

# CITY of ALBUQUERQUE

## TWENTY THIRD COUNCIL

COUNCIL BILL NO. O-19-90 ENACTMENT NO. O-2020-002

SPONSORED BY: Isaac Benton and Brook Bassan, by request

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### ORDINANCE

1  
2 APPROVING A PROJECT INVOLVING FANEUIL, INC. PURSUANT TO THE LOCAL  
3 ECONOMIC DEVELOPMENT ACT AND CITY ORDINANCE F/S O-04-10, THE CITY'S  
4 IMPLEMENTING LEGISLATION FOR THAT ACT, TO SUPPORT THE  
5 REHABILITATION AND OPERATIONS OF A CUSTOMER SERVICE CONTACT  
6 CENTER LOCATED IN ALBUQUERQUE, NEW MEXICO; AUTHORIZING THE  
7 EXECUTION OF A PROJECT PARTICIPATION AGREEMENT AND OTHER  
8 DOCUMENTS IN CONNECTION WITH THE PROJECT; MAKING CERTAIN  
9 DETERMINATIONS AND FINDINGS RELATING TO THE PROJECT; RATIFYING  
10 CERTAIN ACTIONS TAKEN PREVIOUSLY; AND REPEALING ALL ACTIONS  
11 INCONSISTENT WITH THIS ORDINANCE.

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

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

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

23 WHEREAS, pursuant to the LEDA Ordinance, Faneuil, Inc. (the "Company"), has  
24 submitted to the Council and the Albuquerque Development Commission (the  
25 "Commission") an application (the "Application") requesting certain economic

1 development assistance for the rehabilitation and operation of a customer service  
2 contact center within the City (the "Project"); and

3 WHEREAS, the Act and the LEDA Ordinance require that the City and the  
4 Company enter into a project participation agreement meeting the requirements of the  
5 Act and the LEDA Ordinance; and

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

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

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

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

20 WHEREAS, the Application, together with the cost-benefit analysis,  
21 demonstrates the benefits that will accrue to the community as a result of the donation  
22 of public resources and demonstrates that the Company, by completing the Project, will  
23 be making a substantive contribution to the community, as required by the LEDA  
24 Ordinance; and

25 WHEREAS, the Commission has considered the Project and the proposed  
26 Agreement and has recommended that the Council approve the Company's proposal;  
27 and

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

32 WHEREAS, the City anticipates that the State will transfer to it, for subsequent  
33 transfer to or on behalf of the Company pursuant to an intergovernmental agreement

1 between the City and the State, certain funds of the State that are available for the  
2 Project; and

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

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

12 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
13 ALBUQUERQUE:

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

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

23 Section 3. THE PROJECT. The Project will consist of the rehabilitation,  
24 occupancy and operation of a customer service contact center within the City for a  
25 minimum of ten years.

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

32 Section 5. AUTHORIZATION AND APPROVAL OF THE PROJECT AND THE  
33 AGREEMENT; APPROPRIATION OF FUNDS. The City hereby approves the Project

1 and the Agreement, which provides, among other things, that the City will administer  
2 and disburse to the Company funds totaling up to \$500,000, of which \$400,000 is to be  
3 received by the City from the State Economic Development Department and \$100,000  
4 are to be City funds, in exchange for which the Company will complete the Project as  
5 specified in the Agreement. There is hereby appropriated for the Project up to \$400,000  
6 of funds received from the State Economic Development Department and up to  
7 \$100,000 of City funds.

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

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

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

18 (C) The Mayor, Chief Administrative Officer, City Treasurer and City  
19 Clerk are further authorized to execute, authenticate and deliver such certifications,  
20 instruments, documents, letters and other agreements, including an intergovernmental  
21 agreement with the State Economic Development Department and any appropriate  
22 security agreements, and to do such other acts and things, either prior to or after the  
23 date of delivery of the executed Agreement, as are necessary or appropriate to  
24 consummate the transactions contemplated by the Agreement.

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

30 Section 7. SEVERABILITY. If any section, paragraph, clause or provision of  
31 this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity  
32 or unenforceability of that section, paragraph, clause, or provision shall not affect any of  
33 the remaining provisions of this Ordinance.

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

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

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1 PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF January, 2020  
2 BY A VOTE OF: 8 FOR 0 AGAINST.

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Patrick Davis, President  
City Council

APPROVED THIS 6 DAY OF July, 2020

Bill No. O-19-90



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Timothy M. Keller, Mayor  
City of Albuquerque

ATTEST:



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Ethan Watson, Acting City Clerk

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