of the following calendar year and must be made by May 10 to avoid delinquency charges.

PAYMENT COUPON

PLEASE MAKE YOUR CHECK PAYABLE TO THE BERNALILLO COUNTY TREASURER AND MAIL TO :

**BERNALILLO COUNTY TREASURER
NANCY M. BEARCE
PO BOX 627
ALBUQUERQUE, NM 87103-0627**

PRINT THIS PARCEL NO. ON YOUR CHECK **101705731123943209**

4501 CENTRAL LLC

1st half due	.00
2nd half due	.00
Total Due	.00



AMOUNT ENCLOSED \$ _____

PARID: 101705731123943209

4501 CENTRAL LLC,

4501 CENTRAL AVE

Values

Tax Year	2023
Full Land Value	\$250,500.00
Agric. Land	\$0.00
Full Impv. Value	\$0.00
Full Total Value	\$250,500.00
Taxable (1/3 Full)	\$83,492.00

Exemptions

Head of Family	\$0.00
Veteran	\$0.00
Other 4000	\$0.00

Net Taxable Value

Net Taxable Value	\$83,492.00
-------------------	-------------

DISCLAIMER

[Click here to view the Disclaimer](#)

Appendix H

Certification & Acknowledgement of Redevelopment Tax Abatement Program Risks and Responsibilities

I, Rahim Kassam, authorized signer for Fundero Development Inc. (the "Applicant"),
acknowledge the following in relation to The Sixty-Six (the "Project") at
4501 Central Ave NE ("Property") as it relates to my application for a Redevelopment Tax
Abatement (the "Program"). I hereby certify that, to the best of my knowledge, the information provided in
my application is true and accurate.

1. Applicant understands that the Program is effectuated by the City of Albuquerque taking title to the property and by signing a 7-year lease agreement.
2. Applicant acknowledges and has read the terms of the Sample Lease Agreement, which is included in the Application & Program Instructions as Appendix D.
3. Applicant understands that it is the Applicant's responsibility to work with any lender it may engage related to financing for real property development at the Project as it relates to the Program. Such issues may concern, but are not limited to, subordination of the City's interest to loans or mortgages secured, the Lease Agreement form, or title position. The City will work with the Applicant's lender to address issues of subordination and title position as it relates to the Project within reason.
4. Applicant understands that there is a risk that the Project could not be approved by the Albuquerque City Council. Any pre-development expenses or expenses incurred to apply for this program are at the Applicant's sole expense and risk.
5. Applicant acknowledges that if the Applicant submits for building permit, or begins any pre-construction or construction activity, prior to full City Council approval of the Project, these activities are at the sole expense and risk of the Applicant.
6. Applicant acknowledges that default on any loans tied to the Project or Property may result in the immediate termination of the tax abatement on the relevant property.
7. Applicant acknowledges that it is required to continue to pay Payments in Lieu of Property Taxes to Bernalillo County for the Property value assessed the year prior to the execution of a lease agreement and related property transfer documents. Failure to pay this fee may result in the termination of tax abatement on the Property.
8. Applicant acknowledges that it must pay a fee, equal to 10% of the value of the tax abatement savings, annually to the Metropolitan Redevelopment Agency for the term of the tax abatement. Failure to pay this fee may result in the termination of tax abatement on the Property.

Signature: 

Date: 07-07-2023

Name: Rahim Kassam

Title: President

Company: Fundero Development Inc.

Property Owner? (Y/N): N (if no, legal Property Owner must also complete this form)

Appendix H

Certification & Acknowledgement of Redevelopment Tax Abatement Program Risks and Responsibilities

I, Gerald Landgraf, authorized signer for 4501 Central LLC (the “Applicant”),
Name Company
acknowledge the following in relation to The Sixty-Six (the “Project”) at
Project Name
4501 Cental Ave NE (“Property”) as it relates to my application for a Redevelopment Tax
Address
Abatement (the “Program”). I hereby certify that, to the best of my knowledge, the information provided in
my application is true and accurate.

