



CITY OF SANTA FE
METROPOLITAN REDEVELOPMENT AGENCY



Metropolitan Redevelopment Area Designation for the Midtown District

MARCH / APRIL 2025



SBFRIEDMAN





Presentation Agenda

- Metropolitan Redevelopment Agency Staff
 - Planning Team
- Metropolitan Redevelopment Act
- Metropolitan Redevelopment Area
- Midtown District and MRA Benefits
- Schedule for Creating the MRA



Who is the Planning Team?



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Daniel Hernandez, Director

Background in real estate development, redevelopment and planning



Carly Venditti, Asset Development Manager

Background in urban planning and development, and project management



Jack Kelley, Redevelopment Manager

Background in real estate development and finance



Albuquerque, New Mexico (1973)

- Working with cities and communities to spur and sustain economic development in urban areas
- Creating the MRA Designation Report and MRA Plan



Chicago, Illinois (1990)

- Expertise in urban economics & redevelopment strategies
- Experience in several cities in New Mexico
- Develop Tax Increment Financing (TIF) and Business Improvement Districts

What is the Metropolitan Redevelopment Act?

The Metropolitan Redevelopment Act (MRA) is a NM State statute that allows municipalities to create redevelopment areas to access tools designed to facilitate economic development.

To qualify an area under the Act, the proposed redevelopment area must have one or more of the following characteristics:

- Deteriorated or Deteriorating Structures
- Defective or Inadequate Street Layout
- Out of date or impractical planning and platting
- Deterioration of Site or Other Improvements
- Defective or Unusual Conditions of Title

How do NM cities establish a Metropolitan Redevelopment Area?

1. **Appoint a Metropolitan Redevelopment Commission**

- a. Mayor appoints and Governing Body approves
- b. Commission makes recommendation for designation and plan approvals

2. **Designate a Metropolitan Redevelopment Area**

- a. Report identifying characteristics of an area in need of redevelopment
- b. Governing Body approval at a public meeting of the Designation Area & Report

3. **Adopt a Metropolitan Redevelopment Plan -**

- a. Identify and deploy methods to eliminate or prevent challenges to economic development
- b. Align redevelopment goals and plans with community needs and objectives, and with the city's General Plan



Midtown District Metropolitan Redevelopment Area Map



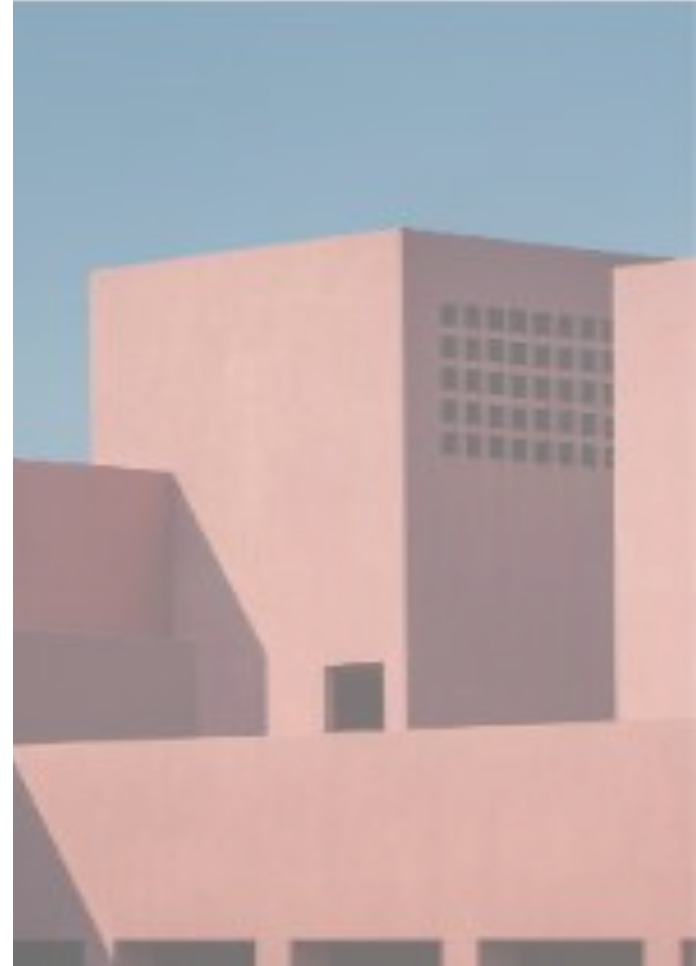
The proposed area matches the commercial areas of the existing LINC Overlay Zone

Why is establishing a Metropolitan Redevelopment Area essential for the Midtown site and its surrounding district?

