

CITY of ALBUQUERQUE

TWENTY SIXTH COUNCIL

COUNCIL BILL NO. R-25-162 ENACTMENT NO. _____

SPONSORED BY: Nichole Rogers

1 RESOLUTION

2 APPROVING AN AMENDMENT TO THE BOUNDARY OF THE
3 CENTRAL/HIGHLAND/UPPER NOB HILL METROPOLITAN REDEVELOPMENT AREA
4 TO INCLUDE 58 ADDITIONAL ADJACENT LOTS TOTALING 23+/- ACRES;
5 APPROVING A CORRESPONDING AMENDMENT TO THE
6 CENTRAL/HIGHLAND/UPPER NOB HILL METROPOLITAN REDEVELOPMENT AREA
7 PLAN.

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

11 WHEREAS, the City desires to promote redevelopment in areas designated
12 as blighted so as to promote neighborhood stabilization by providing
13 affordable housing, convenient services, creating new jobs, upgrading
14 buildings, infrastructure, and housing for such areas and to promote public
15 health, welfare, safety, convenience, and prosperity; and

16 WHEREAS, the Metropolitan Redevelopment Code, NMSA 1978, Sections 3-
17 60A-1 through 3-60A-48, as amended (the "Act"), states "A municipality shall
18 not prepare a metropolitan redevelopment plan for an area unless the
19 governing body by resolution determined the area to be a slum or a blighted
20 area, or a combination thereof, and designated the area as appropriate for a
21 metropolitan redevelopment project"; and

22 WHEREAS, pursuant to NMSA 1978, Section 30-60A-8 of the Metropolitan
23 Redevelopment Code, the Council caused to be twice published in the
24 Albuquerque Journal, a newspaper of general circulation in the metropolitan
25 redevelopment area hereinafter identified, with the last publication no less
26 than 20 days before the Council's hearing on this matter, a notice containing a

1 general description of the proposed metropolitan redevelopment area and
2 date, time and place where the Council will hold public hearings to consider
3 the adoption of this resolution and announcing that any interested party may
4 appear and speak to the issue of the adoption of this Resolution; and

5 WHEREAS, in 2002, the Council designated the Central/Highland Area as
6 blighted (R-82-2002) and, in 2005, approved an expansion to include the Upper
7 Nob Hill Area (R-05-377); and

8 WHEREAS, since the expansion in 2005, an additional adjacent area,
9 consisting of 58 lots (23 acres+/-), the "Subject Area", has demonstrated
10 characteristics of blight; and

11 WHEREAS, the Subject Area includes I with the following Uniform Property
12 Codes (UPC):

13 101805701329520701, 101805701829520702, 101805701430720709,
14 101805701831820708, 101805701233421701, 101805701235021708,
15 101805701237822301, 101805701040623301, 101805701242723317,
16 101805701246224301, 101805701248825315, 101805701250525313,
17 101805701251125312, 101805701052025307, 101705752745412211,
18 101705752844912210, 101705752844412209, 101705752843912208,
19 101705752843412207, 101705752842912206, 101705752841712204,
20 101705752840912203, 101705752840412202, 101705752839912201,
21 101705752738811608, 101705752838211607, 101705752837611606,
22 101705752735611602, 101705752733611601, 101705752831510806,
23 101705752830310805, 101705752829910804, 101705751628310802,
24 101705751429310814, 101705751429910813, 101705751430310812,
25 101705751531510811, 101705749431910711, 101705749431310710,
26 101705749430910709, 101705749430410707, 101705749430210722,
27 101705749430010708, 101705749429310705, 101705748928310704,
28 101705749927310703, 101705748727310702, 101705747528010719,
29 101705747929310717, 101705752829310803, 101705749429810706,
30 101805701831820708CA, 101805702131120706, 101805702130820705,
31 101805702030420704, 101705752842412205; and

