

**METROPOLITAN REDEVELOPMENT COMMISSION**  
**MARCH 5, 2025, 9:00 AM**  
**MIDTOWN SANTA FE, SANTA FE EMERGENCY MANAGEMENT CENTER**  
**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 9:03 am, on March 5, 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

**MEMBERS ABSENT**

Maria Sandra Aguilar

**OTHERS PRESENT**

Liz Camacho, Economic Development Department  
Carly Venditti, Asset Development Manager  
Daniel Hernandez, MRC Director

Marcos Martinez, Assistant City Attorney  
Loretta Olguin, Economic Development Department  
Elizabeth Martin, Stenographer

**3. APPROVAL OF AGENDA**

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

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

**4. APPROVAL OF CONSENT AGENDA**

**MOTION** A motion was made by Mr. Czoski, seconded by Mr. Gonzales, to approve the consent agenda as presented.

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

**5. PRESENTATIONS**

**A. DISCUSS SITE TOUR CONDUCTED ON FEBRUARY 5, 2025, OF THE MIDTOWN SITE BY THE METROPOLITAN REDEVELOPMENT COMMISSION**

Mr. Hernandez said he noticed a lot of conversation going on with questions. He wanted to learn from you what things you need more information on so he can put that in a presentation. He would also like to know your thoughts after your tour,

Mr. Czoski said he would like an explanation, time frame and funding status of development, including what the City is going to do and what developers are doing.

The information could be put in a memo or a presentation to the Commission.

Chair Silva said an actual map would be great so we can understand what buildings are to be demolished and a layout of what is planned. He would also like information on the title work.

Mr. Gonzales said there is a map in the Master Plan.

Mr. Hernandez said we can do what the Chair has asked for.

Mr. Gonzales said you mentioned that you are starting to do clean up. Is there a budget for this early transition period. Can we put up banners so people can see that a transition has begun.

Ms. Venditti said we have a request for banners that has been turned in. We are working on the wording and a logo. We are taking out the guard shack as the first order of business and the speed bumps. The public utilities and the demolition work is out for bid.

Mr. Hernandez showed the map from the Master Plan to the Commissioners and described the status of the buildings.

Mr. Gonzales said he does not want us to forget the entrances and the perception people will have when they enter the property.

Mr. Hernandez said we discussed that during the Master Plan process. Residential development was being talked about near Planet Fitness and a road configuration. There was also talk about creating a new public services building. The City has to make those decisions. We are in easement discussions with the school

district between two shopping areas that we want to preserve.

Ms. Parks asked if there is a school backing up to this.

Mr. Czoski said Milagro.

Mr. Hernandez said we are also looking at the relocation of Consulos Place and affordable housing. That is all in discussion.

Ms. Parks said she enjoyed the tour. It was very helpful. She is wondering about timing and the time line for RFPs.

Mr. Hernandez said there is a lot of discussion right now. Part of the collaboration is with Public Works. There is discussion about the library as well. He is working with Public Works on the library and the theater. The parcel is in the first phase of development along with affordable housing.

Mr. Hernandez said Regina is the one who mostly interacts with the State around requests.

Chair Silva said maybe this Commission should put together a list of requests for the State and the City.

Mr. Czoski said we can also pursue a potential investor. We could prioritize requests with your guidance such as the library, the theater and St. Michael's Hall.

There was a discussion around funding possibilities.

Mr. Hernandez said we will review the time line and budget at the next meeting. He will also review with you the priorities that were set for Legislative requests.

Midtown is in the top 5 in requests. It is mostly infrastructure. He will forward that to you. The MRA has \$2.5 million dedicated to infrastructure as well. You can discuss where that may go. We have clear title now. He may see if someone from Public Works can come to our next meeting as well.

Mr. Gonzales asked what about the higher education building.

Ms. Venditti said we can collaborate with higher education on this. We are working with the Community College. That is a great building. Courses are being given there now.

Mr. Hernandez said we were in conversations with them during the master planning.

There was discussion around other surrounding buildings and open land.

Mr. Czoski said he would still like to see the title work.

Mr. Hernandez said he will put that on his list.

**B. INTRODUCTION TO NEW MEXICO METROPOLITAN REDEVELOPMENT CODE (SECTION 3-60A-1 TO 3-60A48 NMSA 1978) AND THE DRAFT METROPOLITAN REDEVELOPMENT AREA DESIGNATION. EXPLANATION OF ECONOMIC DEVELOPMENT TOOLS MADE POSSIBLE BY A METROPOLITAN REDEVELOPMENT AREA DESIGNATION**

Ms. Venditti said regarding the approval of the metropolitan development areas, that is in the process of moving through the City committees and then to Governing Body approval. We will keep the Commission informed of when it will go before the Governing Body and the areas proposed, time lines and boundaries.

Mr. Hernandez said Marcos is the brain on MRAs.

Ms. Venditti gave a PowerPoint presentation on the designation and the benefits of a MRA designation.

Mr. Martinez reviewed the process of MRA approval and the elements for approval.

There was discussion around the land use code and the designations in Albuquerque of MRA sites.

Ms. Parks said maybe someone from the Albuquerque MRC could come to our next meeting.

Mr. Czoski said maybe we could tour the areas designated in Santa Fe.

Mr. Hernandez said we can do that at a future meeting. We could also call a special meeting.

Ms. Venditti said she will send the presentation to Commission members.

Chair Silva said we were told we were restricted on voting as a body.

Mr. Martinez said on things you cannot vote on such as a plan not formed. There are things you can vote on such as the agenda and minutes.

Chair Silva asked can we make recommendations to the Governing Body, but not as a Commission.

Mr. Martinez said you can recommend approval of the resolution as a Body. We can put that on the next agenda.

Mr. Hernandez said he will add it to the agenda.

Mr. Hernandez said we have three firms interested in the redevelopment of the Garson Theater and selected art space. We are also looking at artist housing at Midtown.

**6. ACTION ITEMS: CONSENT AGENDA**

**A. REQUEST FOR APPROVAL OF MINUTES FOR 11/20/2024 METROPOLITAN REDEVELOPMENT COMMISSION MEETING.**

Approved on consent.

**B. REQUEST FOR APPROVAL OF MINUTES FOR 12/04/2024 METROPOLITAN REDEVELOPMENT COMMISSION MEETING.**

Approved on consent.

**7. ACTION ITEMS: DISCUSSION AGENDA**

None.

**8. MATTERS FROM STAFF**

None.

**9. MATTERS FROM THE COMMITTEE**

None.

**10. MATTERS FROM THE CHAIR**

None.

**11. NEXT MEETING**

**12. ADJOURN**

There being no further business before the Commission, the meeting adjourned at 10:28 am.

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Dion Silva, Chair

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Elizabeth Martin, Stenographer