1. Applicant understands that the Program is effectuated by the City of Albuquerque taking title to the property and by signing a 7-year lease agreement.
2. Applicant acknowledges and has read the terms of the Sample Lease Agreement, which is included in the Application & Program Instructions as Appendix D.
3. Applicant understands that it is the Applicant’s responsibility to work with any lender it may engage related to financing for real property development at the Project as it relates to the Program. Such issues may concern, but are not limited to, subordination of the City’s interest to loans or mortgages secured, the Lease Agreement form, or title position. The City will work with the Applicant’s lender to address issues of subordination and title position as it relates to the Project within reason.
4. Applicant understands that there is a risk that the Project could not be approved by the Albuquerque City Council. Any pre-development expenses or expenses incurred to apply for this program are at the Applicant’s sole expense and risk.
5. Applicant acknowledges that if the Applicant submits for building permit, or begins any pre-construction or construction activity, prior to full City Council approval of the Project, these activities are at the sole expense and risk of the Applicant.
6. Applicant acknowledges that default on any loans tied to the Project or Property may result in the immediate termination of the tax abatement on the relevant property.
7. Applicant acknowledges that it is required to continue to pay Payments in Lieu of Property Taxes to Bernalillo County for the Property value assessed the year prior to the execution of a lease agreement and related property transfer documents. Failure to pay this fee may result in the termination of tax abatement on the Property.
8. Applicant acknowledges that it must pay a fee, equal to 10% of the value of the tax abatement savings, annually to the Metropolitan Redevelopment Agency for the term of the tax abatement. Failure to pay this fee may result in the termination of tax abatement on the Property.

Signature: 
Gerald Landgraf (Jul 7, 2023 17:21 MDT)

Date: 07-07-2023

Name: Gerald Landgraf

Title: Managing Member

Company: 4501 Central LLC

Property Owner? (Y/N): Y (if no, legal Property Owner must also complete this form)



Tim Keller, Mayor

02/01/2023

To: Rahim Kassam

From: Ciaran Lithgow, Project Manager

Subject: RTA Pre Application Meeting for The 66 and Aztec Court

On January 27, 2023, MRA staff met with Rahim Kassam (“Developer”), his consultant team at Consensus Planning, and his legal advisor, Justin Horwitz from Rodey Law. The Developer is considering two projects that are both within the Central/Highland/Upper Nob Hill MR Area.

The first project discussed, The 66, is a proposed 96-unit garden-style apartment complex on a ~1.6 acre vacant lot between Central and Copper fronting Adams NE. The project includes a mix of one-bedroom and two-bedroom apartments. The project is on a site owned by another party, but the Developer has an agreement that provides him site and development control. The Developer should provide documentation of site control as a part of the RTA application.

The second project discussed, Aztec Court, is a proposed 30-unit multi-family project fronting Central and Aliso. This is the site of the former Aztek Motel, which was demolished by a previous owner. MRA staff requested that the developer provide proof in the RTA application that the motel was demolished before he took ownership. The site plan currently calls for 17 EV charging stations on-site and 16 off-site (non-electric) parking spaces: 3 on Central and 13 on Aliso. The project is planned to include common area facilities, including a gym. The Developer noted they may change a space currently programmed for a common area into a coffee shop. The MRA team noted they may be eligible for points in the Community Benefits Matrix for a retail space that is at least 1,000 square feet.

MRA staff reviewed the timeline for the RTA application and approval, including MRA staff review (2 – 4 weeks), ADC approval (2 – 5 weeks), and City Council approval (2 – 4 months). MRA staff also reviewed the Community Benefits Matrix, and noted the requirement that building permit not be issued until after full City Council approval. MRA staff and the development team also discussed hypothetical legal questions lenders may have about the RTA lease and title transfer documents that implement the RTA. Staff sent links to the template lease following the meeting.

MRA staff requested that the Developer enumerate his development experience in the RTA application, including a list/matrix of all previously completed development projects (including type, size, total cost, and the Developer’s role in each project). Additionally, MRA staff requests that the

RTA application include 3 letters of reference speaking to the Developer's experience, one of which should be from a lender.

