

CITY of ALBUQUERQUE

TWENTY FIFTH COUNCIL

COUNCIL BILL NO. R-23-137 ENACTMENT NO. _____

SPONSORED BY: Isaac Benton, by request

1 RESOLUTION
2 RELATING TO THE REDEVELOPMENT, LEASING AND SALE OF A
3 METROPOLITAN REDEVELOPMENT PROJECT WITHIN THE HISTORIC
4 CENTRAL METROPOLITAN REDEVELOPMENT AREA CONSISTENT WITH THE
5 TERMS OF THE HISTORIC CENTRAL METROPOLITAN REDEVELOPMENT
6 PLAN; APPROVING THE METROPOLITAN REDEVELOPMENT APPLICATION
7 ENTITLED "THE PEARL REDEVELOPMENT TAX ABATEMENT APPLICATION";
8 AUTHORIZING THE ACQUISITION OF LAND AND EXISTING IMPROVEMENTS
9 AND CONSTRUCTION OF A BUILDING WITHIN THE HISTORIC CENTRAL
10 METROPOLITAN REDEVELOPMENT AREA; AUTHORIZING THE DISPOSITION
11 BY LEASE AND SALE OF THE CITY'S INTEREST IN SUCH PROJECT TO
12 REMBE SILVER LOFTS, LLC, ITS SUCCESSORS AND ASSIGNS;
13 AUTHORIZING THE EXECUTION AND DELIVERY OF A LEASE AGREEMENT,
14 IN FORM, AND OTHER DOCUMENTS IN CONNECTION WITH THE PROJECT;
15 MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO THE
16 PROJECT; RATIFYING CERTAIN ACTIONS TAKEN PREVIOUSLY; AND
17 REPEALING ALL ACTIONS INCONSISTENT WITH THIS RESOLUTION.

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

21 WHEREAS, the City desires to promote redevelopment in areas designated
22 as blighted areas so as to promote neighborhood stabilization by providing
23 affordable housing, convenient services, creating new jobs, upgrading area
24 buildings, infrastructure and housing for such areas and to promote public
25 health welfare, safety convenience and prosperity; and

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1 WHEREAS, pursuant to the Metropolitan Redevelopment Code, Sections 3-
2 60A-1 through 3-60A-13 and Sections 3-60A-14 through 3-60A-48, New Mexico
3 Statutes Annotated, 1978 Compilation, as amended (the "Act"), the City is
4 authorized to acquire, whether by construction, purchase, gift or lease, and to
5 finance, sell, lease, or otherwise dispose of, projects as defined in the Act; and

6 WHEREAS, the City Council (the "Council") has adopted an ordinance
7 establishing the Albuquerque Development Commission (the "Development
8 Commission") to review metropolitan redevelopment projects proposed to be
9 owned and leased by the City pursuant to City Resolution No. 16-1985, as
10 amended; and

11 WHEREAS, Rembe Silver Lofts, LLC, a New Mexico limited liability
12 company (together with its successors and assigns, the "Company") has
13 presented to the Development Commission and the Council a proposed
14 metropolitan redevelopment project application (the "Plan") whereby the City
15 will, pursuant to the Act, acquire from the Company land and existing
16 improvements located within the City and within the Historic Central
17 Metropolitan Redevelopment Area for redevelopment by the lessee/purchaser
18 thereof for a multi-family mixed-use project (the "Project") consistent with the
19 Historic Central Metropolitan Redevelopment Plan and the Act; and

20 WHEREAS, under the Company's proposal, the City will effectuate the
21 transfer and sale of real property with the Company related to the Project, as
22 authorized under this Resolution (this "Resolution"); and

23 WHEREAS, under the Company's proposal, after the City's acquisition of
24 the Property through a special warranty deed or quitclaim deed (the "Deed"),
25 the City and the Company will enter into a Lease Agreement (the "Lease"),
26 pursuant to which the Company will lease and agree to purchase the land and
27 improvements comprising the Project from the City, and the Company shall
28 comply with the obligations incurred pursuant to the provisions of the Lease
29 and this Resolution; and

30 WHEREAS, the Albuquerque Development Commission has reviewed the
31 Plan, has held a public hearing on the Project, has determined that the
32 Company has complied with Resolution No. 16-1985, as amended, and has
33 recommended approval of the Plan and Project by the Council; and

1 WHEREAS, the Plan and Project meets the objectives of the Act and will
2 benefit the City's efforts to revitalize the Historic Central Metropolitan
3 Redevelopment Area of the City; and

4 WHEREAS, the Plan has been filed with the City Clerk and presented to the
5 Council; and

6 WHEREAS, the Council has held a public hearing on the Plan and the
7 Project; and

8 WHEREAS, the form of the Lease has been filed with the City Clerk and
9 presented to the Council (the Lease and Deed are collectively referred to in the
10 Resolution as the "Project Documents"); and

11 WHEREAS, the Council has determined that it is in the best interest of the
12 City to approve the Project and to execute and deliver the Project Documents,
13 and other documents related thereto; and

14 WHEREAS, the City is authorized to execute the Project Documents, in
15 form, under the Act and this Resolution, and has concluded that it is desirable
16 at this time to approve the Project which constitutes a valid public purpose.

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

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

23 Section 2. FINDINGS. The Council hereby declares that it has considered all
24 relevant information presented to it relating to the Plan and the Project and
25 hereby finds and determines that approval of the Plan and the Project, and the
26 execution of the Project Documents, pursuant to this Resolution are
27 necessary and advisable and in the interest of and will promote the public
28 health, safety, morals, convenience, education, economy and welfare of the
29 City and the residents of the City. The Council finds that:

30 (1) The Plan and the proposed activities under the Plan aid in the
31 elimination or prevention of slum or blight;

32 (2) The Plan conforms to the general plan for the City as a whole and the
33 terms of the Historic Central Metropolitan Redevelopment Plan;

1 (3) The Plan affords maximum opportunity consistent with the needs of
2 the community for the rehabilitation or redevelopment of the area by private
3 enterprise or persons, and the objectives of the Plan justify the proposed
4 activities as public purposes and needs;

5 (4) The developer of the Project property is the Company; and

6 (5) The Project property comprises of four-story mixed-use property
7 offering 34 housing units and 1,700 SF of retail/commercial space on
8 approximately 0.58 acres located near Central Avenue and 16th Street
9 Northwest in central Albuquerque, New Mexico, all within the Historic Central
10 Metropolitan Redevelopment Area.

11 Section 3. THE PROJECT. The City shall acquire the Project for the
12 purposes hereinabove described, and the Project shall be located at all times
13 within the corporate limits of the City and within the Historic Central
14 Metropolitan Redevelopment Area.

15 Section 4. PLAN APPROVAL.

16 A. The Plan in the form on deposit in the office of the City Clerk is
17 hereby approved in all respects.

18 Section 5. AUTHORIZATION OF OFFICERS; APPROVAL OF DOCUMENTS;
19 ACTIONS TO BE TAKEN.

20 A. The form, terms and provisions of the Project Documents in the form
21 on deposit in the office of the City Clerk are in all respects approved,
22 authorized and confirmed.

23 B. The Mayor or Chief Administrative Officer of the City is authorized to
24 execute and deliver in the name and on behalf of the City, and the City Clerk or
25 Deputy City Clerk is hereby authorized to attest, as necessary, the Project
26 Documents with such changes therein as are not inconsistent with this
27 Resolution.

28 C. The Mayor, Chief Administrative Officer, Treasurer and City Clerk are
29 further authorized to execute, authenticate and deliver such certifications,
30 instruments, documents, letters and other agreements and to do such other
31 acts and things as are necessary or appropriate to consummate the
32 transactions contemplated by the Project Documents and the Plan.

1 D. The officers of the City shall take such action as is necessary to
2 effectuate the provisions of the Project Documents and shall take such action
3 as is necessary in conformity with the Act for the Project and for carrying out
4 other transactions as contemplated by this Resolution and the Project
5 Documents.

6 E. The Project Documents shall not be executed until Construction of
7 the Project is complete, as exemplified by a final Certificate of Occupancy, or
8 prior at the sole discretion of the City. The Project Documents must be
9 entered into and effective within three years of the date of this Resolution.

10 Section 6. LEASE TERM. The Lease term shall not exceed seven years.

11 Section 7. PROJECT LEASE PROVISIONS. Project will be subject to
12 annual retail/commercial occupancy rates per the Lease.

13 Section 8. FINDINGS REGARDING PROPERTY TAX ABATEMENT AND
14 OTHER MATTERS. The Council makes the following determinations and
15 findings:

16 A. The Company is committed to provide fair consideration under the
17 Lease through planned improvements to the Project pursuant to the Project
18 Documents and the Act and comply with the terms of the Lease.

19 B. It shall not be necessary to deposit any amount in a controlled
20 account for the maintenance of the Project property.

21 C. The Lease requires that the Company maintain the Project property
22 in good repair and condition (excepting reasonable wear and tear) and carry
23 all proper insurance with respect to the Project property.

24 D. In accordance with Section 7-36-3.1, NMSA 1978, as amended and
25 supplemented, the Project property shall be exempt from property taxation on
26 the improvements to the Project for the shorter of the period of time in which
27 the City owns the Project or December 31 of the year in which the seventh
28 anniversary of the acquisition of the Project property by the City will occur.

29 Section 9. LIMITED OBLIGATIONS. Nothing contained in the Resolution or
30 in the Project Documents or any other instrument shall be construed as
31 obligating the City (except with respect to the Project property as provided in
32 the Project Documents), nor as incurring a pecuniary liability or a charge upon
33 the general credit of the City or against its taxing power, nor shall the breach

1 of any agreement contained in this Resolution, the Project Documents or any
2 other instrument be construed as obligating the City (except with respect to
3 the Project property as provided in the Project Documents), nor as incurring a
4 pecuniary liability or a charge upon the general credit of the City or against its
5 taxing power, the City having no power to pay out of its general funds, or
6 otherwise contribute any part of the costs of constructing or furnishing the
7 Project property.

8 Section 10. APPROVAL OF INDEMNIFICATION. The Council specifically
9 approves the provisions of the Lease relating to indemnification which provide
10 that the Company shall indemnify and hold harmless the City and its City
11 Councilors, officials, members, officers, employees and agents against
12 liability to the Company, or to any third parties that may be asserted against
13 the City or its City Councilors, officials, members, officers, employees or
14 agents with respect to the City's ownership of the Project property and arising
15 from the condition of the Project property or the acquisition, construction and
16 operation of the Project property by the Company, except to the extent Section
17 56-7-1, New Mexico Statutes Annotated, 1978 Compilation, applies, and except
18 claims for any loss or damage arising out of or resulting from the gross
19 negligence or willful misconduct of the City or any member, officer, employee
20 or agent of the City.

21 Section 11. REPEALER. All bylaws, orders, resolutions and ordinances, or
22 parts thereof, inconsistent with this Resolution are repealed by this Resolution
23 but only to the extent of that inconsistency. This repealer shall not be
24 construed to revive any bylaw, order, resolution or ordinance, or part thereof,
25 previously repealed.

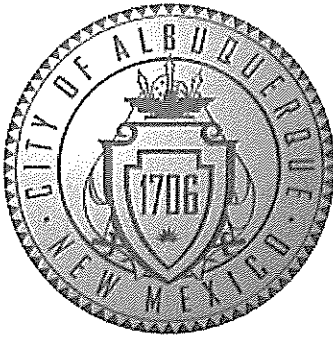
26 Section 12. SEVERABILITY. If any section, paragraph, clause or provision
27 of this Resolution shall for any reason be held to be invalid or unenforceable,
28 the invalidity or unenforceability of that section, paragraph, clause or
29 provision shall not affect any of the remaining provisions of this Resolution.

30 Section 13. COMPLIATION. Sections 1 through 11 shall be incorporated in
31 and made part of the City of Albuquerque, New Mexico Code of Resolutions in
32 Chapter 1 Article 9.

1 Section 14. EFFECTIVE DATE. This Resolution shall take effect five days
2 after publication by title and general summary.

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CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

03/30/2023

TO: Patrick Davis, President, City Council

FROM: Timothy M. Keller, Mayor 

SUBJECT: RELATING TO THE REDEVELOPMENT, LEASING AND SALE OF A METROPOLITAN REDEVELOPMENT PROJECT WITHIN THE HISTORIC CENTRAL METROPOLITAN REDEVELOPMENT AREA CONSISTENT WITH THE TERMS OF THE HISTORIC CENTRAL METROPOLITAN REDEVELOPMENT PLAN; APPROVING THE METROPOLITAN REDEVELOPMENT APPLICATION ENTITLED "THE PEARL REDEVELOPMENT TAX ABATEMENT APPLICATION"; AUTHORIZING THE ACQUISITION OF LAND AND EXISTING IMPROVEMENTS AND CONSTRUCTION OF A BUILDING WITHIN THE HISTORIC CENTRAL METROPOLITAN REDEVELOPMENT AREA; AUTHORIZING THE DISPOSITION BY LEASE AND SALE OF THE CITY'S INTEREST IN SUCH PROJECT TO REMBE SILVER LOFTS, LLC, ITS SUCCESSORS AND ASSIGNS; AUTHORIZING THE EXECUTION AND DELIVERY OF A LEASE AGREEMENT, IN FORM, AND OTHER DOCUMENTS IN CONNECTION WITH THE PROJECT; MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO THE PROJECT; RATIFYING CERTAIN ACTIONS TAKEN PREVIOUSLY; AND REPEALING ALL ACTIONS INCONSISTENT WITH THIS RESOLUTION.

Rembe Urban Design & Development and Rembe Silver Lofts, LLC ("Applicant") has applied for a Redevelopment Tax Abatement ("RTA") for their upcoming project The Pearl. Located in West Downtown at 1623 and 1701 Central Ave NW, across the street from the existing Country Club Plaza, the Applicant will build a four-story mixed-use property offering 34 housing units and 1,700 SF of retail/commercial space ("Project"). The full application is attached and includes a location map, site plan, and conceptual renderings.

The combined current property tax bills for both properties is \$5,528, which the Applicant will continue to pay to the County. Following completion of the Project, the new annual property tax amount is estimated to be \$41,966. The estimated value of the property tax abated on the Project

would be \$32,795 annually, or \$229,562 over a period of 7 years (taxes abated minus annual MR fees).

On March 16th, 2023 the Albuquerque Development Commission recommended to City Council the approval of The Pearl Redevelopment Tax Abatement based on the following findings:

- The Project removes blighted conditions and meets the goals of the Historic Central Metropolitan Area Plan by improving the pedestrian environment and adding a mixed-use project that include storefront retail space that fronts Central;
- The Project meets the design criteria by creating an aesthetically pleasing project that provides variation in color, texture, and scale, and modulates the building elevation and façade;
- The Applicant has demonstrated sufficient experience to reasonably complete the Project.

