

**CITY of ALBUQUERQUE
TWENTY SIXTH COUNCIL**

COUNCIL BILL NO. R-25-204 ENACTMENT NO. R. 2025. 086

SPONSORED BY: Joaquín Baca, by request

1 RESOLUTION

**2 REPEALING THE ST. JOSEPH HOSPITAL METROPOLITAN REDEVELOPMENT AREA
3 DESIGNATION AND PLAN AND AMENDING THE CODE OF RESOLUTIONS.**

**4 WHEREAS, the State of New Mexico has enacted the Metropolitan
5 Redevelopment Code (herein the “MR Code”), Chapter 3, Article 60A, Sections 1–
6 49, NMSA 1978, as amended, which authorizes the City of Albuquerque, New
7 Mexico (herein the “City”) to prepare and amend metropolitan redevelopment
8 plans to undertake and carry out metropolitan redevelopment projects; and**

**9 WHEREAS, the City has adopted the Metropolitan Redevelopment Agency
10 Ordinance (herein the “MRA Ordinance”) ROA 1994, Chapter 14, Article 8, Part 4,
11 as amended, which creates the Metropolitan Redevelopment Agency (herein the
12 “MRA”) and delegates from the Albuquerque City Council (herein the “Council”)
13 to the MRA the exercise of certain metropolitan redevelopment project powers set
14 forth in the Code; and**

**15 WHEREAS, City Council, the Governing Body of the City of Albuquerque,
16 has the authority to adopt, amend and repeal Metropolitan Redevelopment Area
17 designations and plans per the MR Code and the MRA Ordinance; and**

**18 WHEREAS, in July 1979, City Council designated the St. Joseph Hospital &
19 Civic Auditorium Urban Renewal/Metropolitan Redevelopment Area and also
20 adopted an Urban Renewal Plan/Sector Development Plan, which also functioned
21 as a Metropolitan Redevelopment Plan (R-149-1979); and**

**22 WHEREAS, the primary objective of the Designation and Plan was to
23 provide a land use solution for the St. Joseph Hospital and Civic Auditorium Area
24 that: 1) Provided for the growth and development needs of the Hospital as a
25 major City institution; 2) Furthered the City’s neighborhood revitalization and
26 preservation goals; 3) Retained the viability of the Civic Auditorium site for**

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1 hereby declares that it would have passed this Resolution and each section,
2 paragraph, sentence, clause, word or phrase thereof irrespective of any
3 provisions being declared unconstitutional or otherwise invalid.

4 SECTION 4. COMPILATION. Section 2 of this Resolution amends, is
5 incorporated in, and is to be compiled as part of the Code of Resolutions of the
6 City of Albuquerque, New Mexico, Section 1-12-4.

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1 PASSED AND ADOPTED THIS 1st DAY OF December, 2025
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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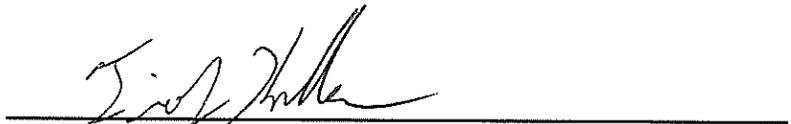
9 Brook Bassan, President
10 City Council

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13 APPROVED THIS 5 DAY OF December, 2025

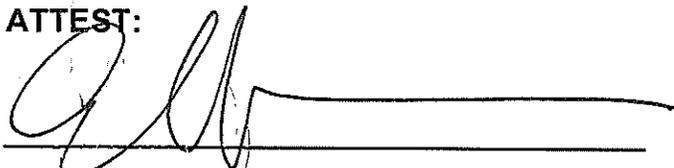
17 Bill No. R-25-204

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22 Timothy M. Keller, Mayor
23 City of Albuquerque

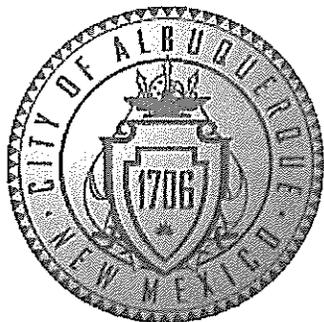
26 ATTEST:



29 Ethan Watson, City Clerk

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CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

9/25/2025

TO: Brook Bassan, President, City Council

FROM: Timothy M. Keller, Mayor

SUBJECT: REPEAL OF THE ST. JOSEPH HOSPITAL METROPOLITAN REDEVELOPMENT AREA DESIGNATION AND PLAN

This legislation recommends repeal of the St. Joseph Hospital Metropolitan Redevelopment Area Designation and Plan because the Area no longer exhibits characteristics of slum and blight, per State Statute Section § 3-60A (the "MR Code"). The Area appears to be functioning successfully as a regional center for health services. The staff report, which includes more detail, analysis, and photographs is attached.

On September 18, 2025, the Albuquerque Development Commission (ADC) held a public hearing about this item and recommended that City Council REPEAL the Area and Plan, in accordance with State Statutes Sections § 3-60A-7 and 8, based on the following findings:

Findings

1. This request is to repeal the St. Joseph Hospital Metropolitan Redevelopment Area and Plan, which was adopted in 1979 (R-149) in accordance with Metropolitan Redevelopment Code Chapter 3, Article 60A, NMSA 1978.
2. The objectives for this Area, as provided in the St. Joseph Hospital Metropolitan Redevelopment Plan, have been accomplished. The Area has developed with healthcare uses and, because the civic center use was determined to be incompatible, it was located elsewhere.
3. As evidenced in the *St. Joseph Hospital Metropolitan Redevelopment Area and Plan: Repeal Report - 2025* (see Attachment A), the area no longer exhibits slum or blight characteristics and therefore no longer meets the criteria for Metropolitan Redevelopment Area Designation.
4. Regarding Public Notice:

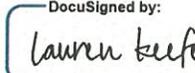
- a. MRA staff mailed notice to all Property Owners of Record within the St. Joseph Hospital MR Area.
 - b. MRA staff emailed Neighborhood Associations within the St. Joseph Hospital MR Area as identified by the City's Office of Neighborhood Coordination.
 - c. MRA held a Stakeholder meeting for property owners, neighborhood associations and interested residents. The meeting took place on Wednesday, September 3, 2025 at 2pm via Zoom. Three neighborhood residents attended.
 - d. MRA staff published the ADC meeting legal notice in the Albuquerque Journal on August 16, 2025 and August 23, 2025, in compliance with the MR Code, § 3-60A-8, NMSA 1978.
5. Removal of an MR Area designation does not preclude redesignation in the future, if needed. The MR Code **does not** grant local government the power of eminent domain for the acquisition of private property. Designation (or release) of an area does not change or alter the zoning of the area or obligate the current owners to develop or redevelop their properties.