32 WHEREAS, the Subject Area exhibits characteristics of blight including
33 vacancy, dilapidation, and deterioration of buildings, signage and site

1 infrastructure, inadequate and obsolete platting, weeds, litter, and debris and
2 declining commercial activity, which impairs the growth and economic vitality
3 of this area and the City as a whole; and

4 WHEREAS, in an application received by MRA on March 21, 2025, the
5 applicant, Council Services on behalf of Councilor Rogers (District 6),
6 requested and justified a boundary amendment to include the aforementioned
7 Subject Area; and

8 WHEREAS, based on an analysis of the Subject Area, MRA staff found that
9 characteristics of blight are pervasive and that redevelopment of the Subject
10 Area is necessary to reduce or eliminate the blight conditions; and

11 WHEREAS, redevelopment of the Subject Area might not occur but for the
12 application of MRA incentives and such redevelopment is in the interest of the
13 public health, safety, morals, or welfare of the City and its residents; and

14 WHEREAS, on May 15, 2025, the Albuquerque Development Commission
15 (the “ADC”) recommended to City Council that the Subject Area be included
16 within the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area
17 boundary, based on several findings.

18 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
19 ALBUQUERQUE:

20 Section 1. RATIFICATION. All actions not inconsistent with the provisions
21 of this Resolution previously taken by the Council and the officials of the City
22 directed toward approval of the Plan and the Project should be approved and
23 the same are hereby ratified, approved, and confirmed.

24 Section 2. FINDINGS. In accordance with NMSA 1978, Sections 3-60A-7 and
25 8, the following findings are made:

26 1. This request is to designate the Subject Area, to include the 58 real
27 property lots(approximately 23 acres), generally located on the east and west
28 sides of San Mateo Boulevard between Copper Avenue and Lomas Boulevard,
29 as blighted, and for inclusion of the lots in the Central/Highland/Upper Nob Hill
30 Metropolitan Redevelopment (MR) Area and Plan, in accordance with
31 Metropolitan Redevelopment Code, NMSA 1978, Chapter 3, Article 60A.

32 2. The Central/Highland/Upper Nob Hill Metropolitan Redevelopment
33 Area was designated by Council in 2002 (R-82-2002) and the MRA Plan was

1 adopted in 2003 (R-03-230). In 2005, the Council approved an expansion to
2 include the Upper Nob Hill Area (R-05-377).

3 3. The subject properties meet the definition of a “blighted area” per
4 NMSA 1978, Section 3-60A-4, as demonstrated by analysis and images
5 presented in the Designation Report.

6 4. Blighted conditions are evident in the area, including aging building
7 stock, vacant and underutilized lots, fragmented and inefficient lot layouts,
8 inadequate pedestrian infrastructure, sidewalk disintegration caused by auto-
9 oriented access points, and broken pavement.

10 5. Neighboring properties have required redevelopment assistance
11 from the City of Albuquerque, as evidenced by the adoption of R-24-75
12 (Enactment # R-2024-066), which provided redevelopment tools for
13 rehabilitating the obsolete office tower at 300 San Mateo Blvd. NE.

14 6. The subject properties are appropriate for inclusion in the
15 Central/Highland/Nob Hill Metropolitan Redevelopment Area and Plan because
16 they are similar in size and development condition to other properties in the
17 Area.

18 7. Due to the blighted conditions present, the rehabilitation,
19 conservation, clearance of slum conditions, redevelopment, or a combination
20 thereof, is in the interest of public health, safety, morals, and welfare of city
21 residents.

22 8. Inclusion of the subject properties in the Central/Highland/Upper Nob
23 Hill Area furthers City of Albuquerque Comprehensive Plan goals related to
24 Land Use.

25 9. Inclusion of the subject properties in the Central/Highland/Upper Nob
26 Hill Area furthers the policies of the Central/Highland/Upper Nob Hill
27 Metropolitan Redevelopment Area Plan by creating opportunities for
28 eliminating blighted conditions.

