

CITY of ALBUQUERQUE

TWENTY FOURTH COUNCIL

COUNCIL BILL NO. R-21-191 ENACTMENT NO. _____

SPONSORED BY: Isaac Benton

1 RESOLUTION

2 REQUIRING THE CITY OF ALBUQUERQUE TO ENTER A COMMUNITY

3 BENEFITS AGREEMENT WITH REPRESENTATIVES AND/ OR RESIDENTS OF

4 THE NEIGHBORHOOD(S) DIRECTLY IMPACTED BY ANY NEW SOCCER

5 STADIUM, AND THE UNITED SOCCER FRANCHISE (OR RELEVANT NAMED

6 TENANT) BEFORE A ZONE CHANGE APPLICATION IS SUBMITTED.

7 WHEREAS, Resolution R-21-187 proposes to place a Gross Receipts Tax

8 Revenue Bond question on the ballot for the November 2021 election asking

9 “Shall the City of Albuquerque acquire property for, and to design, develop,

10 erect, construct and otherwise improve a public stadium for multiple uses,

11 including, but not limited to, professional soccer events to be financed by up

12 to \$50,000,000 of its gross receipts tax revenue bonds?”; and

13 WHEREAS, notwithstanding any benefits that may result from a new

14 stadium as proposed, it will present new land use and community impacts

15 within the City and particularly on adjacent residents and communities; and

16 WHEREAS, the Albuquerque Multi-Purpose Soccer Stadium Feasibility

17 Study (July 23, 2021) identified several possible sites, and two preferred sites

18 for a public stadium; and

19 WHEREAS, those residents, neighbors, and businesses bearing the

20 greatest impacts should be supported by the City and sports franchise in the

21 areas of community amenities and services, economic development, and job

22 and workforce development; and

23 WHEREAS, the Integrated Development Ordinance requires that all

24 stadiums be zoned Non-Residential Sensitive Use (NR-SU) which will require

25 an application for a Zone Map Amendment to the NR-SU zone district once a

26 site for a stadium is chosen; and

1 WHEREAS, a Community Benefits Agreement between the City of
2 Albuquerque, New Mexico United, and representatives and / or residents of the
3 neighborhoods directly adjacent to the proposed stadium should be signed
4 before the City submits for a Zone Map Amendment to NR-SU for these
5 purposes.

6 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
7 ALBUQUERQUE:

8 SECTION 1. The City shall establish and enter a Community Benefits
9 Agreement with New Mexico United (or the relevant named stadium tenant),
10 and representatives and / or residents of the neighborhoods directly impacted
11 by the proposed stadium that addresses leading community issues as may be
12 identified, including but not limited to the following:

13 • Community Amenities and Services to be associated with the
14 stadium: a community healthcare facility, space for a childcare location(s),
15 space for a micro-unit incubator for artists and small business merchants,
16 opportunities for local artists to provide public art, provide an after-school
17 soccer program, donate used soccer equipment to schools, hold an annual
18 coaching clinic, complimentary seats, scholarships for youths, visit local
19 schools, provide opportunities for game related activities, volunteer hours at
20 charitable organizations, provide non-profit organizations fundraising
21 opportunities, engage a concessionaire that includes space for at least two
22 food and/or beverage operators, and meeting room space; and

23 • Access and Parking: develop a plan in collaboration with impacted
24 neighborhoods that incorporates multimodal access and utilizes existing
25 public transit, pedestrian infrastructure and parking resources within the area
26 to help protect neighborhood residents and small businesses from negative
27 impacts.

28 • Jobs and Workforce Development: provide employment and job
29 training initiatives and opportunities for youth and young adults aged 14-24
30 years, create a hiring and workforce development program, procurement
31 practices that give preference to local businesses, establish a hiring program,
32 hold job fairs, hire local residents at all levels, report hiring data, and to the

1 greatest extent possible use local contractors and organized labor for the
2 construction of the public stadium.

3 • Affordable/ Workforce Housing: work to request housing support
4 from governmental entities and or other non-profit sources, identify
5 opportunities grants, tax incentives, tax credits, and other means to provide
6 housing affordability in proximity to the development, and engage a not-for
7 profit housing agency.

8 • The CBA shall create a Community Benefits Fund to be used by
9 neighborhoods directly impacted in order to build organizational capacity and
10 physical infrastructure to ensure the stadium's effects and benefits promote
11 neighborhood development objectives.

12 SECTION 2. The City shall not submit an application for a Zone Map
13 Amendment for the NR-SU Zone District until the Community Benefits
14 Agreement, as described in Section 1 above, is entered.

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