

**METROPOLITAN REDEVELOPMENT COMMISSION
JULY 2, 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 Silva, Chair, at 9:05 am, on July 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

Commissioner Richard Czoski
Commissioner Jenny Parks, Vice Chair
Commissioner Maria Sandra Aguilar
Commissioner Dion Silva, Chair

MEMBERS ABSENT

Commissioner Robert Alexander Gonzalez, excused

OTHERS PRESENT

Liz Camacho, Economic Development Department
Carly Venditti, Asset Development Manager
Daniel Hernandez, MRC Director
Marcos Martinez, Assistant City Attorney
Peter Ives

3. APPROVAL OF AGENDA

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

VOTE The motion passed on a voice vote.

4. APPROVAL OF MINUTES

A. MINUTES FROM JUNE 2025 METROPOLITAN REDEVELOPMENT COMMISSION

Mr. Czoski asked that the following language be added before his comments on item 6 B: “based on my experience at the railyard project.” A typo was also noted.

MOTION A motion was made by Ms. Park, seconded by Mr. Czoski, to approve the minutes as amended.

VOTE The motion passed on a voice vote.

5. ACTION ITEMS: CONSENT AGENDA

None.

6. PRESENTATIONS

None.

7. ACTION ITEMS: CONSENT AGENDA

None.

8. ACTION ITEMS: DISCUSSION AGENDA

None.

9. MATTERS FROM STAFF

A. UPDATE - PUBLIC WORKS TO METROPOLITAN REDEVELOPMENT AGENCY TRANSITION

Mr. Hernandez said we are meeting this afternoon to put the fine points on the transition. We have been working with the contractors on the engineering drawings and layout to fine tune them. They are marching toward 60% completing the engineering. We are hoping for 100% at the end of this year or a few months after that.

Mr. Hernandez said the other piece of the transition is what the Public Works Department’s ongoing role would be as Facilities Managers. He hopes to clarify that at the meeting this afternoon. They are putting together a proposal for ongoing maintenance and upkeep. The MRA is a redevelopment agency, not a property management agency. We are responsibly for demolition. Public Works put in place the contracts for the first phase of that work. We will deal with the contracts for the second phase. We will be getting an update from the Finance Department as to the budget amount and line items in Public Works that will be transferred to the MRA,

B. UPDATE - MIDTOWN METROPOLITAN REDEVELOPMENT AREA

DESIGNATION

Ms. Venditti said the Midtown designation passed unanimously last week. The Council is excited about the progress.

C. UPDATE - METROPOLITAN REDEVELOPMENT AREA PLAN

Ms. Venditti said this plan is our next step moving forward in this process. Our consultant has almost completed the market study. We hope to get it to the Governing Body in the fall. There will be public hearings as well. She will notify all of you on the dates.

Ms. Venditti gave the history of the plan .

Mr. Martinez explained the difference in this plan versus the Master Plan and the designation, and MRC involvement.

Ms. Venditti said we hope to have the first draft to the Commission by August.

Commissioner Czoski asked if it was possible for the Commissioners to see an outline.

Ms. Venditti said she is happy to share the outline. We are waiting on the power designation from Marcos.

D. UPDATE - NEIGHBORHOOD STABILIZATION PLAN

Ms. Venditti said we are in the final stages of this contract. Legal is hammering out the details. As soon as we have that we will send it to you and it becomes public. It is specifically for the Hopewell/Mann neighborhood to start with. The impact will be mostly residential.

Ms. Park asked what is the timeline for getting the plan to us.

Ms. Venditti said it will be in the next couple of weeks. We are happy to bring the consultant to a meeting as well.

Mr. Hernandez said maybe we should recirculate the RFP.

Ms. Venditti said she will send that out this afternoon.

E. UPDATE - MIDTOWN SITE CONDITIONS AND MAINTENANCE

Mr. Hernandez said we want to make sure we have ongoing maintenance and a

nice looking site. We are working with Public Works to iron out the details.

10. MATTERS FROM THE COMMITTEE

Mr. Czoski said at the last meeting we had discussion about several proposals for developers. He thought we were going to review those.

Mr. Hernandez said all of the proposals are consistent with the prescribed use and plan. There is lots of housing. He thinks we will get to or exceed the 1,100 units in the Master Plan. He has been meeting with developers to fine tune their plans and get their site plans. He wants to find a time for a special meeting of this group to review the plans toward the end of this month possibly. After that we will establish recommendations for the Governing Body and enter into exclusive agreements to have a Resolution to have the City Manager sign the exclusive agreements. We will put that into a package for you.

Mr. Czoski asked if they could include an agenda item each month for the meeting that would give updates on the progress of projects such as Aspect Studios and others.

Mr. Hernandez said sure, that is a great idea.

Ms. Park said she would love to have a timeline for all of the projects on the wall so we can track them.

Mr. Hernandez said that is a great idea.

Mr. Czoski said he read an article in the paper that mentioned our terms. Can you clarify our terms.

Mr. Hernandez said he will get that information for you and share it with all of the Commissioners.

There was a discussion about terms and reappointments.

11. MATTERS FROM THE CHAIR

Chair Silva said at the last meeting the minutes said we were going to have a discussion about our power.

Mr. Hernandez said he is in the process of writing a memo regarding our discussions thus far. He and Marcos are working on it to include the intent and legality of the MRA powers delegated by the Governing Body. He will be meeting with each Commissioner individually.

12. NEXT MEETING: August 6, 9:00 am

13. ADJOURN

There being no further business before the Commission the meeting adjourned at 9:52 am.

Dion Silva, Chair

Elizabeth Martin, Stenographer