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Terry Brunner 4/28/2023 | 8:19 AM MD
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Terry Brunner Date
Director

Cover Analysis

- 1. What is it?** This resolution will approve a Redevelopment Tax Abatement for Rembe Silver Lofts on currently vacant land at Central and 16th St NW in Albuquerque NM. The 7-year tax abatement will enable the development of a multistory housing project, adding 34 housing units to the Historic Central Metropolitan Redevelopment Area.
- 2. What will this piece of legislation do?** As provided for in Metropolitan Redevelopment Statute, this resolution will allow the City to take title to the property and lease the property back to the developer for a seven-year period, during which the property will be exempt from property taxes. The applicant will continue to pay a payment-in-lieu-of-taxes to Bernalillo County equivalent to the current property tax amount. The estimated value of the property tax abated on the Project would be \$32,795 annually, or \$229,562 over a period of 7 years (taxes abated minus annual MR fees).
- 3. Why is this project needed?** An explicit goal of the Historic Central Metropolitan Redevelopment Plan is to add more housing units and small retail opportunities to Central Avenue. The delivery of new housing projects in Albuquerque has been jeopardized by rapidly escalating construction costs. This project is needed because it leverages public funding to drive the private development of a project that will transform a blighted property into a vibrant housing project, improving the public realm and providing more housing choices.
- 4. How much will it cost and what is the funding source?** There is no fiscal impact to the City. The City will continue to receive the current property tax amount.
- 5. Is there a revenue source associated with this contract? If so, what level of income is projected?** The MRA will collect annual lease fees of \$3,644 for a period of 7 years. Following the 7-year tax abatement period, the property taxes generated at the property are anticipated to increase from \$5,528 to \$41,966, of which, the City will receive its property tax share.
- 6. What will happen if the project is not approved?** The project will not be financially viable, jeopardizing the removal of blight and threatening the delivery of additional housing units to the Central corridor.
- 7. Is this service already provided by another entity?** No.

FISCAL IMPACT ANALYSIS

TITLE: Pearl Re-Development

R: O:

FUND:275

DEPT: MRA

[X] 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:

	2023	Fiscal Years 2024	2025	Total
Base Salary/Wages				-
Fringe Benefits at				-
Subtotal Personnel	-	-	-	-
Operating Expenses		-		-
Property		-		-
Indirect Costs	-	-	-	-
Total Expenses	\$ -	\$ -	\$ -	\$ -
[] Estimated revenues not affected				
[X] Estimated revenue impact				
Revenue from program		\$3,643.84	\$3,643.84	\$7,287.68
Amount of Grant		-		
City Cash Match				
City Inkind Match				
City IDOH	-	-	-	-
Total Revenue	\$ -	\$ 3,644	\$ 3,644	\$ 7,288

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created

COMMENTS: Due to unknown start date, revenues from fees could be recognized as early as 2024.

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

PREPARED BY:

DocuSigned by:

Daphany Martin

FISCAL ANALYST

4/28/2023 | 8:15 AM

APPROVED:

DocuSigned by:

Perry Brunner

DIRECTOR

(date)

4/28/2023 | 8:19 AM MDT

REVIEWED BY:

DocuSigned by:

Jennifer Brokaw

EXECUTIVE BUDGET ANALYST

4/28/2023 | 10:21 AM

DocuSigned by:

Laurence L. Davis

BUDGET OFFICER

(date)

5/1/2023 | 9:53 AM MDT

DocuSigned by:

Christine Bourner

CITY ECONOMIST

5/1/2023 | 9:

Pending approval



ALBUQUERQUE DEVELOPMENT COMMISSION

PRESENT

Mona Ghattas
Fred Mondragon
Joaquin Baca
Bill Miera

ABSENT

Action Summary

Thursday, March 16, 2023 2:00 P.M.
600 2nd Street, Basement Hearing Room, Albuquerque, NM 87102

Participants have the option to attend via Zoom Video Conference
Members of the public may attend via the web at this address: <https://cabq.zoom.us/j/85142800135>
or by calling the following number: 1 301 715 8592 and entering Meeting ID: 851 4280 0135

1. Call to Order

2:01 pm.

2. Changes and/or Additions to the Agenda

None

3. Approval of Minutes for February 16, 2023 Meeting

A motion was made to approve the February 16, 2023 Action Summary by Commissioner Mondragon. Commissioner Baca seconded the motion. Motion carried 4-0.

4. Announcements / General Public Comments (for items not on the agenda)

None

5. MRA Director's Report

Terry Brunner provided updates on the Metropolitan Redevelopment Agency (MRA) Budget and GO Bond process, Villa Agave, Downtowner, MRA's Housing Request for Expressions of Interest (RFEI), Gateway MRA, Franklin Plaza, Menaul MRA Plan, Super MRA Bill, Rail Trail, Downtown Forward, Central Underpass, and Food Truck Corral.

6. New Agenda Items

A. Case #2023-3 The Pearl Redevelopment Tax Abatement Application

Motion: Based on the findings and conditions of approval in the staff report, ADC recommends to City Council approval, in form, of the Redevelopment Tax Abatement with Rembe Urban Development & Design for the development of The Pearl. Motion made by Commissioner Mondragon. Commissioner Baca seconded the motion. Motion carried 4-0.

7. Adjourn to April 20, 2023 at 3:09 pm.



Tim Keller, Mayor

March 6, 2023

To: Albuquerque Development Commission

From: Ciaran Lithgow, Redevelopment Project Manager

Subject: The Pearl – Redevelopment Tax Abatement Application – Case #2023-03

Executive Summary. Rembe Urban Design & Development (“Applicant”) has applied for a Redevelopment Tax Abatement (“RTA”) for their upcoming project The Pearl. Located in West Downtown at 1623 and 1701 Central Ave NW, across the street from the existing Country Club Plaza, the Applicant will build a four-story mixed-use property offering 34 housing units and 1,700 SF of retail/commercial space (“Project”). Location map, site plan, and conceptual renderings are included at the end of the Staff Report. The full application is attached as Exhibit A.

Value of RTA. The combined current property tax bills for both properties is \$5,528, which the Applicant will continue to pay to the County. Following completion of the Project, the new annual property tax amount is estimated to be \$41,966. The estimated value of the property tax abated on the Project would be \$32,795 annually, or \$229,562 over a period of 7 years (taxes abated minus annual MR fees).

Detailed Report of Application. The following section details how the project meets the RTA Threshold Criteria and Evaluation Criteria.

RTA Threshold Criteria

Criteria	Staff Evaluation
MR Area. Projects must be located in a Metropolitan Redevelopment Area with an Approved Metropolitan Redevelopment Plan.	The project is located in the Downtown Historic Central MR Area, which adopted the Historic Central Metropolitan Redevelopment Plan in 2013.
Site Control. Applicant must have site control.	The Applicant owns both parcels, which will be consolidated into a single lot prior to development.
Minimum Project Size. The scope of the Project must meet <u>one</u> of the following criteria: <ul style="list-style-type: none">• Total hard construction cost is at least \$2M OR <ul style="list-style-type: none">• A minimum of eight additional (new or converted space from a different use) residential units are created; OR <ul style="list-style-type: none">• A minimum of 15,000 sq. ft. of commercial space is created or put into active use	The Project meets two of the minimum project sizes: <ul style="list-style-type: none">• Total project cost is \$7.75M• The project adds 34 housing units.
Community Benefit. A Project must achieve a minimum Community Benefit score of 100	The project scores 135 points. See the Community Benefits Matrix below for details.

based on the Community Benefit Matrix in Appendix B.	
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Community Benefit Criteria	Points Earned
Sustainability	
<u>On-Site Solar.</u> Rooftop will be built to be solar-ready with necessary electrical infrastructure and structural support.	20
<u>Efficient Unit Sizes.</u> Multifamily projects offer least 50% of units at 600 usable square feet or smaller.	25
Economic Development	
<u>Generates Gross Receipts Taxes.</u> Small pockets of retail can be especially impactful. Retail space will trigger occupancy requirements within the first years of completion in the lease agreement. <i>At least 1,000 square feet of interior retail space (for rent to commercial user and not to be used as residential leasing or amenity space)</i>	15
<u>Creates missing-middle development.</u> The project is a medium-size infill project that adds an exciting texture to the urban core. <i>The project cost is between \$4M - \$7.99M.</i>	20
<u>Adds Density.</u> Projects in MRA are in areas of change. MR areas should maximize the allowable density to create vibrant urban districts. <i>The Project adds density at 59 dwelling units/acre</i>	25
Community Benefits	
<u>Enhanced Streetscape.</u> Building structure or restaurant/bar patio edge is aligned to minimum front setback outlined in IDO zoning requirements.	10
Diverse/Local Team	
Developer is a local business	10
General contractor is a local business	10
Total Points Earned	135

RTA Evaluation Criteria

☒ **Criteria A: Removal of Blighted Conditions and Conformance with Metropolitan Redevelopment Area Plan.** The applicant must demonstrate that the Project meets the relevant Metropolitan Redevelopment Plan goals.

- **Project results in the removal of slum or blighted conditions.** The project demolished two dilapidated and fire-damaged buildings, and will redevelop the now-vacant lot into a vibrant, high-density mixed-use development.
- **Project furthers the goals and objectives of the adopted Metropolitan Redevelopment Area Plan.** The Project is located in the Historic Central Metropolitan Redevelopment Area and meets the Plan goals by:

- Constructing “physical improvements within the public realm” to “make Central Ave more visually inviting and more oriented to pedestrian and bicycle travel” by expanding the sidewalk to 10’ in front of the site.
- Adding “small, independent retail and restaurant activities within new buildings facing Central Ave., with multi-family residential development in the same development or in close proximity” by developing a mixed-use multifamily project that offers two small (~850sf) retail/restaurant/commercial spaces fronting Central.
- **Demolition of viable buildings has been/will be avoided.** Both structures on the site were deemed not viable for reuse. The City’s Historic Preservation Office confirmed that neither buildings were considered historically contributing prior to demolition (see letter attached in the full application).
- **Relocation of existing residents and businesses has been/will be avoided.** No existing businesses or residents will be displaced.

☒ **Criteria B: Design.** RTA Projects shall meet the following enhanced design criteria to ensure high quality Projects that are recognized as exemplary:

☒ Buildings shall have exterior building materials and colors which are aesthetically pleasing and compatible with the overall site plan. Construction material shall provide variation in color, texture, and scale; **and**

☒ Each building elevation that faces a street or will be visible from adjacent streets/trails at full site plan buildout shall be modulated. The wall and foundation line shall be offset at intervals so that there is at least one offset every 100 feet of wall length that varies the depth of the building wall by a minimum of 6 feet. Offsets shall comprise at least 10 percent of the length of the elevation, for at least 40 percent of the building height.

The color palate of the building, Navajo White and Iron Grey, will complement and invert the color palate of the Country Club Plaza across the street. At the ground floor level on Central, the project will provide a variation in texture and color by providing a recessed retail courtyard, transparent glazing, and grey accents that complement the Country Club Plaza across the street. Above the 2nd story, Juliet balconies, grey iron finishes, and windows will provide variation in color and structure. From the East and West, the project will provide a variation in texture by adding vertical multi-color lighting strips and offsetting the building with windows that provide a light well for the interior hallways.

OR

☐ If Projects cannot meet the enhanced design criteria above, applicants can propose other compensating design elements that ensure a high-quality Project

☒ **Criteria C: Applicant Experience.** Applicant must demonstrate a record of financing, constructing, and managing Projects of this type and size, and has provided convincing evidence that the Project will be completed.

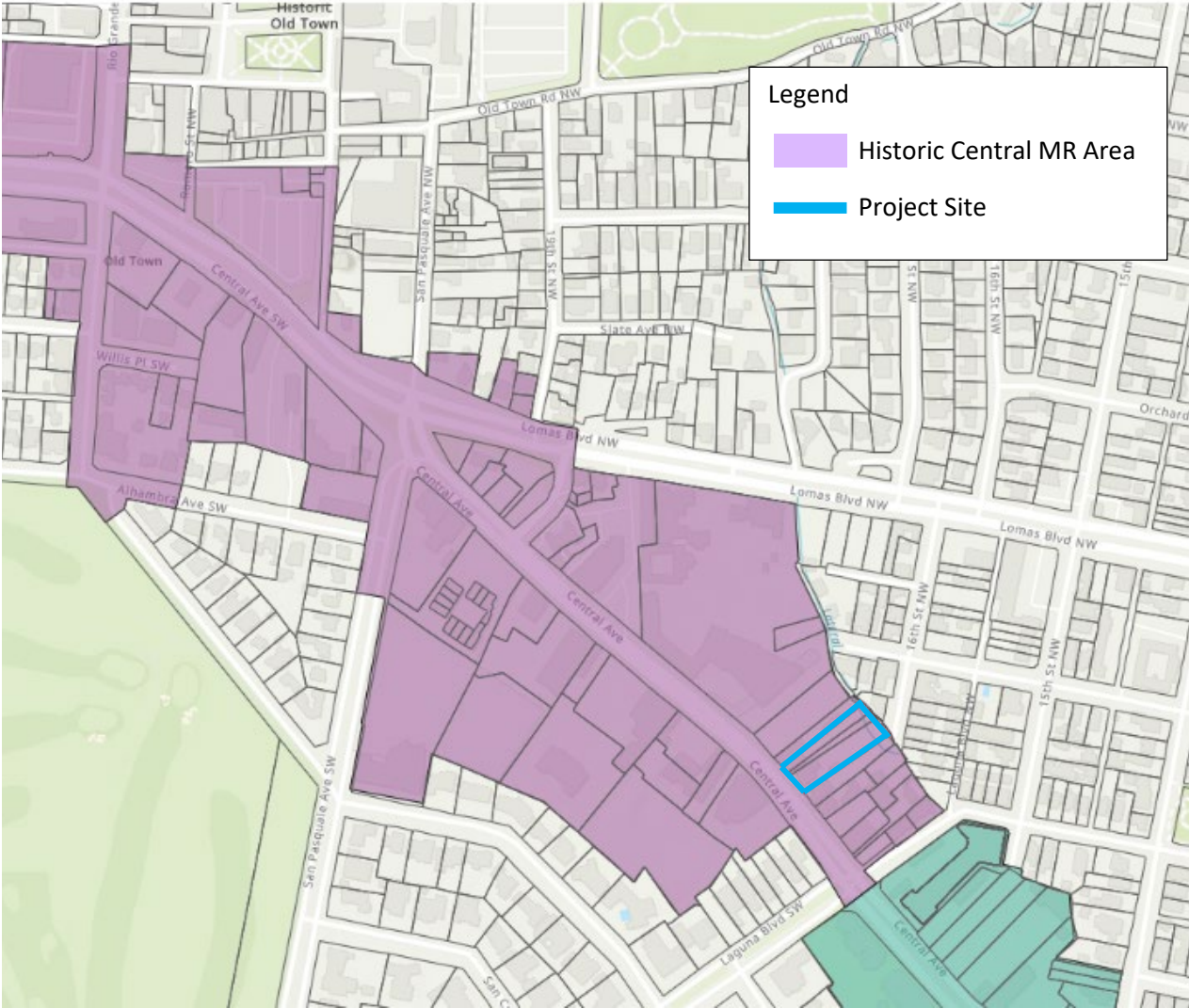
The Applicant has demonstrated experience in several other development and redevelopment projects including The Franz at Country Club Plaza (81 units) and the Bricklight District (46 units). Jay Rembe has developed and managed several large (50+ unit) multifamily projects and delivered over 150,000 square feet of retail inventory.

Findings:

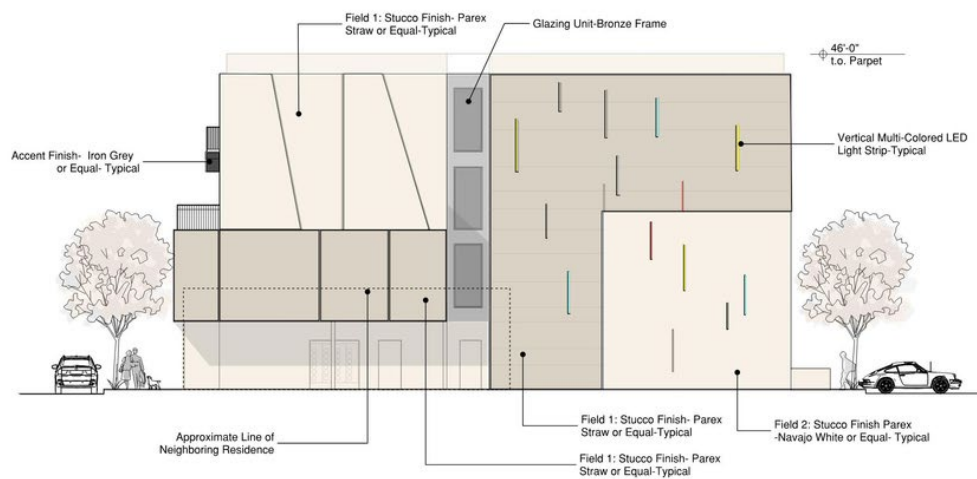
- MRA found the Project meets all requirements outlined in the Redevelopment Tax Abatement PILOT Program:
 - The Project removes blighted conditions and meets the goals of the Historic Central Metropolitan Area Plan by improving the pedestrian environment and adding a mixed-use project that include storefront retail space that fronts Central;
 - The Project meets the design criteria by creating an aesthetically pleasing project that provides variation in color, texture, and scale, and modulates the building elevation and façade;
 - The Applicant has demonstrated sufficient experience to reasonably complete the Project.

