



Legislation Text

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CITY of ALBUQUERQUE
TWENTY-FIFTH COUNCIL

COUNCIL BILL NO. R-22-92 ENACTMENT NO. _____

SPONSORED BY: Tammy Fiebelkorn

RESOLUTION

Approving The Menaul Metropolitan Redevelopment Area Plan (Fiebelkorn)

WHEREAS, the State of New Mexico has enacted the Metropolitan Redevelopment Code (herein the “Code”), Chapter 3, Article 60A, Sections 1-48 NMSA 1978, as amended, which authorizes the City of Albuquerque, New Mexico (the “City”) to prepare metropolitan redevelopment plans to undertake and carry out metropolitan redevelopment projects; and

WHEREAS, pursuant to Section 3-60A-8 (A) NMSA 1978 of the Code, on May 16, 2022, the City Council (the “Council”), the governing body of the City, after notice and public hearing as required by the Code, duly passed and adopted Council Resolution R-21-230, which designated the Menaul Metropolitan Redevelopment Area and established its boundaries; and

WHEREAS, that Resolution made certain findings declaring, among other things, the Menaul Metropolitan Redevelopment Area as blighted, and that rehabilitation, conservation, development or redevelopment of the Menaul Metropolitan Redevelopment Area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City; and

WHEREAS, public meetings on the proposed plan were held on August 11, 2022 and November 29, 2022 and notice of the meetings was provided via the project website and via email to interested property owners, business owners, and neighborhood association representatives; and

WHEREAS, at the (insert date), 2023 Albuquerque Development Commission meeting, the Albuquerque Development Commission recommended (insert recommendation) to the City Council of the Menaul Metropolitan Redevelopment Area Plan; and

WHEREAS, pursuant to by Section 3-60A-9 (B) NMSA 1978 of the Code, the Albuquerque Development Commission meeting was noticed to the public was provided via the project website; emailed to interested property owners, business owners, neighborhood association representatives; a published notice in the newspaper; and mailed notice to property owners within the designated Menaul Metropolitan Redevelopment Area; and

WHEREAS, the City has conducted at least one public hearing on the proposed Menaul Metropolitan Redevelopment Area Plan prior to final consideration of the plan, after proper notice as required by Section 3-60A-9 (B) NMSA 1978 of the Code; and

WHEREAS, the Menaul Metropolitan Redevelopment Area Plan proposes activities that will aid in the elimination and prevention of blight conditions including a substantial number of deteriorated or deteriorating structure, deterioration of site improvements, a significant number of commercial or mercantile businesses have closed, and low levels of commercial activity and redevelopment; and

WHEREAS, the Menaul Metropolitan Redevelopment Area Plan identifies multiple strategies for revitalization of the area including identifying opportunity sites and redevelopment projects, infrastructure and transportation projects, and other supportive actions; and

WHEREAS, investment in and redevelopment of the Menaul Metropolitan Redevelopment Area is critical to the sound growth and economic health of the City; and

WHEREAS, implementing the Menaul Metropolitan Redevelopment Area Plan is in the interest of public health, safety, and welfare of the residents of Albuquerque.

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

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

A. The proposed redevelopment of the Menaul Metropolitan Redevelopment Area will aid in the elimination and prevention of blight or conditions which lead to the development of blight;

B. The Menaul Metropolitan Redevelopment Area Plan does not require the

relocation of any families or individuals from their dwellings; therefore, a method for providing relocation assistance is not required;

C. The Menaul Metropolitan Redevelopment Area Plan conforms to the Albuquerque/Bernalillo County Comprehensive Plan;

D. The Menaul Metropolitan Redevelopment Area Plan affords maximum opportunity consistent with the needs of the community for the rehabilitation and redevelopment of the Menaul Metropolitan Redevelopment Area by private enterprise and the objectives of the Menaul Metropolitan Redevelopment Area Plan justify the proposed activities as public purposes and needs.

SECTION 2. The Menaul Metropolitan Redevelopment Area Plan as attached as Exhibit A, and made a part hereof, is approved in all respects.

SECTION 3. INCORPORATION. This shall be incorporated into Chapter 1 (Land Use), Article 12 (Metropolitan Redevelopment Areas and Plans) of the Albuquerque Code of Resolutions.

SECTION 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.