REPEALING THE ST. JOSEPH HOSPITAL METROPOLITAN REDEVELOPMENT AREA DESIGNATION AND PLAN. (33+/-ACRES).

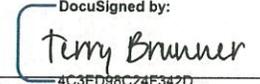
Approved:

 10/7/25
Date
Dr. Samantha Sengel
Chief Administrative Officer

Approved as to Legal Form:

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City Attorney
9/30/2025 | 9:21 AM MDT
Date

Recommended:

DocuSigned by:

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Terry Brunner
Interim Director, MRA
9/29/2025 | 2:52 PM MDT
Date

Cover Analysis

1. **What is it?** This resolution will repeal the St. Joseph Hospital Metropolitan Redevelopment Area Designation and Plan, which includes approximately 33 acres located on the east and west sides of Elm St. between Lomas Blvd., and MLK Jr. Blvd. and including the SE corner of Elm St. and MLK Jr. Blvd. This area was fully developed and no longer meets the criteria of being blighted or having slum conditions.
2. **What will this piece of legislation do?** This legislation will repeal the St. Joseph Hospital Metropolitan Redevelopment Area and Plan thereby removing its designation as a blighted and slum area, as defined in the State's Metropolitan Redevelopment Code. It will direct city staff to update the City's Code of Ordinances to reflect the repeal.
3. **Why is this needed?** The St. Joseph Hospital Metropolitan Redevelopment Area no longer exhibits characteristics of slum or blight. Repeal of this MR Area, which met its development goals, will free up the City's Metropolitan Redevelopment Agency to direct limited resources and incentives to where they are needed.
4. **How much will it cost and what is the funding source?** There is no cost to the City.
5. **Is there a revenue source associated with this? If so, what level of income is projected?** No.
6. **What will happen if this is not approved?** If not approved, the Metropolitan Redevelopment Area designation will remain in place and the Plan will still guide redevelopment. Resources and incentives that are needed in other areas of the City might be directed to this Area unnecessarily.
7. **Is this service already provided by another entity?** No.

FISCAL IMPACT ANALYSIS

TITLE: REPEAL OF THE ST. JOSEPH HOSPITAL METROPOLITAN REDEVELOPMENT AREA DESIGNATION AND PLAN

R: O:
 FUND: 275
 DEPT: DFAS

- No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	Fiscal Years			Total
	2025	2026	2027	
Base Salary/Wages				-
Fringe Benefits at				-
Subtotal Personnel	-	-	-	-
Operating Expenses				-
Property				-
Indirect Costs	-	-	-	-
Total Expenses	\$ -	\$ -	\$ -	\$ -
<input type="checkbox"/> Estimated revenues not affected				
<input type="checkbox"/> Estimated revenue impact				
Revenue from program				0
Amount of Grant		-	-	
City Cash Match				
City Inkind Match				
City IDOH	-	-	-	-
Total Revenue	\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created

COMMENTS: Repealing a metropolitan redevelopment area that has not been active in decades will have no impact on MRA's budget. There is no cost associated with repealing an MR Area (aside from the cost of public noticing). Reducing the number of MR Areas on the map will allow MRA to focus limited resources where they are most needed.

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

The St. Joseph MR Area was successfully developed into a healthcare hub decades ago. The buildings and grounds are well-maintained and vacancy rates in the area are low. This area no longer merits the designation of blighted.

PREPARED BY:

Signed by: Daphany Martin 9/29/2025 | 10:22 AM MDT
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 FISCAL ANALYST

APPROVED BY:

Signed by: Terry Brunner 9/29/2025 | 2:52 PM MDT
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 DIRECTOR

REVIEWED BY:

Signed by: Donna Sandoval 9/29/2025 | 2:55 PM MDT
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 EXECUTIVE BUDGET ANALYST

Signed by:

Donna Sandoval 9/29/2025 | 2:58 PM MDT
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 BUDGET OFFICER

Signed by:

Christine Bonner 9/29/2025 | 2:59 PM MDT
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 CITY ECONOMIST



Tim Keller, Mayor

ATTACHMENT B



September 18, 2025

To: Albuquerque Development Commission (ADC)

From: Stephanie Shumsky, Project Manager

Subject: Repeal of St. Joseph Hospital Metropolitan Redevelopment Area and Plan

MRA Case#: 2025-18

Summary & Background

The St. Joseph Hospital Metropolitan Redevelopment Area and Plan which, prior to IDO adoption in 2017, was also a Sector Development Plan, was adopted by the City Council in July 1979 (R-149-1979). The Area includes the east and west sides of Elm St. NE, between Martin Luther King Jr. Boulevard and Lomas Boulevard NE, and also includes the southeast corner of Martin Luther King Jr. Boulevard and Elm St. NE. The Area consists of 12 lots, approximately 33 acres. All of the lots are developed for healthcare related uses and parking.

The primary objective of the Area designation and the Plan adoption was to provide a land use solution for both the St. Joseph Hospital and a civic auditorium, which were generally seen as incompatible uses at the time.

The Plan was amended in 1982 and 1983 to accommodate the expansion of healthcare uses and soon thereafter the civic center was officially deemed incompatible and plans to build it elsewhere were implemented. (The approved Plan can be found here: <https://www.cabq.gov/mra/redevelopment-areas/st-joseph-hospital>).

Since the St. Joseph Hospital Area designation and Plan were adopted in 1979, the entire area has built out with healthcare related uses and is an important regional medical complex. The area no longer exhibits signs of blight and the Plan goals have been achieved. Therefore, the Metropolitan Redevelopment Area designation could be considered no longer necessary and the designation could be repealed by following the same process as for a new designation. Repealing the designation would not preclude a new designation and plan from being adopted in the future, if needed.

In Figure 1, the St. Joseph MR Area is highlighted in Orange.

For more information, read the *St. Joseph Hospital Metropolitan Redevelopment Area and Plan: Repeal Report – 2025* (Attachment A).

