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1 of this resolution and announcing that any interested party may appear and
2 speak to the issue of the adoption of this Resolution; and

3 WHEREAS, in 1982, the City of Albuquerque (“City”) and the Metropolitan
4 Redevelopment Agency approved a study of blighted areas within the City,
5 and submitted findings and recommendations concerning the area generally
6 located between Central Ave. and Grand Ave., I-25 and University Blvd. and
7 between Central Ave. and Hazeldine Ave., I-25 and Sycamore St.; and

8 WHEREAS, since the original Sycamore MR Area boundary was
9 established, five lots (the “Subject Area”), generally located just outside the
10 southeast corner of the Area, have become blighted, vacant and increasingly
11 dilapidated; and

12 WHEREAS, the Subject Area is legally described as: LOTS 7 THRU 11 BLK
13 64 TERRACE ADD & N 10FT VACATED GOLD AVE; and

14 WHEREAS, the Subject Area exhibits signs of blight including vacancy,
15 encampments, fire damage, dilapidation, weeds, litter and debris, and having
16 no commercial or residential activity, which impairs the growth and economic
17 vitality of the Sycamore MR Area and the City; and

18 WHEREAS, in an application dated January 2, 2025, the applicant, Juniper
19 Properties Southwest LLC, a local developer, submitted a complete
20 application to the MRA for a boundary amendment to include the
21 aforementioned Subject Area; and

22 WHEREAS, based on an analysis of the Subject Area by MRA staff, it was
23 found that the Subject Area suffers from, and is contributing to, blighted
24 conditions and that the redevelopment of the Subject Area is necessary to
25 reduce or eliminate the blight conditions, which is in the interest of the public
26 health, safety, morals, or welfare of the City and its residents; and

27 WHEREAS, on February 20, 2025, the ADC recommended to City Council
28 that the Subject Area be included within the Sycamore MR Area boundary.

29 **BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF**
30 **ALBUQUERQUE:**

31 Section 1. RATIFICATION. All actions not inconsistent with the provisions
32 of this Resolution previously taken by the Council and the officials of the City

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1 directed toward approval of the Plan and the Project should be approved and
2 the same hereby are ratified, approved and confirmed.

3 Section 2. FINDINGS. In accordance with State Statutes Sections § 3-60A-7
4 and 8, the following findings are made:

5 1. The applicant’s request includes five lots, located at 1701 Gold St.,
6 SE, legally described as Lots 7-11, Block 64, Terrace Addition & the North 10
7 feet of Vacated Gold Ave. SE, to be designated as blighted and included in the
8 Sycamore Redevelopment Area and Plan.

9 2. In order to be designated as blighted, the areas/lots must meet the
10 definition of “blighted area” per 3-60A-4, NMSA 1978.

11 3. As illustrated in the enclosed pictures, the building and land exhibit
12 conditions of blight such as long-term vacancy, fire, vandalism,
13 encampments, and illegal dumping and therefore meet the definition of
14 “blighted area”.

15 4. Due to the blighted conditions at the subject property the
16 rehabilitation, conservation, slum clearance, redevelopment or development,
17 or a combination thereof, of these areas is in the interest of the public health,
18 safety, morals or welfare of the residents of the City.

19 5. The City Council, the governing body of the City, after notice and
20 public hearing as required by the Metropolitan Redevelopment Code, duly
21 passed and adopted Council Resolution R-161-1982, which expanded the
22 University Neighborhoods Community Development Area to include the
23 Sycamore Metropolitan Redevelopment Area and established its boundaries,
24 and R-171-1982, which approved the Sycamore Metropolitan Redevelopment
25 Area Plan.

26 6. The proposed designation advances the goals of the Sycamore
27 Metropolitan Redevelopment Area and Plan by creating new opportunities for
28 the elimination of blighted conditions in this area.

29 7. Comprehensive Plan goals related to Land Use are furthered by the
30 inclusion of the subject property into the Sycamore Metropolitan
31 Redevelopment Area.

32 8. Notice of the proposal was published in the Albuquerque Journal, a
33 newspaper of general circulation in the City, on January 25, 2025 and February

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1 1, 2025, which contained a general description of the designated area and the
2 date, time and place of the Albuquerque Development Commission public
3 hearing on February 20, 2025, where public comment could be heard.

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

7 10. As a courtesy, notice was emailed to Neighborhood Associations
8 registered with the City’s Office of Neighborhood Coordination on February 7,
9 2025, which was at least 10 days prior to the public hearing. These included
10 the District 6 Coalition, Silver Hill and Sycamore Neighborhood Associations.

11 11. Comments were received as a result of the legal notice and were
12 considered by the ADC and the City Council.

13 Section 3. Because of their blighted conditions and the findings
14 incorporated in this resolution, the Subject Area is hereby included within the
15 Sycamore Metropolitan Redevelopment Area, and the boundary of said area is
16 hereby amended to include the Subject Area lots with the aforementioned
17 legal descriptions.

18 Section 4. The MRA is hereby authorized and directed to prepare updates
19 or amendments to the Sycamore Metropolitan Redevelopment Area boundary
20 and Plan which, without limitation, shall seek to eliminate the problems
21 created by the blighted conditions at the Subject Area, and shall conform to
22 any general plan for the City as a whole, and shall be sufficient to indicate the
23 proposed activities to be carried out or encouraged in the area and Plan’s
24 relationship to the defined local objectives respecting land uses, improved
25 traffic patterns and controls, public transportation, public utilities, recreational
26 and community facilities, housing facilities, commercial activities, or
27 enterprises, and other public improvements.

28 Section 5. REPEALER. All bylaws, orders, resolutions and ordinances, or
29 parts thereof, inconsistent with this Resolution are repealed by this Resolution
30 but only to the extent of that inconsistency. This repealer shall not be
31 construed to revive any bylaw, order, resolution or ordinance, or part thereof,
32 previously repealed.

1 Section 6. SEVERABILITY. If any section, paragraph, clause, word, or
2 provision of this Resolution shall for any reason be held to be invalid or
3 unenforceable by any court of competent jurisdiction, such decision shall not
4 affect the validity of the remaining provisions of this Resolution.

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