

CITY of ALBUQUERQUE

TWENTIETH COUNCIL

COUNCIL BILL NO. R-13-183 ENACTMENT NO. _____

SPONSORED BY: Isaac Benton and Roxanna Meyers

RESOLUTION

APPROVING THE HISTORIC CENTRAL METROPOLITAN REDEVELOPMENT
AREA PLAN.

WHEREAS, the New Mexico Legislature has passed the Metropolitan
Redevelopment Code (herein "Code"), Sections 3-60A-1 to 3-60A-48 inclusive
NMSA, 1978, as amended, which authorizes the City of Albuquerque, New
Mexico (the "City") to prepare metropolitan redevelopment plans and to
undertake and carry out metropolitan redevelopment projects; and

WHEREAS, The City Council, the governing body of the City, (the "City
Council") after notice and public hearing as required by Code, has duly
passed and adopted Council Resolution No. _____ Enactment _____,
including the recently formed Historic Central Metropolitan Redevelopment
Area (R-12-52), making certain findings, among other things, that one or more
blighted areas exist within the corporate limits of the municipality and that the
rehabilitation, conservation, development and redevelopment of and in the
Area designated as the Historic Central Metropolitan Redevelopment Area is
necessary in the interest of public health, safety, morals and welfare of the
residents of the City; and

WHEREAS, the City Council, by Resolution No. R-12-52, has made certain
findings which declare the Historic Central Metropolitan Redevelopment Area
to be blighted, has designated the Area as appropriate for Metropolitan
Redevelopment Projects and has called for the preparation of a metropolitan
redevelopment plan identifying the activities to be carried out to eliminate the
present conditions; and

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1 WHEREAS, the Albuquerque Development Commission, which acts as the
2 Metropolitan Redevelopment Commission under the provisions of the City
3 Council Ordinance 14-8-4-1994, (the “Commission”) recommends approval of
4 the Historic Central Metropolitan Redevelopment Plan (the “Plan”) for the
5 redevelopment of the Area, as required by the Code; and

6 WHEREAS, the City Council has conducted a public hearing, after proper
7 notice as required by the Code, on the Plan; and

8 WHEREAS, the Historic Central Metropolitan Redevelopment Area Plan
9 proposes redevelopment of certain sites within the project area; and

10 WHEREAS, the Historic Central Metropolitan Redevelopment Area Plan
11 identified two catalyst projects: 1) The redevelopment of a 2.45-acre
12 commercial site (El Vado motor court and Casa Grande properties) along the
13 south side of Central Ave., north and south of the New York Ave. intersection;
14 and 2) The redevelopment of under-utilized 2.108-acre commercial surface
15 parking lots along the north side of Central Ave., between Rio Grande and San
16 Filipe; and

17 WHEREAS, the Plan proposes a coordinated redevelopment of certain
18 public projects in the area which will meet the objectives of the code and will
19 benefit the City’s efforts to revitalize the Historic Central Metropolitan
20 Redevelopment Area; and

21 WHEREAS, this Metropolitan Redevelopment Area Plan for projects will
22 promote the local health, general welfare, safety, convenience and prosperity
23 of the inhabitants of the City and will benefit the City’s effort to revitalize the
24 area.

25 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
26 ALBUQUERQUE:

27 SECTION 1. The City Council, after having conducted a public hearing
28 pursuant to the code, finds that:

29 A. The proposed redevelopment of the Historic Central Metropolitan
30 Redevelopment Area will aid in the elimination and prevention of blight or
31 conditions which lead to development of blight.

1 B. The Metropolitan Redevelopment Area Plan does not require the
2 relocation of any families or individuals from their dwellings; therefore, a
3 method for providing relocation assistance is not required.

4 C. The Metropolitan Redevelopment Area Plan complements the
5 Albuquerque/Bernalillo County Comprehensive Plan and affords maximum
6 opportunity consistent with the needs of the community for the rehabilitation
7 and redevelopment of the Historic Central Metropolitan Redevelopment Area
8 by the public activities and the private enterprise; and the objectives of the
9 Plan justify the proposed activities as public purposes and needs.

