

1 **CITY OF SANTA FE, NEW MEXICO**

2 **RESOLUTION NO. 2025-\_\_**

3 **INTRODUCED BY:**

4  
5 Mayor Alan Webber

6 Councilor Jamie Cassutt

7 Councilor Amanda Chavez

8 **RED – AMENDMENT A – Councilor Michael Garcia**

9  
10 **A RESOLUTION**

11 **MAKING A FINDING OF NECESSITY AND DESIGNATING AN AREA COMPRISED**  
12 **OF A MAJORITY OF THE MIDTOWN LOCAL INNOVATION CORRIDOR OVERLAY**  
13 **DISTRICT AND GENERAL FRANKLIN E. MILES PARK AS A METROPOLITAN**  
14 **REDEVELOPMENT AREA.**

15 **WHEREAS**, the New Mexico Legislature adopted a Metropolitan Redevelopment Code  
16 to, among other things, provide strategies for municipalities to finance redevelopment projects; and

17 **WHEREAS**, SFCC 1987, Section 7-2.3 provides that the City of Santa Fe (“City”) can  
18 declare and designate a metropolitan development area as “appropriate for a metropolitan  
19 development project”; and

20 **WHEREAS**, SFCC 1987, Section 7-2.8, provides that, in order to designate an area as a  
21 metropolitan redevelopment area, the City must first adopt a resolution establishing the following  
22 two criteria: 1) the area is either a slum or blighted; and 2) rehabilitation, conservation, slum  
23 clearance, redevelopment or development, or a combination thereof in the area is necessary in the  
24 interest of the public health, safety, morals, or welfare of the residents of the city; and

25 **WHEREAS**, the Midtown Local Innovation Corridor Overlay District (the “LINC”)

1 consists of diverse tracts of land which, according to a study commissioned by the City, the  
2 *Midtown Metropolitan Development Plan: Designation Report*, Attachment A, is characterized by  
3 deteriorated or deteriorating structures, defective or inadequate street layout, faulty lot layout,  
4 deterioration of sites or other implements, a lack of adequate housing facilities, obsolete or  
5 impractical platting, and a significant number of vacant or struggling commercial businesses, all of  
6 which are inconsistent with the described goals in SFCC 1987, Section 14-1.3 of the land-use code,  
7 to “create conditions favorable to the health, safety, convenience, prosperity and general welfare of  
8 the residents of Santa Fe by coordinating streets within proposed subdivisions with existing or  
9 planned streets or other features of the general plan; providing parks and trails; providing sewer,  
10 water and other infrastructure; providing adequate open space for traffic, recreation, drainage, light  
11 and air; and providing for the appropriate distribution of population and traffic”; and

12       **WHEREAS**, the LINC lies within two designated census tracts, 11.03 and 10.02, which  
13 as defined in 26 USCA § 1400Z–1, are “qualified opportunity zones”: distressed areas, identified  
14 by the federal government as needing targeted investment in economic development; and

15       **WHEREAS**, the purpose of identifying opportunity zones was to spur economic  
16 development and job creation in distressed communities by providing tax benefits to investors; and

17       **WHEREAS**, the economically challenging conditions in these census tracts have impaired  
18 the sound growth, development, and economic well-being of the City, creating an economic and  
19 social burden detrimental to the public health, safety, and welfare of the City; and

20       **WHEREAS**, the LINC includes a multi-unit residential property, more specifically  
21 described as the area covered by Lot 3B1, as recorded in instrument number 1171143, Book 482,  
22 Page 35, of the Santa Fe County Clerk (“Multi-Unit Residential Property”); and

23       **WHEREAS**, as the only residential property in the LINC, the Multi-Unit Residential  
24 Property’s interests and needs are distinct from the rest of the LINC; and

25       **WHEREAS**, General Franklin E. Miles Park, recorded in instrument number 622,332,

1 Book 173, Page 27, filed on May 14, 1987, of the Santa Fe County Clerk (“Franklin Miles Park”),  
2 is adjacent to the LINC ; and

3 **WHEREAS**, Franklin Miles Park has irrigation infrastructure that is over thirty years old  
4 and past its life expectancy; ballfield light poles that have either already been removed due to  
5 deteriorating infrastructure or will need to be removed in the future due to deteriorating  
6 infrastructure; chronic presence of drug paraphernalia (such as syringes) left by drug users; and  
7 rodent damage to concession stands, restrooms, wiring, and irrigation; and

8 **WHEREAS**, Franklin Miles Park’s conditions are consistent with the definition of “blight”  
9 established in SFCC 1987, Section 7-2.3; and

10 **WHEREAS**, the *Midtown Metropolitan Development Plan: Designation Report* notes on  
11 page 15 that the “absence of high-quality parks, plazas, and gathering places discourages pedestrian  
12 activity and limits opportunities for community engagement” and rehabilitating the park would  
13 help address this concern.

14 **NOW, THEREFORE, BE IT RESOLVED THAT THE GOVERNING BODY OF**  
15 **THE CITY OF SANTA FE** finds that a blighted area exists in the LINC, depicted in Attachment  
16 B, and the rehabilitation, conservation, and redevelopment of the area is necessary and is in the  
17 interest of the public health, safety, and welfare of the residents of the City of Santa Fe.

18 **BE IT FURTHER RESOLVED** that a blighted area exists in Franklin Miles Park,  
19 depicted on in the southwest corner of Attachment B, and which is adjacent to the LINC, and the  
20 rehabilitation, conservation and redevelopment of the park is necessary and is in the interest of the  
21 public health, safety, and welfare of the residents of the City of Santa Fe.

22 **BE IT FURTHER RESOLVED** that the area within the LINC, defined by SFCC 1987,  
23 Section 14-5.5D (2), other than the Multi-Unit Residential Property and Franklin Miles Park, ~~is~~ are  
24 designated a Metropolitan Redevelopment Area, pursuant to SFCC 1987, Section 7-2.8, and NMSA  
25 1978, Section 3-60A-8.

1 PASSED, APPROVED, and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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6 ALAN WEBBER, MAYOR

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9 ATTEST:

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11 \_\_\_\_\_

12 ANDRÉA SALAZAR, CITY CLERK

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15 APPROVED AS TO FORM:

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18 ERIN K. McSHERRY, CITY ATTORNEY

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25 *Legislation/2025/Resolutions/Midtown Redevelopment Area Designation*