MRA staff also requested that the Developer share both these development plans with the relevant Neighborhood Association prior to an ADC hearing. The Developer stated he has already discussed the Aztek with the Nob Hill Neighborhood Association, which he is also on the board of, and will bring The 66 to the relevant Neighborhood Association before an ADC hearing date.

From: [Avery Frank](#)
To: jeffreyahoehn@gmail.com; lucylongcares@gmail.com; melissa.ann.pacheco@gmail.com; omardurant@yahoo.com; [Mandy Warr](#); [Patricia Willson](#)
Cc: [Jim Strozier](#); [Rahim Kassam](#)
Subject: The Sixty-Six Neighborhood Request for Meeting
Date: Tuesday, May 16, 2023 11:56:05 AM
Attachments: [Complete NA66.pdf](#)

Hello,

Please find the attached request for a neighborhood meeting. If you have any questions, please reach out. We look forward to hearing from you soon.

Ms. Avery M Frank
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

The Sixty-Six Neighborhood Outreach and Meeting

The applicant reached out to both the Nob Hill NA, Highland Business and Neighborhood Association, and the District 6 Coalition Representatives on May 16, 2023. No request for a meeting was received. Ms. Patricia Wilson with the Coalition did reach out to request additional information, which was provided to her.

In order to provide an additional opportunity for community engagement, Fundero Development, through Consensus Planning, reached out to the neighborhood to invite them to a meeting at the property. The meeting was held at 10 am, June 14th and was attended by several Jeff Hoehn, President of the Nob Hill NA and two representatives from the Academy for the Media Arts Charter School across the street, Manuelito Tafoya and xxx.

Mr. Rahim Kassam, the developer; Mr. Scott Anderson, Project Architect, and Mr. Jim Strozier and Ms. Huang Hsiang from Consensus Planning were in attendance to present the project and answer any questions. There was support for the project expressed from all three of them.



June 25, 2023

Property Owners within 500 Feet of the proposed Sixty-Six Project

Landscape Architecture
Urban Design
Planning Services

Dear Property Owner,

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

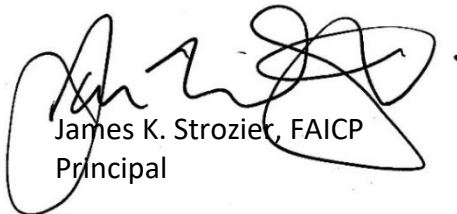
The purpose of this letter is to notify you that Fundero Development, Inc. and Consensus Planning, Inc. has submitted a request for property tax abatement for a new multi-family project. The project is located at the northeast corner of Central and Adams, where there is currently a vacant lot. This project aims to enhance the city's economy and community by increasing housing opportunities within the Nob Hill/Highland MRA areas.

Fundero Development is planning to develop a multi-family housing development on this lot created with an environmentally sustainable design and electric vehicle charging stations for residential use. Please find the attached map for the exact location, as well as renderings of the housing development, which depict the building's overall design and character. This multi-family project will provide much-needed access to housing while helping to remove a blighted vacant lot.

In accordance with the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(3), mailed public notice must be provided to all property owners within five hundred feet of the subject site.

If you have any questions or concerns regarding this notice, please do not hesitate to reach out to us via email at cp@consensusplanning.com or by calling (505) 764-9801. We look forward to hearing from you soon. Sincerely, Jim Strozier, FAICP
President/Principal

