

EC-22-216



**CITY OF ALBUQUERQUE**  
**Albuquerque, New Mexico**  
**Office of the Mayor**

Mayor Timothy M. Keller

December 13, 2022

**INTER-OFFICE MEMORANDUM**

**TO:** Isaac Benton, President, City Council  
**FROM:** Timothy M. Keller, Mayor */TK*  
**SUBJECT:** Metropolitan Redevelopment Agency 2022 Annual Report

Please find attached the 2022 Metropolitan Redevelopment Agency Annual Report. The mission of the Metropolitan Redevelopment Agency is to make Albuquerque competitive in the global market by revitalizing downtown and the Central Avenue corridor, leading collaborative public-private partnerships that result in catalytic change, investing in sustainable infrastructure, and providing opportunities for local residents and businesses to thrive.

In Fiscal Year 2022, MRA completed projects leveraging \$46 million dollars and resulting in 110 housing units, 15 businesses supported and 63,000 retail and office square feet filled. These projects are infusing economic growth into central city, providing needed housing units, and creating destinations that reflect our culture and our community.

**SUBJECT: Metropolitan Redevelopment Agency 2022 Annual Report**

Approved:

*[Signature]*  
\_\_\_\_\_  
Lawrence Rael                      Date  
Chief Administrative Officer

Approved as to Legal Form:

*[Signature]*                      12/15/2022 | 3:18 PM MST  
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Lauren Keefe                      Date  
City Attorney

Recommended:

*[Signature]*                      12/15/2022 | 12:52 PM MST  
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Terry Brunner                      Date  
Director

## **Cover Analysis**

### **1. What is it?**

The Metropolitan Redevelopment Agency 2022 Annual Report provides a summary of the achievements of the Metropolitan Redevelopment Agency for Fiscal Year 2022.

### **2. What will this piece of legislation do?**

This Annual Report describes the outcomes of the Metropolitan Redevelopment Agency (MRA).

### **3. Why is this project needed?**

Per the Metropolitan Redevelopment State Statute, the MRA is required to provide City Council an annual report. This report helps describe the impacts of the MRA program.

### **4. How much will it cost and what is the funding source?**

There is no cost associated with this legislation.

### **5. Is there a revenue source associated with this contract? If so, what level of income is projected?**

There is no revenue associated with this legislation.

# ANNUAL REPORT 2022

CITY OF ALBUQUERQUE  
METROPOLITAN REDEVELOPMENT AGENCY





# INTRODUCTION

## FROM DIRECTOR BRUNNER

The Metropolitan Redevelopment Agency (MRA) is a driving force in the revitalization of the city of Albuquerque. Through private-public partnerships, incentive opportunities, redevelopment plans, and catalytic projects, MRA empowers local businesses and infuses energy back into our city.

In 2022 we are particularly excited about two projects. First, MRA took the lead in shaping the City's Downtown FORWARD plan – An implementation plan to create a safe, vibrant, and inclusive downtown area that benefits the entire city of Albuquerque.

Second, the Downtown Storefront Activation Grant program distributed a total of \$500,000 to 15 local businesses in the downtown core who have made a commitment to occupy vacant street-level spaces.

In addition to what we have already accomplished, our future is looking even brighter. The Albuquerque Rail Trail will be a defining project for our city - A pedestrian parkway that serves as a multi-modal connection linking the downtown core



TERRY BRUNNER

to nearby neighborhoods, mass transportation options, the Rail Yards, employment opportunities and activity centers.

Positive changes in our community will attract economic investment and help us to grow and thrive. Together we can build a healthy and vibrant community that reflects our diversity, innovation, rich culture and unique history.

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# OUR VISION AND MISSION



## VISION

**Albuquerque - New Mexico's urban center is the Southwest's premier mid-size city attracting economic investment and building a healthy and vibrant community that reflects our diversity, innovation, rich culture, and unique history. It is a city that ensures economic prosperity for all residents and where visitors dream to return.**



## MISSION

**To make Albuquerque competitive in the global market by revitalizing downtown and the Central Avenue corridor, leading collaborative public-private partnerships that result in catalytic change, investing in sustainable infrastructure, and providing opportunities for local residents and businesses to thrive.**

