

CITY of ALBUQUERQUE

TWENTY FOURTH COUNCIL

COUNCIL BILL NO. R-21-192 ENACTMENT NO. _____

SPONSORED BY: Benton, Sena, Davis

1 RESOLUTION

2 REQUIRING THE CITY OF ALBUQUERQUE TO ENTER INTO A PROJECT
3 LABOR AGREEMENT WITH THE CONSTRUCTION PARTNERS PERFORMING
4 THE CONSTRUCTION OF A NEW MULTI-PURPOSE SOCCER STADIUM UPON
5 THE BOND APPROVAL BY NEW MEXICO VOTERS ON THE NOVEMBER 2021
6 BALLOT.

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, the Albuquerque Multi-Purpose Soccer Stadium Feasibility
14 Study (July 23, 2021) identified several possible sites for a public stadium; and

15 WHEREAS, the construction of a new 10,000 to 12,000-seats stadium will
16 involve a number of structural components beyond the stadium itself,
17 including but not limited to amenities, parking, concessions, meeting rooms,
18 offices, public lobby and other essential structures; and

19 WHEREAS, a large number of workers of various skills will be required in
20 the performance of the construction work, including those to be represented
21 by unions; and

22 WHEREAS, for over a decade, community-labor partnerships have been
23 forming in urban areas with the joint goals of providing quality jobs and new
24 opportunities for the community workforce; and

25 WHEREAS, community workforce agreements, sometimes referred to as a
26 project labor agreements (PLA) or a project stabilization agreements (PSA)

1 have historically functioned to establish the parameters of working conditions
2 and labor relations between the general contractor, the developer and building
3 trades unions on major construction projects; and

4 WHEREAS, PLAs have provided the opportunity for greater equity in urban
5 economies by helping low income residents get better jobs by using public
6 policy to strengthen industry job quality standards while targeting
7 employment and training opportunities to low-income workers; and

8 WHEREAS, public entities have seen PLAs as a value-added for projects
9 where the public investment must be safeguarded, in that, PLAs help prevent
10 delays, maintain workplace safety, and ensure high quality construction
11 products, all of which help protect taxpayers' investments when public money
12 funds some or the entire project.

13 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
14 ALBUQUERQUE:

15 SECTION 1. The City shall establish and enter into a Project Labor
16 Agreement (PLA) with all partners performing construction of a new multi-
17 purpose soccer stadium upon an award made in accordance with the City of
18 Albuquerque applicable provisions pertaining to awards of contracts.

19 SECTION 2. As part of accepting the award of construction of the new
20 multi-purpose soccer stadium, the entity being awarded the contract and any
21 of its subcontractors will have to agree in writing to be bound by each and
22 every provision of the PLA.

23 SECTION 3. The PLA shall cover site preparation, construction, abatement,
24 demolition, renovation, rehabilitation and improvement involved in the
25 construction of the new multi-purpose soccer stadium.

26 SECTION 4. The PLA shall combine job quality standards with targeted
27 hiring requirements to include but not be limited to the following
28 specifications:

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

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