

CITY of ALBUQUERQUE

TWENTY SIXTH COUNCIL

COUNCIL BILL NO. R-25-170 ENACTMENT NO. _____

SPONSORED BY: Nichole Rogers

1 RESOLUTION

2 DESIGNATING APPROXIMATELY 23 ACRES IN THE SAN MATEO BOULEVARD AREA
3 BETWEEN CENTRAL AVENUE AND LOMAS BOULEVARD AS BLIGHTED;
4 APPROVING AN AMENDMENT TO THE BOUNDARY OF THE
5 CENTRAL/HIGHLAND/UPPER NOB HILL METROPOLITAN REDEVELOPMENT AREA
6 TO INCLUDE APPROXIMATELY 23 ACRES; APPROVING A CORRESPONDING NON
7 SUBSTANTIAL AMENDMENT TO THE CENTRAL/HIGHLAND/UPPER NOB HILL
8 METROPOLITAN REDEVELOPMENT AREA PLAN.

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

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

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

23 WHEREAS, pursuant to NMSA 1978, Section 30-60A-8 of the Metropolitan
24 Redevelopment Code, the Council caused to be twice published in the
25 Albuquerque Journal, a newspaper of general circulation in the metropolitan
26 redevelopment area hereinafter identified, with the last publication no less

1 than 20 days before the Council’s hearing on this matter, a notice containing a
2 general description of the proposed metropolitan redevelopment area and
3 date, time and place where the Council will hold public hearings to consider
4 the adoption of this Resolution and announcing that any interested party may
5 appear and speak to the issue of the adoption of this Resolution; and

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

9 WHEREAS, since the expansion in 2005, an additional adjacent area,
10 consisting of approximately 23 acres, the “Subject Area,” has demonstrated
11 characteristics of blight; and

12 WHEREAS, the Subject Area exhibits characteristics of blight including
13 vacancy, dilapidation, and deterioration of buildings, signage and site
14 infrastructure, inadequate and obsolete platting, weeds, litter, and debris and
15 declining commercial activity, which impairs the growth and economic vitality
16 of this area and the City as a whole; and

17 WHEREAS, in an application received by MRA on March 21, 2025, the
18 applicant, Council Services, requested and justified a boundary amendment to
19 include the aforementioned Subject Area; and

20 WHEREAS, based on an analysis of the Subject Area, Council Services
21 produced a Designation Report, and MRA’s survey and analysis, MRA staff
22 found that characteristics of blight are pervasive and that redevelopment of
23 the Subject Area is necessary to reduce or eliminate the blight conditions; and

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

27 WHEREAS, on May 15, 2025, the MRA Staff recommended to the
28 Albuquerque Development Commission (the “ADC”) approval of the
29 designation, boundary expansion, and plan amendment; and

30 WHEREAS, on May 15, 2025, the Albuquerque Development Commission
31 (the “ADC”) recommended to City Council that the Subject Area be included

1 within the Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area
2 boundary, based on several findings; and

3 WHEREAS, the City has conducted at least one public hearing on the
4 proposed designation and amendment to the Central/Highland/Upper Nob Hill
5 Metropolitan Redevelopment Plan prior to final consideration of the plan
6 amendment, after proper notice as required by NMSA 1978, Sections 3-60A-8
7 and 3-60A-9 of the Act.

8 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
9 ALBUQUERQUE:

10 Section 1. RATIFICATION. All actions consistent with the provisions of this
11 Resolution previously taken by the Council and the officials of the City
12 directed toward approval of the Plan and the Project should be approved and
13 the same are hereby ratified, approved, and confirmed.

14 Section 2. FINDINGS. In accordance with NMSA 1978, Sections 3-60A-7 and
15 8, the following findings are made:

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

22 2. The Central/Highland/Upper Nob Hill Metropolitan Redevelopment
23 Area was designated by Council in 2002 (R-82-2002) and the MRA Plan was
24 adopted in 2003 (R-03-230). In 2005, the Council approved an expansion to
25 include the Upper Nob Hill Area (R-05-377).

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

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

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

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

9 7. Due to the blighted conditions present, the rehabilitation,
10 conservation, clearance of slum conditions, redevelopment, or a combination
11 thereof, is in the interest of public health, safety, morals, and welfare of City
12 residents.

13 8. Inclusion of the subject properties in the Central/Highland/Upper Nob
14 Hill Area furthers City of Albuquerque Comprehensive Plan goals related to
15 land use.

16 9. Inclusion of the subject properties in the Central/Highland/Upper Nob
17 Hill Area furthers the policies of the Central/Highland/Upper Nob Hill
18 Metropolitan Redevelopment Area Plan by creating opportunities for
19 eliminating blighted conditions.

20 10. The request does not constitute a substantial change to the
21 approved Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area
22 Plan. The scope and policies of the Central/Highland/Upper Nob Hill
23 Metropolitan Redevelopment Area Plan remain intact with the inclusion of the
24 Subject Area.

25 11. Notice of the proposal was published in the Albuquerque Journal, a
26 newspaper of general circulation, on April 30, 2025 and May 7, 2025. The
27 notice included a general description of the subject area location and details
28 of the Albuquerque Development Commission's public hearing on May 15,
29 2025, where interested parties had the opportunity to comment, in accordance
30 with NMSA 1978, Section 3-60A-8.