# COMPLETED PROJECTS

FY 2022

Project	Partner	Description	MRA \$	Total Project \$
Tierra Adentro Charter School	Palindrome	38,000 Sq. Ft. charter school with 430 student capacity	\$537,000	\$8,600,000
Rail Yards Frontage Streetscape	CABQ	Streetscape and landscape improvements from Santa Fe to Hazeldine. \$1.2M EDA Grant	\$1,200,000	\$2,400,000
E&E - Mountain & 6th Redevelopment	BCSW Properties, LLC	8 residential units including a mural along Sixth Street	\$30,000	\$1,000,000
Broadstone Nob Hill	Titan Development	102-unit multifamily	Tax Abatement	\$21,500,000
Bueno Foods	El Encanto, Inc. and Majec, LLC	25,000 Sq.Ft. Freezer Expansion	\$295,000	\$12,000,000
DT Storefront Grant (Round 1)	Small Businesses (Various)	Storefront grants distributed to businesses opening, relocating to, or expanding within the Downtown core. Grants were a minimum of \$30k, \$35k for those with evening hours	\$500,000	\$500,000

# 2022 IMPACT



110 Residential Units Completed



63,000 Retail & Office Sq. Ft. Filled



\$46M Total Project Investment



15 Businesses Supported



18:1 Leveraged Investment

# DOWNTOWN FORWARD



Outlines a commitment of over \$67 million in City investment, leveraging an additional \$177 million in potential public and private investment in downtown.

Downtown Albuquerque is the intersection of Route 66, the Atchison Topeka & Santa Fe Railroad, Pueblo Indian trade routes, and El Camino Real. It is THE cultural crossroads of the southwest. It remains the employment, transportation, and tourism hub for New Mexico.

Like all downtowns across the world, downtown Albuquerque experienced significant challenges over the past two years. As the pandemic recedes, the importance of vibrant urban spaces that invite us to congregate and celebrate is reemerging. Despite their small geographic size, downtowns punch above their weight when it comes to economic and fiscal impact. Their vitality is also essential to attracting new businesses wanting a vibrant urban center for their workforce.

In partnership with Albuquerque Police Department, MRA recently launched the Downtown FORWARD plan. This action plan outlines seven immediate strategies that the City will be focusing on to create a safe and vibrant urban core:

- 1. **Make downtown safe**
- 2. **Extend compassion to those in need**
- 3. **Give people something more to do (and somewhere to park)**
- 4. **Build more housing**
- 5. **Anchor, connect, and catalyze with strategic investment**
- 6. **Invest in Sustainability**
- 7. **Create tools for redevelopment**



## Downtown Albuquerque Facts

Since 2000, the downtown population has increased 60%.

The taxable property value per square mile is three times more than the city average.

Downtown households emit 37% less greenhouse gases than the city average.

# RAIL TRAIL

After a robust community engagement process, the Rail Trail project has secured **\$36.5M** to design and construct this transformational project.