Sincerely,



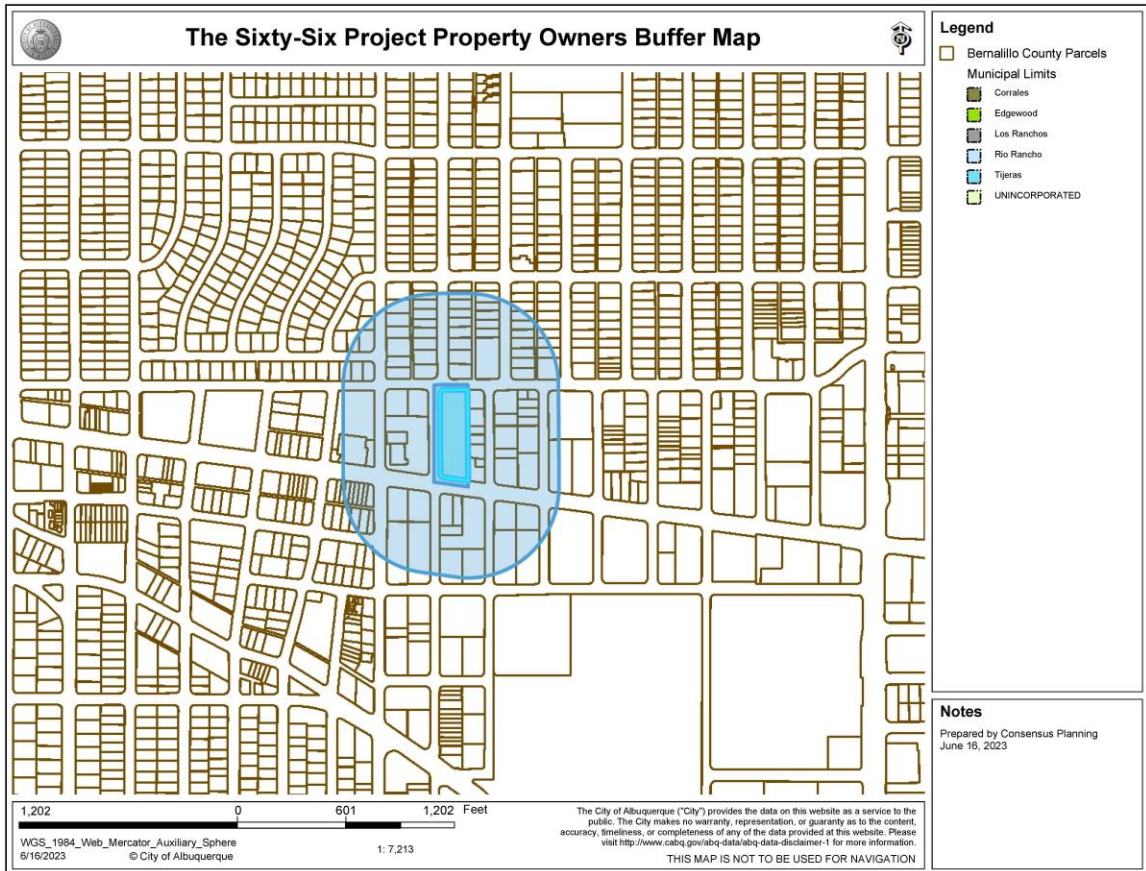
