

**METROPOLITAN REDEVELOPMENT COMMISSION  
JUNE 4, 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 Commissioner Parks, Vice Chair, at 9:05 am, on June 4 2025, at the Santa Fe Emergency Management Center, Midtown Santa Fe, 1600 St. Michael's Drive, Santa Fe, NM.

**2. ROLL CALL**

**MEMBERS PRESENT**

Richard Czoski  
Jenny Parks, Vice Chair  
Maria Sandra Aguilar

**MEMBERS ABSENT**

Dion Silva, Chair, excused  
Robert Alexander Gonzalez, excused

**OTHERS PRESENT**

Liz Camacho, Economic Development Department  
Carly Vendetti, Asset Development Manager  
Daniel Hernandez, MRC Director  
Elizabeth Martin, Stenographer, virtually

**3. APPROVAL OF AGENDA**

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

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

**4. ACTION ITEMS: CONSENT AGENDA**

**A. REQUEST FOR APPROVAL OF THE MINUTES MAY, 2025  
METROPOLITAN REDEVELOPMENT COMMISSION MEETING  
MINUTES**

**MOTION** A motion was made by Mr. Czoski, seconded by Ms. Aguilar, to approve the minutes.

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

**5. APPROVAL OF CONSENT AGENDA**

None.

**6. PRESENTATIONS**

**A. PUBLIC WORKS SCOPE OF WORK AND BUDGET TRANSITION TO MRA.**

Mr. Hernandez said we got word that Public Works is transferring all the infrastructure and legacy buildings to the MRA. It comes with a budget and a lot of responsibility for the MRA. They are transferring all of the infrastructure including stormwater and streets, and the Legacy buildings including Greer Garson, the Visual Arts Center, Fogelson Library and all of the contracts and documents. We will be negotiating the WSP contract as well.

Mr. Czoski asked if there is a possibility of additional staff as this is a new responsibility for you.

Mr. Hernandez said yes. He is working closely with Elisa Montoya to expand capacity for project managers and an administrative manager and he is asking for an intern. He has requested a spreadsheet of the contracts and information. There will be a budget request for line item transfers. Public Works will maintain the overall responsibility for security and maintenance at the site. We will talk more about the legacy buildings at a future meeting. He is meeting with the Mayor, City Manager, the Director of Public Works and the Director of Facilities to go over the details. This will be a bigger move and is exciting, but it is a big responsibility for us. Capacity building is a priority.

Chair Parks said congratulations. Having it all under one roof will be a positive thing.

Ms. Aguilar said we need to make that clear to the public.

Mr. Czoski said we need to get the specificity of our responsibility finalized. It is critical that we, as a Commission, know what the authority of the MRC is.

**B. METROPOLITAN REDEVELOPMENT AGENCY - STATE STATUTE**

## **POWERS, ROLES AND RESPONSIBILITIES**

Mr. Hernandez said at our July meeting, we will go over the powers allowed by the State Statutes with the Commissioners as well as our proposal to the Governing Body as to responsibility. The authorize that action. We will discuss it at our July and August meetings. There will be an opportunity to speak as long as you want.

Mr. Czoski said we spoke about the master lease format and the relationship to the Governing Body. The only thing we have had go before the Governing Body was the change we wanted in the master plan.

Mr. Hernandez said he looks forward to the meeting in July.

### **7. ACTION ITEMS: CONSENT AGENDA**

None.

### **8. ACTION ITEMS: DISCUSSION AGENDA**

None.

### **9. MATTERS FROM STAFF**

#### **A. UPDATE - MIDTOWN METROPOLITAN REDEVELOPMENT AREA DESIGNATION**

Ms. Vendetti said due to an amendment Councilor Michael Garcia presented, there will be another opportunity for public comment at Governing Body the second meeting of June. They will vote at that time.

#### **B. UPDATE - MIDTOWN PUBLIC PROPERTY OFFER**

Mr. Hernandez said a deadline date has been set for June 20<sup>th</sup>. We have received offers on several properties. The Commission will discuss this during an executive session at the July meeting. The Commission will make a recommendation. This is the first step to a formal offer. There are 8 uncommitted parcels at Midtown. We have received offers on 6 of them.

Chair Park said she feels strongly that it would be a blight on us if we don't explore the affordable housing part of that. She is interested in what the competition looks like and what your thoughts are as to clarifying that.

Mr. Hernandez said when we developed the master plan, the MRA was created to negotiate those items. Four parcels have been set aside for tax credits. They have

to be 60% affordable housing. We will be monitoring and negotiating with developers along the way.

Mr. Czoski asked what ability does the City have to donate land value.

Mr. Hernandez said the Anti-Donation Law does not apply to affordable housing. Donation or significantly lowering of the price can be done.

There was discussion about appraisals, fee in lieu of, compliance with the affordable housing plan, the ability to exercise judgement, financing issues, the number of possible units and the process for legal review.

### **C. UPDATE - NEIGHBORHOOD STABILIZATION PLAN**

Mr. Hernandez reported that they are working with a local firm on the plan at this time.

### **D. UPDATE - VISUAL ARTS CENTER RFP AND ENA WITH MADA**

Mr. Hernandez said we have legal on board to get through the ENA. The ENA period ends soon. We will finish up negotiating and can send it to you.

### **E. METROPOLITAN REDEVELOPMENT AGENCY PRIORITIES FOR JUNE 2025**

Mr. Hernandez said the priorities are actually everything you see here and building capacity.

## **10. MATTERS FROM THE COMMITTEE**

Mr. Czoski asked what is the ENN for.

Ms. Vendetti said it is public comment on the area designation. Five members of the public attended.

Mr. Czoski spoke about the diversity of the site, possibilities, height issues and other items important to infrastructure.

There was discussion around parking and a central parking structure, landscaping and the appearance of the campus.

Ms. Aguilar commented on the perception of developers.

Mr. Hernandez said we want to work with the Foundation on that.

**11. MATTERS FROM THE CHAIR**

None.

**12. NEXT MEETING: JUNE 2, 2025**

**13. ADJOURN**

There being no further business before the Commission, the meeting adjourned at 10:37 am.

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Jenny Parks, Chair

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Elizabeth Martin, Stenographer