Recommended Motion: Based on the findings in the staff report, the ADC recommends to City Council approval, in form, of the Redevelopment Tax Abatement with Rembe Urban Development & Design for the development of The Pearl.

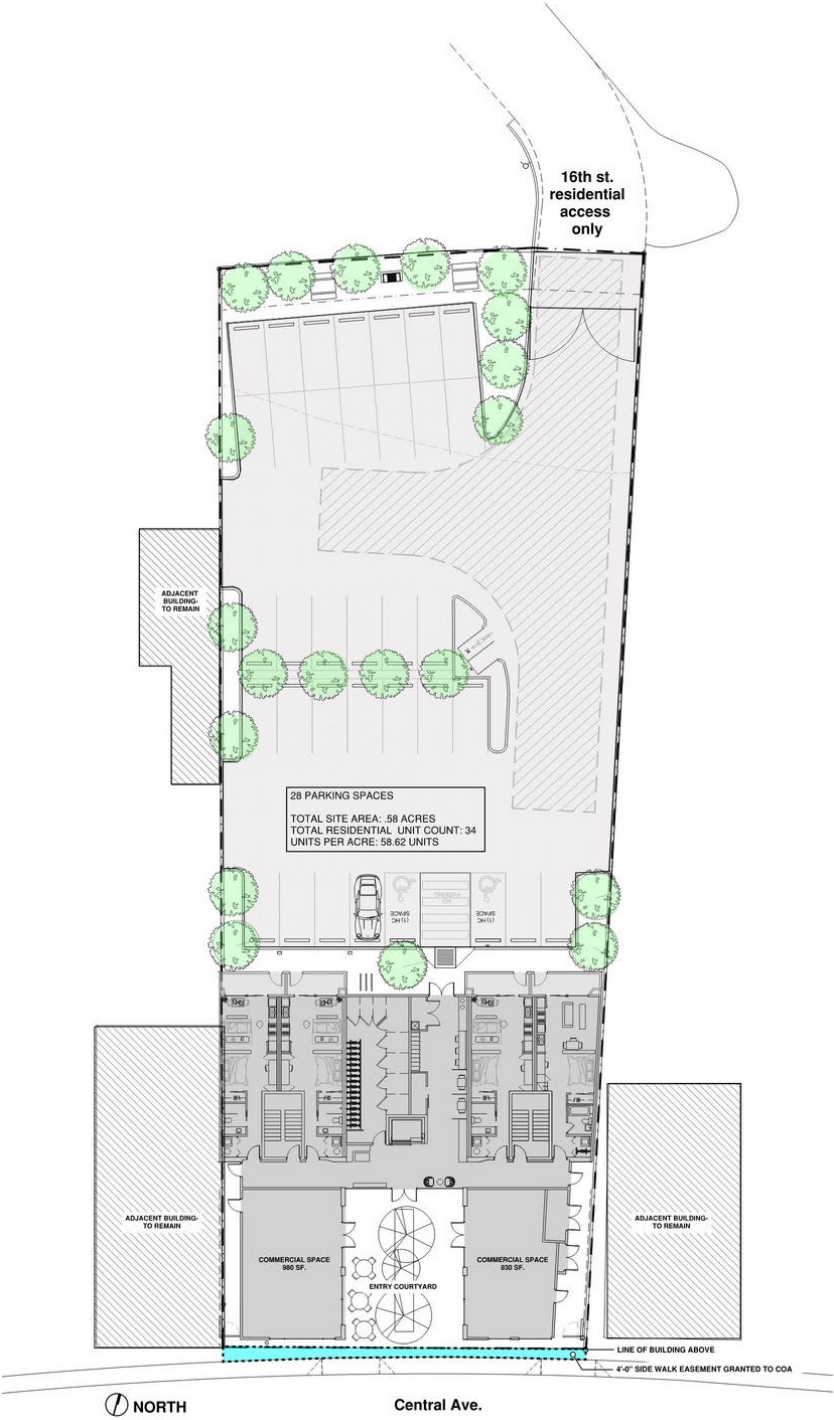
LOCATION MAP



PROJECT RENDERINGS



SITE PLAN



rembe urban design + development



Redevelopment Tax Abatement
2023 PILOT Program

February 28, 2023



Section - Title	Page	Section - Title	Page
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f. Evaluation Criteria 2: Design	11	Name: Rembe Urban Design + Development Jay Rembe	
g. Evaluation Criteria 3: Applicant Experience	12	Address: 1716 Central Ave SW, Suite A Albuquerque NM 87104	
		Phone: 505.453.7164	
		Email: rembe@rembedesign.com	

METROPOLITAN REDEVELOPMENT TAX ABATEMENT APPLICATION FORM

Name of Project

Location of Project

Legal Description of All Parcels

TRACT 106 A & PORT OF ABANDONED ALBUQUERQUE DITCH MRGCD MAP #38
CONT 0.3222 AC M/L OR 14,035 SQ FT M/L;
MAP 38 TRACT 107 C;
MAP 38 TRACT 107 B

Bernalillo County UPC Code of all Parcels

Applicant Name

Contact Person

Address

Telephone

Email

Amount of Fee Submitted

Total Project Square Footage

Building Construction Type

Estimated Building Permit Valuation (please include formula and methodology)

\$2,526,537.90 per the following formula:
(R2-VA Construction + \$98.47/SF = 2,611,719.80 + B-VA Const.=114.22/SF)X.9 RCM

Form of Documented Site Control included in Application

- ☒ Warranty deed
- ☐ Option to purchase (expires no sooner than 4month from application date)
- ☐ Long term lease (at least 50 years)

Minimum Project Size

Total project cost

Number of additional residential units created by project

Total square feet of commercial space

Appendix B: Redevelopment Tax Abatement Community Benefit Matrix

Sustainability		Maximum Points Available per Subcategory	Points Earned by Applicant	What to submit with application and at building permit if qualifying for these points
Reuse of Existing Structures.	<i>can only get points in one line item</i>	30		W/ Application: conceptual site plan with calculation @ Building Permit: confirm on site plan
25% of project footprint utilizes existing structures	20		0	
50% of project footprint utilizes existing structures	30		0	
Project includes on-site Electronic Vehicle charging stations.		15	0	W/ Application: narrative statement @ Building Permit: confirm on site plan
6% of parking spaces EVSE installed				
On-Site Solar	<i>can only get points in one line item</i>	50		
Roof top is built to be solar-ready with necessary electrical infrastructure and structural support	20		20	W/ Application: calculation letter by professional electrical engineer @ Building Permit: reconfirmation letter by professional
On-site generated renewable energy meets at least 20% of building's anticipated energy needs.	50		0	W/ Application: calculation letter by professional electrical engineer @ Building Permit: reconfirmation letter by professional
Integrate Net Zero Water and Energy approaches in the construction and operation of the building		75		
Connect to reuse or non-potable water service lines. ABCWUA non-potable and reuse rate is offered at a 20% discount as compared to potable water. Buildings that already have connections to non-potable water service lines or are mandated to connect to reuse service lines required by ABCWUA are ineligible to receive points. https://www.abcwua.org/customer-service/new-service	15			W/ application: Submit letter from ABCWUA confirming availability statement or serviceability letter for non-potable water service lines. @ Building Permit: Contractor to submit for tapping permit (for routine connections when extensions are not required)
Project is designed to maximize passive solar gain in winter while mitigating excessive solar gain in the summer. Design interventions can include window treatment, window over hangs,	10			W/ Application: elevations and site plan. Short narrative description of how the building design addresses passive solar. @ Building Permit: confirm on elevations and site plan
Project includes cool surface treatments, such as cool pavements, or cool treatment applied to surface parking/top level of parking areas (if applicable)	10			W/ Application: roof and pavement plan @ Building Permit: confirm roof and pavement plan
Rooftop garden covers at least 15% of rooftop area	10			W/ Application: roof plan @ Building Permit: confirm on roof plan
For redevelopment/retrofits only: install high efficiency WaterSense-labeled fixtures and water efficient equipment: 1.28 GPF toilets, 0.5 gpf urinals, 1.5 gpm aerators, 2.0 gpm showerheads and washing machines with an integrated Water Factor (IWF) of 3.0 or less. Refer to EPA WaterSense at Work: Best Management Practices for Commercial and Institutional Facilities	10			W/application: submit ABCWUA Water Smart CPR application (requires inspection) @Building Permit: approved ABCWUA Water Smart CPR application (requires inspection)
For redevelopment/retrofits only: Transform up to 80% of high water use spray irrigated turf areas with a desert-friendly xeriscape that includes select drought-tolerant plants and climate-ready trees, as well as passive water harvesting and drip irrigation methods. Refer to ABCWUA Xeriscaping: the complete how to	10			W/application: submit ABCWUA Water Smart CPR application (requires inspection) @Building Permit: approved ABCWUA Water Smart CPR application (requires inspection)
For redevelopment/retrofits only: Update cooling mechanical systems with control meters to help monitor water use and implement mechanism to improve the tower's water quality and increase cycles of concentration and/or install a recirculation system that will reuse cooling water instead of discharging it. Refer to EPA WaterSense at Work: Best Management Practices for	10			W/application: submit ABCWUA Xeriscape rebate application (requires inspection) @Building Permit: approved ABCWUA Xeriscape rebate application (requires inspection)
Sustainable Development Patterns		40		
Encourages Alternative Transportation. Two of the following are met: 1. Site Plan includes a dedicated ride share loading space 2. Project includes interior bike storage with one space for 60% of residential units and at least 200 sq. ft. dedicated space for bicycle maintenance 3. Parking ratio is less than 1.2 per unit (multi-family) or 21,000 (commercial) 4. Project provides at least one dedicated carshare vehicle per 200 units	15		0	W/application: site plan with parking calculations and dedicated rideshare loading space; narrative statement regarding bike parking and carshare vehicle @Building Permit: Site verifying parking spaces, floor plan with bike space, agreement with ride share company(or other)
Efficient Unit Sizes. Multifamily projects offer least 50% of units at 600 usable square feet or smaller.	25		25	W/ application: submit floorplans delineating unit sizes and calculation of unit types by size. @ Building Permit: confirm unit sizes
Subtotal		210	45	

Economic		Maximum Points Available per Subcategory	Points Earned by Applicant	What to submit with application and at building permit if qualifying for these points
Generates Gross Receipts Taxes. Small pockets of retail can be especially impactful. Retail space will trigger occupancy requirements with the state's local tax base.				W/ Application: site plan/floor plans with calculation @ Building Permit: confirm on site plan with calculation
At least 1,000 square feet of interior retail space (for rent to commercial user and not to be used as residential leasing or maintenance)	15	15	15	
Creates missing-middle development. Medium-size infill projects create an exciting texture to the urban core. Small sized projects get a boost in the scoring system and are not expected to provide the same	<i>can only get points in one line item</i>	25		Use Building Permit Data Multiplier to Calculate Construction Value
Estimated Project Construction Cost				
\$8M - \$11.99M	15			
\$4M - \$7.99M	20		20	
\$1M - \$3.99M	25			
Adds Density. Projects in MRA are in areas of change. MRTA projects areas should maximize the allowable density to create vibrant urban districts	<i>can only get points in one line item</i>	35		W/ Application: provide site plan with calculation @ Building Permit: confirm on site plan with calculation
Mixed Use and Residential Projects				
15-19.99 dwelling units/acre	15			
20-49.99 dwelling units/acre	20			
50-99.99 dwelling units/acre	25		25	
100+ dwelling units/acre	35			

Projects without Residential Uses				
Floor Area Ratio > 2	25			
Floor Area Ratio > 3	35			
Subtotal		75	60	

Community Benefits		Maximum Points Available per Subcategory	Points Earned by Applicant	What to submit with application and at building permit if qualifying for these points
Historic Preservation. Project protects and preserves historic structures, districts, sites, objects or designed landscapes from deterioration or destruction. Building or landscape being preserved must be officially recognized by the City of Albuquerque, State of New Mexico or National Historic Landmark.	20	20		W/ Application: Documentation of historic registration and description of how the asset will be preserved through this project.
Enhanced Streetscape		25		W/ Application: provide site plan/landscape plan @ Building Permit: confirm on site/landscape plan
Building structure or restaurant/bar patio edge is aligned to minimum front setback outlined in IDO zoning requirements	10		10	W/ Application: provide site plan/landscape plan @ Building Permit: confirm on site/landscape plan
Include two of the following enhanced streetscape improvements: - Widened sidewalks by at least 2-feet above IDO minimum along arterial streets, - Increased landscape planting requirements (by at least 20%) in public areas - Providing a bus shelter - 3 pieces of urban furniture components - Pedestrian-scale lighting along arterial sidewalk - Other streetscape amenity as approved by MRA	15		0	W/ Application: provide site plan/landscape plan and include description of which streetscape improvements are being met @ Building Permit: confirm on site/landscape plan
Public Space Amenity	can only get points in one line item	30		
On-site public space at least 500 contiguous sq. ft. such as a pocket park, plaza, playground, or performance area. Public space shall be accessible to the public 9-5, five days per week.	20			W/ Application: provide site plan and explanation of IDO usable open space minimum requirements. @ Building Permit: confirm on site plan
On-site public space at least 1000 contiguous sq. ft. such as a pocket park, plaza, playground, community garden, or performance area. Public space shall be accessible to the public 9-5, five days per week.	30		0	W/ Application: provide site plan and explanation of IDO usable open space minimum requirements. @ Building Permit: confirm on site plan
Culture & Art. Project includes a mural that is at least 150 sq. ft or other significant artistic feature such as large sculpture, artistic lighting, etc.	15	15		W/ Application: provide site plan @ Building Permit: confirm on site plan
Rooftop or Elevated Deck. Project includes an outdoor deck on the second floor or higher. Deck must be at least 500sf. Deck must be available for use by public patrons such as hotel guests/restaurant or bar patrons/office users (dependent on building type). Rooftop decks	10	10		W/ Application: provide site plan/landscape plan @ Building Permit: confirm on site/landscape plan
Affordable Housing. At least 60% of units are affordable to households <80% AMI & project is being funded and monitored for compliance by the City of Albuquerque.	40	40		Application: documentation from MFA, FCS that project is affordable
Subtotal		140	10	

Diverse/Local Team		Maximum Points Available per Subcategory	Points Earned by Applicant	What to submit with application and at building permit if qualifying for these points
Diverse and/or Local Team Structures		50		
Legal applicant entity is a minority, LGBTQ+, veteran, or women-owned business	15			Application: Applicable third party certification
Legal applicant entity is a local business	10		10	Application: W-9 self-certification; business license
General Contractor is a minority, LGBTQ+, veteran, or women-owned business	15			Application: Applicable third party certification
General Contractor is a local businesses	10		10	Application: W-9 self-certification; business license
Subtotal		50	20	

	Minimum Required	Total Points Available	Total Points Earned
TOTAL POINTS	100	475	135

C. Project Information

1. Description of Proposed Development

The proposed project is the third chapter in the Country Club Plaza story. Dubbed 'The Pearl'; named after George Pearl, a local architect and resident of the nearby neighborhood with ties to the developer; and a companion to its neighbor The Franz, looks to establish a seamless connection to the existing fabric of this well-established commercial and residential mixed-use community. By providing a consistent design language and shared amenities that bridge the Central corridor, the project hopes to further establish a sense of place through a focus on urban design, community, density, and walkability.

