

CITY of ALBUQUERQUE

TWENTY THIRD COUNCIL

COUNCIL BILL NO. R-19-146 ENACTMENT NO. _____

SPONSORED BY: Don Harris

1 RESOLUTION

2 AMENDING THE BOUNDARY OF THE EAST GATEWAY METROPOLITAN
3 REDEVELOPMENT AREA TO DESIGNATE AN ADDITIONAL AREA FOR
4 INCLUSION WITHIN THE MRA, MAKING CERTAIN FINDINGS AND
5 DETERMINATIONS PURSUANT TO THE METROPOLITAN REDEVELOPMENT
6 CODE, AND AUTHORIZING AND DIRECTING THE METROPOLITAN
7 REDEVELOPMENT AGENCY TO UPDATE THE METROPOLITAN
8 REDEVELOPMENT PLAN FOR THE EAST GATEWAY METROPOLITAN
9 REDEVELOPMENT AREA CONSISTENT WITH THIS RESOLUTION.

10 WHEREAS, Section 3-60A-8 NMSA 1978 of the Metropolitan Redevelopment
11 Code (Sections 3-60A-1 through 3-60A-48 NMSA 1978) states: "A municipality
12 shall not prepare a metropolitan redevelopment plan for an area unless the
13 governing body by resolution determined the area to be a slum area or a
14 blighted area, or a combination thereof, and designated the area as
15 appropriate for a metropolitan redevelopment project"; and

16 WHEREAS, pursuant to Section 30-60A-8 NMSA 1978 of the Metropolitan
17 Redevelopment Code, the Council caused to be twice published in the
18 Albuquerque Journal, a newspaper of general circulation in the metropolitan
19 redevelopment area hereinafter identified, with the last publication no less
20 than 20 days before any hearing on this matter, a notice containing a general
21 description of the proposed metropolitan redevelopment area and the date,
22 time and place where the Council will hold public hearings to consider the
23 adoption of this resolution and announcing that any interested party may
24 appear and speak to the issue of the adoption of this resolution; and

25 WHEREAS, in 2007 the City of Albuquerque ("City") and the Metropolitan
26 Redevelopment Agency engaged in a study of blighted areas within the City,

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 and submitted findings and recommendations concerning the area generally
2 described as the Central Avenue corridor from Wyoming Boulevard to
3 Tramway Boulevard with Interstate 40, which comprise the present “East
4 Gateway Metropolitan Redevelopment Area” (the “East Gateway MRA”); and

5 WHEREAS, since 2007 when the original East Gateway MRA boundary was
6 established, the boundary line intersected an existing commercial property
7 generally located at the northwest corner of the intersection of Juan Tabo
8 Boulevard and Interstate-40, only partially including the property in the MR
9 Area; and

10 WHEREAS, the northern portion of the commercial property (“Subject
11 Property”) that was not included in the original East Gateway MRA does meet
12 many of the criteria for blighted conditions that were identified in the East
13 Gateway MRA Designation; and

14 WHEREAS, the Subject Site suffers from having a substantial number of
15 deteriorating structures, deterioration of site or other improvements,
16 significant number of declining or closed commercial or mercantile
17 businesses, and having low levels of commercial or industrial activity or
18 redevelopment, and its underutilization impairs the growth and economic
19 vitality of the East Gateway Area and the City; and

20 WHEREAS, based on the foregoing the Subject Site suffers from and is
21 contributing to blighted conditions, and the rehabilitation, conservation,
22 redevelopment or development, or combination thereof of the Subject Site is
23 necessary in the interest of the public health, safety, morals or welfare of the
24 City and its residents.

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

27 Section 1. Because of its blighted conditions and the findings outlined in
28 the Recitals (which are incorporated by reference into the body of this
29 resolution) the Subject Site is hereby included within the East Gateway MRA,
30 and the boundary of the East Gateway MRA is hereby amended to include the
31 Subject Site with an address of 601 Juan Tabo Boulevard NE, more
32 specifically as depicted on the attached Exhibit ‘A’ and described as:

1 The area bounded by Juan Tabo Boulevard to the east, Copper Avenue to the
2 north, and the westernmost property line of the property located at 601 Juan
3 Tabo to the west.

