

Requiring The City Of Albuquerque To Initiate A Community Benefits Agreement With Representatives And/Or Residents Of The Neighborhood(s) Directly Impacted By Any New Soccer Stadium, And The United Soccer Franchise (Or Relevant Named Tenant) Before A Zone Change Application Is Submitted (Benton)

REQUIRING THE CITY OF ALBUQUERQUE TO INITIATE A COMMUNITY BENEFITS AGREEMENT WITH REPRESENTATIVES AND/OR RESIDENTS OF THE NEIGHBORHOOD(S) DIRECTLY IMPACTED BY ANY NEW SOCCER STADIUM, AND THE UNITED SOCCER FRANCHISE (OR RELEVANT NAMED TENANT) BEFORE A ZONE CHANGE APPLICATION IS SUBMITTED.

WHEREAS, Resolution R-21-187 proposes to place a Gross Receipts Tax Revenue Bond question on the ballot for the November 2021 election asking “Shall the City of Albuquerque acquire property for, and to design, develop, erect, construct and otherwise improve a public stadium for multiple uses, including, but not limited to, professional soccer events to be financed by up to \$50,000,000 of its gross receipts tax revenue bonds?”; and

WHEREAS, notwithstanding any benefits that may result from a new stadium as proposed, it will present new land use and community impacts within the City and particularly on adjacent residents and communities; and

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

WHEREAS, those residents, neighbors, and businesses bearing the greatest impacts should be supported by the City and sports franchise in the areas of community amenities and services, economic development, and job and workforce development; and

WHEREAS, the Integrated Development Ordinance requires that all stadiums be zoned Non-Residential Sensitive Use (NR-SU) which will require an application for a Zone Map Amendment to the NR-SU zone district once a site for a stadium is chosen; and

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

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

SECTION 1. The City shall establish and enter a Community Benefits Agreement with New

Mexico United (or the relevant named stadium tenant), and representatives and/or residents of the neighborhoods directly impacted by the proposed stadium that addresses leading community issues as may be identified, including but not limited to the following:

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

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

- **Jobs and Workforce Development:** provide employment and job training initiatives and opportunities for youth and young adults aged 14-24 years, create a hiring and workforce development program, procurement practices that give preference to local businesses, establish a hiring program, hold job fairs, hire local residents at all levels, report hiring data, and to the greatest extent possible use local contractors and organized labor for the construction of the public stadium.

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

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

SECTION 2. The City shall not submit an application for a Zone Map Amendment for the NR-SU Zone District until the Community Benefits Agreement, as described in Section 1 above, is initiated and at least one community meeting is held with the impacted

communities. The Community Benefits Agreement shall be continuously developed as appropriate throughout the zoning process, and incorporated in its final form as part of the operating agreement or lease with the United Soccer Franchise (or relevant named tenant).

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