The Pearl takes advantage of its proximity to Albuquerque's major transit corridor, touting two ART stops in walking distance, to minimize parking and promote alternative modes of transportation such as ride sharing, public transit, and bicycling.

The owner hopes to also include electric car charging stations to promote clean vehicular commuting.

In addition to the Pearl, the development team is working with Local business owners such as Erin Wade, owner of the recently closed The Feel Good and Modern General to infuse the now struggling Historic Central Corridor with new restaurant uses and concepts named the Schweinhund, Pickle Baller, Krolickies, Mystic Pizza, La Planta's, and Tiny's.

By helping to develop local businesses in the immediate area, the developer hopes to cultivate a symbiotic relationship, where the new residents participate in a thriving community where they can eat, shop, live and work all in one neighborhood.

By tapping into the existing building and community infrastructures, and utilizing site-specific and climate-driven solutions to reduce energy, water and resource use, the project is sure to be a model for future development along the Central Corridor.

Project Information:

The project will consolidate tracts 106-A, 107B, and 107C located at 1623 and 1701 Central Ave. NW into one, .58-acre lot.

Majority of the property is zoned MX-M with a small portion located at the far north end of the property zoned R1. The property abuts an area zoned R-1.

See appendix for additional plans, elevations and renderings.

The new development will include one 4 story, 34-unit market rate apartment building with approximately 1,700 square feet of commercial space located at ground level facing Central Ave. The project will provide +/- 28 parking spaces located to the rear (north end) of the lot which will be gated and accessed only by residential tenants from 16th Street. See Entitlements section for details. Primary commercial parking access will be located on the south side of Central Ave. at the existing Country Club Plaza Development, which is owned by the same developer, Jay Rembe. A shared parking agreement will be signed and recorded for this purpose.

The building will be constructed a maximum of 10'-0" from Central Ave. based on city sidewalk requirements, and will utilize the O-lot line side setbacks to the east and to the west. Rear setbacks will be approximately 170 feet which exceeds the minimum 25 feet required by the IDO.

Open space associated with the residential portion of the building will be distributed throughout the property utilizing tenant balconies, courtyards, and landscaped areas. The open space requirements for the commercial space will utilize the internal courtyard located between the two commercial spaces.

The design character will complement the architecture of the existing Country Club Plaza and will conform to the design guidelines set forth in the current edition of the IDO.

2. Existing Site Conditions

Currently the property is vacant and underutilized. Until recently the owner had planned to redevelop the existing buildings through an extensive remodel and renovation scheme. However, due to multiple structure fires, and woefully inadequate utility infrastructure this plan was deemed financially impractical and unadvisable. Once this decision was made, The Historic Preservation office was contacted and the properties were reviewed for historical relevance in May 2022. A determination was made that neither building was considered to be historically contributing to Central Ave. A letter to this affect has been included in the Appendix for review. The design team did meet with the city's Historic Preservation office to document the buildings unique features, and to identify any historically relevant items such as coopered porch columns, doors and hardware, and cast-iron plumbing fixtures which were then salvaged for future use. In addition, the owner worked with a local team who specializes in salvaging disused buildings and was able to donate a large unused wooden out-building. The site was cleared and awaits future development



vacant outbuilding before demolition, materials were donated to local rehab firm for reuse



vacant store building and residence before demolition

3. Entitlements

The property consists of three lots which are currently in the process of being consolidated to one lot. Current zoning is MX-M with a portion of the lot zoned R1. The property also falls within the CPO-3 district. The multifamily construction proposed for this property resides within the MX-M zone. No building will take place within the R1 zone district. Based on multiple discussions with zoning and planning staff it has been determined that the defining boundaries for all setbacks, buffers, and other use and dimensional standards shall be from the property lines. Parking for the project will be allowed on the R1 area based on the following criteria: Per IDO Table 4-2-1, Paid Parking Lot and Parking Structures are not allowed in the R-1 zone. A Paid Parking Lot is defined in IDO 14-16-7-1 as an area used to provide parking, as a commercial enterprise, for 4 or more motor vehicles for a fee. Parking Structure is defined in IDO 14-16-7-1 as a multi-story structure or part of a multi-story building designed to accommodate motor vehicle parking spaces that are partially or completely enclosed, including podium parking, but not including a parking structure that is located underground or within the outer building envelope of another building. Parking structures are typically associated with Mixed-use and Non-residential development.

The parking area associated with the subject project is not a Paid Parking Lot or Parking Structure based on these definitions, thus is considered an accessory use to the multifamily component of the development, as it is necessary for off-street parking for the proposed use pursuant to the IDO and therefor not a restricted use on an R1 zoned Property.

Per the provisions set by CPO-3 standards, Access from 16th Street is allowed based on a careful reading of the IDO language.

Pursuant to IDO subsection 14-16-3-4(D)(5)(a)2.b access to non-residential development along Central Avenue from 15th Street, 16th Street, and Fruit Ave. is explicitly prohibited, however multifamily dwellings are listed in the residential use category of the IDO Table 4-2-1 and therefore do not fall under this restriction. The design team has requested and been provided with an official interpretation from the ZHE which supports this reading and has been provided here in the Appendix for your review.



vacant property after demolition

D. Community Benefit Summary

Sustainability:

1. On-site Solar:

The rooftop structure will be designed to accommodate a solar array system, and its required infrastructure. Additionally, electrical infrastructure will be included for future installation. See Letter of Obligation provided in the appendix for review.

Sustainable Development Patterns:

1. Efficient Unit Sizes:

· 22 of the 34 units (65%) are less than 600 square feet and the additional 12 units are under 700 square feet- See floor plans for unit sizes.

Economic:

1. Generate Gross-receipts Taxes:

- 1,700 square feet of the first floor have been dedicated to commercial development.
- Available commercial square footage consists of two spaces, each will front Central activating the newly widened sidewalk and providing a much needed connection to the Central Corridor.

2. Creates missing-middle development:

- The estimated project budget will meet the \$4M-\$7.99M range. Through a comprehensive master planning effort, the development is able to take advantage of the amenities located at The Franz, thereby providing market rate housing with exceptional amenities, and a minimal footprint both physically and environmentally. In addition, this strategy furthers the projects community building endeavors.

3. Adds Density:

- The project site includes .58 acres of previously developed land, on which a density of 58.62 units per acre will be achieved.

Community Benefits:

1. Enhanced streetscape:

- The Design places a premium on public space. To this end, the project is front loaded along the Central Ave. property line. In accordance with DPM Table 7.3.23 Street Element Dimensions a sidewalk located inside a Premium Transit Corridor must be a minimum of 10'-0" wide. Current conditions only provide 6'. The Pearl will provide the City with an easement granting an additional 4' of public right of way to the City placing the building outline along this new easement and therefore at the minimum front setback permissible in the DPM.
- In line with the projects goal of activating the Central corridor through improved pedestrian spaces, the façade will include pedestrian-scale lighting in the form of tree lights and building sconces along the arterial street Central Ave.
- The Central-facing plaza helps activate the Central corridor while providing additional indirect lighting to the units above.

Diverse/ Local Team:

1. Jay Rembe was born in Albuquerque, and continues to live and work here. Over the years Jay and his team have created many award-winning projects and communities within greater Albuquerque. Kenny Myers, is a long time Nob Hill resident, has practiced and taught architecture in Albuquerque for two decades. The office of Rembe Urban Design and Development is currently located at The Franz, across the street from the project site.

2. Insight Construction, and it's foundering partners Damian Chimenti and Dave Brown are both native new Mexicans. Insight continues to be a local business, headquartered on 12th street, that prides itself on its local New Mexico Roots.



water and fire damage to structural adobe walls



irreparable structural damage to wood and beams

E. Evaluation Criteria 1: Removal of Blighted Conditions and Conformance with Metropolitan Redevelopment Plan

1. Removal of Blighted Conditions

The redevelopment of this property will eliminate a blighted portion of the existing neighborhood through the further establishment of the Country Club Plaza community.

Until the recent demolition of the two existing dilapidated buildings, despite the owners best efforts to protect them, 1701 and 1623 Central had been vandalized, broken into, and set afire on multiple occasions. Encampments were common, and drug use was continuous.

The act of placemaking is essential to making a vibrant and successful downtown. The CNU or Congress for New Urbanism, defines this as "the process of creating quality places that people want to live, work, play, and learn in." With the addition of The Pearl, Country Club Plaza hopes to reactivate this section of our historic Route 66 through the creation of a vibrant and safe environment.

2. How the Project furthers the Goals and Objectives of the adopted Metropolitan Redevelopment Plan:

- Existing site is underutilized and prime for redevelopment.
- Current site is zoned MXM which is conducive to multifamily housing as dictated by the Historic Central MRA goals.
- New wider sidewalks (ten feet across entire frontage) enhances the pedestrian experience.
- Project promotes pedestrian vehicular balance by eliminating two existing curb cuts, increasing the sidewalk to ten feet, adding street trees and lighting, giving this section of Central back to the pedestrian.

- Commercial courtyards promote public gathering and additional eyes on the street, helping to promote a safer community.
- Site is located within ¼ mile of an ART stop, making it ideal for high density, low parking multifamily residential housing development.
- New mixed-use development helps to promote pedestrian and business community for the Historic Central MRA.
- 34 unit housing development on .58 acres fosters Historic Central MRA goal of providing high density multi-family housing with an emphasis on multi-modal transportation such as bicycle and public transportation.
- Building footprint is front loaded along Central allowing the rear of the site, which abuts the Downtown Neighborhood area, to maintain its single family low density residential character, while at the same time providing much needed housing and density along the Central Ave. Core.
- The project will share amenities with The Franz its companion project to the south of the property providing high density residential housing with exceptional amenities, while maintaining a small footprint.



dilapidated store at rear of 1623

3. Demolition of Buildings

Two structures have been removed from the property:

- 1701- One story commercial building constructed in the mid 1940's. Over many years of neglect prior to Rembe Properties acquisition of the site, the building had sustained irreparable water damage. In addition multiple unpermitted and non-conforming additions and alterations had rendered the building unsuitable for rehabilitation.
- 1623- One story adobe single family home circa early 1900's- When originally purchased the intent was to renovate and restore this existing structure, but during the planning and development phase multiple arson attempts rendered the main structural beams and support structure unsound. After extensive analysis, the property was deemed unsalvageable and was demolished. The Historic Preservation office was contacted and the properties were reviewed for historical relevance in May 2022. A determination was made that neither were considered to be historically contributing to Central Ave. See Existing Site Conditions for additional information.

4. Relocation of Businesses/Residents

Both properties have been vacant for over 20 years. No residents or commercial businesses have been relocated or displaced.



existing site condition



F. Evaluation Criteria 2. Design

At 34 small residential units the project will provide much needed missing middle housing for the Historic Central corridor.

The Pearl abuts both DNA and Historic Central Corridor. The design mediates the two areas by front loading the site on the Central side providing commercial and residential activity and eyes on the street while allowing the rear of the property, the area associated with the DNA, to maintain the single-story, single family massing consistent with the DNA goals.



The increase in sidewalk width to 10' will provide ample space for the pedestrian to 'take back' this section of Central Ave. while street trees and pedestrian scaled lighting will further empower the pedestrian and activate the street. This activation of Central Ave. along the northern edge is vital in creating a vibrant and active urban environment.

Shared amenities, colors, and materials will further create the sense of community and cross-street activity vital in stabilizing and activating an urban core.

Commercial spaces are small but visible, with a strong visual and accessible connection to Central Ave. perfect for small scale local business.

Parking for the project is split between two lots: One for residential, which is located on site, accessed from 16th Street, gated, and for residential tenants only. The second lot for commercial guests is located across Central at Country Club Plaza. Commercial parking will be shared between all commercial businesses located on both sites, further strengthening the connection between the north and south sides of the Historic Central Corridor.

The new development has been designed with sustainability in mind. The new facility will maintain a small efficient foot print, with ample bicycle storage, electric car charging stations, and landscaped open space on site, but will also have access to the award winning amenities located across Central at its companion space, the Country Club Plaza, to the south. This strategy will help foster a sense of community within this portion of the Historic Central MRA while at the same time reduce the amount of construction and heated square footage needed to provide desirable amenities vital to retaining residents.



G. Evaluation Criteria 3. Applicant Experience

Jay Rembe, CEO + Founder

rembe urban design + development

A native New Mexican, Jay Rembe has over 29 years of experience in the New Mexico commercial and residential real estate industry. He began his career as a commercial real estate broker with CB Commercial in 1993 where he specialized in retail brokerage. In 1997, he joined Maestas and Ward Commercial Real Estate as a partner, where he continued to specialize in tenant/landlord representation and investment opportunities. In 2001, he founded Infill Solutions Urban Design and Development which in 2012 merged into rembe urban design & development and Rembe Properties, LLC, a property management & real estate brokerage company.

As a founding board member of the Urban Land Institute's New Mexico chapter, Jay helped promote the organization's goals of education, sustainability and best practices in land use and development in New Mexico.

Jay graduated from the College of Wooster (Ohio) with a degree in Spanish. Fluent in Spanish, he lived in Cordoba, Spain as a student in 1989, and in Quepos, Costa Rica in 1991, where he managed a sport fishing company. Jay is married to Jolene Brunacini Rembe and has a son Jack, 22, and a daughter Claire, 18. In his free time, Jay and his family enjoy traveling, snow skiing and mountain biking.

"Design is essential in every decision we make. We strive to design, repurpose, renovate, and develop one of a kind projects in urban, walkable areas that are in need of investment. We use the same passion and focus to deliver the best customer service by making our residents and tenants a priority." - Jay Rembe



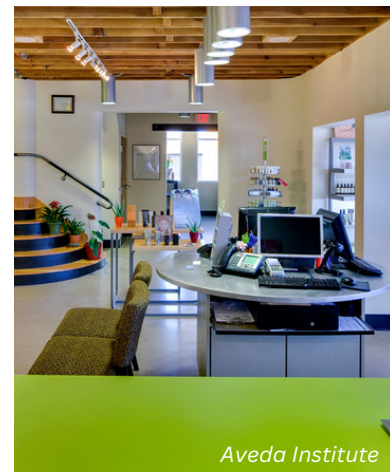
Vinaigrette Interior



Vinaigrette Interior



Amore Pizzeria Interior



Aveda Institute

Kenny Myers, RA AIA NCARB, Senior Architect + Project Manager

rembe urban design + development

Kenny is a registered architect, practicing in Albuquerque, New Mexico. Prior to his employment at rembe urban design + development, he founded +KMA_Ziptie Design and Fabrication, an award-winning, multi-disciplinary practice in Albuquerque, New Mexico. Kenny is also a collaborating designer with ASK Design/ Build in Cambridge, Massachusetts.

Through thoughtful design practices he has helped developers and business and residential owners successfully integrate both large- and small-scale projects into the existing fabric of their local communities. While his resume includes multiple building types including education, retail and commercial, he specializes in multifamily and luxury residential housing.

Kenny holds a Masters of Architecture from the University of New Mexico School of Architecture and Planning, and has kept close ties with the school, acting as part-time faculty member from 2012-2018, teaching studios in both the architecture and landscape departments, and continues to be an active participant through design studio reviews, and as an invited jury critic.

