

**METROPOLITAN REDEVELOPMENT COMMISSION
SEPTEMBER 3, 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 Jenny Parks, Vice Chair, at 9:06 AM, on September 3, 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 Dion Silva, Chair, virtually
(one vacancy)

MEMBERS ABSENT

Commissioner Robert Alexander Gonzales, excused

OTHERS PRESENT

Mark Scott, City Manager
Carly Venditti, Asset Development Manager
Marcos Martinez, Assistant City Attorney
Elizabeth Martin, Stenographer

3. APPROVAL OF AGENDA

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

VOTE The motion passed on a voice vote.

4. APPROVAL OF MINUTES

A. MINUTES FROM JULY AND AUGUST 2025 METROPOLITAN REDEVELOPMENT COMMISSION

MOTION A motion was made by Commissioner Czoski, seconded by Commissioner Silva, to approve both the July and August, 2025, minutes as presented.

VOTE The motion passed on a voice vote.

5. APPROVAL OF CONSENT AGENDA

None.

6. PRESENTATIONS

A. STAFF UPDATE, HOPEWELL MANN NEIGHBORHOOD STABILIZATION PLAN WORKPLAN AND PROCUREMENT UPDATE

Ms. Venditti gave a PowerPoint presentation including an overview of the scope of work, the procurement process, deliverables, engagement and outreach.

Commissioner Park asked what is the end product and what are the actions.

Mr. Scott said there have not been a lot of neighborhood stabilization plans done. We have a community population and people who are starting to move into their area. You can have gentrification. In recent years, groups like this have begun to work on things like this to allow the population to stay in their neighborhood. There is real concern regarding the spill over from Midtown into the neighborhood. The thinking is to look at ways to mitigate that. What we do here may become a road map for other studies.

Commissioner Czoski said he is curious why no case study was included in the Railyard and what has happened in that area. Is there any ability to include that at this point.

Mr. Scott said it is worth talking to them about.

Ms. Venditti said the group working on this plan will be at our next meeting.

7. ACTION ITEMS: CONSENT AGENDA

None.

8. ACTION ITEMS: DISCUSSION AGENDA

Done.

9. MATTERS FROM STAFF

A. MIDTOWN ARTS AND DESIGN ALLIANCE DEVELOPMENT AND DISPOSITION AGREEMENT UPDATE

Mr. Scott said we have provided MADA with a draft development agreement that Marcos and others worked on. We are going to be sitting down with them and hearing their responses in the next couple of weeks.

Commissioner Czoski asked when this will become public.

Mr. Martinez said this body could convene an Executive Session to talk about it at the next meeting.

Mr. Scott said the idea is to get this adopted by the end of the calendar year. It is in everyone's best interest. In order to meet that, we need to have a basic agreement in a month. That is the goal. The agreement will then go through the committee process and to the Governing Body for approval. We are willing to do a special meeting to review it.

Mr. Scott said we will check with everyone's calendar and then post a notice for a special meeting.

B. MIDTOWN MASTER PLAN AMENDMENT SCHEDULE UPDATE

Ms. Venditti said this Thursday, the Findings of Fact will go through the Planning Commission. After that, it will to the Governing Body.

C. METROPOLITAN REDEVELOPMENT AREA PLAN

Ms. Venditti said we will move forward this fall. We are waiting on a couple of staff reviews. It is 90% complete. We will have the final draft in October.

D. ST. MICHAEL'S HALL ASSESSMENT REPORT, STAFF STILL AWAITING BUILDING ASSESSMENT REPORT

Mr. Scott said there has been some confusion that he caused at the Governing Body meeting regarding Consulos Place. We are dealing with a grant funded study on options regarding homeless issues. One of the things we are studying is a road map of what we are going to do with Consulos Place. The Governing Body does not want to displace those folks. The building itself is in some disrepair and that needs to be addressed if people are going to be there long term. Wilson and Company are doing an evaluation of the building. We are looking at fixing that building with that as the long term option. We are also looking at finding another option for congregate housing. It is

an important part of our puzzle and how the process will go together on the schedule.

Mr. Scott said he is very interested in going through all the details with all of you as soon as we can. We will bring that and the role of the Commission to a future agenda.

Chair Silva said he is quite interested in enhancing the role of the Commission. We will be coming back with those reports.

Commissioner Czoski asked what is the timeline.

Chair Silva said we are hoping that in the October meeting we will be able to be brought up to speed.

Commissioner Czoski asked if the redevelopment plan can be distributed to us prior to the next meeting.

Mr. Scott said he wants to give it to you when he gives it to the Governing Body.

10. MATTERS FROM THE COMMITTEE

Commissioner Czoski said we have an open Commission position. His term expires in January of 2026. Those things need to be taken care of administratively. He would ask that his renewal be handled.

Mr. Scott said we will take care of that.

Commissioner Parks asked for an update on signage on St. Michaels Road.

Ms. Venditti said we are waiting on a barrier with the State to be taken care of and to acquire a vendor.

Ms. Venditti spoke about the prevailing wage issue with the State and said we will continue to push on this.

PUBLIC COMMENT

Mary Truman. Ms. Truman said the Hopewell Mann analysis pointed out that the gentrification of that neighborhood happened when the property was leased by the City. Looking back at the census then would be helpful. There are impacts on the schools.

Mike Harris. Mr. Harris said he is a former City Councilor for District 4. His real interest is in what is going on at the Midtown Campus. He is glad to hear there is

forward progress. He is interested in what is happening with the redevelopment of the library.

Mr. Scott said we have a liaison who is part of the MRA team and is working on the library project and the theater project. We are having early meetings with the library team and starting to work on this. The scope will depend on the budget. It is definitely part of the plan. We will put that on the agenda for October.

11. MATTERS FROM THE CHAIR

None.

12. NEXT MEETING: OCTOBER 1, 2025

13. ADJOURN

There being no further business before the Commission, the meeting adjourned at 9:58 am.

Commissioner Jenny Parks, Vice Chair