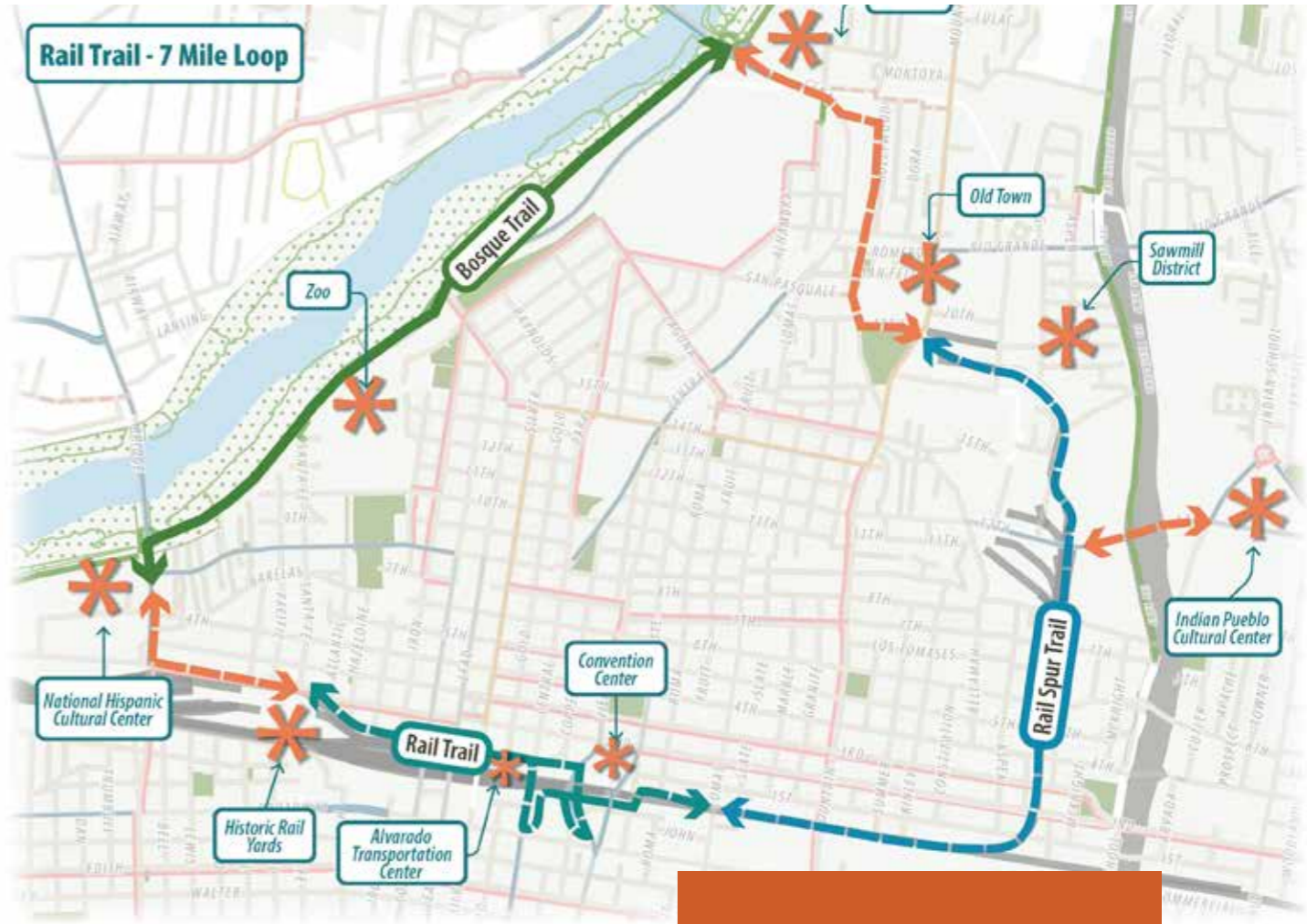


The Albuquerque Rail Trail is a planned vibrant and artistic urban trail and linear park that will revitalize Downtown Albuquerque. The Rail Trail will both be a celebration of Albuquerque’s cultural history and a vision for our shared future. At the intersection of historic El Camino Real, Route 66, and the AT&SF Rail Line, the Rail Trail will reconnect neighborhoods separated by the rail tracks, provide a unique parkway for those living and working downtown, and catalyze millions of dollars in reinvestment.

**"The Albuquerque Rail Trail will continue to revitalize Albuquerque’s downtown and build new and safer recreation options for residents and visitors."**  
- Gov. Lujan Grisham



WATERCOLOR RENDERING



The 7-mile Rail Trail Loop will connect key destinations in the greater downtown area like the National Hispanic Cultural Center, BioPark, Old Town, Sawmill District, Indian Pueblo Cultural Center, Convention Center, Rail Yards, and more.

Funding for the Rail Trail Loop includes \$15M from the City, \$10M from the State of New Mexico, and \$11.5M from the Federal RAISE Grant, totaling \$36.5M for the full loop. Future funding sources to construct the full loop could include state and federal infrastructure and outdoor recreation grants.

## THE RAIL TRAIL WILL LINK THE DOWNTOWN CORE TO

- **Nearby neighborhoods**
- **Mass transportation options**
- **The Rail Yards redevelopment site**
- **Employment opportunities**
- **Activity centers**

PROJECT HIGHLIGHT



**“With New Mexican roots reaching back centuries, my grandparents raised a family and built an iconic business on the corner of 6th & Mountain Rd. It has been a privilege to tap into my father’s lifelong local connections and to fulfill the dream of revitalizing this space.” - Steven J. Barela**



E&E  
6TH &  
MOUNTAIN



At the corner of Sixth and Mountain, Eugenio and Ester Barela raised their four children and operated the Barela Southwest Housewares from 1954 to 2000. This past year, their grandson, Steven J. Barela, redeveloped the site into 8 contemporary apartments. With assistance from MRA, the project also included additional streetscape improvements to the alley, and a prominent mural along sixth street by Larry Bob Phillips.