Kenny's Relevant work experience includes the following Projects:

- E2 on Mountain, Wells Park, Albuquerque - Adaptive Reuse Market Rate Apartments 8 units, 2020: Architect +KMA, 2021 AIA Merit Award winner
- Platinum Apartments, Nob Hill, Albuquerque - Market Rate Apartments 75 units, 2015: Lead Designer + Project Manager, EDI
- La Pradera, Hobbs, New Mexico - Affordable Housing 60 units, 2011: Construction Administration, EDI for Lake Flato Architects.
- El Camino Real, Hatch, New Mexico - Work Force Housing, 2010, Project Manager, EDI
- Aliso Townhouses I + II, Nob Hill, Albuquerque - Townhouses 33 units, 2006-2008, Project Design and Production Team, Construction Administration, EDI



typical unit at The Franz



typical unit at Platinum



loft apartment at E2 on Mountain

Damian Chimenti, president

Insight Construction

Damian's drive and determination have taken a small startup construction company and created a multi-million dollar construction company in ten years. With a reputation for excellence in the state of New Mexico, his focus on providing premier customer service at an affordable value has propelled this company to its current success.

Damian has estimated and managed projects ranging in size from a few thousand to over \$10 million. Damian is also a LEED accredited professional, with direct experience on LEED certified projects from planning to project closeout.



Modern General Interior



Modern General Interior

Country Club Plaza

Mixed-Use Residential and Commercial
Development
1700 Central Ave SW

Country Club Plaza is a 3.3-acre site in the 1700 block of Central Ave SW, across the street from the location of The Pearl, that was once home of the Horn Motor Lodge. Given the site's history and potential within Route 66 corridor, the project's primary goal was to reactivate this stretch of one of the country's most iconic streets, connecting the Downtown and Old Town corridors, and bringing new commercial identity to the underutilized stretch of road.

Grounded on the principles of revitalization, the project focused its efforts on the adaptive reuse of the three historic buildings on the site (the Horn Oil Gas & Service Station buildings and an old auto body shop), and the construction of three new buildings to complement the existing. This mixture of old and new allows for a dynamic mixed-use development capable of generating an environment conducive to robust pedestrian and vehicular activity. Site planning efforts sought to provide ample opportunities for interactions between an array of uses, including retail, restaurants, offices, and residential through the diverse interplay of landscaped walkways and manicured plazas.

Attributes of the site brought challenges, namely the traffic impact, the environmental implications and hazardous material remediation concerns of developing a long-vacant site (an old gas fueling station), and most importantly, the required upgrades to the utility infrastructure. The development is anchored by a large central plaza that is flanked by the two main commercial buildings, which house a diverse array of uses including a local brew pub, personal fitness training, and professional offices. These restaurant and retail activities on the ground floor dynamically interact with one another, as the residential functions look down from above.

Country Club Plaza

Mixed-Use Residential and Commercial
Development
1700 Central Ave SW

The third building became the focal point of the central courtyard and introduced 58 more residential units and a co-working office suite. Throughout the site, additional small patios and courtyards are generated from the interstitial spaces between buildings, and exterior balconies, within the office and residential functions engage the site activities happening below in the central plaza.

Development efforts took time. Tremendous effort was spent working with neighbors residences, finessing the site design to be respectful of their community's cultural and aesthetic values, as well as creating a neighborhood hub capable of enhancing the local quality of life. The design team worked through the City of Albuquerque planning procedures, guiding the project through the Environmental Planning Commission, Design Review Board, and Building Permit processes. The team met with the neighborhood associations many times to explain the project and answer questions. The team understood the implications this project had on adjacent community, and worked to address the neighborhood concerns as they arose.

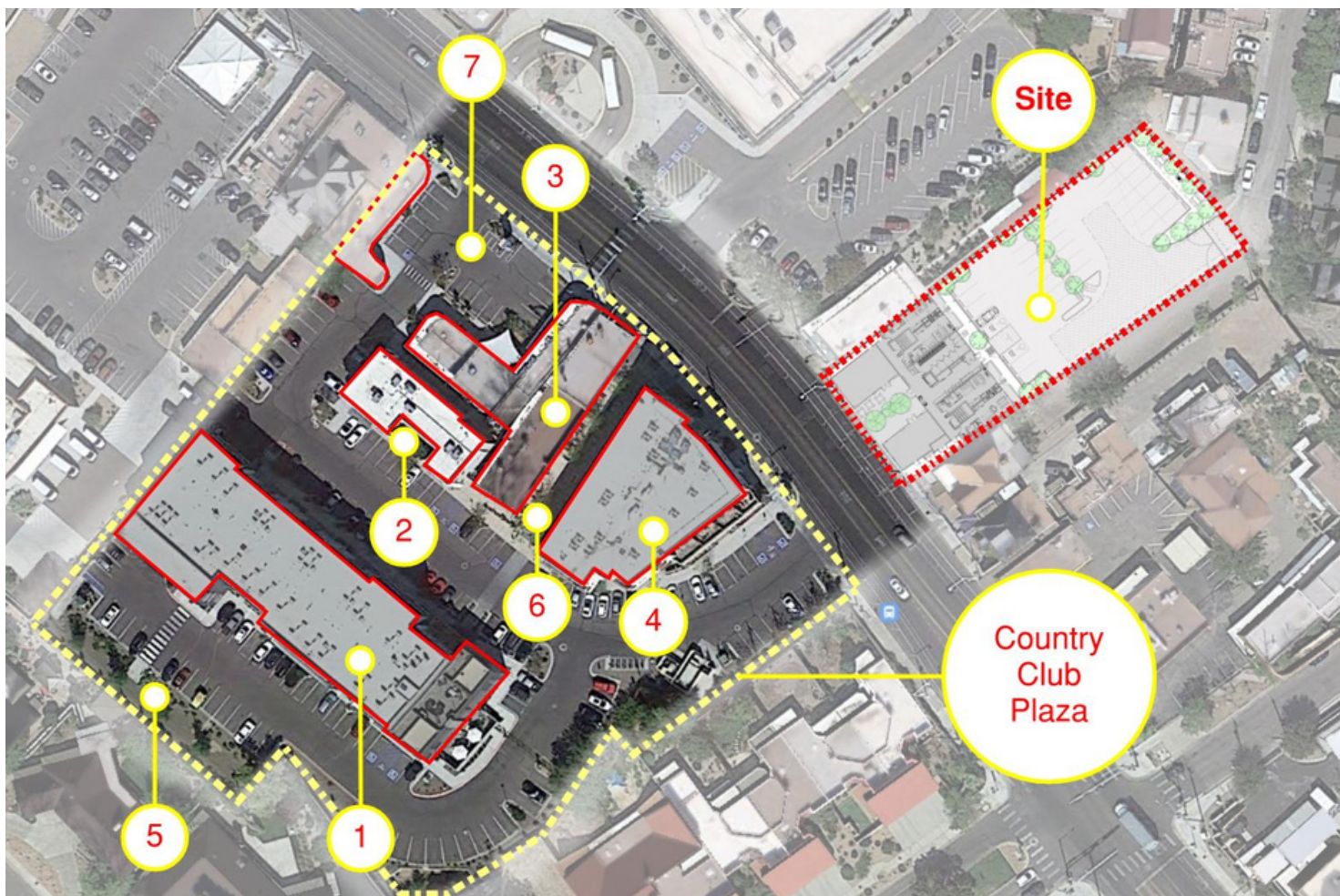
The development was designed and constructed in phases over three years and the work was completed by the same team, start to finish. This approach led to a continuity of design and construction methods and most, importantly, a standardized expectation of quality of work. To keep the project on track, all team members had to think quickly and ensure that all facets of the design were considered in their response; quality time, money, program, and aesthetics. The team always kept the initial design intention and construction quality expectations at the forefront of their decisions. Ultimately, the team's efforts paid off, yielding an integrated site design that is now home to some of Albuquerque's most up-and-coming businesses.





H. Appendix



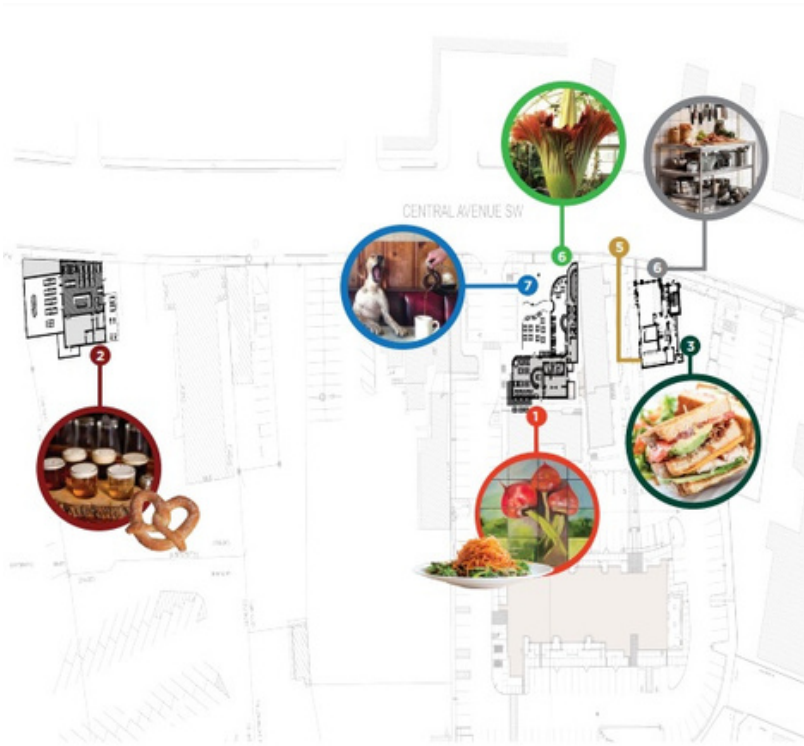


Country Club Plaza Community Legend:

1. The Franz- The sister project to The Pearl- 58 residential units. The Pearl will share the following amenities with the Franz:
 - Gym
 - Additional bike storage
 - Parking for 1701 Commercial spaces
 - Planned electric car charging (Coming 06/23)
 - Conference room and shared workspaces
 - Communal lounge and event space
2. LEED certified multi-tenant office building
3. Micro retail and office space anchored by Boxing Bear Brewery
4. The Lofts @ Country Club Plaza, 23 residential units with retail, commercial, and restaurant tenant space.
5. Dog run and outdoor seating area
6. Central Plaza- An Urban corridor with shops, restaurants, and seating connecting The Pearl with The Franz.
7. Old Horn Oil Motor Court with retail, office, and restaurant tenant space. See page 18 for new tenants and renderings.

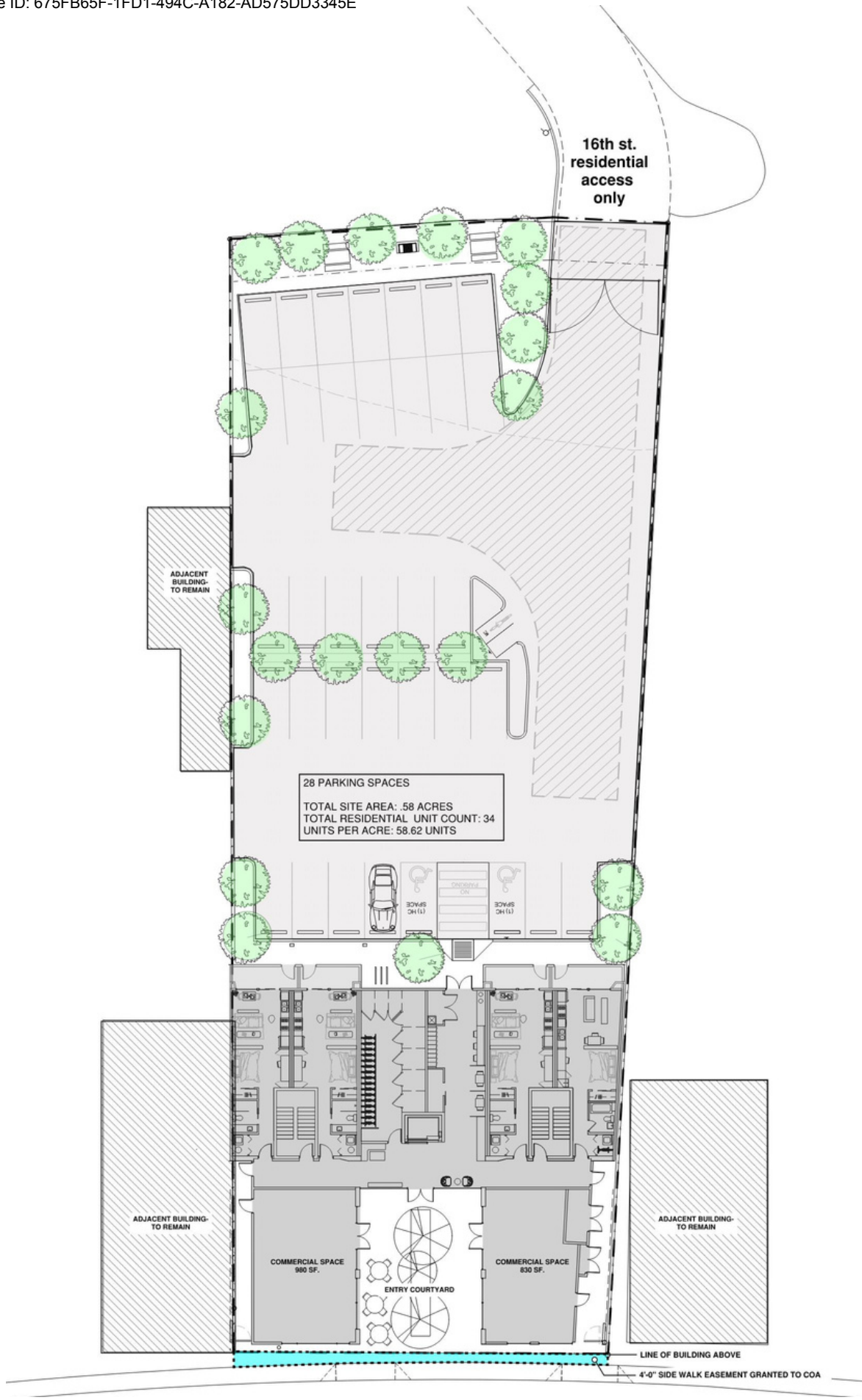
Country Club Plaza

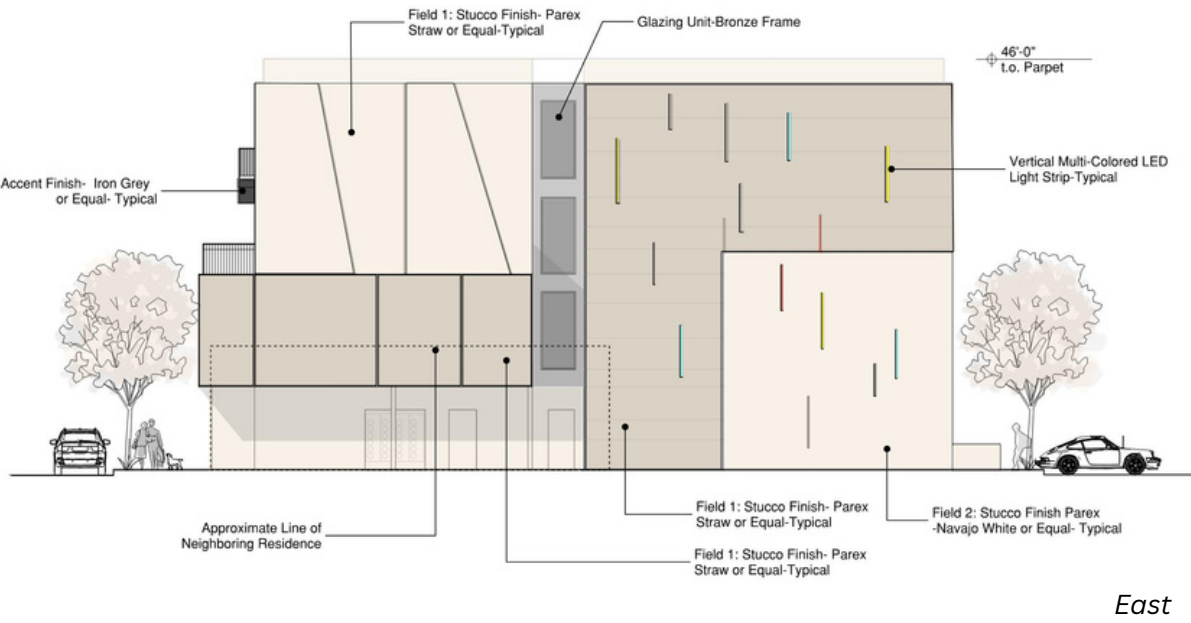
Proposed Horn Oil Motor Court New Eateries