10 D. The Metropolitan Redevelopment Area Plan, attached as Exhibit A,
11 and made a part hereof, is approved in all respects.

12 SECTION 2. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
13 clause, word or phrase of this resolution is for any reason held to be invalid or
14 unenforceable by any court of competent jurisdiction, such decision shall not
15 affect the validity of the remaining provisions of this resolution. The Council
16 hereby declares that it would have passed this resolution and each section,
17 paragraph, sentence, clause, word or phrase thereof irrespective of any
18 provisions being declared unconstitutional or otherwise invalid.

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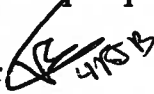
City of Albuquerque PLANNING DEPARTMENT

Richard J. Berry, Mayor

Interoffice Memorandum

May 7, 2013

To: Dan Lewis, President, Albuquerque City Council

From: Richard J. Berry, Mayor 

Subject: Historic Central Metropolitan Redevelopment Area Plan

Attached for your review is the Historic Central Metropolitan Redevelopment Area Plan. This Redevelopment Area Plan is vital for guiding any substantial redevelopment activities in the Historic Central Metropolitan Redevelopment Area. The Redevelopment Area Plan has received neighborhood support.

The State Metropolitan Redevelopment Code requires a municipality to comply with the New Mexico Redevelopment Law [3-60A-5 to 3-60A-13, 3-60A-14 to 3-60A-18 NMSA 1978] concerning public hearing and designation of an area as a metropolitan redevelopment area, and to prepare or cause to be prepared a Metropolitan Redevelopment Area Plan. A redevelopment area plan is required to implement plans for redevelopment activities within a designated metropolitan redevelopment area. Designation of a metropolitan redevelopment area is based on findings of blighted conditions, as defined in the Redevelopment Law (3-60A-8). Attached are the resolution, cover analysis, fiscal impact analysis, and staff report for the Metropolitan Redevelopment Area Plan.

This Metropolitan Redevelopment Area Plan is vital for further redevelopment activities in the West Central area. This Metropolitan Redevelopment Area Plan has had significant neighborhood input, involvement, and support. The proposed Historic Central Metropolitan Redevelopment Area Plan identifies two catalyst projects: 1) the redevelopment of a 2.45-acre commercial site (El Vado Motor Court and Casa Grande properties) along the south side of Central Ave., north and south of the New York Ave. intersection; and 2) the redevelopment of under-utilized 2.108-acre commercial surface parking lots along the north side of Central Ave., between Rio Grande and San Felipe.

The Historic Central Metropolitan Redevelopment Area Plan, along with the prior Historic Central Metropolitan Redevelopment Area designation, is based on findings of blighted conditions as defined in the Metropolitan Redevelopment Code (3-60A-8). Also attached are the resolution, cover analysis, fiscal impact analysis, the Historic Central Metropolitan Redevelopment Area Plan (May 2013 draft) and April 18, 2013 Albuquerque Development Commission meeting minutes and staff report. This is being forwarded to the City Council for final approval and adoption.

Subject: Historic Central Metropolitan Redevelopment Area Plan

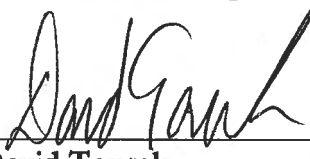
Recommended:



Robert J. Perry
Chief Administrative Officer

5/16/13
Date

Approved as to Legal Form:

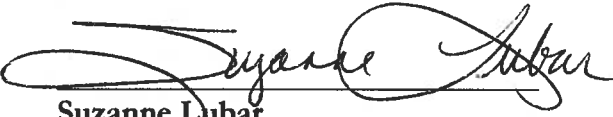


David Tourek
City Attorney

5/16/13
Date

JET

Recommended:



Suzanne Lubar
Acting Director, Planning Department

5/7/13
Date

Cover Analysis

1. What is it?

Adoption of the Historic Central Metropolitan Redevelopment Area Plan.