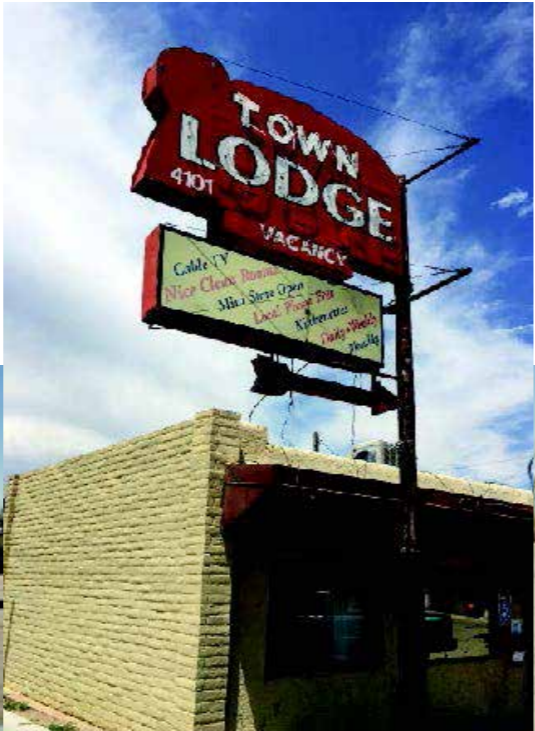


PROJECT HIGHLIGHT

BROADSTONE  
NOB HILL

Located at the corner of Central and Sierra at the former location of Royal Hotel and Town Lodge, Broadstone Nob Hill includes 102 residential units and ground floor amenity space that includes a clubhouse and fitness center. This \$21.5M investment received a seven-year property tax abatement. The project will also include a four-story high, thirty-foot wide mural planned for the east façade of the main building. These additional residents will help support a thriving Nob Hill commercial district.


"BEFORE" PHOTOS OF THE PROPERTY




# DOWNTOWN ACTIVATION STOREFRONT GRANT PROGRAM

"We love Downtown. We live down here, literally a block away from Dry Heat. We are excited to for the comedy club to be part of Downtown because it's the part of Albuquerque we have always been part of and want to help grow."


- Sarah Kenny and Kelli Trapnell,  
Dry Heat Comedy Club Owners



15 local businesses opened



40,000 square feet of vacant space absorbed



\$500k deployed

## STOREFRONT GRANTEES

- Blue Door Patisserie
- Flamenco Works
- Electric Playhouse
- Narke Greek Restaurant
- Echoes Brewery
- Buds and Beans
- Warehouse 508
- La Finca's The Mouse Hole
- Sport Systems at Warehouse 508
- The Acre at Warehouse 508
- Flyby Provisions
- Wing It Up
- My Mom's Restaurant
- Something Ginger
- Dry Heat Comedy Club