29 10. The request does not constitute a substantial change to the
30 approved Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area
31 Plan. The scope and policies of the Central/Highland/Upper Nob Hill
32 Metropolitan Redevelopment Area Plan remain intact with the inclusion of the
33 Subject Area.

1 11. Notice of the proposal was published in the Albuquerque Journal, a
2 newspaper of general circulation, on April 30, 2025 and May 7, 2025. The
3 notice included a general description of the subject area location and details
4 of the Albuquerque Development Commission's public hearing on May 15,
5 2025, where interested parties had the opportunity to comment, in accordance
6 with NMSA 1978, Section 3-60A-8.

7 12. On April 7, 2025, which was at least 10 days prior to the public
8 hearing as required by NMSA 1978, Section 3-60A-8, notice was mailed (first
9 class) to property owners of lots subject to this proposed designation.

10 13. On April 7, 2025, which was at least 10 days prior to the public
11 hearing notice was emailed to Neighborhood Associations registered with the
12 City's Office of Neighborhood Coordination. These included the District 6
13 Coalition, District 7 Coalition, Fair West, Highland Business, Mile Hi, and
14 Pueblo Alto Neighborhood Associations.

15 14. Comments received as a result of the legal notice were considered
16 by the ADC.

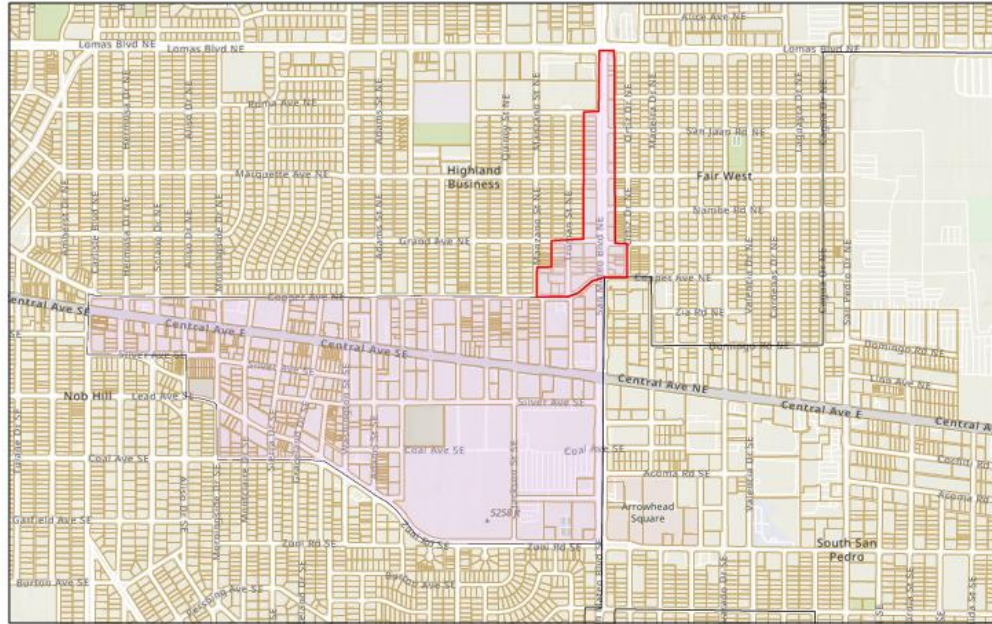
17 Section 3. Because of their blighted conditions and the findings
18 incorporated in this resolution, the Subject Area is hereby included within the
19 Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area, and the
20 boundary of said area is hereby amended to include the Subject Area, to
21 include lots with the aforementioned UPCs as illustrated on the map in Section
22 7.

23 Section 4. AGIS UPDATE. Within 30 days of Enactment of this Resolution,
24 the Albuquerque Geographic Information System (AGIS) and the City's
25 Metropolitan Redevelopment Areas map shall be updated to reflect the revised
26 boundaries of the Central/Highland/Upper Nob Hill Metropolitan
27 Redevelopment Area.