2. What will this piece of legislation do?

It will adopt a Metropolitan Redevelopment Plan for addressing blight within the Historic Central Metropolitan Redevelopment Area. Adopting the Redevelopment Plan will identify redevelopment activities such as acquisition of properties, rehabilitation of structures, public streetscape improvements, and sources of funding to make needed improvements.

3. Why is this project needed?

This project is needed to stimulate redevelopment activities in a blighted area of Albuquerque, to address outdated infrastructure, deteriorated and unattractive public streetscapes, under-utilized land and structures, and to promote stabilization of the economic base for the surrounding community.

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

No funding source is required for the adoption of this Redevelopment Plan.

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

This does not apply to this Redevelopment Plan.

6. What will happen if the project is not approved?

The Metropolitan Redevelopment Plan has recommendations for catalytic redevelopment areas, with the goal of focusing City resources on assisting in the redevelopment of these properties. By not approving this Metropolitan Redevelopment Plan, the City would not be able to financially assist in the redevelopment of these two catalyst areas, nor would the City allocate funds for the improvement of the public streetscape along the segment of Central Avenue between Laguna Blvd. and the western end of the Central Ave. bridge. Therefore the City would not be contributing to the betterment and the health and safety of a blighted area of Albuquerque.

7. Is this service already provided by another entity?

No, this service is not being provided by another entity.

FISCAL IMPACT ANALYSIS

TITLE: Historic Central Metropolitan Redevelopment Area Plan

R: O:

FUND: 305

DEPT: Planning

- ☒ 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:

	2013	Fiscal Years 2014	2015	Total
Base Salary/Wages				-
Fringe Benefits at	-	-	-	-
Subtotal Personnel	-	-	-	-
Operating Expenses		-		-
Property		-	-	-
Indirect Costs 8.52%	-	-	-	-
Total Expenses	\$ -	\$ -	\$ -	\$ -
<input type="checkbox"/> Estimated revenues not affected				
<input type="checkbox"/> Estimated revenue impact				
Amount of Grant	-	-	-	-
City Cash Match				
City Inkind Match				
City IDOH *8.52%	-	-	-	-
Total Revenue	\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created 0

COMMENTS: Adoption of the Historic Central MRA Plan will allow the City to proceed with redevelopment activities, including the waiver of City impact fees for development within the MRA. A TIF District may be created in the redevelopment area, co-terminus to the MRA boundaries, in the future to provide funding for improvements within the MRA. Funding for public realm improvements within the MRA will likely come from future allocations made available by GO Bond approvals.

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

This is a request to adopt the Historic Central Metropolitan Redevelopment Area Plan. The Historic Central is already a designated Metropolitan Redevelopment Area (MRA). The purpose of adopting an MRA Plan is to address blighted conditions and to identify means to carry out future redevelopment activities. There are City appropriations already in place for implementing the MRA Plan strategies for making improvements, and there will be no immediate fiscal impact from adopting this MRA Plan.

PREPARED BY:

APPROVED:

FISCAL ANALYST

(date)

Christopher K. Hyer

PLANNING DIRECTOR

(date)

Suzanne G. Lubar

REVIEWED BY:

BUDGET OFFICER

(date)

Gerald E. Romero

EXECUTIVE BUDGET ANALYST

(date)

Diolinda R. Dickson

CITY ECONOMIST

(date)

Jacques B. Blair



PLANNING DEPARTMENT
URBAN DESIGN AND DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

April 19, 2013

City of Albuquerque
PO Box 1293
Albuquerque, NM 87102

Project:
Historic Central Metropolitan Redevelopment
Area Plan

REQUEST:

The City of Albuquerque requests the Albuquerque Development Commission approve the Historic Central MRA Plan based upon five affirmative findings, and forward the Plan to the Mayor and the City Council with a Do Pass recommendation.