4 Section 2. The Metropolitan Redevelopment Agency is hereby authorized
5 and directed to prepare updates or amendments to the East Gateway
6 Metropolitan Redevelopment Plan or Plans for the East Gateway Metropolitan
7 Redevelopment Area which, without limitation, shall seek to eliminate the
8 problems created by the blighted conditions at the Subject Site, and shall
9 conform to any general plan for the City as a whole, and shall be sufficient to
10 indicate the proposed activities to be carried out or encouraged in the area
11 and the Plan's relationship to defined local objectives respecting land uses,
12 improved traffic patterns and controls, public transportation, public utilities,
13 recreational and community facilities, housing facilities, commercial activities
14 or enterprises, and other public improvements.

15 Section 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
16 clause, word, or phrase of this resolution is for any reason held to be invalid
17 or unenforceable by any court of competent jurisdiction, such decision shall
18 not affect the validity of the remaining provisions of this resolution. The
19 Council hereby declares that it would have passed this resolution and each
20 section, paragraph, sentence, clause, word, or phrase thereof irrespective of
21 any provisions being declared unconstitutional or otherwise invalid.

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

22
23
24
25
26
27
28
29
30
31
32




CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

3/25/2019

TO: Klarissa J. Peña, President, City Council

FROM: Timothy M. Keller, Mayor 


SUBJECT: Minor Modification to the East Gateway Metropolitan Redevelopment Area Boundary


The City's Metropolitan Redevelopment Agency has requested a Minor Modification to the East Gateway Metropolitan Redevelopment Area Boundary to include approximately 5.1 acres.

The existing boundary of the East Gateway Metropolitan Redevelopment Area bisects an existing commercial property on the northwest corner of the intersection of Juan Tabo Boulevard and Interstate 40. The commercial property that the boundary line divides has an address of 601 Juan Tabo Boulevard. The purpose of this requested modification is to amend the East Gateway Metropolitan Redevelopment Area boundary line and move it north to the street of Copper Avenue, including the full commercial property site in the Area and aligning the boundary with the street.


On March 21, 2019 the Albuquerque Development Commission ("ADC") reviewed the request made by the Metropolitan Redevelopment Agency. The ADC recommended to the City Council APPROVAL of Minor Modification to the East Gateway Metropolitan Redevelopment Area Boundary as presented.

This request is forwarded to City Council for approval.

 4/24/19
Sarita Nair Date
Chief Administrative Officer

 4-10-19 (AV)

Esteban A. Aguilar Jr. Date
City Attorney

Recommended:  3/27/19

David Campbell Date
Planning Department Director

FISCAL IMPACT ANALYSIS

TITLE: Minor Modification to the East Gateway Metropolitan Redevelopment Area to include approximately 5.1 acres

R: O:
FUND: 275

DEPT: Planning/MRA

- ☒ 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:

	2019	Fiscal Years 2020	2021	Total
Base Salary/Wages				-
Fringe Benefits at	-	-	-	-
Subtotal Personnel	-	-	-	-
Operating Expenses				-
Property			-	-
Indirect Costs	-			-
Total Expenses	\$ -	\$ -	\$ -	\$ -
<input checked="" type="checkbox"/> Estimated revenues not affected				
<input type="checkbox"/> Estimated revenue impact				
Amount of Grant	-			-
City Cash Match	-	-	-	-
City Inkind Match		-	-	-
City IDOH	-			-
Total Revenue	\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created 0

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

The Metropolitan Redevelopment Agency is requesting a Minor Modification to the East Gateway Metropolitan Redevelopment Area boundary. The modification will not require any funding sources and will have a neutral impact on City funding and/or expenses.

PREPARED BY:

D. DeLoach 3/27/19
FISCAL MANAGER (date)

APPROVED:

Sam Campbell 3/27/19
DIRECTOR (date)

REVIEWED BY:

Y. Ma
EXECUTIVE BUDGET ANALYST (date)

Renee Martinez 4/1/19
BUDGET OFFICER (date)

Chen 4/2/19
CITY ECONOMIST (date)