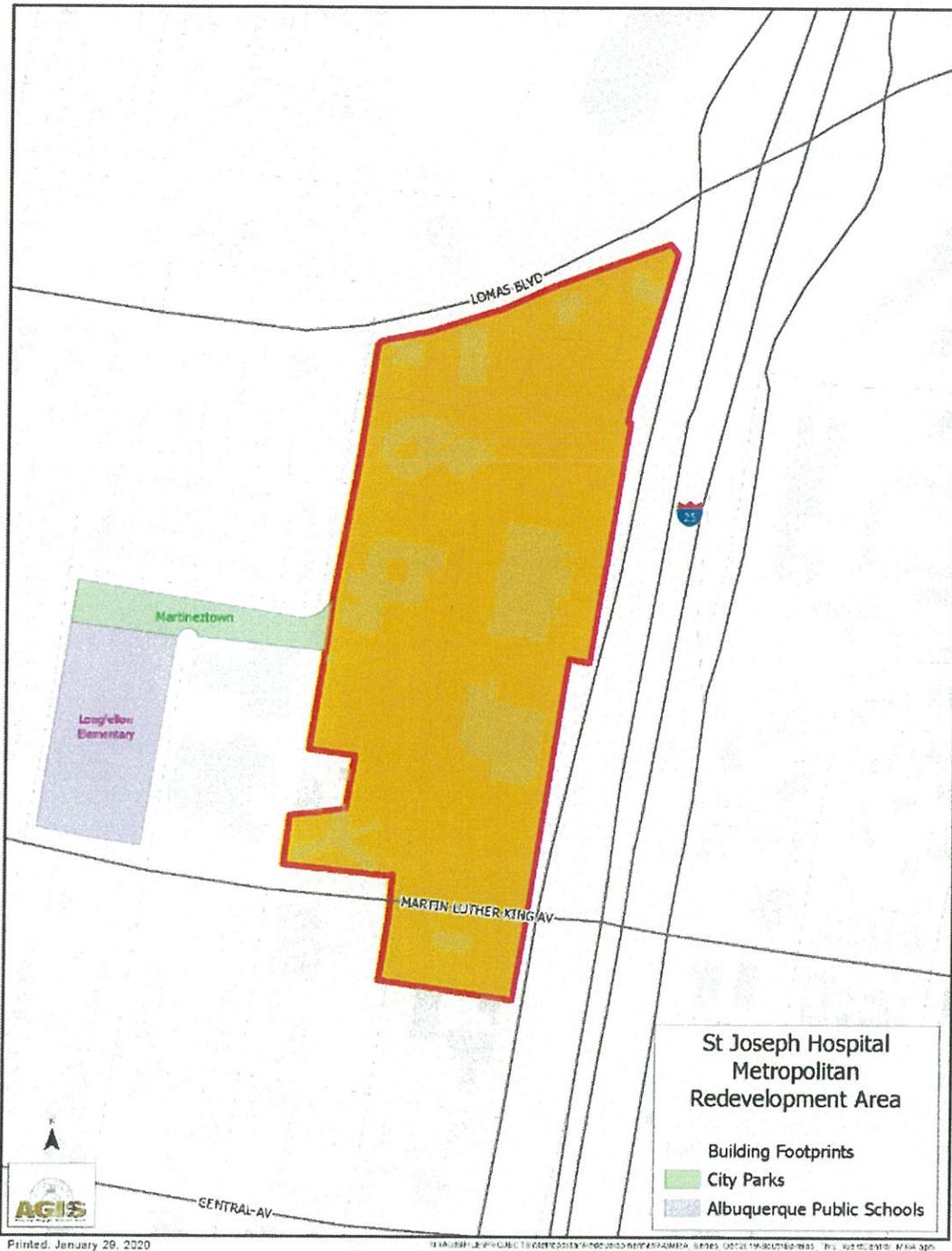


Figure 1 – Subject Area for MR Area Repeal

Enabling Legislation/MR Area Designation Criteria

The State of New Mexico's Metropolitan Redevelopment Code (MR Code), §§ 3-60A-1, et seq., NMSA 1978, and the City of Albuquerque's Metropolitan Redevelopment Agency Ordinance (MRA Ordinance), §§ 14-8-4-1, et seq., ROA 1994, provide for the designation of an MR area and the adoption of a MR Plan, if the area is designated by the Governing Body as slum or blighted, as defined in the MR Code.

Once an MR Area designation has been made, the City can provide various incentives toward redevelopment in the Area. Once the area no longer meets the criteria/definition of slum or blight and the Plan goals have been achieved, the designation should be removed. However, the MR Code does not provide as much direction on designation removal as it does on the designation process.

In this case, MRA staff followed the same process for the proposed repeal as it would for a new designation.

Public Notice

MRA staff mailed notice to all Property Owners of Record within the St. Joseph Hospital MR Area.

MRA staff emailed Neighborhood Associations within the St. Joseph Hospital MR Area as identified by the City's Office of Neighborhood Coordination.

MRA held a Stakeholder meeting for property owners, neighborhood associations and interested residents. The meeting took place on Wednesday, September 3, 2025 at 2pm via Zoom. Three neighborhood residents attended.

MRA staff published the ADC meeting legal notice in the Albuquerque Journal on August 16, 2025 and August 23, 2025, in compliance with the MR Code, § 3-60A-8, NMSA 1978.

No public comments were received.

Analysis

MRA Staff conducted a site visit as well as reviewing imagery from Google Earth. Staff observed a well-functioning urban area with fully-occupied buildings with primarily health care uses. The only vacant building is at the SE corner of the Area and was recently vacated by Eye Associates of NM and is awaiting a new tenant. Staff did not notice common signs of blight such as vacant or underutilized lots, unoccupied or vacant buildings, low levels of activity, obsolete platting, deteriorated buildings or deteriorated infrastructure (sidewalks, curbs, driveways).

There no longer seems to be a need for the MR designation in this area. It is functioning well on its own and serves a much-needed function in the region.

MRA Recommendation

MRA staff recommends repeal of the St. Joseph Hospital Metropolitan Redevelopment Area and Plan (R-149-1979) and recommends amendment of the City's Code of Resolutions, Section 1-12-4, to reflect the repeal.