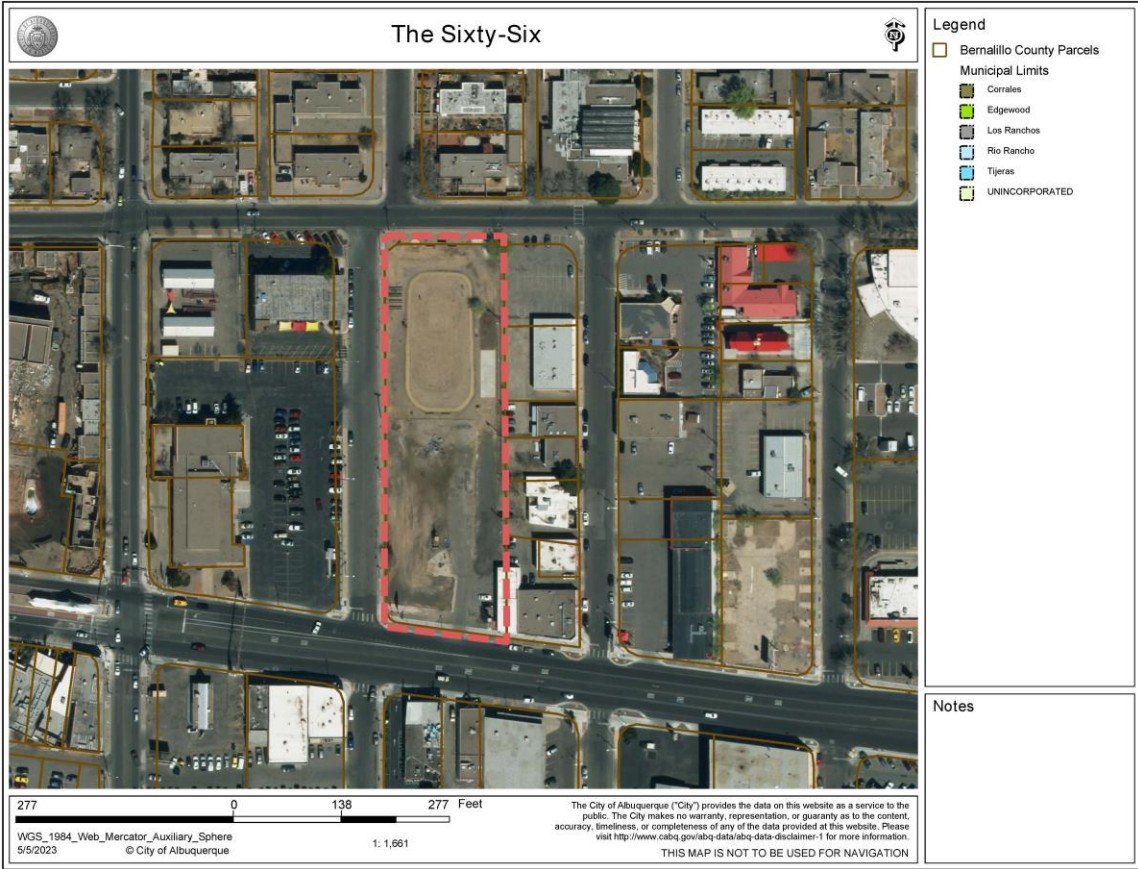
James K. Strozier, FAICP
Principal