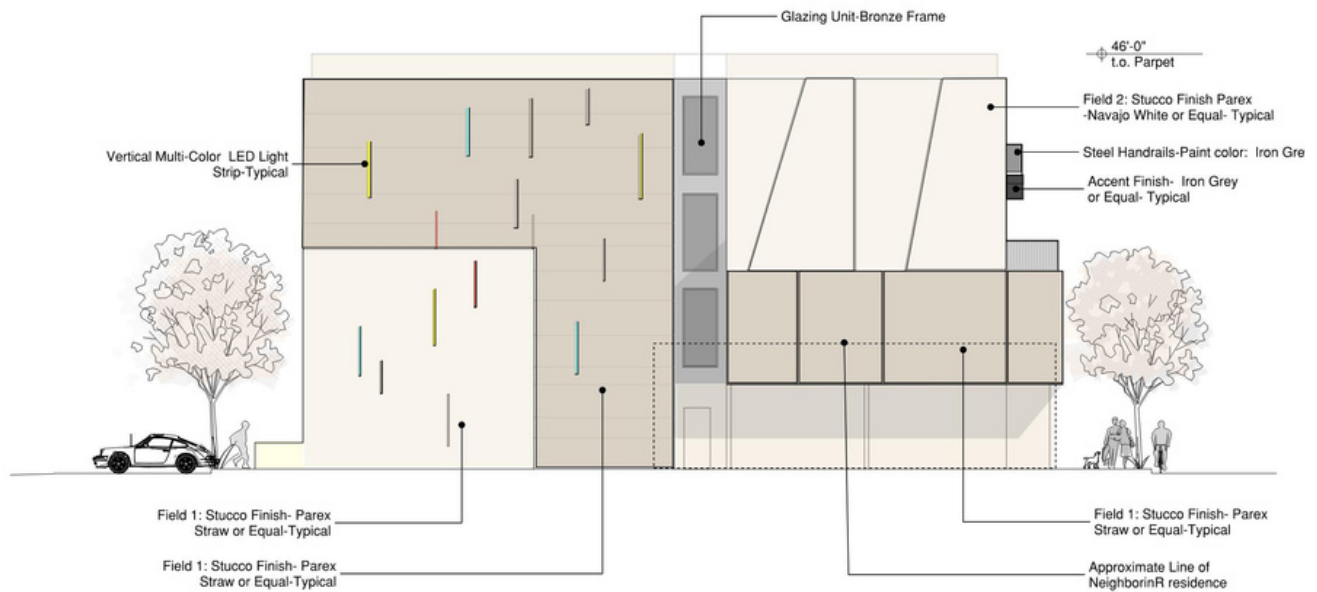


- 1 Vinalgrette (1720 Central Suite B)
- 2 Schweinhund (1828 Central)
- 3 Krollick's Fine Foods (former Amore space, need address)
- 4 Commissary Kitchen (the kitchen engine/hub of this whole thing, also Amore space)
- 5 Mystic Pizza
- 6 La Planta
- 7 Tiny's

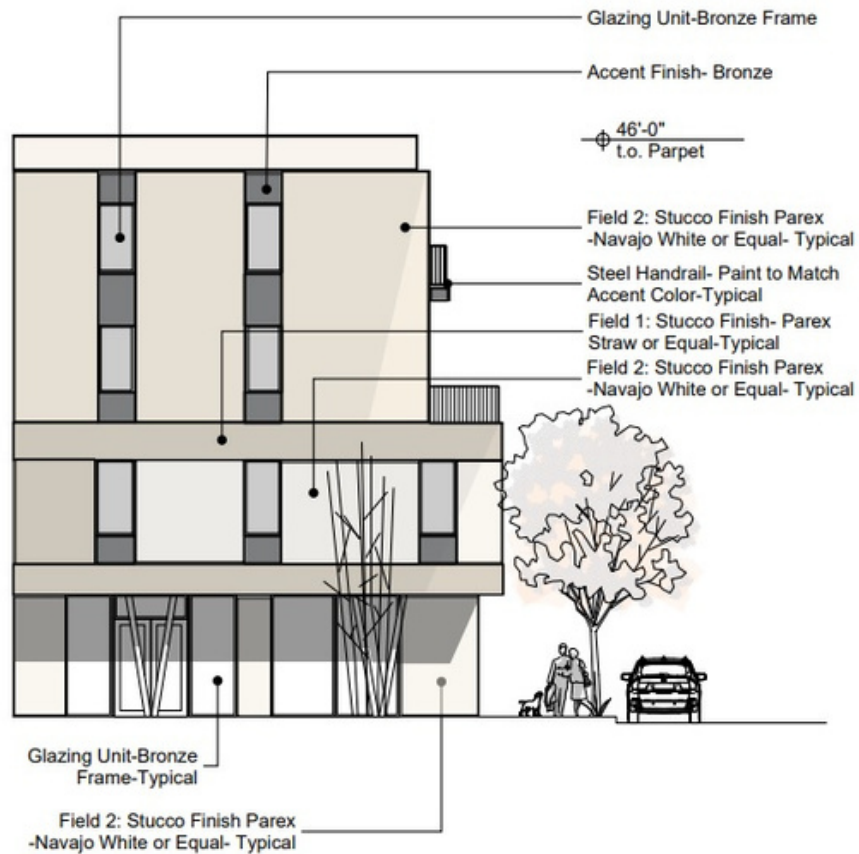








West



Courtyard



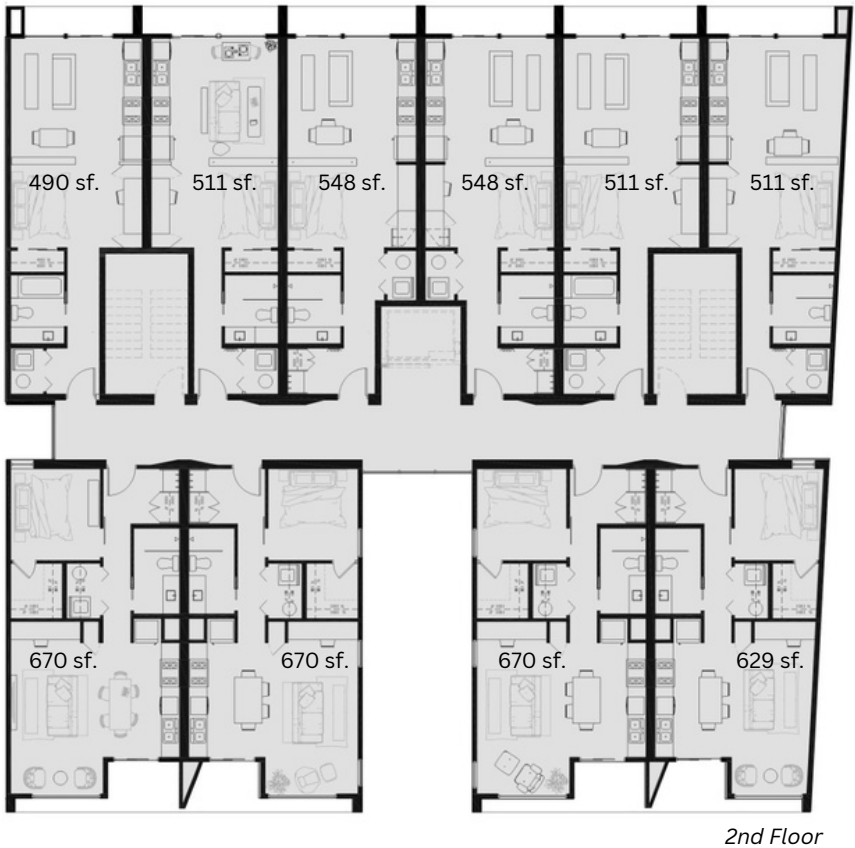
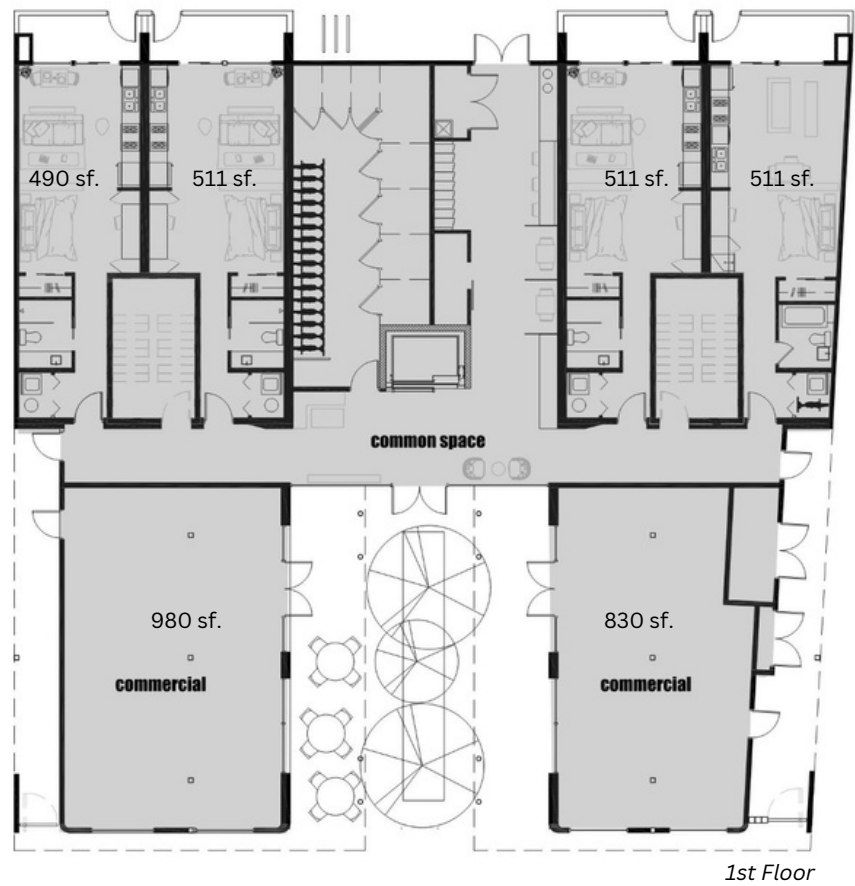
typical unit interior looking towards window wall

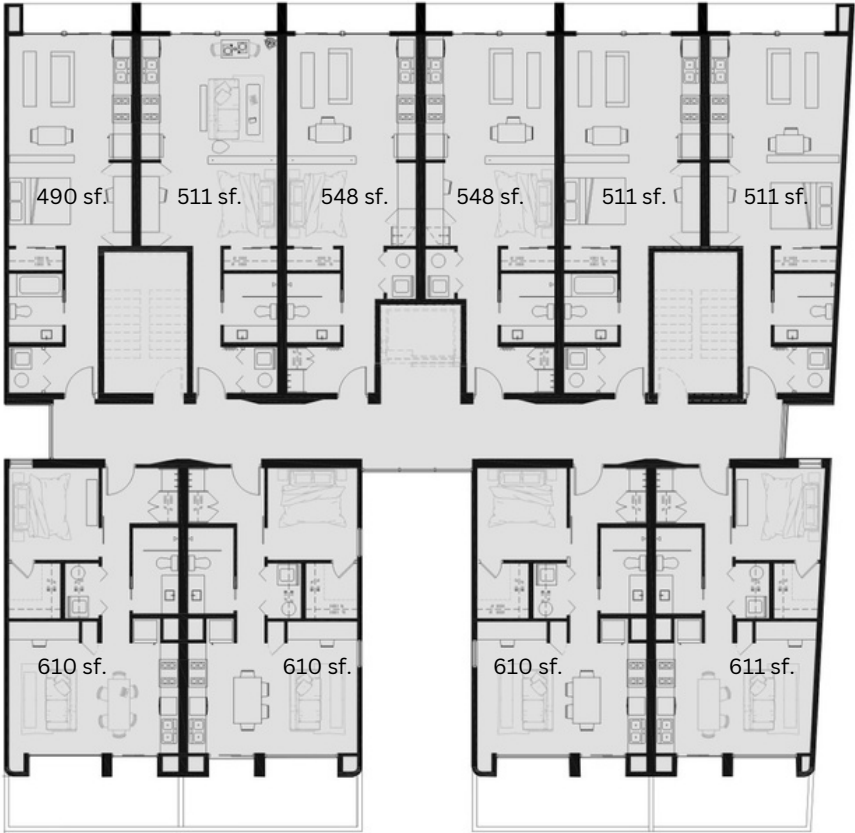


typical unit interior looking towards bedroom

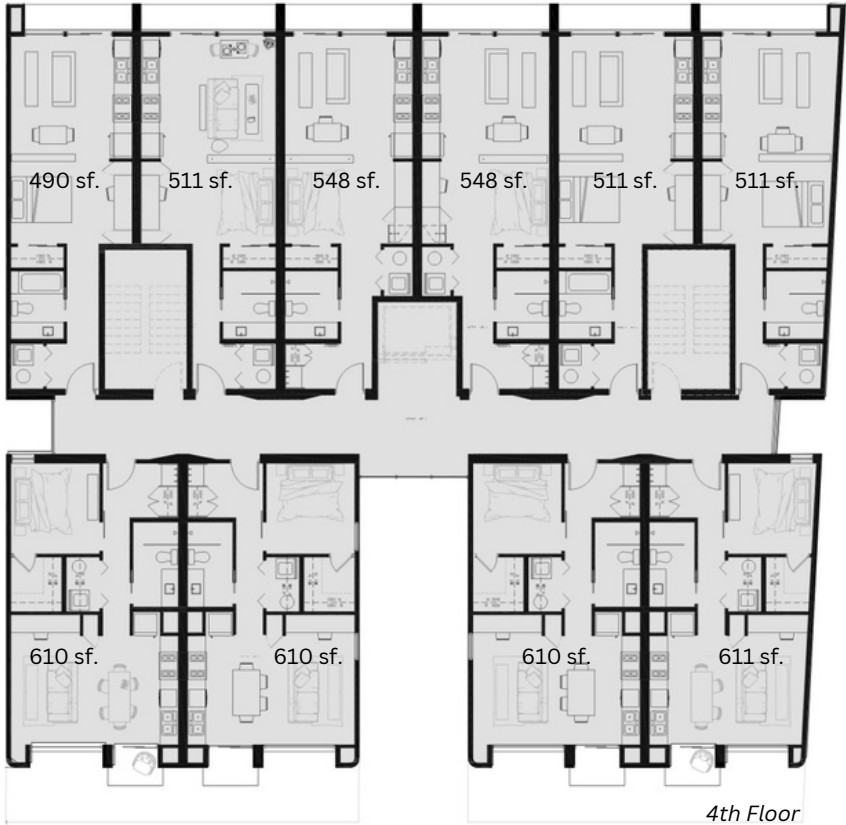


front view from Central Ave





3rd Floor



4th Floor

February 22, 2023

Metropolitan Redevelopment Agency
ATTN: Ciaran Lithgow, Redevelopment Project Manager