ADC Recommendation

ADC recommends repeal of the St. Joseph Hospital Metropolitan Redevelopment Area and Plan (R-149-1979) and recommends amendment of the City's Code of Resolutions, Section 1-12-4, to reflect the repeal, based on the following findings:

Findings

1. This request is to repeal the St. Joseph Hospital Metropolitan Redevelopment Area and Plan, which was adopted in 1979 (R-149) in accordance with Metropolitan Redevelopment Code Chapter 3, Article 60A, NMSA 1978.
2. The objectives for this Area, as provided in the St. Joseph Hospital Metropolitan Redevelopment Plan, have been accomplished. The Area has developed with healthcare uses and, because the civic center use was determined to be incompatible, it was located elsewhere.
3. As evidenced in the *St. Joseph Hospital Metropolitan Redevelopment Area and Plan: Repeal Report - 2025* (see Attachment A), the area no longer exhibits slum or blight characteristics and therefore no longer meets the criteria for Metropolitan Redevelopment Area Designation.
4. Regarding Public Notice:
 - a. MRA staff mailed notice to all Property Owners of Record within the St. Joseph Hospital MR Area.
 - b. MRA staff emailed Neighborhood Associations within the St. Joseph Hospital MR Area as identified by the City's Office of Neighborhood Coordination.
 - c. MRA held a Stakeholder meeting for property owners, neighborhood associations and interested residents. The meeting took place on Wednesday, September 3, 2025 at 2pm via Zoom. Three neighborhood residents attended.
 - d. MRA staff published the ADC meeting legal notice in the Albuquerque Journal on August 16, 2025 and August 23, 2025, in compliance with the MR Code, § 3-60A-8, NMSA 1978.
5. Removal of an MR Area designation does not preclude redesignation in the future, if needed. The MR Code **does not** grant local government the power of eminent domain for the acquisition of private property. Designation (or release) of an area does not change or alter the zoning of the area or obligate the current owners to develop or redevelop their properties.

Attachments

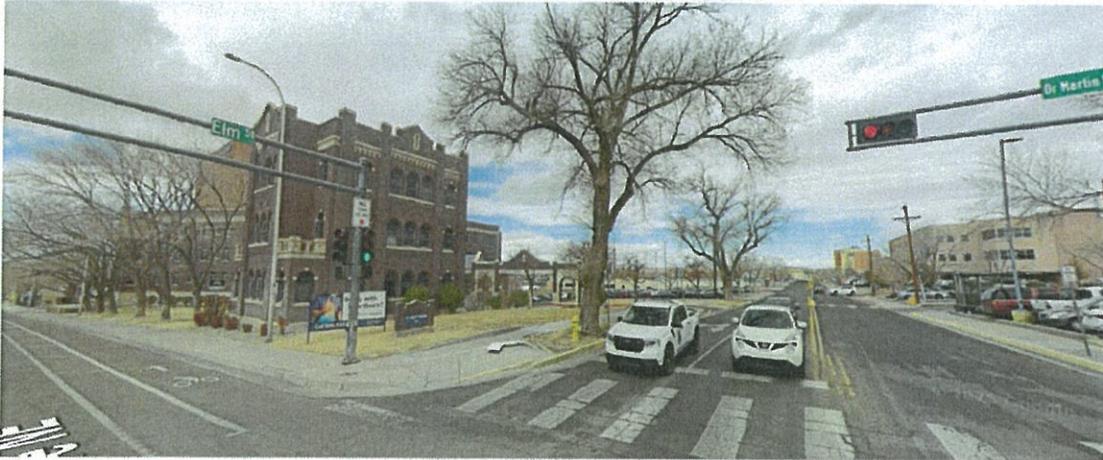
- A. St. Joseph Hospital Metropolitan Redevelopment Area and Plan: Repeal Report - 2025



St. Joseph Hospital Metropolitan Redevelopment Area and Plan: Repeal Report - 2025

7/22/25, 2:27 PM

Google Earth



Mayor

Timothy Keller

City Council

Joaquin Baca, District 2

Metropolitan Redevelopment Agency

Terry Brunner, Interim Director

OVERVIEW/BACKGROUND

The St. Joseph Hospital Metropolitan Redevelopment Area is generally located on the east and west sides of Elm St. NE, between Martin Luther King Jr. Boulevard and Lomas Boulevard NE, and also includes the southeast corner of Martin Luther King Jr. Boulevard and Elm St. NE. The area consists of 12 lots and comprises approximately 33 acres. All of the lots are developed with healthcare related uses and parking areas.

The *St. Joseph Hospital/Civic Auditorium Metropolitan Redevelopment Area and Sector Development Plan* was adopted by the Governing Body (City Council) in July 1979 (R-149-1979) in response to growing concerns regarding the need for a civic center. In addition to being a Sector Development Plan (Rank 3 Plan), it also served as an Urban Renewal Plan (popular in the 1970s) and a Metropolitan Redevelopment Plan. The primary objective of the Plan was to provide a land use solution for the St. Joseph Hospital and civic auditorium, which were generally seen as competing and incompatible uses by the neighborhood and hospital. The Plan attempted to meet this objective by:

- Providing for the growth and development needs of the Hospital as a major city institution; and
- Furthering the city's neighborhood revitalization and preservation goals; and
- Retaining the viability of the Civic Auditorium site for appropriate future re-use or redevelopment.

The Plan was amended in 1982 (R-19-1982) to accommodate a major hospital renovation and was amended again in 1983 (R-84-1983) to accommodate the development of the Woodward Center, both of which were economic development projects. The civic center was officially deemed incompatible with the hospital and was eventually constructed elsewhere.

Further development and build out of the area with medical related uses and associated parking has occurred in "fits and starts" since the 1980s, but over time, the Plan area has reached its development stride and is known statewide as a resource for heart health.

In 2017, the City Council adopted a city-wide Integrated Development Ordinance (IDO) and eliminated sector development plans (O-17-49). Soon thereafter, with the adoption of R-2017-102, the City Council retained and reinforced those plans, or portions of those plans that functioned as metropolitan redevelopment plans. This applied to the St. Joseph Hospital/Civic Auditorium Area and Sector Development Plan, which was renamed the St. Joseph Hospital Metropolitan Redevelopment Area Plan. The zoning related regulations of the Plan were removed by R-2017-102 but the area boundary and redevelopment goals remained intact.

Since the St. Joseph Hospital area designation and plan adoption in 1979, the entire area has built out as a high functioning regional medical complex. The area no longer exhibits signs of blight

and the Plan goals have been achieved. Therefore, the Metropolitan Redevelopment Area designation could be considered no longer necessary and the designation could be repealed by following the same process as for a new designation. Repealing the designation would not preclude a new designation and plan from being adopted in the future, if needed.

ENABLING LEGISLATION/AUTHORITY

The City's Metropolitan Redevelopment Agency (MRA) is governed by Sections 3-60A-1 thru 3-60A-48, NMSA 1978, which is the State's Metropolitan Redevelopment Code (MR Code). The MR Code allows for the establishment or amendment of a Metropolitan Redevelopment Area and Plan if it is found by the Governing Body to be in the interest of the public health, safety, morals or welfare of the residents.

