

**METROPOLITAN REDEVELOPMENT COMMISSION  
APRIL 2, 2025, 9:00 AM  
MIDTOWN SANTA FE, MRA  
1600 ST. MICHAEL'S DRIVE, SANTA FE, NM**

**1. CALL TO ORDER**

A meeting of the Metropolitan Redevelopment Commission was called to order by Dion Silva, Chair, at 9:05 am, on April 2, 2025, at the Santa Fe Emergency Management Center, Midtown Santa Fe, 1600 St. Michael's Drive, Santa Fe, NM.

**2. ROLL CALL**

**MEMBERS PRESENT**

Dion Silva, Chair  
Richard Czoski  
Jenny Parks  
Robert Alexander Gonzales  
Maria Sandra Aguilar

**MEMBERS ABSENT**

**OTHERS PRESENT**

Liz Camacho, Economic Development Department  
Carly Venditti, Asset Development Manager  
Daniel Hernandez, MRC Director  
Marcos Martinez, Assistant City Attorney  
Elizabeth Martin, Stenographer

**3. APPROVAL OF AGENDA**

**MOTION** A motion was made by Ms. Gonzales, seconded by Ms. Parks, to approve the agenda as presented.

**VOTE** The motion passed on a voice vote.

**4. ACTION ITEMS: DISCUSSION AGENDA**

**A. DISCUSS METROPOLITAN REDEVELOPMENT AREA DESIGNATION REPORT, ACTION ITEM: RECOMMENDATION**

Ms. Venditti reviewed the Metropolitan Redevelopment Area Designation Report.

Mr. Czoski said this mentions a lot of incentives. Who has the authority to approve those and is there criteria we can provide to developers.

Ms. Venditti said the criteria is outlined by district. That is part of the planning methodology. The Commission's recommendation will go to the Governing Body for approval. There are a variety of incentives that could be recommended.

Mr. Hernandez said we are trying to develop the MRC as an agency and not recreate anything. We will have to do a lot of planning. The developers will come to us. We want to empower our planners to engage the current property owners as well.

Mr. Gonzales said there was a name of a Chicago firm mentioned. Are they making a proposal to us first then the Governing Body or directly to the Governing Body.

Ms. Venditti said they will work on planning and come to you and other committees, then to the Governing Body.

Mr. Hernandez said you will recommend to the Governing Body. Before you now is just the area.

Ms. Parks said at the end of the report, it talks about market strategy. How will you address that.

Mr. Martinez said let me clarify the statute process. This body has to develop a plan and have a public hearing before it goes to the Governing Body.

Mr. Hernandez asked if that can be a meeting.

Mr. Martinez said the statute requires at least one public hearing. Governing Body may hold an additional hearing.

Mr. Hernandez said we anticipate having a plan in October or November.

Mr. Gonzales asked if the Commission will meet with the consultant.

Mr. Hernandez said we will do that.

Ms. Parks said she is wondering if incentives are expected to do the housing portion.

Mr. Hernandez said the Midtown site is a catalyst for the kind of things that can happen on the property. That is within the role of the Commission.

Ms. Parks asked what is in the plan.

Ms. Venditti said it is in the development plan.

Mr. Hernandez said the tax incentive is a tool. Governing Body has to agree. This plan has not been done in Santa Fe before. We will get the analysis and the process through the State. They are the regulators.

Mr. Gonzales said we need to know the status of the properties. Is that something we do.

Mr. Hernandez said the lead firm is in the plan. They did look at that. The big thing they came out with was the importance of the Midtown site. The lack of development in the LINK area since it's designation was noted.

Mr. Hernandez said we talked about that with our consultant and the refurbishing of these strip malls. While there is a high tenancy rate, they really are not charging market rates.

Chair Silva asked is this link area in need of a MRA designation and does it meet the criteria of what is required. There is still a lot of vacant land that needs to be developed, including affordable housing. I suggest we move in that direction to help the Governing Body and others to understand.

Ms. Aguilar said a lot of people are nervous about the instability of the area. It speaks to under development and under use. She thinks this designation will help to stabilize the area for better and adequate use.