NARKE



FLYBY PROVISIONS



WING IT UP

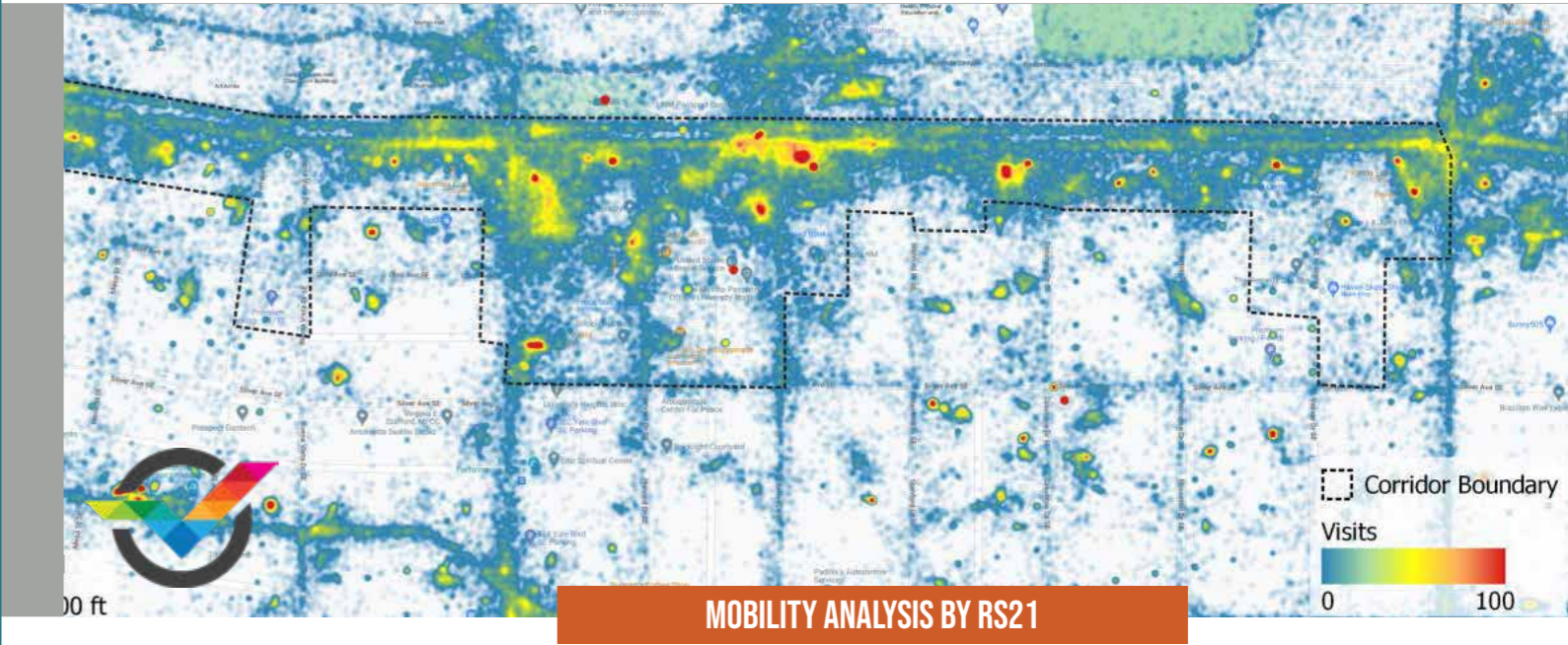
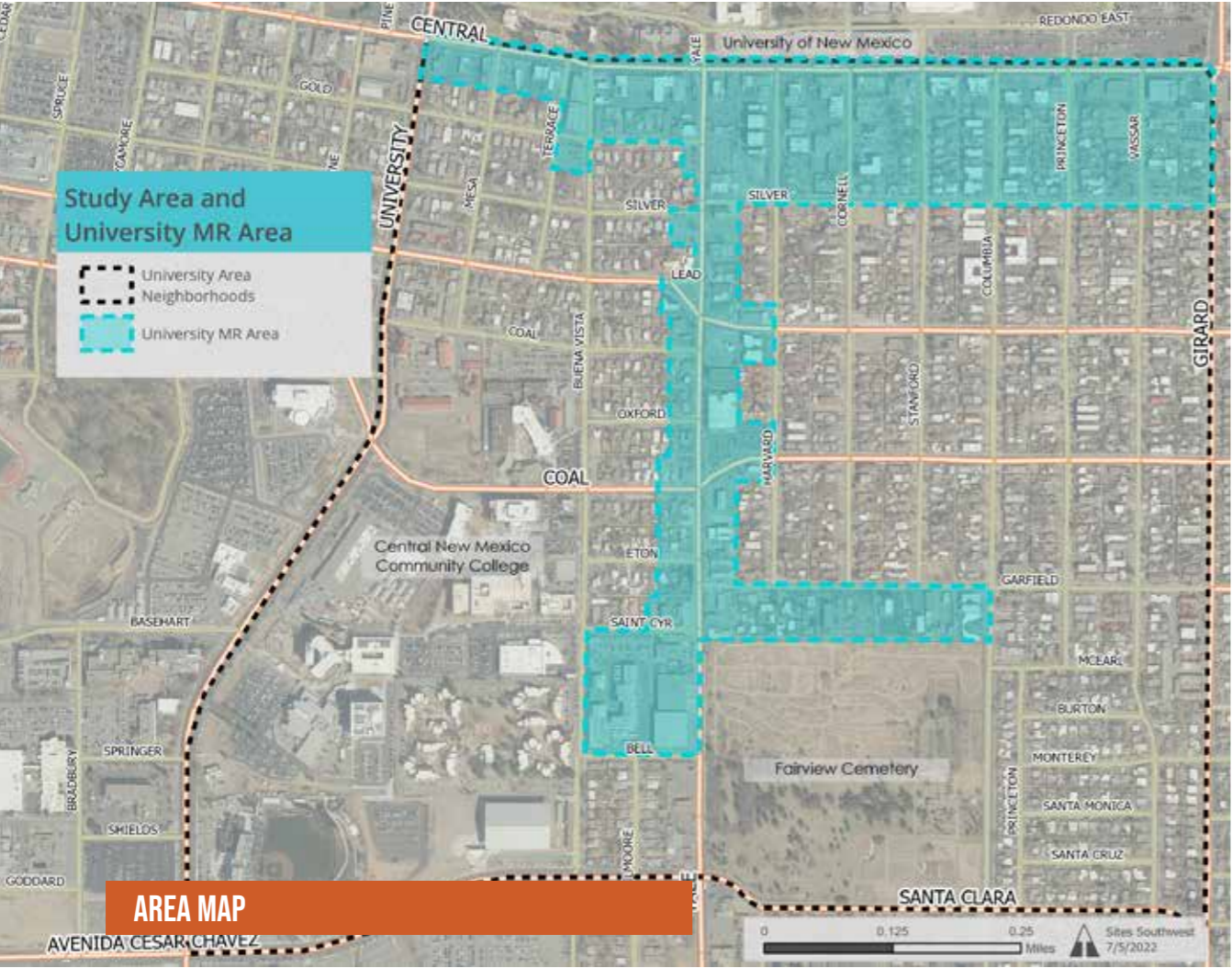