In order to effectively administer the MR Code, the City Council adopted a Metropolitan Redevelopment Agency Ordinance (Section 14-8-4 et. seq.), in which the Governing Body has reserved for itself certain powers and delegated certain powers to the MR Agency or the Albuquerque Development Commission (ADC). The City Council reserved the power to designate an area as blighted, or designate an area as no longer blighted, in other words "rehabilitated" or "conserved".

By creating the ADC as an advisory body to the City Council, the Council looks to the ADC for recommendations regarding the eligibility, creation, amendment, and removal of appropriate areas of the City for Metropolitan Redevelopment Area designation (declared slum/blighted), or to be determined no longer blighted. This repeal report is written for that purpose and will be submitted pursuant to this function of the ADC.

Before the St. Joseph Hospital Area was designated as a Metropolitan Redevelopment Area, it exhibited characteristics of "slum" and "blight", in accordance with definitions in the MR Code. Although the MR Code does not provide much direction regarding repeal of a designation, the reverse findings are made in this report providing evidence that the area no longer exhibits characteristics of slum or blight and the area is functioning in a reasonable way, similar to other non-blighted, non-metropolitan redevelopment areas of the city. This City's recently created "Blight Criteria Matrix" (Appendix E), attached pictures from Google Earth and a site visit by MRA staff, were utilized to measure the level of slum/blight in the Area.

Recognizing Blight

Prior to designating a new Metropolitan Redevelopment Area, prior to amending an existing area boundary, and prior to repealing an existing area, an analysis of existing conditions must be conducted and the area must be determined to exhibit conditions of blight or slum or it should be determined that the area has undergone "slum clearance" or "redevelopment" and is now

considered “rehabilitated” or “conserved” and no longer exhibits blight or slum conditions, as defined in the State of New Mexico Redevelopment Code 3-60A-4(F):

“blighted area” means an area within the area of operation other than a slum area that substantially impairs or arrests the sound growth and economic health and well-being within the jurisdiction of a local government or a locale within the jurisdiction of a local government because of the presence of a substantial number of deteriorated or deteriorating structures; a predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; diversity of ownership; tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; improper subdivision; lack of adequate housing facilities in the area; or obsolete or impractical planning and platting or an area where 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 or any combination of such factors; or an area that retards the provisions of housing accommodations or constitutes an economic or social burden and is a menace to the public health, safety, morals or welfare in its present condition and use.

“slum clearance and redevelopment” means the use of those powers authorized by the Metropolitan Redevelopment Code to eliminate slum areas and undertake activities authorized by the Metropolitan Redevelopment Code to rejuvenate or revitalize those areas so that the conditions that caused those areas to be designated slum areas are eliminated;

“rehabilitation” or “conservation” means the restoration and renewal of a slum or blighted area or portion thereof in accordance with an approved plan by use of powers granted by the Metropolitan Redevelopment Code;

In order to verify if blighted conditions still exist in the Area, MRA staff conducted site visits to the area, reviewed Google Earth images, and utilized the recently completed “Blight Criteria Matrix” (Appendix E), which is a tool developed by Progressive Urban Management Associates (P.U.M.A.) and MRA Staff to objectively quantify area conditions. Use of the Slum and Blight Criteria Matrix yielded the following results:

Slum and Blight Criteria Matrix¹

Blight Category	Metrics	Meets?
Physical Conditions		
Substantial number of deteriorated/deteriorating structures	Structural deterioration observed for at least 20% of buildings	Does not meet
Deterioration of private site improvements or public infrastructure	<p>At least 2 of 5 from below:</p> <ul style="list-style-type: none"> • Substandard sidewalk conditions, including but not limited to: more than 20% of streets lacking curb or sidewalk, or more than 20% of sidewalk network in disrepair • Moderate to significant prevalence of cracked or damaged parking lots, alleys • Moderate to significant prevalence of junk/debris/illegal dumping, and/or excessive weed growth • Moderate to significant prevalence of damaged signage or fencing • Site drainage issues 	Does not meet any of the criteria
Unsanitary or unsafe conditions	<p>At least 1 of 3 from below:</p> <ul style="list-style-type: none"> • More than isolated observations of visible hazards (including fire dangers) • Prevalence of property and/or violent crime • Prevalence of traffic safety concerns/accidents 	Does not meet any of the criteria
Economic Conditions		
An area where a significant number of commercial or mercantile businesses have closed or significantly reduced their operations due to economic losses of profit due to operating in the area, <i>OR</i> Low levels of commercial or industrial activity or redevelopment or any combination of such factors	<p>At least 2 of 4 from below:</p> <ul style="list-style-type: none"> • Higher commercial property vacancy rates compared to citywide, or compared to historic data • Decline in property values relative to city-wide trends • Sales tax revenue decline over time or compared to citywide • Economic underperformance relative to what is allowable under existing zoning 	Does not meet any of the criteria
Lack of adequate housing facilities in the area	<p>At least 1 of 2 from below:</p> <p>Appearance/condition (>20% of housing units in deteriorating condition, and/or higher-than-citywide average code violations for residential structures)</p> <p>Limited housing supply, evidenced by low residential vacancy rate of less than 3% vacancy, and/or limited supply in areas that demand more housing (transit and/or commercial corridors)</p>	Not applicable, area is not zoned for residential. However, additional housing in nearby MRAs could benefit

¹ 4 of 7 categories must be met to establish blight conditions. In the case of St Joseph Hospital MRA, conditions were assessed using field surveys and aerial maps, as well as available data.

		healthcare workers.
Planning, Layout, and Ownership		
Faulty layout in relation to size, adequacy, accessibility, or usefulness; <i>OR</i> Predominance of defective or inadequate street layout; <i>OR</i> Obsolete or impractical planning and platting; <i>OR</i> Improper subdivision	At least 1 of 2 from below: <ul style="list-style-type: none"> • Prevalence of parcels that are not right-sized compared to zoning or future land use goals • Existence of multiple parcels without direct access to public streets or an excess of curb cuts per City standards 	Does not meet any of the criteria
Diversity of ownership; <i>OR</i> Defective or unusual conditions of title; <i>OR</i> Tax or special assessment delinquency exceeding the fair value of the land	At least 2 of 4 from below: <ul style="list-style-type: none"> • Prevalence of ownership of individual parcels by multiple owners • Majority of parcels owned by separate individuals/entities • Multiple instances of defective or unusual conditions of title • Multiple instances of tax delinquency exceeding fair value of land 	Does not meet any of the criteria

After analysis of the St. Joseph Hospital Metropolitan Redevelopment Area using the Blight Criteria Matrix, staff found that this area no longer meets the criteria as blighted or slum and is functioning at a level that meets or exceeds some of the City’s most successful areas of commerce.

