



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
- MRA Benefits



# 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?

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**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- Out of date or impractical planning and platting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?

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## 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**

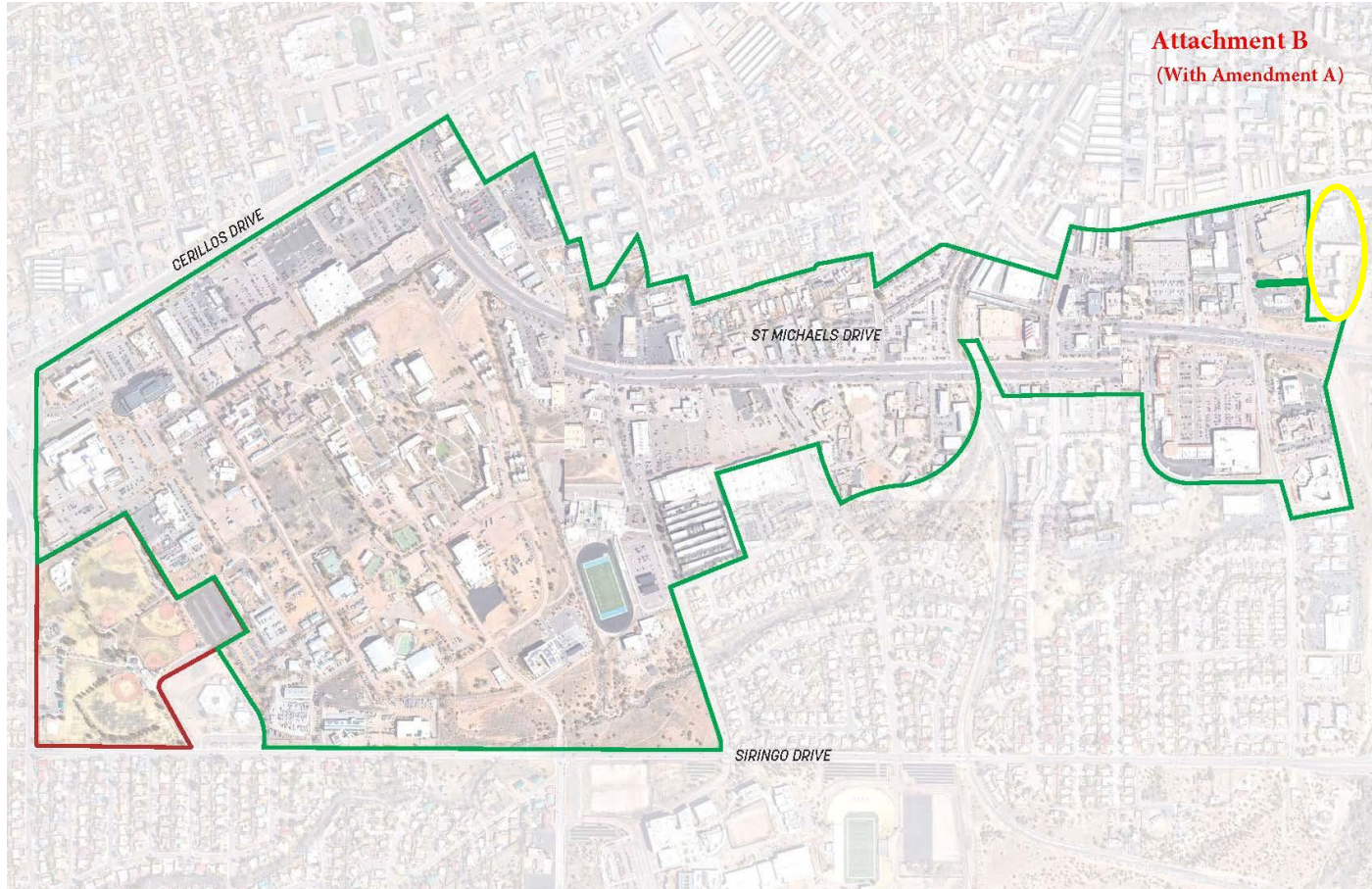
- a. Report identifying characteristics of an area in need of redevelopment
- b. Governing Body approval at a public meeting of the Designation Area & Report

## 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



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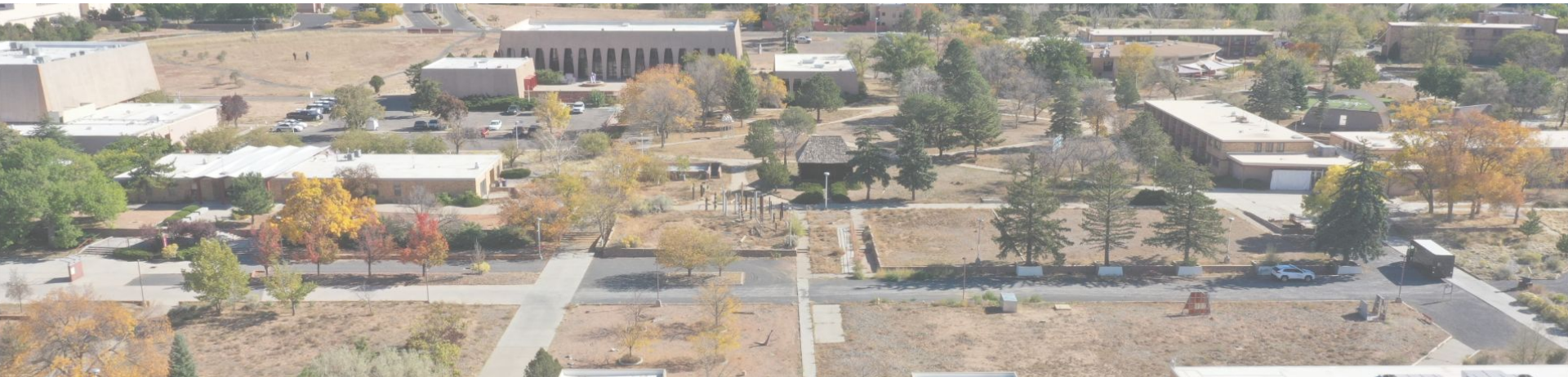
The proposed area matches the commercial areas of the existing LINC Overlay Zone

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

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

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The city-owned Midtown Site exemplifies the criteria needed to designate a Metropolitan Redevelopment Area. It is a transformative project that will **enhance & 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

**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

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# Timeline for establishing the Midtown MRA

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**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)

**September/October 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)