RE: 1701 Central Ave.-The Pearl Apartment Building

To whom it may concern,

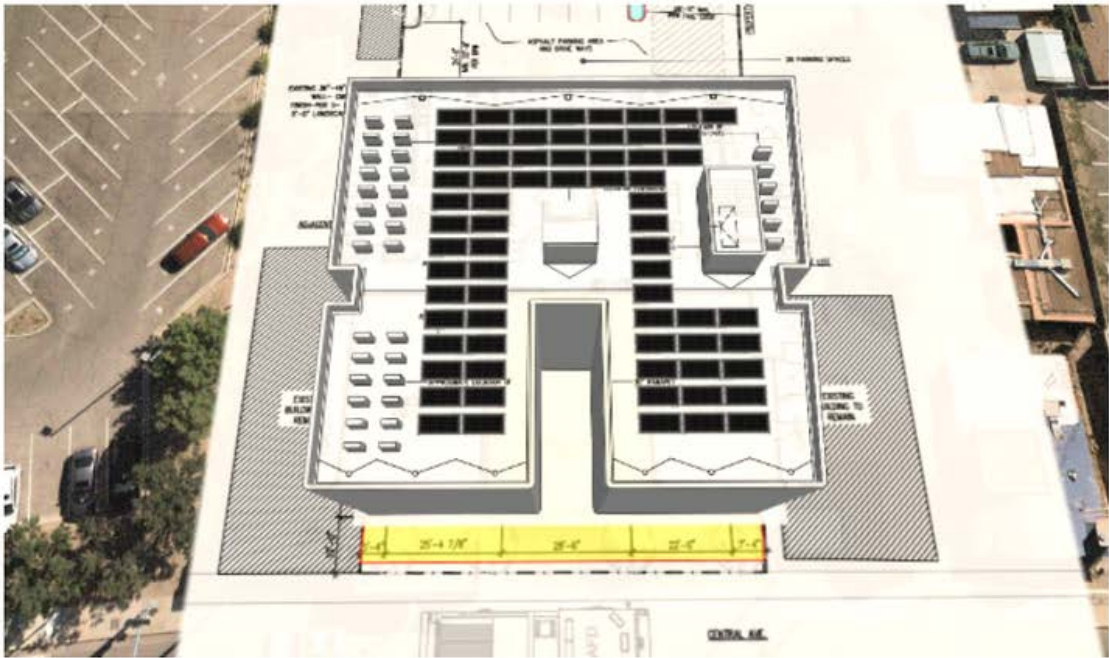
I am writing to confirm that we are working with the Rembe Urban Design and Development design team to provide sizing information related to the required structural and electrical infrastructure for future implementation of a solar array system for the above-mentioned project. I have attached for your review the preliminary layout and sizing for the future array. Please feel free to contact me with any additional questions.

Tyson Lanier
505-459-2712
Tyson.Lanier@affordable-solar.com



TRUSTED. RELIABLE. LOCAL.

YOUR SOLAR SYSTEM



PANELS

68

Boviet 540



RACKING

Unirac RM10 EVO

Made in Albuquerque



INVERTER(S)

TBD

System Size
36.72 kW DC

System Production
58,992 kWh

affordable-solar.com | 505.944.4220



CITY OF ALBUQUERQUE



To: Ciaran Lithgow,
Metropolitan Redevelopment Agency

From: Leslie Naji 
Historic Preservation, UD&D

Date: February 14, 2023

RE: Historic review of properties at 1701 & 1623 Central Ave NW

In May 2022, I was asked to review the property at 1623 Central NW following a fire. A site inspection of the property showed extensive fire damage to the structure and destruction of any architectural detailing that might have existed. Following the walk, I determined:

PO Box 1293

.. that given the state of the building, and the safety concerns associated with attempting to photograph any relevant details, additional documentation would not be required prior to demolition.

Albuquerque

A review of the property at 1701 Central NW was not conducted; however, at the time of the most recent historic inventory of Central Ave to determine existing historically contributing buildings undertaken 2017, neither the 1701 nor the 1623 Central Ave NW properties were considered to be historically contributing.

NM 87103

www.cabq.gov

Properties along Central Avenue are generally reviewed for their contribution to the Route 66 movement or to the automobile suburban expansion. Neither of these buildings were considered to be contributing to those multiple property listing.

Albuquerque - Making History 1706-2006

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT ADMINISTRATION

600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102
Tel: (505) 924-3339



August 18, 2022

Kenneth Myers, RA
Rembe Urban Design + Development
1718 Central Ave SW, Suite B
Albuquerque, NM 87104

Mr. Myers:

Greetings! Thank you for requesting an official interpretation on the applicability and extent of IDO Subsection 14-16-3-4(D)(5)(a)2. Parking Access.

BACKGROUND

Rembe Urban Design + Development (the "applicant") is proposing a mixed-use development project located at 1623 and 1701 Central Ave NW. The proposed development will include a 4-story, 34-unit apartment building with approximately 1,700 square feet of commercial space located at ground level and facing Central Avenue. The project will provide +/- 28 parking spaces located to the rear (north end) of the lot. The parking area will be gated and accessed only by residential tenants from 16th Street. All commercial parking access will be located on the south side of Central Avenue at the existing Country Club Plaza Development, which is owned by the same person. The applicant has verified that a shared parking agreement will be signed and recorded for this purpose. The majority of subject site is zoned MX-M, with a small portion located at the far north end of the property zoned R-1A. The property is located within CPO-3 and abuts a group of parcels zoned R-1A. The applicant has requested an official interpretation from the Zoning Enforcement Officer (ZEO) to determine the applicability and extent of IDO Subsection 14-16-3-4(D)(5)(a)2. Parking Access. Specifically, the applicant has requested an interpretation as to whether or not the aforementioned provision prohibits parking access to residential development along Central Avenue from 15th Street, 16th Street, and Fruit Avenue.

ANALYSIS

IDO Section 14-16-3-4 prescribes additional development standards within CPO 3: Downtown Neighborhood Area Overlay Zone. The purpose of Character Protection Overlay zones is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. Pursuant to IDO Subsection 14-16-1-8(A)(1), when any regulation in Part 14-16-3 (Overlay Zones) conflicts with any other regulation in the IDO, the regulations of the Overlay zone prevail regardless of whether the Overlay zone regulations are more or less restrictive than the other regulations. Where Overlay zone regulations complement other IDO regulations, the Overlay

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT ADMINISTRATION

600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102
Tel: (505) 924-3339



zone regulations apply in addition to the other IDO regulations unless specified otherwise in this IDO. Where the Overlay zone is silent, other IDO regulations apply.

For the purposes of the IDO, any primary use listed in the Residential Uses category in IDO Table 4-2-1 is defined as a Residential Use. Multifamily Dwellings are included in the Residential Uses category in IDO Table 4-2-1. IDO Subsection 14-16-3-4(D)(5)(a)2. IDO Subsection 14-16-3-4(D)(5)(a)2. regulates primary vehicular access to and from properties facing Central Avenue. The language of IDO Subsection 14-16-3-4(D)(5)(a)2.a. prohibits primary vehicular access from Central Avenue for all properties located east of 14th Street. The subject property is located west of 14th Street so this provision does not apply. IDO Subsection 14-16-3-4(D)(5)(a)2.b. prescribes that primary vehicular access shall be from Central Avenue for all properties west of 14th Street. The provision also prohibits access to non-residential development along Central Avenue from 15th Street, 16th Street, and Fruit Avenue.

INTERPRETATION

The language of IDO Subsection 14-16-3-4(D)(5)(a)2.b. is explicit and unambiguous in prohibiting access to *non-residential development* along Central Avenue from 15th Street, 16th Street, and Fruit Avenue. Nowhere in the provision is an explicit or unambiguous reference, nor is the construction of language in the provision meant to extend the prohibition of access to residential development. Therefore, I interpret this provision as explicitly prohibiting access to non-residential development along Central from 15th Street, 16th Street, and Fruit Avenue. This prohibition does not extend to residential projects accessing 15th street, 16th Street and Fruit Ave.

In conclusion, the proposed parking area located to the rear (north end) of the subject site with access for a residential use on 16th Street complies with the provisions of IDO 14-16-3-4(D)(5)(a)2.b. To address the concerns of existing adjacent neighbors regarding potential changes to 16th Street as a result of this proposed development, the parking area shall be limited only to residential tenants of the proposed development and should be gated to discourage access by others. It is also strongly recommended that all potential impacts to 16th Street resulting from the proposed development be mitigated without creating major changes to the street's existing character, parking scheme, and usage.

Respectfully,

James M. Aranda, MCRP
Deputy Director and Zoning Enforcement Officer
Albuquerque Planning Department

Return To:
Fidelity National Title of New Mexico Inc.
8220 San Pedro Drive NE, Suite 160
Albuquerque, NM 87113

QF No.: SP000141275MS

WARRANTY DEED

Rembe Properties, LLC, a New Mexico limited liability company

for consideration paid, grant to

Rembe Silver Lofts, LLC, a New Mexico limited liability company

whose address is 1716 CENTRAL AVENUE NW SUITE. AHS NM 87104

the following described real estate in Bernalillo County, New Mexico:

PARCEL 1:

Tract 106-A, Middle Rio Grande Conservancy District Map No. 38

A certain Tract of Land Lying and being situate in Section 18, Township 10 North, Range 3 East of the New Mexico Principal Meridian, Bernalillo County, New Mexico, Comprising Tract 106 of the Middle Rio Grande Conservancy District Property Map No. 38, a portion of Abandoned Albuquerque Ditch and 16th Street, N.W. and a Portion of Lots 6, 7, & 8, of Perea Addition, being more particularly described by Metes and Bounds as follows:

Beginning at the Northwestern corner of said Tract, Marked by a No. 4 Rebar with Yellow Plastic Cap "PLS 6446" from whence a tie to ACS control station "12_J13" Bears North 61 deg. 41' 24" East, a distance of 949.53 feet; Thence from said beginning point, South 40 deg. 25' 32" East, a distance of 23.64 feet to A point lying on the West Right-of-Way line of 16th Street, Northwest, marked by a Rebar with Plastic Cap "PLS 14733"; Thence South 35 deg. 15' 01" East a distance of 27.02 feet to the Northeastly corner of said Tract, marked by a Set No. 4 Rebar with Plastic Cap "LS 5708", lying on the North Right-of-Way line Central Avenue, Northwest; Thence South 54 deg. 40' 38" West, a distance of 264.88 feet to the Southeastly corner of said Tract marked by Set No. 4 Rebar with Plastic Cap "LS 5708", lying on the North Right-of-Way line of Central Avenue, Northwest; Thence North 37 deg. 40' 22" West, a distance of 55.27 feet along said North Right-of-Way line, to the Southwestly corner of said Tract, marked by set No. 4 Rebar with Plastic Cap "LS 5706"; Thence leaving said North Right-of-Way line, North 55 deg. 41' 05" East a distance of 265.12 feet, to the point of beginning.

PARCEL 2:

Tracts numbered 107B and 107C as shown on Map 38 of the Middle Rio Grande Conservancy District Property Maps, Bernalillo County, New Mexico, FURTHER DESCRIBED BELOW:

A certain tract of land in Bernalillo County, New Mexico, located on West Central Avenue, Albuquerque, New Mexico, and more particularly described by metes and bounds as follows:

BEGINNING at the Southerly corner of Tract herein described being a point on the Northerly right-of-way line of West Central Avenue from which point the Southwest corner of Section 18, T.10N., R.3E., N.M.P.M. bears S. 64 deg. 03' 23" W., 2987.76 feet and from said beginning point running thence, N. 40 deg. 58' W., 34.16 feet along the said right-of-way line, thence, N. 47 deg. 44' 33" E., 259.72 feet, thence S. 45 deg. 58' 25" E., 50.73 feet, thence S. 51 deg. 18' 57" W, 264.29 feet to the point of beginning.

with warranty covenants.

SUBJECT TO Patent, reservations, restrictions, and easements of record and to taxes for the year 2022, and subsequent years.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


Dated: September 20, 2022

Rembe Properties, LLC, a New Mexico limited liability company

BY: 
Jay Rembe, Authorized Signor

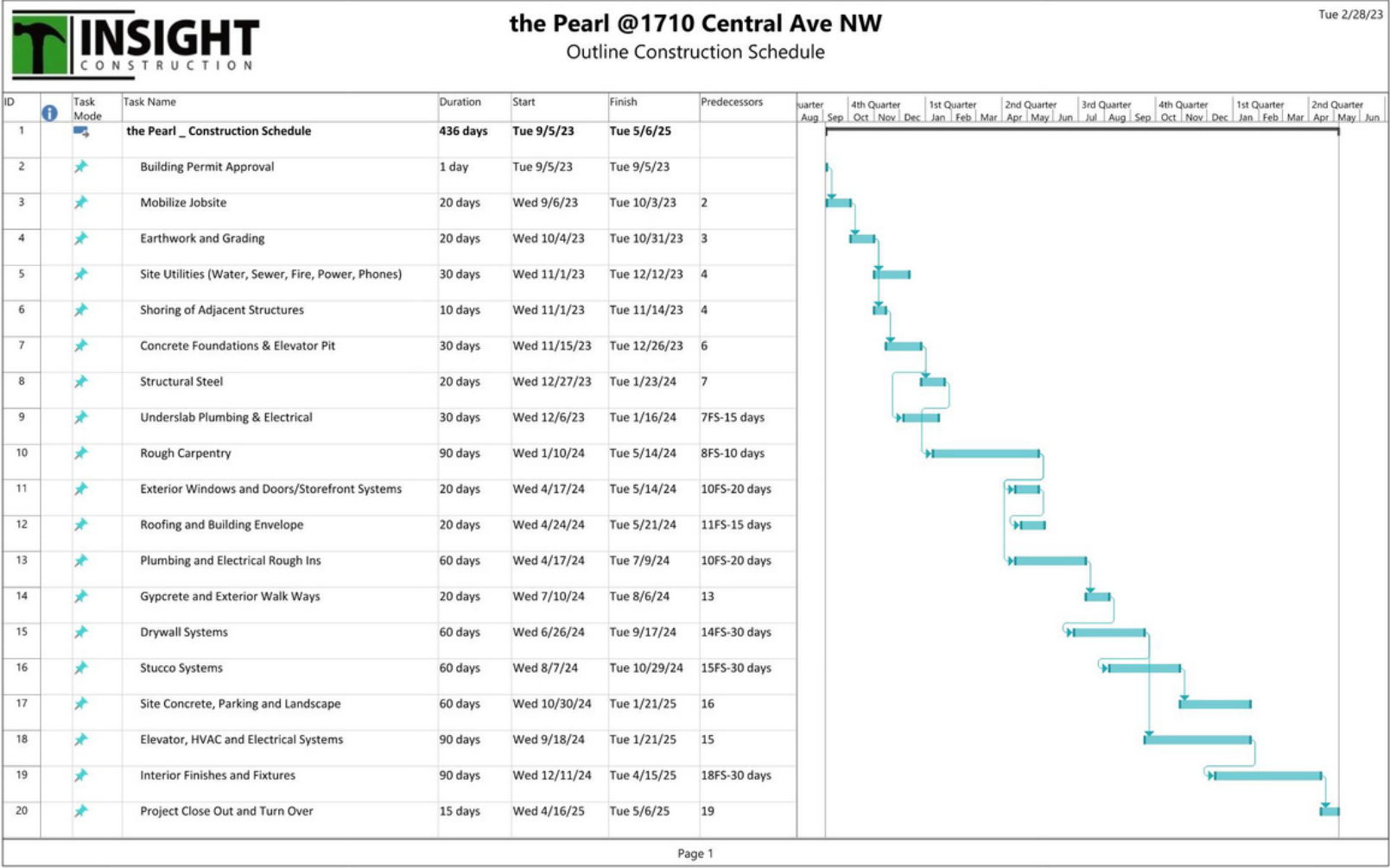
State of NEW MEXICO
County of BERNALILLO

This instrument was acknowledged before me on this 20th day of September, 2022, by Jay Rembe, Authorized Signor of Rembe Properties, LLC, a New Mexico limited liability company.