Public Engagement

City staff mailed notice to all Property Owners of Record within the St. Joseph Hospital MR Area (Appendix B).

City staff emailed Neighborhood Associations within the St. Joseph Hospital MR Area as identified by the City’s Office of Neighborhood Coordination (Appendix B).

A Stakeholder meeting was held for property owners, neighborhood associations and interested residents. The meeting took place on Wednesday, September 3, 2025 at 2pm via Zoom. During the meeting, property owners could engage with MRA staff regarding the proposed change and provide feedback. Overall, the stakeholders owners have expressed support for the MR Area boundary amendment.

Prior to the Albuquerque Development Commission (ADC) public hearing to review this report, MRA staff published a legal notice in the Albuquerque Journal on August 16, 2025 and August 23, 2025, in compliance with MR Code, § 3-60A-8, NMSA 1978 (Appendix C).

Figures/Maps/Pictures

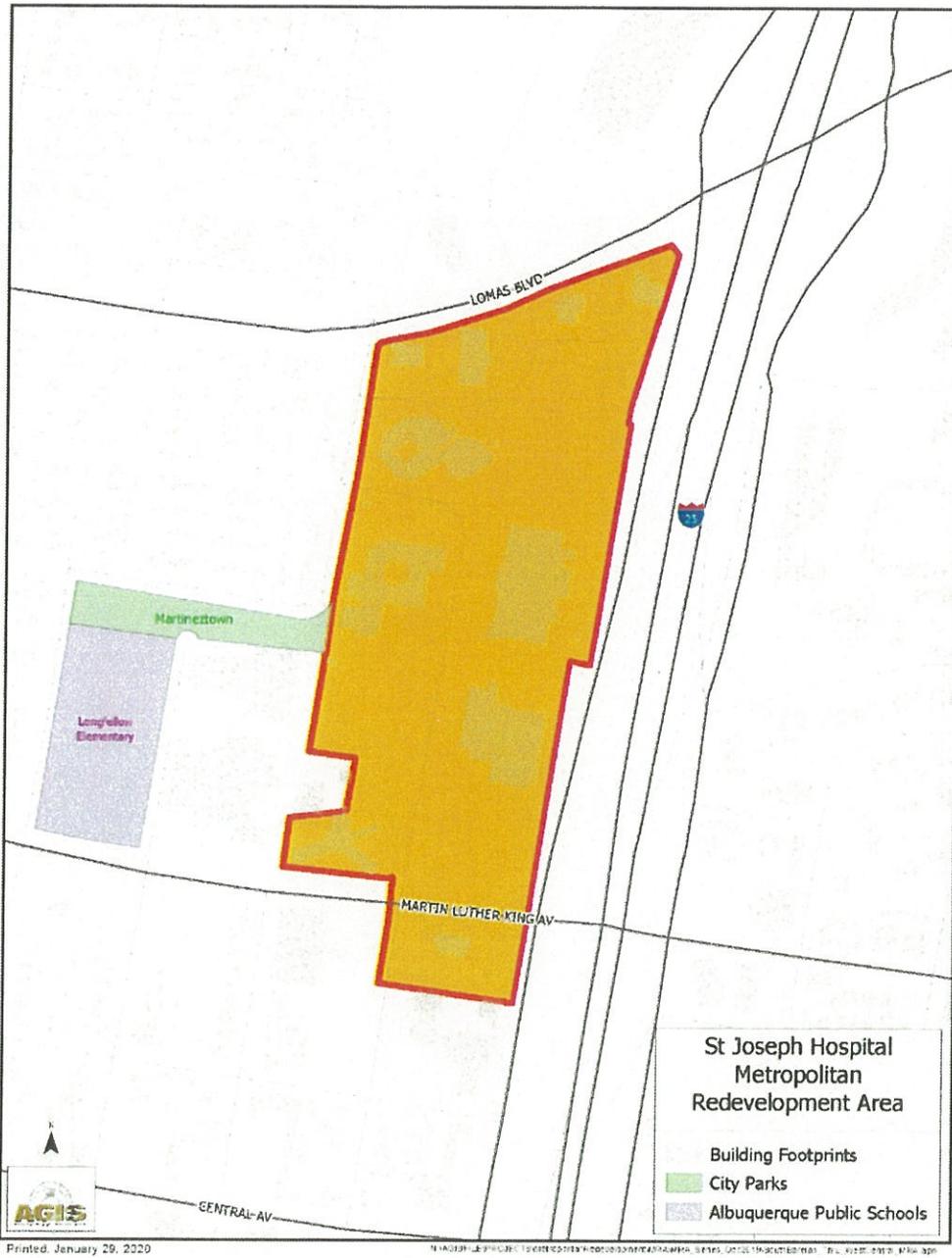
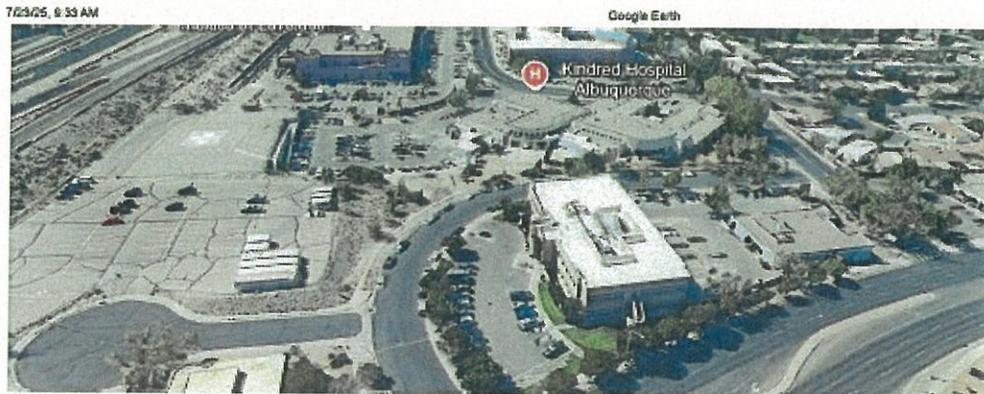