Staff Planner: Chris Glore

On April 18, 2013, the Albuquerque Development Commission unanimously voted that a RECOMMENDATION OF APPROVAL be forwarded to City Council for a request for the Historic Central MRA Plan, based on the following Findings:

FINDINGS:

1. The Metropolitan Redevelopment Area boundaries were adopted by the City Council via Resolution R-12-52 on June 4, 2012. Public hearings were held for the action. Public meetings were held for the Metropolitan Redevelopment Area Plan prior to the Albuquerque Development Commission action on April 18, 2013.
2. The MRA Plan addresses the conditions of "slum or blight" as defined in the State Metropolitan Development Code (Section 3-60A-4), and identifies proposed activities which will aid in the elimination or prevention of slum or blight.
3. The MRA Plan identifies potential sources of funding of the strategies for remedy of the "slum or blight" conditions.



ALBUQUERQUE DEVELOPMENT COMMISSION

MINUTES

Thursday, April 18, 2013
600 2nd St NW, Albuquerque, NM 87104

COMMISSION MEMBERS PRESENT:

Chairman Sherman McCorkle
John Mechenbier
Jim Strozier

COMMISSION MEMBERS EXCUSED:

Grayson Lee Trussell, Vice Chair
Paul Silverman

CITY STAFF PRESENT:

John Rivera – MR Acting Manager, Planning Department
Chris Glore – MR Planner, Planning Department
Christa Wagner – Recording Administrative Assistant

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1. Call to order

Chairman McCorkle called to order a quorum at 2:10 p.m.

2. Changes and/or Additions to the Agenda

There were none

3. Approval of Minutes for April 18, 2013 Meeting

NOW, THEREFORE, BE IT RESOLVED THAT the Albuquerque Development Commission voted to approve the minutes for April 18th, 2012 meeting as presented.

MOVED BY CHAIR MCCORKLE

SECONDED BY COMMISSIONER STROZIER

4. Announcements / Public Comments

There were none.

tears

5. Old Business

a. Historic Central Metropolitan Redevelopment Plan

MR GLORE: On March 21, this Development Commission discussed the draft Historic Central MRA Plan, asked questions of the staff and made comments on the draft plan. I'm going to go through a summary of those comments and our responses.

There was some discussion about whether or not the boundary of the MRA should be expanded to include the museum area potentially including Rio Grande or not but going up Mountain to grab the museum area. We would recommend that the current Historic Central MR plan moved, be sent to the City Council without an amendment at this time. Without delaying approval of the current MRA plan, an amendment to the plan could be initiated by the ADC immediately after the final council action on the plan or alternatively a new MRA could be formed and that could be looked at again immediately after the City Council does final action on this plan.

There was a suggestion, a request that catalyst area B be expanded to the west to include those two parcels that are across the street from the City parking lot that are also being used for parking. We have done so in the Catalyst area B map and information that's in the plan. There was a request for a map showing all City owned properties within the MRA and including right-of-way for street intersections in that as well. We did prepare and add a new figure 3 showing all the City land within the MRA and learned that right-of-way data is apparently not tracked by agis and there is no data layer that can be added to our mapping work so that information is not available and honestly have no idea where it is. I didn't get an answer to that question.

COMMISSIONER STROZIER: I think part of that comment on the draft was not just City property but I think the question was asked if there were other publicly owned properties within the MRA and the answer to that might be "no" but I think that was part of that question. I think I'd asked that before so if there was conservancy district or other agencies that own property within the MRA boundaries that might also be relevant to show on that map. And once again, the answer may be "no" but if they are then that would be good. I think agis should track that. I recognize the right-of-way is probably just the area in between the parcels but not actually kept track of on its own.