DOWNTOWN CORE

In October, MRA launched the Downtown Storefront Activation Grant program. The goal of the program was to activate downtown by increasing the number of businesses and decreasing vacant ground-floor commercial properties. The City deployed \$500,000 to 15 businesses that ranged from food and beverage establishments to office uses, art and beverage establishments to office uses, art and youth organizations, and entertainment. Over 40,000 square feet of vacant space was occupied.

# UNIVERSITY AREA METROPOLITAN REDEVELOPMENT PLAN

**“The university district is a basecamp for young adults in Albuquerque. Life long memories are formed here. However, local businesses and property owners are struggling. Designating this as a redevelopment area will strengthen local businesses, improve crime and promote walkability.”**  
- Jay Rembe, CEO Rembe Urban Design + Development



The Metropolitan Redevelopment Agency designated a new Metropolitan Redevelopment Area along the Central Avenue corridor near the University of New Mexico and Central New Mexico Community College. Building off higher -ed anchors, the ART transit line, and iconic destinations such as the Frontier, this district holds enormous potential to become a vibrant destination for students, residents, and visitors. The University MRA Plan, which will be reviewed by City Council this fall, outlines the following five key strategies:

	<b>1. INCREASE HOUSING OPTIONS</b>	Develop housing for student, family, workforce, and market rate households. Additional density and diversity are essential to creating area vibrancy.
	<b>2. STRENGTHEN AND DIVERSIFY THE COMMERCIAL ENVIRONMENT</b>	Support the operation and expansion efforts of existing businesses and identify and attract additional potential businesses.
	<b>3. IMPROVE THE BICYCLE AND PEDESTRIAN REALM</b>	Develop pedestrian, bicycle, and public streetscape improvements to attract visitors and extend the amount of time people spend in the area.
	<b>4. IDENTIFY CLEANLINESS &amp; SAFETY IMPROVEMENTS</b>	Increase the cleanliness, safety, and attractiveness of the area for residents and visitors alike.
	<b>5. FORM A STAKEHOLDER IMPLEMENTATION GROUP</b>	Develop local capacity capable of identifying and implementing business strategies to increase economic vibrancy.

# TAX ABATEMENT

In April 2022, the Albuquerque Development Commission approved the new Redevelopment Tax Abatement Program (RTA).