The Midtown Community Development Plan (2023) highlighted the Midtown District Metropolitan Redevelopment Area Designation as a strategy for economic development and resiliency

Prioritize Plans that have Broad Community Support

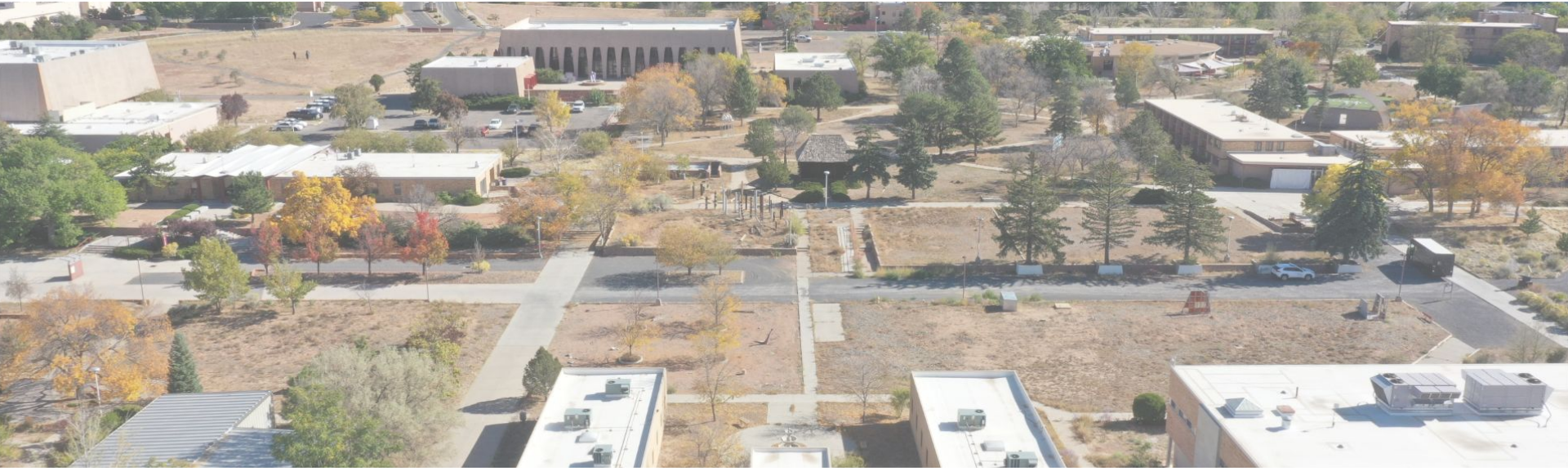
- ReMike Plan (2012)
- Midtown Local Innovation Corridor (LINC) (2016)
- Midtown Master Plan (2022)



Why is designating a Metropolitan Redevelopment Area critical to the Midtown Site and surrounding Midtown District ?

The city-owned Midtown Site exemplifies the criteria needed to designate a Metropolitan Redevelopment Area.

It serves as a transformative project that will enhance and foster a more resilient, mixed-use Midtown District for years to come.



What are benefits of a Metropolitan Redevelopment Area Designation and Plan?

Increases access to funding sources to stimulate economic development and redevelopment activities

Establishes a governance structure to guide redevelopment for the MRA Area

Prioritizes resources to address actions identified in the MRA Plan

Drives financial investment decisions to facilitate redevelopment, such as evaluating tax increment financing and the use of limited public resources, to build stronger economic mixed-use corridors

Engages the public in the planning process

Recognizes flexibility in city-owned property valuation in the MRA area

Maintains Governing Body approvals for city-owned property disposition

What is the timeline for establishing the Midtown MRA?

March 26, 2025

Governing Body (introduce area designation resolution)

April 2025

Committees and Commission Presentations
Metropolitan Redevelopment Commission
Economic Development Advisory Committee
Quality of Life Committee
Finance Committee
Public Works & Utilities Committee

April 30, 2025

Governing Body (vote)

October/November 2025

Projected Completion and Approval of MRA Plan





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For Updates and Information:

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City MRA Website:

[www.https://santafenm.gov/community-development/midtown-district-santa-fe/the-midtown-district-santa-fe](https://santafenm.gov/community-development/midtown-district-santa-fe/the-midtown-district-santa-fe)