MR GLORE: Mr. Chair, Commissioners, that is correct. There is not another entity within the MRA that owns property, another public entity I should say. All the rest of the property not owned by the City is privately held.

COMMISSIONER STROZIER: Thank you.

MR GLORE: There was a request that we provide a map showing underutilized sites and as I understood it that information would go beyond the opportunity sites map and would provide some information on essentially the percentage of the parcels that are being used, built upon etc. so we could get an idea of how much in percentage each parcel was underutilized. Again, according to agis, that information is not collected by the City so based on that answer and further consideration of underutilization of parcel along central. We did add four additional sites as opportunity site that includes the City owned building and a restaurant that is now available along the south side of Central immediately to the east of Rio Grande. There's a parcel further along to the west that is being used as kind of casual parking but the site in the back does have some developable area and then finally there is another a little further to the west. There is another motel that is kind of the El Vado era although not done to the same extent, I think, but we identified that simply because an infusion of money might be able to improve that property as well.

There was some discussion about a transit connector between the attractions in the MRA adjacent to the MRA and the museums in the area. As this plan moves forward to the City Council, staff will meet with ABQ ride to again bring up the idea of doing some kind of transit connectors and we can take forward the request that the commission has made in the past that may include looking at the theme railroad be expanded to go through Old Town to get to the museums.

COMMISSIONER MECHENBIER: Let me ask a question going back City identified underutilized or opportunity sites directly south of Old Town. It looks to be a parcel of about two acres that's vacant. I can show you on my map here.

MR RIVERA: Is it where Gus's Trading Post is?

COMMISSIONER MECHENBIER: You might be able to identify that... and that is directly south of Old Town completely vacant. I just wondered if the City ever thought about may be having that be the parking place and have a gateway into Old Town but it's directly across the street. And as far as meeting ADA handicap compliant parking that could still be around the plaza and having them parking across the street and bridge over and tie in a signage with a bridge. Is that being considered?

MR GLORE: Mr. Chair, Commissioners that site specifically is not being considered as alternative parking location. It is vacant. I believe the property is the one being identified as six on the map.

COMMISSIONER MECHENBIER: Is that in this book?

MR GLORE: Yes it is.

COMMISSIONER MECHENBIER: What page?

MR GLORE: Mr. Chair, Commissioners yes it was apparently left out of this document. This map, the identical map that you're looking at except for the message up on top should be on page 21. This is the very same map that's copied out of where the map should be in the document.

MR RIVERA: Commissioner Mechenbier that particular property, it's owned by Chris Wilson. He's the owner of Casa de Suenos which at the southern end of Rio Grande and Alumbra. It's a bed & breakfast and so he's looking at doing an expansion of his Bed & Breakfast which is to the south and west of that property which was formerly Gus's Trading Post.

COMMISSIONER MECHENBIER: I thought there was a Maestas & Ward sign on that particular parcel and I could be incorrect.

MR RIVERA: He may have changed his mind of the expansion of Casa de Suenos. He also owned the boarded up apartments that are just to the north of Casa de Suenos and just to the south of the police station and he did sell that. I don't know if now maybe he's trying to sell Gus's Trading Post. So you may be correct.

COMMISSIONER MECHENBIER: Of consideration and opportunity site underutilized vacant directly across the street from Old Town, it might be a site to go ahead and evaluate further and moving that parking off of Central and having a nicer gateway entrance into Old Town with identity signage.

COMMISSIONER STROZIER: I know that that boarded up apartment complex is in for building permit. The new owner is pursuing redeveloping that property that's in for permit and hopefully should be under construction for the redevelopment of that shortly. So that should be actually really beneficial to that part of the plan area to see that move forward.

MR RIVERA: The Chinese restaurant which is directly to the west of the property you're talking about. That is for sale.

MR GLORE: I believe that's showing as #7 and that was one that was added in the past month.

MR RIVERA: That's correct. Chris has it as a restaurant. 2056 #7 and that is for sale as well and part of the plan.