Projects that are built in a designated Metropolitan Redevelopment Area can now apply for a seven-year property tax abatement. The goal of the program is to attract reinvestment and encourage quality projects with a clear community benefit.

The RTA restructured the Metropolitan Redevelopment Bond (MR Bonds) program into a simplified tax abatement.

The new RTA requires projects to meet community benefit requirements such as incorporating environmental sustainability, public improvements like pedestrian lighting or parklets, and diverse-owned and locally-owned developer teams.

## COMMUNITY IMPACT

### Quality Design

Projects must meet minimum design criteria that foster walkable and vibrant neighborhoods.

### Sustainability

Projects are encouraged to use sustainable building practices, including solar, high efficiency fixtures, and xeric landscaping.

### Housing

Projects that provide affordable, high density, or missing-middle housing are given additional points.

### Economic Development

All RTA projects promote local and regional economic development. Priority is given to local and diverse development teams.



FOR DETAILS ON THE PROGRAM AND INSTRUCTIONS ON HOW TO APPLY, VISIT [CABQ.GOV/MRA/INCENTIVES](https://cabq.gov/mra/incentives)

# FINANCIAL REPORT

FUND  
275

MRA FUND 275 UNENCUMBERED BALANCE 6/30/2022  
**\$3,740,091**



## REVENUE

■ General Fund Transfer (Housing and Storefront Grants)	\$ 3,000,000
■ General Fund Transfer (Sawmill and Center for the Arts)	\$ 500,000
■ Rail Yards Film Revenue	\$ 21,000
■ Miscellaneous Revenue	\$ 3,822
■ ABQ High Loan Repayment	\$ 645,280

**Total Revenue** **\$ 4,170,102**

## EXPENDITURES

■ Downtown Storefront Program	\$ 142,500
■ Space Valley Center Pre-Development Expenses	\$ 91,121
■ Utilities	\$ 4,931

**Total Expenditures** **\$ 238,522**

**\*\*NOTE\*\***

This does not reflect activity 5235380 which is managed by DMD

These numbers are from unaudited financial reports



# MEET THE TEAM

## THE METROPOLITAN REDEVELOPMENT AGENCY

Terry Brunner serves as the **Director** of the Metropolitan Redevelopment Agency. He is the former CEO of Pivotal New Mexico, a non-profit devoted to increasing funding to local non-profit and public projects. In the past he served as President Barack Obama's appointee to the position of New Mexico State Director for USDA Rural Development. He has also served as U.S. Senator Jeff Bingaman's State Director and campaign manager. Terry lives in Albuquerque, NM with his wife and two daughters.

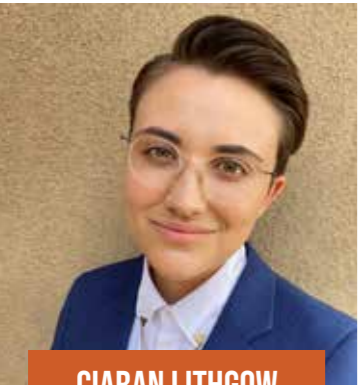


TERRY BRUNNER



KAREN IVERSON

Karen Iverson, Metropolitan Redevelopment Agency **Manager**, has over twenty years of experience in real estate finance, urban planning, and strategic leadership. Karen cut her teeth working on redevelopment at the Portland Development Commission, organizing for Community Benefit Agreements in San Diego, and as a current planner in Anchorage. Prior to joining the City, she was the Executive Director of HomesFund, a Community Development Finance Institute (CDFI) in Durango, Colorado.