Notary Public
My Commission Expires:

[SEAL]

STATE OF NEW MEXICO
NOTARY PUBLIC
Michela Sharif
Commission No. 1099651
December 22, 2023





ONE
ALBUQUE
RQUE

Request for Applicant Information

Substitute Form **W9**

SECTION 1: CONTACT INFORMATION

NAME (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Rembe Silver Lofts LLC

BUSINESS NAME/ disregarded entity name, if different from above.

PRIMARY BUSINESS ADDRESS (number, street, and apt or suite no)

1716 Central Ave SW Suite A

MAILING ADDRESS (number, street, and apt or suite no or PO Box)

1716 Central Ave SW Suite A

CITY, STATE, and ZIP CODE

Albuquerque, NM 87104

MAILING CITY, STATE, and ZIP CODE

Albuquerque, NM 87104

PHONE

5054537164

EMAIL ADDRESS

rembe@rembedesign.com

TAX CLASSIFICATION (check only one)

☒ **INDIVIDUAL/SOLE PROPRIETOR or single-member LLC** ☐ **C CORPORATION** ☐ **S CORPORATION**

☐ **PARTNERSHIP** ☐ **TRUST/ESTATE**

☐ **LIMITED LIABILITY COMPANY-- Enter the tax classification (C=C Corporation, S=S Corporation, P=Partnership)**

Note: For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.

☐ **501(C)3/NON-PROFIT ORGANIZATION** ☐ **OTHER (SEE INSTRUCTIONS)**

SECTION 2: BUSINESS DEMOGRAPHICS (CHECK ALL THAT APPLY)

☒ **Local Business** - Headquartered and maintains its principal office and place of business within the Greater Albuquerque Metropolitan Area (City of Albuquerque or Bernalillo County).

☒ **Doing Business Locally** - Either not headquartered or does not maintain its principal office and place of business here, but maintains a storefront in the Greater Albuquerque Metropolitan Area and employs one or more City of Albuquerque or Bernalillo County residents.

☐ **Woman Owned Business** - At least 51% owned and controlled by one or more women, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more women.

☐ **Minority Business Enterprise (MBE) Owned** - At least 51% owned and controlled by one or more racial/ethnic minorities or, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more racial/ethnic minorities. Please specify the race/ethnicity of minority owners (question to the right).

☐ **LGBTQ+ Owned Business** - At least 51% owned and controlled by one or more LGBTQ+ individuals, in the case of a publicly-owned business, at least 51% of the stock of which is owned by one or more LGBTQ+ individuals.

☐ **None of the Above Categories Apply**

If your business is MBE-owned, please specify the race/ethnicity of minority owner(s). Check all that apply:

- ☐ Hispanic American
☐ Native American
☐ Black or African American
☐ Asian-Indian American
☐ Asian-Pacific American

SECTION 3: [NOT APPLICABLE FOR RTA PROJECTS]

SECTION 4: CERTIFICATION

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined in the instructions); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because of underreporting interest or dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN.

The Internal Revenue Service does not require your consent to any provision on this document other than the certifications required to avoid backup withholding.

SIGNATURE of U.S. person	<i>Jay Rembe</i>	DATE	2/23/2023
PRINT NAME	Jay Rembe	TITLE	Managing Member



ONE
ALBUQUE
QUE

Request for Supplier Information

Substitute Form **W9**
Department of Finance and
Administrative Services

SECTION 1: CONTACT INFORMATION AND TAXPAYER IDENTIFICATION NUMBER

NAME (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Insight Construction LLC

BUSINESS NAME/ disregarded entity name, if different from above.

PRIMARY ADDRESS (number, street, and apt or suite no)

3909 12th Street NW

REMITTANCE ADDRESS (number, street, and apt or suite no)

PO Box 6653

CITY, STATE, and ZIP CODE

Albuquerque, NM 87107

REMITTANCE CITY, STATE, and ZIP CODE

Albuquerque, NM, 87197

PHONE

505-888-7927

EMAIL ADDRESS

accounting@insightnm.com

SOCIAL SECURITY NUMBER

OR

EMPLOYER IDENTIFICATION NUMBER

New Mexico CRS TAX ID (if applicable)

□□□-□□-□□□□

26-2660296

□□-□□□□□□-□□-□□

TAX CLASSIFICATION (check only one)

☐ INDIVIDUAL/SOLE PROPRIETOR or single-member LLC

☐ C CORPORATION

☒ S CORPORATION

☐ PARTNERSHIP

☐ TRUST/ESTATE

☐ LIMITED LIABILITY COMPANY—Enter the tax classification (C=C Corporation, S=S Corporation, P=Partnership)

Note: For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.

☐ 501(C)(3) NON-PROFIT ORGANIZATION

☐ OTHER (SEE INSTRUCTIONS)

EXEMPTIONS (codes apply to certain entities, not individuals; see instructions)

EXEMPT PAYEE CODE (if any)

EXEMPTION FROM FATCA REPORTING CODE (if any)

SECTION 2: BUSINESS DEMOGRAPHICS (CHECK ALL THAT APPLY)

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☐ **Doing Business Locally** - Either not headquartered or does not maintain its principal office and place of business here, but maintains a storefront in the Greater Albuquerque Metropolitan Area and employs one or more City of Albuquerque or Bernalillo County residents.

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☐ None of the Above Categories Apply

If your business is MBE-owned, please specify the race/ethnicity of minority owner(s). Check all that apply:

☐ Hispanic American

☐ Native American

☐ Black or African American

☐ Asian-Indian American

☐ Asian-Pacific American

SECTION 3: PURCHASE ORDERS (COMPLETE ONLY IF YOU ACCEPT POs)

ELECTRONIC POs AND INVOICES (select one)

☐ Transcepta (preferred method)

☐ Email

PO CONTACT INFORMATION

FULL NAME

EMAIL ADDRESS

SECTION 4: CERTIFICATION

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined in the instructions); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because of underreporting interest or dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN.

The Internal Revenue Service does not require your consent to any provision on this document other than the certifications required to avoid backup withholding.

SIGNATURE of U.S. person

Lisa McClaren

DATE

2/22/23

PRINT NAME

Lisa McClaren

TITLE

Controller

Can provide LLC Documents upon request

Metropolitan Redevelopment Agency
 City of Albuquerque
 100 Arno St NE Suite B
 Albuquerque, NM 87102



06.24.2022

To: Memo to File

From: Ciaran Lithgow, Project Manager

Subject: Redevelopment Tax Abatement Pre-Application Meeting Summary

MRA staff members Karen Iverson and Ciaran Lithgow met with Jay Rembe and Kenny Meyers, of Rembe Urban Design & Development ("Developer"), on June 23, 2022 to discuss the Redevelopment Tax Abatement ("RTA") program, which could be applicable to two projects in the Developer's pipeline. The first is a 30+ mixed-use multifamily housing project on Central in West Downtown across the street from the Country Club Plaza. The second is the Downtowner project, a 150+ unit mixed-use multifamily project on 1st & Silver, which is under development agreement negotiations with the City.

Due to the ongoing Development Agreement negotiations between MRA and the Developer for the Downtowner, staff is highly familiar with that project, so a majority of the discussion centered around the project in West Downtown. MRA encouraged the Developer to review the Community Benefit Matrix as a part of its design process to ensure they are designing the project to earn the minimum 100 points required if seeking an RTA.

MRA staff described the minimum requirements to be eligible for the RTA and provided an overview of how to fill out the Community Benefits Matrix. Staff also described the general timeline to get the RTA approved:

- Developer submits the RTA application materials to MRA staff.
- MRA staff reviews RTA application and works with Developer to ensure all required materials have been submitted and the package is ready for review by the Albuquerque Development Commission ("ADC"). (4 – 6 weeks)
- MRA staff brings the RTA application to ADC for consideration; Developer is required to attend.
- ADC makes a recommendation to City Council (approve or deny).
- Legislation to approve the RTA is sent to City Council (typically 2 – 3 months). Developer's attendance is encouraged at the relevant sub-committee hearing.
- If approved by City Council, Developer has 3 calendar years from approval to execute the RTA lease.

Staff also described the basic mechanisms of the program:

- Incremental tax abatement is provided for 7 years, and is based on the taxable value of the property the year *prior* to executing the lease agreement. Developer should carefully consider the year it executes the RTA lease in order to achieve maximum value of taxes abated.

Metropolitan Redevelopment Agency
City of Albuquerque
100 Arno St NE Suite B
Albuquerque, NM 87102



- Incremental property tax abatement begins the Tax Year following the date of execution of the lease.
- Payment in lieu of taxes (i.e., the amount of the tax bill due the tax year prior to the date the lease documents are executed) remain due to Bernalillo County through the entire 7 years.
- Developer must also pay a lease fee to the Metropolitan Redevelopment Agency equivalent to 10% of the abated property taxes.

These requirements and timelines are also described in the RTA Instructions available on MRA's website at cabq.gov/mra/incentives.

1/19/23, 1:57 PM

about:blank

PROPERTY ADDRESS AND DESCRIPTION PARCEL
1623 CENTRAL AVE NW
TRACT 106 & A PORT OF ABANDONED
ALBUQUERQUE DITCH MRGCD MAP
#38 CONT 0.3222 AC M/L OR 14,035 SQ FT M/L

2022
PARCEL NUMBER: 101305828413731108



TREASURER BERNALILLO
COUNTY
PO BOX 627
ALBUQUERQUE, N.M. 87103-0627
(505) 468-7031
TREASURERS OFFICE
E-MAIL: TREAS@BERNCO.GOV

2022 TAX BILL

AFC MRGB

1 013 058 284 137 31108
REMBE PROPERTIES LLC
1716 CENTRAL AVE SW SUITE #A
ALBUQUERQUE NM 87104 1189

THIS TAX BILL IS THE
ONLY NOTICE YOU WILL
RECEIVE FOR PAYMENT
OF BOTH INSTALLMENTS
OF YEAR 2022
PROPERTY TAX

A1AM TAX DISTRICT

PROPERTY	CODE	VALUE	AGENCIES	TAX RATE	NET TAXABLE VALUE	AMOUNT DUE
ASSESSED VALUE LAND		78,500	STATE	1.360	85,258	115.95
ASSESSED VALUE IMPROVEMENTS		177,300	COUNTY	8.474	85,258	722.47
ASSESSED VALUE PERS PROP		0	ALBUQ	11.208	85,258	955.57
TAXABLE VALUE LAND		26,164	SCHOOL APS	10.589	85,258	902.79
TAXABLE VALUE IMPROVEMENTS		59,094	CNM	3.775	85,258	321.85
TAXABLE VALUE PERS PROP		0	UNMH	6.279	85,258	535.33
TOTAL VALUATION		85,258	AMAFCA	0.848	85,258	72.30
STATUTORY EXEMPTION		0	MRGCD	5.069	85,258	432.18
VETERAN EXEMPTION		0				
NET TAXABLE VALUE		85,258	TOTAL RATE	47.602	2022 TAX >>	4,058.44

1st half payment becomes delinquent after Dec. 10, 2022
2nd half payment becomes delinquent after May 10, 2023
Postmark by these dates for each half is on time...

[CLICK HERE TO SEE TAX & PAYMENT HISTORY](#)

OTHER TAX DUE:					
YEAR	TAX	INTEREST	PENALTY	FEES	AMOUNT DUE

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PROPERTY ADDRESS AND DESCRIPTION PARCEL
1701 CENTRAL AVE NW
MAP 38 TRACT 107 C

2022
PARCEL NUMBER: 101305828114131109



TREASURER BERNALILLO
COUNTY
PO BOX 627
ALBUQUERQUE, N.M. 87103-0627
(505) 468-7031
TREASURERS OFFICE
E-MAIL: TREAS@BERNCO.GOV

2022 TAX BILL

AFC MRGB

1 013 058 281 141 31109
REMBE PROPERTIES LLC
C/O JAY REMBE
1718 CENTRAL AVE SW SUITE #A
ALBUQUERQUE NM 87104 1165

THIS TAX BILL IS THE
ONLY NOTICE YOU WILL
RECEIVE FOR PAYMENT
OF BOTH INSTALLMENTS
OF YEAR 2022
PROPERTY TAX

A1AM TAX DISTRICT

PROPERTY	CODE	VALUE	AGENCIES	TAX RATE	NET TAXABLE VALUE	AMOUNT DUE
ASSESSED VALUE LAND		11,100	STATE	1.360	3,767	5.12
ASSESSED VALUE IMPROVEMENTS		200	COUNTY	12.220	3,767	46.03
ASSESSED VALUE PERS PROP		0	ALBUQ	11.520	3,767	43.40
TAXABLE VALUE LAND		3,700	SCHOOL APS	11.324	3,767	42.66
TAXABLE VALUE IMPROVEMENTS		67	CNM	4.000	3,767	15.07
TAXABLE VALUE PERS PROP		0	UNMH	6.400	3,767	24.11
TOTAL VALUATION		3,767	AMAFCA	1.152	3,767	4.34
STATUTORY EXEMPTION		0	MRGCD	6.333	3,767	23.85
VETERAN EXEMPTION		0				
NET TAXABLE VALUE		3,767	TOTAL RATE	54.309	2022 TAX >>	204.58

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OTHER TAX DUE:					
YEAR	TAX	INTEREST	PENALTY	FEES	AMOUNT DUE

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PROPERTY ADDRESS AND DESCRIPTION PARCEL
1701 CENTRAL AVE NW
MAP 38 TRACT 107 B

2022
PARCEL NUMBER: 101305828014231110



TREASURER BERNALILLO
COUNTY
PO BOX 627
ALBUQUERQUE, N.M. 87103-0627
(505) 468-7031
TREASURERS OFFICE
E-MAIL: TREAS@BERNCO.GOV

2022 TAX BILL

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OF YEAR 2022
PROPERTY TAX

AFC MRGB

1 013 058 280 142 31110
REMBE PROPERTIES LLC
C/O JAY REMBE
1718 CENTRAL AVE SW SUITE #A
ALBUQUERQUE NM 87104 1165

A1AM TAX DISTRICT

PROPERTY	CODE	VALUE	AGENCIES	TAX RATE	NET TAXABLE VALUE	AMOUNT DUE
ASSESSED VALUE LAND		28,900	STATE	1.360	23,297	31.68
ASSESSED VALUE IMPROVEMENTS		41,000	COUNTY	12.220	23,297	284.69
ASSESSED VALUE PERS PROP		0	ALBUQ	11.520	23,297	268.38
TAXABLE VALUE LAND		9,632	SCHOOL APS	11.324	23,297	263.82
TAXABLE VALUE IMPROVEMENTS		13,665	CNM	4.000	23,297	93.19
TAXABLE VALUE PERS PROP		0	UNMH	6.400	23,297	149.10
TOTAL VALUATION		23,297	AMAFCA	1.152	23,297	26.84
STATUTORY EXEMPTION		0	MIRGCD	6.333	23,297	147.54
VETERAN EXEMPTION		0				
NET TAXABLE VALUE		23,297	TOTAL RATE	54.109	2022 TAX >>	1,265.24

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OTHER TAX DUE:					
YEAR	TAX	INTEREST	PENALTY	FEES	AMOUNT DUE