Figure #1 – St. Joseph Hospital Metropolitan Redevelopment Area



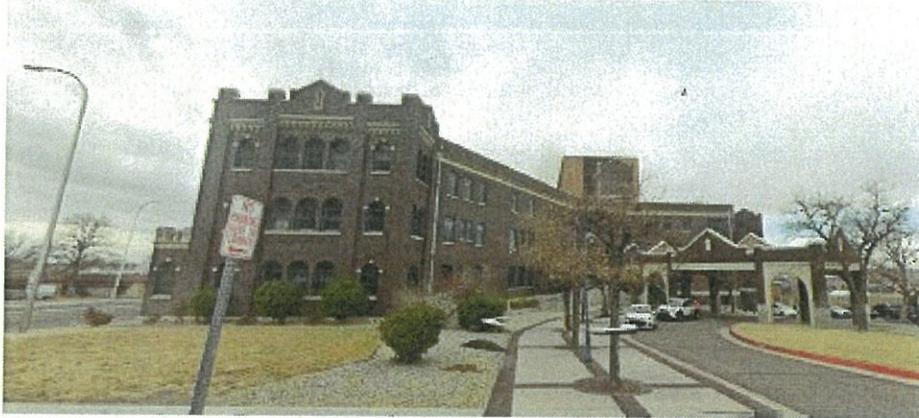
Figure #2 – 12 Lots in St. Joseph Hospital Metropolitan Redevelopment Area

Note: The following pictures illustrate the success of this area. Development is almost at capacity with buildings, offices, parking lots, helipad, etc.



7/23/25, 9:30 AM

Google Earth



7/23/25, 9:43 AM

Google Earth



7/23/25, 9:45 AM

Google Earth





Figure(s) #3 – Pictures of St. Joseph Hospital Metropolitan Redevelopment Area

ANALYSIS AND CONCLUSION

In summary, the St. Joseph Hospital Metropolitan Redevelopment Area no longer exhibits the characteristics of slum or blight and therefore no longer meets the criteria for MR Area designation. The area can be considered rehabilitated and conserved and therefore, the MR Area designation should be removed.

In-person site visits, Blight Criteria Matrix comparison and photographic evidence supports the removal of the MR designation (see Figure 3, images from Google Maps, 2025).

Removal of the MR designation means that this area is an economically functioning area of the City that no longer needs the MR designation or economic tools that are reserved for MR areas. According to MRA records, this area has not utilized or needed economic assistance since the early 1980s (Woodward Bldg.).

Removal of the MR Area designation now does not preclude redesignation in the future, if needed. The MR Code **does not** grant local government the power of eminent domain for the acquisition of private property. Designation (or release) of an area does not change or alter the zoning of the area or obligate the current owners to develop or redevelop their properties.

MRA staff adequately completed legal notice requirements and public notice required by § 3-60A-8, NMSA 1978. Therefore, it is the recommendation of MRA staff that the St. Joseph Hospital Metropolitan Redevelopment Area and Plan be repealed.

APPENDICIES

Appendix A: St. Joseph Hospital Metropolitan Redevelopment Plan, and Area designation

Appendix B: Public Notice to Property Owners and Neighborhood Associations

Appendix C: Legal Notice Published in Albuquerque Journal

Appendix D: Stakeholder Meeting Notice

ATTACHMENT A

For full plan go to: <https://www.cabq.gov/mra/redevelopment-areas/st-joseph-hospital>

St. Joseph Hospital Metropolitan Redevelopment Plan

~~ST. JOSEPH HOSPITAL/CIVIC AUDITORIUM AREA~~

~~SECTOR DEVELOPMENT PLAN~~

July 11, 1979

Prepared by the Department of Municipal Development
Planning Division
City of Albuquerque

ATTACHMENT B



August 18, 2025

NOTICE OF PUBLIC HEARING

This letter is to advise you that the Albuquerque Development Commission (ADC) will hold a **Public Hearing on Thursday, September 18, 2025 at 2:00pm** to consider the following request. Any interested party may appear and provide public comment regarding the request. The hearing is virtual only, available to attend via zoom.

Zoom Login: <https://cabq.zoom.us/j/81051849343>

Meeting ID: 810 5184 9343

Passcode: ADC2025

REQUEST

The Albuquerque Development Commission will hold a public hearing on a request to repeal the St. Joseph Hospital Metropolitan Redevelopment Area Designation and Plan, which was adopted in 1979. In repealing the area designation and plan, 12 lots (33 acres) will be released from being considered blighted or slum, per State of New Mexico Statute 3-60A, NMSA 1978 (MR Code).

The lots are generally located on the east and west sides of Elm St. between Martin Luther King Jr. Boulevard and Lomas Boulevard and also the southeast corner of Martin Luther King Jr. Boulevard and Elm St. The lots comprise approximately 33 acres in total. The area no longer exhibits conditions of blight or meets the criteria of "blighted" per the MR Code (Note: the MR Code **does not** grant local government the power of eminent domain for the acquisition of private property).

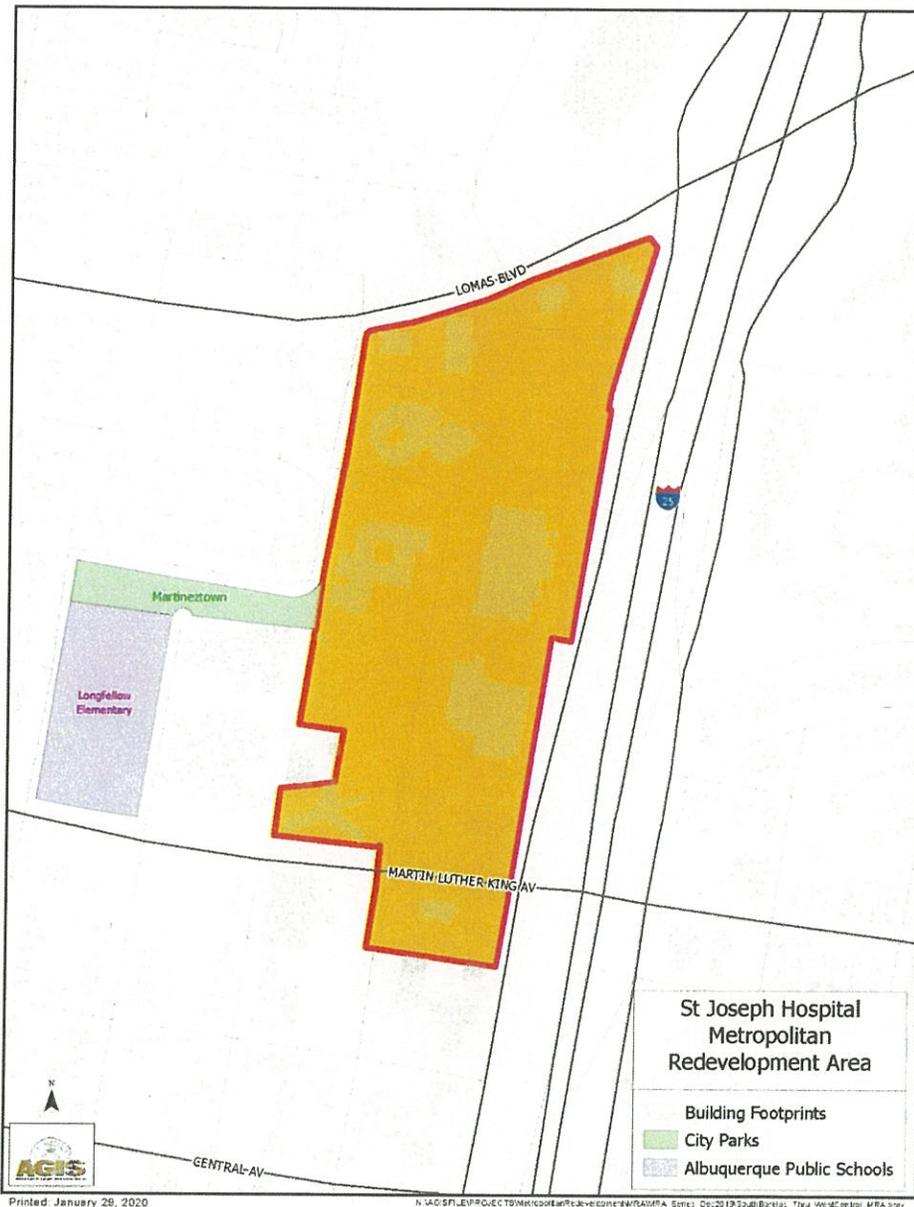
The City of Albuquerque Metropolitan Redevelopment Agency staff report, supplemental materials, and Zoom login is posted at the following website 72 hours before the hearing date: <https://www.cabq.gov/mra/albuquerque-development-commission>