PRINCIPALS

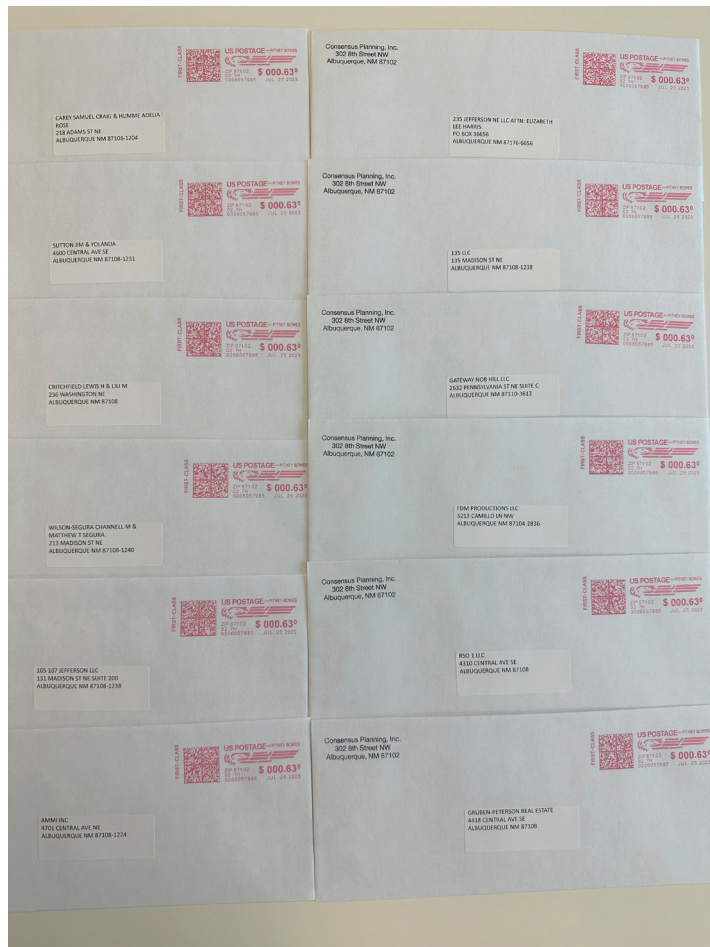
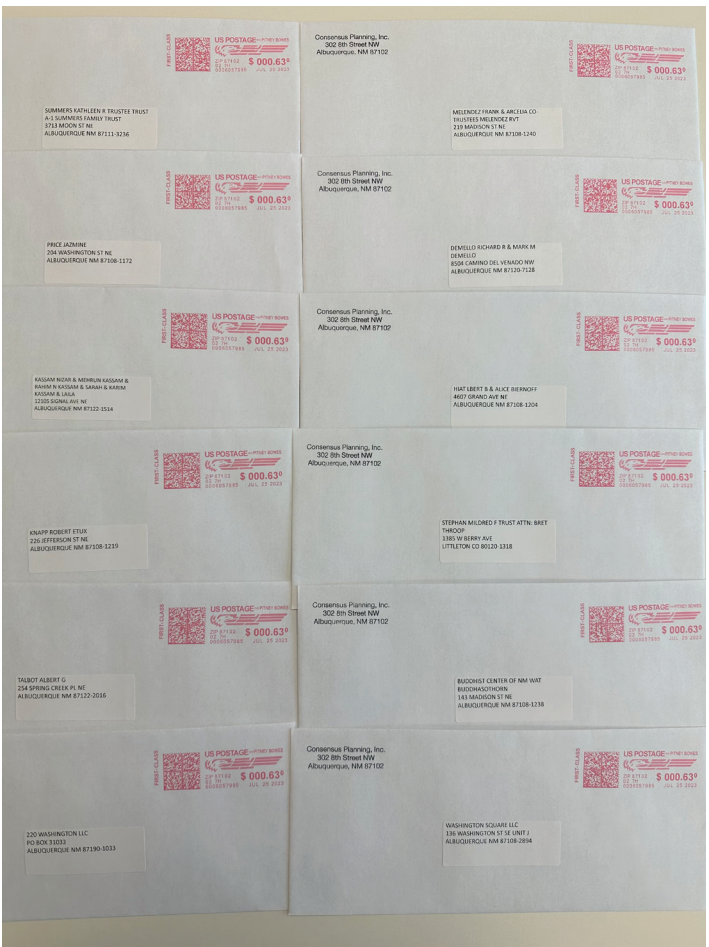