MR GLORE: There was some discussion about the identified opportunity site at Tingley Beach which is site #11 on the map projected that there would be outdoor dining opportunity with a possibility of food carts and even a restaurant in that area that was added as potential uses in the text of the plan. As we, let you know last time we sent out surveys to property owners and business owners in the area and only received four back. That's out of total of 175 that we mailed out at two different times of that 74 were business owners and 101 were property owners but at our meeting of the second community meeting earlier this month. There were 15 surveys completed and returned out of the 25 attendees at that meeting. What is interesting, although, having only four responses from 175 surveys is probably not a very good representation of the sentiment of the property owners and the business owners. The responses that came from the April 2nd meeting were universally residents living around but not within the MRA and the responses were actually quite different with the exception of for Central Ave street appearance improvements, via streetscape enhancements, building façade improvements, new street lighting, crime reduction, and more restaurants, property owners, business owners and residents around that area universally recommended those programs go forward. Of the residences who responded and were attendance of the April 2nd meeting; however, there was very little support for more people living in the area, very little support for more jobs to be created. I think there was one response that supported more recreation activities and one that supported more tourist activities that included residents surrounding the MRA have a different vision of what it could be or what it should be than what the City has been going with.

COMMISSIONER STROZIER: Some bananas build absolutely nothing anywhere near anybody.

MR GLORE: Mr. Chair, Commissioners these were people who specifically identified by the City Council offices as active Neighborhood Association residents from surrounding area and again they did have a different take on what the future of this part of Central might ideally be. It's worth mentioning though that Councilor Meyers made a fairly lengthy presentation at that same community meeting as well and she presented an idea of turning the El Vado into essentially a market place that would sell food product made and sold by locals and that idea was pretty enthusiastically embraced by the community in attendance, again those were residents of the surrounding area but that was a an idea that appears to have some legs and that was added as potential uses for the El Vado in the document.

So as in conclusion, MR Staff recommends the ADC approve the Historic Central Plan based upon five affirmative findings and forward the plan to the Mayor and City Council with a 'do pass' recommendation. The next step would be the LUP Committee of the City Council.

FINDINGS

1. Metropolitan Redevelopment area boundaries were adopted by the City Council via Resolution R-12-52 on June 4, 2012. Public hearings were held for the action.
2. The MRA Plan addresses the conditions of "slum or blight" as defined in the State Metropolitan Redevelopment Code (Section 3-60A-4), and identifies proposed activities which will aid in the elimination or prevention of slum or blight.

3. The MRA Plan identifies potential sources of funding of the strategies for remedy of the “slum or blight” conditions.
4. The MRA Plan affords maximum opportunity consistent with the needs of the community for the rehabilitation or redevelopment of the area by private enterprise or persons, and the objectives of the plan justify the proposed activities as public purposes and needs.
5. The MRA Plan conforms to the Comprehensive Plan for the municipality as a whole. The MRA Plan also conforms to applicable Sector Development Plans.

And with that, I stand for any questions.

COMMISSIONER STROZIER: Chris excellent job on this. Just a couple of questions and some of this gets maybe gets highlighted by our conservation a little while ago about the El Vado and the City owned properties and so I think this is page 16 where we talk about the opportunity site catalyst area A. I wonder if we ought to have on the weakness constraints bullet list something about the condition of those properties in terms of both. This will relate to a finding that I’m going to suggest that we maybe add to the list but we know that there been issues with regard homeless people vandalizing the properties, stealing copper and other materials. It seems like that’s a constraint. Anything that’s done obviously it’s not starting from a good spot on those properties. So recognizing that as a constraint or weakness would probably be an appropriate bullet to add.

COMMISSIONER MECHENBIER: A comprehensive structural investigation of the site is needed inclusive of soils.