CIARAN LITHGOW

Project Manager



OMEGA DELGADO

Project Manager



SARAH ALLEN

Public Information  
Officer



## CITY OF ALBUQUERQUE

Mayor Tim Keller

Lawrence Rael, CAO

Katarina Sandoval, COO

Sanjay Bhakta, CFO

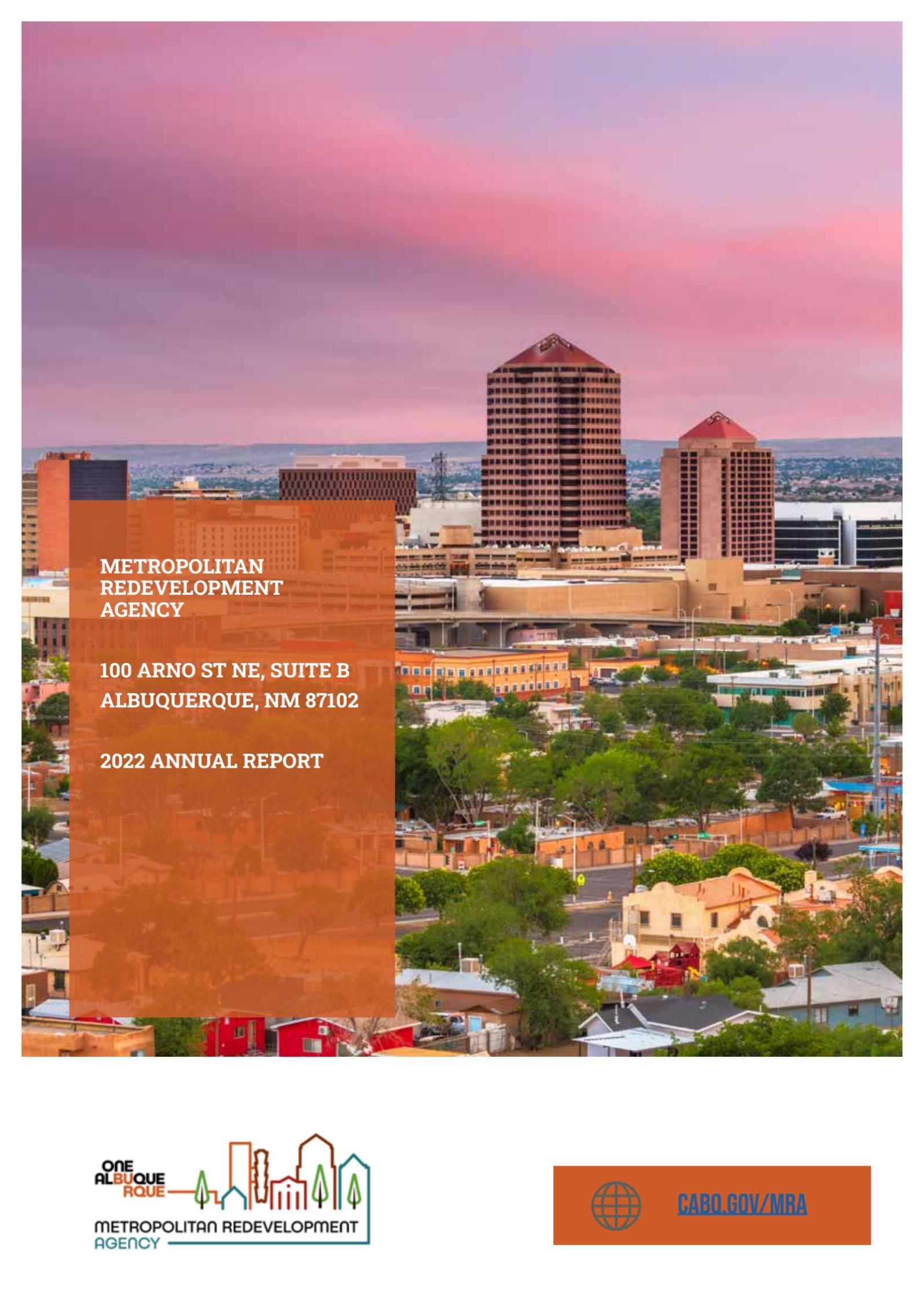
## ALBUQUERQUE DEVELOPMENT COMMISSION

Mona Ghattas

Fred Mondragon

Bill Miera



An aerial photograph of Albuquerque, New Mexico, taken at sunset. The sky is a mix of pink, purple, and blue. In the center, the prominent, dark, tiered tower of the Albuquerque Convention Center stands out. To its right is another tall building with a red-tiled roof. The foreground shows a mix of urban development, including parking lots, smaller commercial buildings, and residential areas with trees and houses. A semi-transparent orange rectangle is overlaid on the left side of the image, containing the agency's name and address.

**METROPOLITAN  
REDEVELOPMENT  
AGENCY**

**100 ARNO ST NE, SUITE B  
ALBUQUERQUE, NM 87102**

**2022 ANNUAL REPORT**



**[CABO.GOV/MRA](http://CABO.GOV/MRA)**