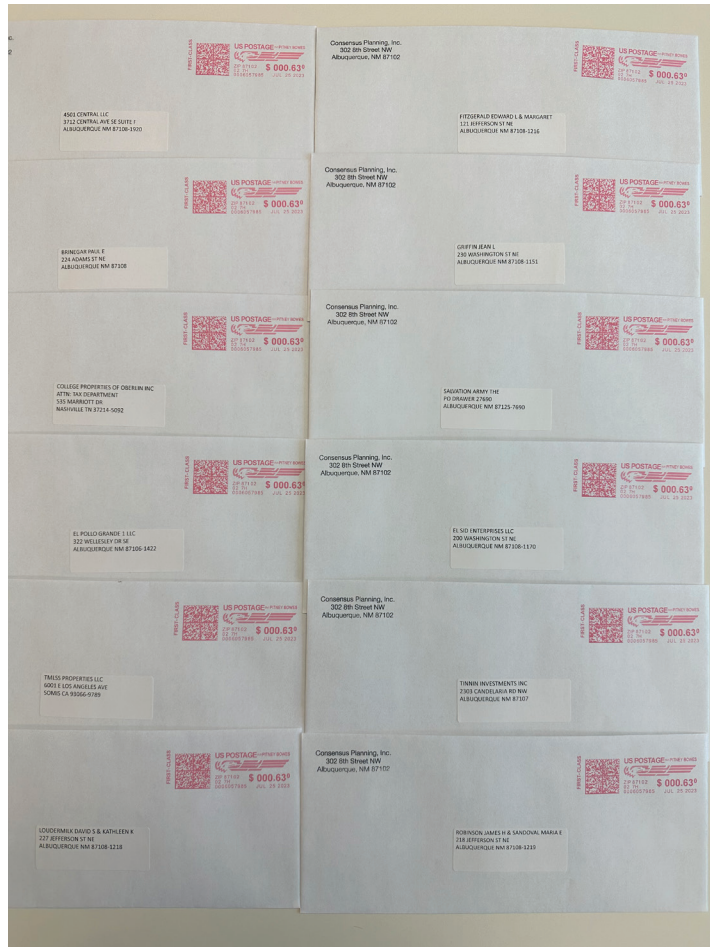
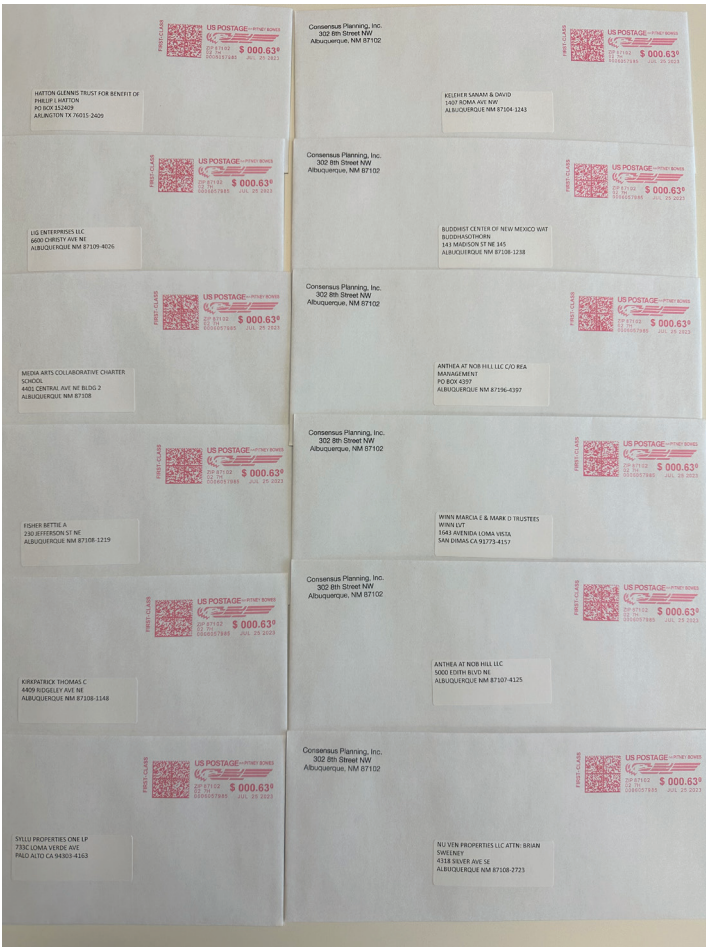
James K. Strozier, FAICP
Jacqueline Fishman, AICP