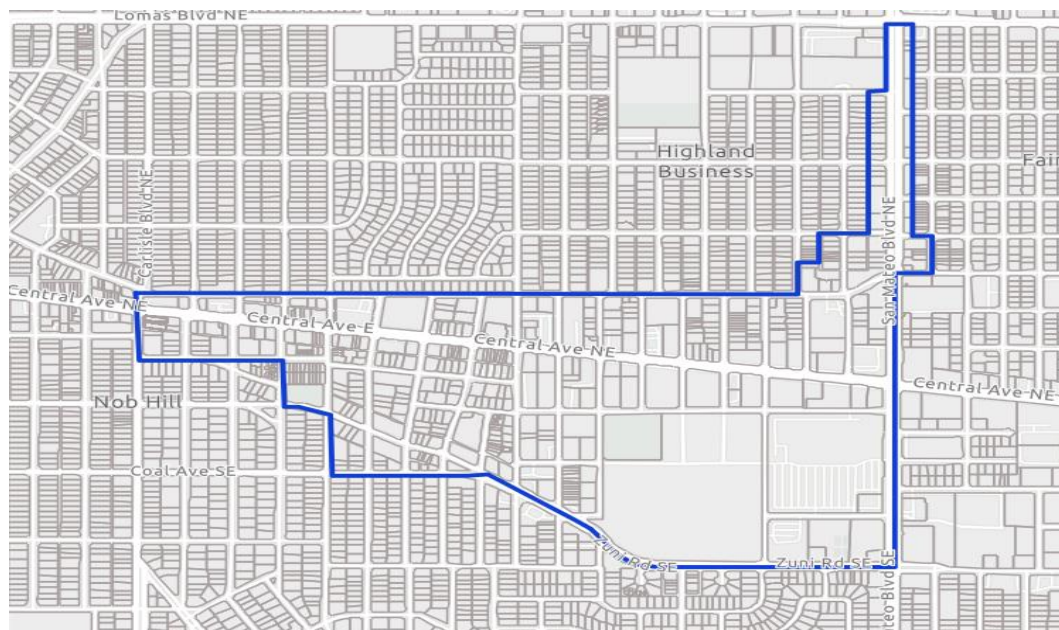
28 Section 5. PRIVATE PROPERTY NOTIFICATION. Within 30 days of
29 Enactment of this Resolution, the Metropolitan Redevelopment Agency shall
30 notify all property owners of record for all lots within the Subject Area, via
31 first-class mail, of the new designation. The notification shall include
32 information on how to access a copy of the applicable redevelopment plan,
33 contact information for the Metropolitan Redevelopment Agency, and

1 information regarding incentives and programs offered by the Agency and/or
2 available within the Central/Highland/Upper Nob Hill Metropolitan
3 Redevelopment Area.

4 **Section 6. EXHIBIT A. Central/Highland/Upper Nob Hill MRA expansion.**



17 **Section 7. PLAN AND BOUNDARY UPDATE.** The Central/Highland/Upper
18 Nob Hill Metropolitan Redevelopment Area Plan is hereby amended to include
19 the Subject Area in the boundary in accordance with this Resolution. The
20 Metropolitan Redevelopment Agency is directed to replace the map on page iii
21 of the Plan with the following and renumber the Plan pages accordingly.



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

6 Section 9. SEVERABILITY. If any section, paragraph, clause, word, or
7 provision of this Resolution is for any reason be held to be invalid or
8 unenforceable by any court of competent jurisdiction, such decision shall not
9 affect the validity of the remaining provisions of this Resolution. The Council
10 hereby declares that it would have passed this Resolution and each section,
11 paragraph, sentence, clause, word or phrase thereof irrespective of any
12 provision being declared unconstitutional or otherwise invalid.

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