COMMISSIONER STROZIER: In your potential uses, I like the way you got a good variety of potential uses listed there but in the last sentence it talks about ground floor commercial or office space, I wonder if it might not be appropriate. I’m not sure if that entire site it’s kind of deep really. I think what we’re talking for commercial and offices is along Central Ave and just may be add a some additional language. It won’t be necessarily be appropriate to have ground floor commercial on the entire site but along Central Ave that would be probably be appropriate and then similar comment to catalyst area B which I also appreciate you adding that additional parking area to that site. When we talk about potential uses on page 19, we talk about residential units above and I’m not sure that I would say that residential uses above would. It only be appropriate to have second and above residential because, once again, those properties are fairly large and you could have a situation where somebody could develop a project with commercial uses along Central Ave. They wouldn’t necessarily be that deep and residential uses might be appropriate on a portion of the ground floor and I’m thinking too, for instance, Peterson’s have a property on Central Ave in the downtown Plan and I happen to see they had to go through and ask for a variance to allow residential on the ground floor because the only portion of the building that was really appropriate for retail on the ground floor was the portion that actually faced Central Ave, and so then you ended up with this very deep buildings and no reasonable use for and so I don’t want to create a situation where somebody gets stuck in that same trap when I think we can just tighten up the language a little bit to do that. And I think with that...

COMMISSIONER MECHENBIER: Commercial uses are more conducive to your major core.

MR GLORE: Mr. Chairman, Commissioners, we very much appreciate these comments. They’re very helpful to the overall integrity of the plan perhaps the language on page 19 is not as clear as it might be but the intent was that there will be over all or most of the site. There will be a public parking garage and there will be liner buildings with some kind of commercial use along Central and potentially along Romero as well depending on what the demand was and any residential would

be above the garage, the first floor level and again because that site is zoned H-1 it is in fact, limited to only 26 ft. of building height. I definitely have some constraints there which probably should have been added here as well.

COMMISSIONER STROZIER: Yeah that might be helpful because I didn't pick up on that entirely when I looked at it so that might be if you might add couple of constraint bullets. So I have couple of suggested additional findings. I know you've been through a public process and you've done that so it seems appropriate that we would have a finding that basically, as a matter of fact, stated the public involvement process that you went through as part of this. And I would also suggest since we have a number of them instead of just saying applicable Sector Development Plan that you actually spell out which ones they are because you do have a good graphic in the document that shows those and there are a number of them. And then I would, it seems like it would be a good to have a couple of findings. I don't know if this is one finding or two but a finding that basically supports, securing City owned redevelopment opportunity sites and once again, going back to the problems that we've had and this gives you all as the redevelopment agency if there's something you need to spend money on. The plan then you got to finding that directly speaks to that and the same for the site structural analysis of those properties. So same kind of idea that as we talked about needing to do some investigations on those City owned properties that will help determine the appropriate course of action that you have a finding in this document that supports spending money in the future to do those things above and beyond the actual redevelopment of the property may be interim kind of thing as Commissioner Mechenbier was talking about. That's all I have.

COMMISSIONER MECHENBIER: I have no other comment.

CHAIR MCCORKLE: So is it the Commissions place here to affirm the staff's recommendation along with the previous verbal recommendations.

COMMISSIONER STROZIER: Yes. I would make that motion.

COMMISSIONER MECHENBIER: I second that.

CHAIR MCCORKLE: And we have captured the verbal recommendations? All those in favor say "I".

ALL COMMISSIONERS: I

NOW, THEREFORE, BE IT RESOLVED THAT the Albuquerque Development Commission voted to approve the Staff's recommendation for approval to City Council for April 18th, 2012 meeting as presented.

PASSED UNANAMIOUSLY

MR RIVERA: Thank you Mr. Chair, Commissioners and thank you Commissioner Strozier because I think Chris should of reemphasized that when he did give that presentation, he did get a lot public support at that meeting for the plan and we can help reflect it in the plan that we do have public support.

6. **Adjourn to April 18th, 2013**
The meeting was adjourned at 3:06 p.m.