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

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

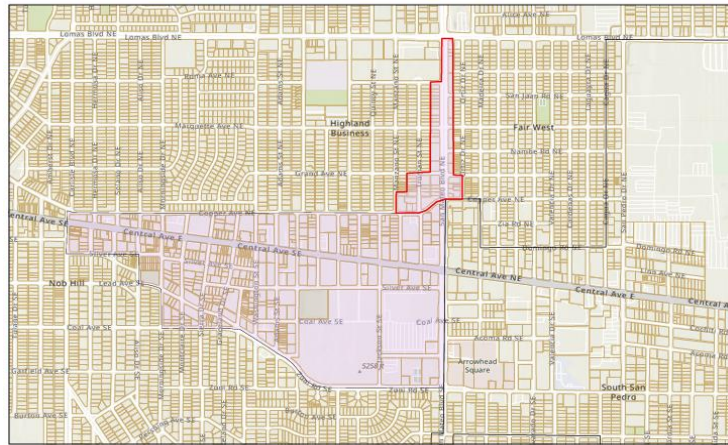
9 14. Comments received as a result of the legal notice were considered
10 by the ADC.

11 Section 3. Because of their blighted conditions and the findings
12 incorporated in this Resolution, the Subject Area is hereby included within the
13 Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area, and the
14 boundary of said area is hereby amended to include the Subject Areas
15 illustrated on the map in Section 7.

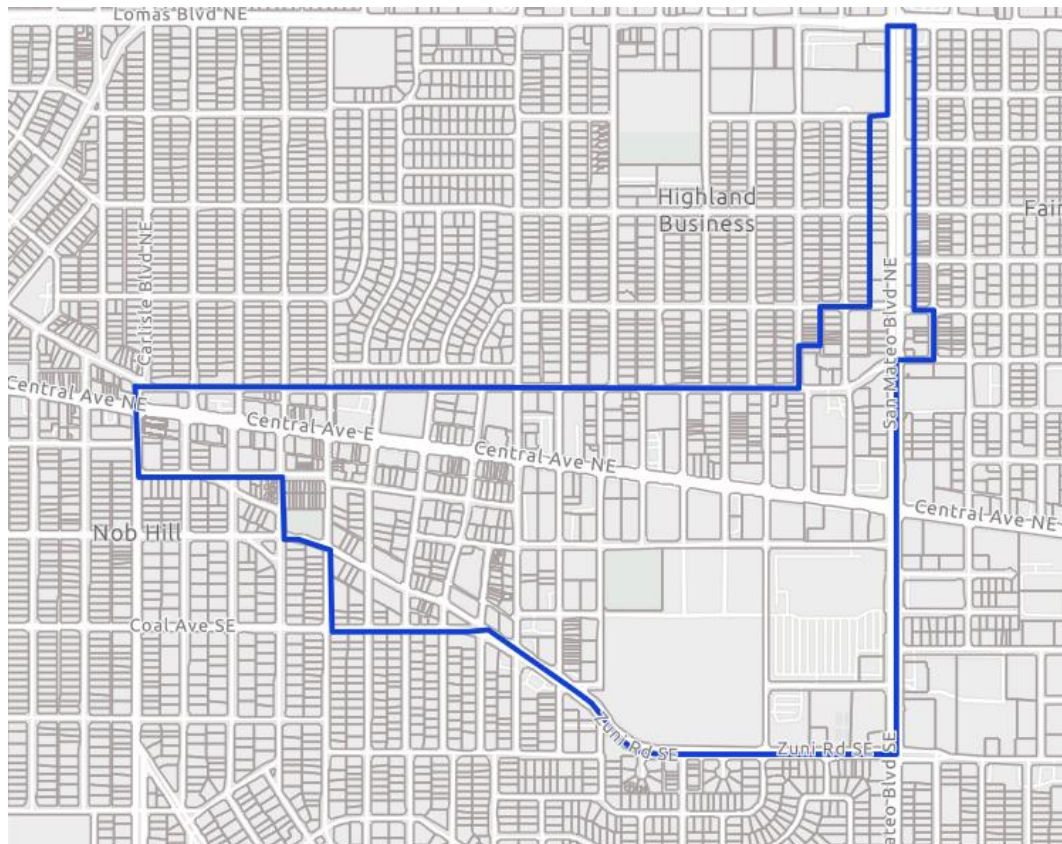
16 Section 4. AGIS UPDATE. Within 30 days of Enactment of this Resolution,
17 the Albuquerque Geographic Information System (AGIS) and the City's
18 Metropolitan Redevelopment Areas map shall be updated to reflect the revised
19 boundaries of the Central/Highland/Upper Nob Hill Metropolitan
20 Redevelopment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

21 Section 5. PRIVATE PROPERTY NOTIFICATION. Within 30 days of
22 Enactment of this Resolution, the Metropolitan Redevelopment Agency shall
23 notify all property owners of record for all lots within the Subject Area, via
24 first-class mail, of the new designation. The notification shall include
25 information on how to access a copy of the applicable redevelopment plan,
26 contact information for the Metropolitan Redevelopment Agency, and
27 information regarding incentives and programs offered by the Agency and/or
28 available within the Central/Highland/Upper Nob Hill Metropolitan
29 Redevelopment Area.

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



Section 7. PLAN AND BOUNDARY UPDATE. The Central/Highland/Upper Nob Hill Metropolitan Redevelopment Area Plan is hereby amended to include the Subject Area in the boundary in accordance with this Resolution. The Metropolitan Redevelopment Agency is directed to replace the map on page III of the Plan with the following, or similar map, 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 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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