Chair Silva said it also addresses infill. We have a huge area in Midtown. Thank you for trying to bring diverse uses to this area. It is wise to use our assets to the highest and best use.

Mr. Czoski said there is also the issue of gentrification. That is the reason strip malls are full. The low rents. We may face some opposition from these little businesses. We need to have some kind of response to that.

Chair Silva said we have to understand if we develop a vibrant community, revenues will increase with higher attraction. The cost of leases may go up, but we hope more patrons come to off set that.

Mr. Czoski said that is the perfect response.

Chair Silva said these things, with commercial and residential development, need to happen in lock step.

Mr. Martinez said he echos what Mr. Czoski said. The Plan requires the City to describe a plan for anyone who is displaced in residential areas. Also it is a requirement of using Federal funds that we provide some funds for relocation of businesses that are displaced. That is an actual element of the plan.

Mr. Gonzales said he can't help but to think what happens in the district effects Midtown. If blight worsens, that will effect the campus. We need creative incentives around entrances to Midtown.

Mr. Hernandez said we did encounter that during the master planning process. It opened dialogue with property owners. At Midtown, film is the catalytic project. We are talking to adjacent property owners.

Chair Silva said he thinks the topic today is the MRA area and does it qualify for an MRA so it can move forward.

Ms. Aguilar said there has to be some way to have public transit to alleviate traffic issues. Access is necessary to make a viable community. There will have to be clustering.

Ms. Venditti said the master plan talks about multi-model transportation and implementation.

Mr. Hernandez said that is why we need to be looking at the district.

Mr. Czoski said the plan has defensible observations to make it an MRA.

Chair Silva said Carly has done a good job.

**MOTION** A motion was made by Ms. Parks, seconded by Ms. Aguilar, to recommend approval of the plan to the Governing Body.

**VOTE** The motion passed on a roll call vote as follows:

Mr. Czoski, yes; Ms. Aguilar, yes; Ms. Parks, yes; Mr. Gonzalez, yes; Chair Silva, yes.

## **5. PRESENTATIONS**

### **A. METROPOLITAN REDEVELOPMENT AGENCY BUDGET OVERVIEW**

Mr. Hernandez said he will give a condensed summary of the budget. The budget cycle ends on June 30<sup>th</sup>. There is a prior Midtown budget within the Economic Development Department. The MDA became a separate agency with two positions -

he and Carly. The budget is over. He requested \$70,000 for Jack Kelly Real Estate going forward and \$60,000 for administration for contract assistance. Liz is the Communications Manager. Her salary is still in Economic Development. We have consultant contracts and what was allocated to us. \$2.9 million for infrastructure improvements was carved out for the following year. This does not include the Public Works budget that includes the engineers. The Public Works Director will be making a presentation to us about that funds available to Midtown.

Chair Silva said he does not want us to be left out for communications as things change.

Mr. Hernandez said this office is a priority. We will be negotiating with the City Manager.

Chair Silva asked if you are seeking approval, how can we proceed if we do not know.

Ms. Camacho said this is not an action item.

Mr. Hernandez said we will get back to you after negotiations.

Chair Silva said so we have to play with the funds the City gives us.

Mr. Hernandez said we will make sure to get your recommendations in the future. This has already been submitted.

## **B. MRA PROJECTS TIME LINE**

Mr. Hernandez reviewed the time lines for projects, which was included in the meeting packet.

## **C. PUBLIC ANNOUNCEMENT, MIDTOWN PARCELS FOR SALE OR LEASE**

Mr. Hernandez spoke about a public announcement.

## **6. MATTERS FROM STAFF**

None.

## **7. MATTERS FROM THE COMMITTEE**

Ms. Parks gave an update on capital outlay.

**8. MATTERS FROM THE CHAIR**

None.

**9. NEXT MEETING**

May 6, 2025

**10. ADJOURN**

There being no further business before the Commission, the meeting adjourned at 10:30 pm.

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Dion Silva, Chair

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Elizabeth Martin, Stenographer