Notice to Persons with Disabilities: If you have a disability and require special assistance to participate in this meeting, please contact TTY at 1-800-659-8331 at least three (3) days prior to the meeting/hearing date.

You may sign up for public comment, submit written public comment, or direct questions for additional information regarding this request to the Metropolitan Redevelopment Agency at mrainfo@cabq.gov.



LOCATION MAP EXISTING ST. JOSEPH'S HOSPITAL MR AREA BOUNDARY





ATTACHMENT C

Notice of Public Hearing

In accordance with Section § 3-60A-8, NMSA 1978, notice is hereby given that the Metropolitan Redevelopment Agency ("MRA"), on behalf of the City of Albuquerque, will hold a public hearing to recommend repealing the St. Joseph Hospital Metropolitan Redevelopment Area Designation and Plan by the Albuquerque Development Commission (ADC) to the City Council.

I. PROJECT DESCRIPTION & LOCATION:

The proposal is to repeal the designation as a Metropolitan Redevelopment Area for twelve (12) lots (33 acres+/-) located adjacent to, or in close proximity to, Elm St. NW, between Lomas Blvd. and MLK Jr. Blvd., as no longer meeting blight and slum criteria, as per State Statute § 3-60A-4(F).

II. LOCATION AND TIME OF PUBLIC HEARING:

Albuquerque Development Commission Thursday September 18, 2025 2:00 PM. Via Zoom Video Conference. Agenda will be available 72 hours before the scheduled meeting.

at: <https://www.cabq.gov/mra/albuquerque-development-commission>

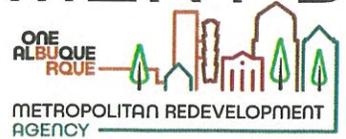
FOR MORE INFORMATION VISIT: <https://www.cabq.gov/mra/albuquerque-development-commission>

SEND COMMENTS / QUESTIONS TO: mrainfo@cabq.gov
METROPOLITAN REDEVELOPMENT AGENCY CITY OF ALBUQUERQUE, NEW MEXICO

Journal: August 16, 23 2025



ATTACHMENT D



August 18, 2025

Pre-Public Hearing / Stakeholder Informational Meeting

Property owners and neighborhood residents are invited to attend an informational meeting about a possible repeal of the St. Joseph Metropolitan Redevelopment Area designation and Plan that was adopted for the area in 1979.

The meeting will be held virtually on **Wed., Sept. 3rd at 2:00 PM.**

Topic: Stakeholder Mtg. – Repeal of St. Joseph Hospital MR Area
Time: Sept. 3rd, 2025 at 2pm PM Mountain Time (US and Canada)
Join Zoom Meeting: <https://cabq.zoom.us/j/83977110725>
Meeting ID: 83977110725

By Phone: to find your local number go to: <https://cabq.zoom.us/u/kbnmnHUoK8>

LOCATION MAP EXISTING ST. JOSEPH'S HOSPITAL MR AREA BOUNDARY



Affidavit of Publication

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

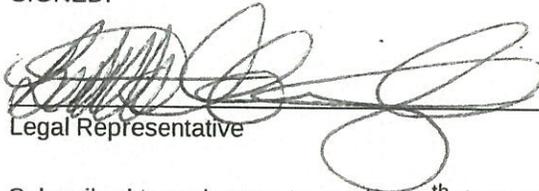
Ad Cost: \$138.24
Ad Number: 274220
Account Number: 1102655
Classification: GOVERNMENT LEGALS

I, Bernadette Gonzales, the undersigned, Legal Representative of the Albuquerque Journal, on oath, state that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, chapter 167, Session Laws of 1937, and payment of fees has been made of assessed and a copy of which is hereto attached, was published in said publication in the daily edition, 2 times on the following dates:

August 16, 2025
August 23, 2025

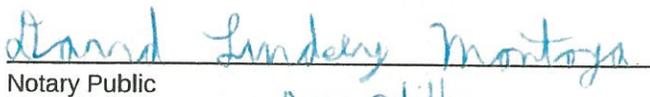
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Legal Representative

Subscribed to and sworn to me this 25th day of August 2025.



Notary Public

County Bernalillo
ID#: 1140229
My commission expires: 04-26-2027



Notice of Public Hearing

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FOR MORE INFORMATION VISIT: <https://www.cabq.gov/mra/albuquerque-development-commission>

SEND COMMENTS/ QUESTIONS TO: mrainfo@cabq.gov
METROPOLITAN REDEVELOPMENT AGENCY CITY OF ALBUQUERQUE, NEW MEXICO

Journal: August 16, 23 2025

CITY OF ALB METROPOLITAN
P O BOX 1985
Albuquerque, NM 87103

STATE OF NEW MEXICO
NOTARY PUBLIC
DAVID LINDSEY MONTOYA
COMMISSION NUMBER 1140229
EXPIRATION DATE 04-26-2027