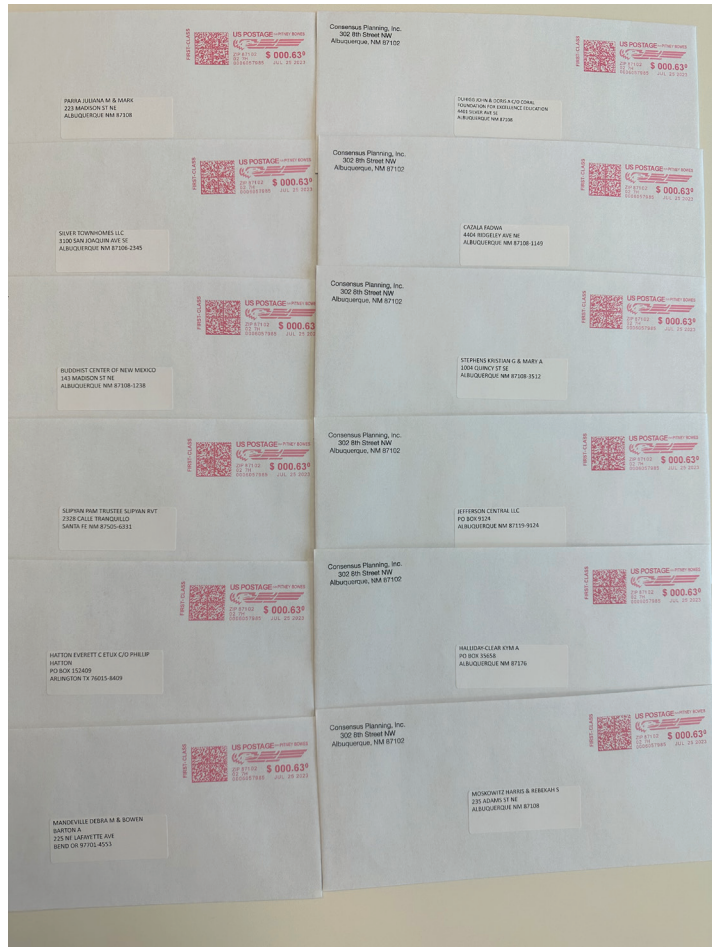
ASSOCIATES

Ken Romig, PLA, ASLA











July 27, 2023

Landscape Architecture
Urban Design
Planning Services

Nob Hill NA
Highland Business and NA
District 6 Coalition

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Neighborhood Representatives,

On behalf of Fundero Development, Inc. and Consensus Planning, Inc. we are providing you with notice that we are preparing an application through the Metropolitan Redevelopment Agency (MRA) Redevelopment Tax Abatement program. This program has been designed to encourage private investment to create economic, community, and housing opportunities in designated metropolitan redevelopment areas of the city.

The project site is located at Central and Adams and is currently a vacant lot. See attached map for the project location. Fundero Development is planning to build a multi-family housing development on this lot created with an environmentally sustainable design and electric vehicle charging stations for resident use. Please see attached renderings of the housing development which depict the overall design and character of the building. The multi-family project will provide much-needed access to housing while helping to remove a potential nuisance from the neighborhood by developing on the currently vacant lot.

Fundero Development hosted a meeting at the property on June 14th at the property for the NAs and adjacent property owners.

Please let us know if you have any questions or need any additional information.

Sincerely,

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

PRINCIPALS








James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



The Sixty-Six



Legend

-  Bernalillo County Parcels
- Municipal Limits**
-  Corrales
-  Edgewood
-  Los Ranchos
-  Rio Rancho
-  Tijeras
-  UNINCORPORATED

Notes

277 0 138 277 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
5/5/2023 © City of Albuquerque

1: 1,661

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





From: Carmona, Dalaina L.
To: Avery Frank
Subject: Central and Adams Neighborhood Meeting Inquiry Sheet - MRA Tax Abatement *need contacts within 500 feet of property
Date: Wednesday, May 3, 2023 2:05:16 PM
Attachments: image001.png
 image002.png
 image003.png
 image004.png
 image007.png
 IDOZoneAtlasPage_K-17-Z.pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Nob Hill NA	Jeff	Hoehn	jeffreyahoehn@gmail.com	411 Aliso Drive SE	Albuquerque	NM	87108	5055069327	
Nob Hill NA	Lucille	Long	lucylongcares@gmail.com	308 Solano Drive SE	Albuquerque	NM	87108	5052503860	
Highland Business and NA Incorporated	Melissa	Pacheco	melissa.ann.pacheco@gmail.com	213 Madison Street NE	Albuquerque	NM	87108		5059999799
Highland Business and NA Incorporated	Omar	Durant	omardurant@yahoo.com	305 Quincy Street NE	Albuquerque	NM	87108		5052654949
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedydayspa.com	113 Vassar Drive SE	Albuquerque	NM	87106	5054014367	5052659219
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona
 Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
 Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Wednesday, May 3, 2023 9:09 AM
To: Office of Neighborhood Coordination <frank@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

MRA Tax Abatement *need contacts within 500 feet of property

