

**METROPOLITAN REDEVELOPMENT COMMISSION
NOVEMBER 5, 2025, 9:00 AM
FOGELSON LIBRARY, SOUTHWEST ANNEX
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 Dion Silva, Chair, at 9:04 AM, on November 5, 2025, at the Fogelson Library, Southwest Annex, 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
(one vacancy)

MEMBERS ABSENT

Commissioner Robert Alexander Gonzales

OTHERS PRESENT

Mark Scott, City Manager
Elisa Montoya, Director, Community Development Department
Carly Venditti, Asset Development Manager
Marcos Martinez, Assistant City Attorney
Melissa Velasquez
Mayrah Udvardi
Niyia Mack, MRA Contractor
Elizabeth Martin, Stenographer, virtually

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 , 2025 OCTOBER 1, 2025, METROPOLITAN REDEVELOPMENT COMMISSION MINUTES

Several corrections were noted.

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

VOTE The motion passed on a voice vote.

5. APPROVAL OF CONSENT AGENDA

None.

6. PRESENTATIONS

A. WSP AND WILSON & COMPANY 60% INFRASTRUCTURE DESIGN UPDATE

Danny Sims, WSP Owner's Representative, and Tyler Wilson, Wilson & Company, gave a PowerPoint presentation saying the 60% plans were submitted on October 17th and include the infrastructure construction and next steps, Arroyo Park, Central Plaza, cost estimates, construction review and comments from departments.

Commissioner Czoski asked about parking spaces.

Mr. Wilson stated that it is the intention to have 200 parking spaces and charging stations.

There was discussion around the layout, usage, utilities and funding.

Mr. Scott said we are working on funding and with the Redevelopment Agency for funding as well. He will be presenting an update to the City Council at their next meeting. We expect to be at 100% design by mid spring.

B. GENERAL MIDTOWN STATUS UPDATE

Ms. Venditti gave a PowerPoint presentation that included the history of the project, progress points, community engagement, where we are now, legacy buildings and civic uses and ongoing development.

Mr. Scott spoke about financing advancements, timing, economic timing, and housing.

Mr. Scott asked the Commissioners to contact Ms. Venditti if they had any questions.

7. ACTION ITEMS: CONSENT AGENDA

None.

8. ACTION ITEMS: DISCUSSION AGENDA

A. METROPOLITAN REDEVELOPMENT COMMISSION AUTHORITY DISCUSSION

Ms. Venditti introduced the consultant who has been working with them on the MRA Development Plan.

Mr. Scott said the Agency must be certified under the law before given formal authority. The Governing Body decides that and then the Commission is able to enter into Executive Session like the Governing Body does. We are moving through that process.

Ms. Venditti shared her screen and reviewed the long list of options the Governing Body has in that regard.

Commissioner Czoski said he would like to know the Commission's priorities and things we do not want to take on as all.

Chair Silva said he agrees. We need to communicate to the Governing Body what we feel comfortable with. He would like the authority to pivot to respond to things in a quicker fashion that the Governing Body could.

Commissioner Czoski asked about a realistic timeline for Governing Body to deal with this.

Mr. Scott said February or March.

Commissioner Parks said the goal would be to have the authority make decisions so we do not hold up development. She thinks we will need Marcos to come up with a workable structure.

Mr. Scott asked the Commissioners to send their comments to Ms. Venditti.

Ms. Venditti said she will accumulate the comments and send them out to all of the Commissioners.

Commissioner Czoski said it is critical for us to be a functional Commission.

Chair Silva recommended that the Commissioners reach out to Carly with recommendations. She will compile the information and send it back out to us by the 21st.

Commissioner Czoski said he thinks the amount of work we are able to take on is limited by our five member Commission. That could be fixed.

Mr. Scott said you can make a recommendation on that. The Governing Body would have to change the code to do that.

9. MATTERS FROM STAFF

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

Mr. Scott stated that this is an ongoing discussion. We cannot go into the details at this time.

B. EXCLUSIVE NEGOTIATION AGREEMENT UPDATES

Mr. Scott said he talked to the Governing Body at their last meeting to get the authority to enter into an exclusive agreement on the two projects identified. This is a complicated process. He has to run things through the City's Committee process. He will send a draft to the Commissioners.

C. GREER GARSON PERFORMING ARTS CENTER, OPERATION CONCEPT

Ms. Mack said we have a proposed concept and are working on the details. The proposal is for a multi-disciplinary model for the Midtown Performing Arts Center, Phase 1. We are getting the building ready for use with upgrades and renovations. The recommendation is that it will be housed in the Arts and Culture Department to lease the facility in the initial proposal. In the second phase, the City will release an RFP for management of the Center. It will be a third party operator. The City will maintain ownership.

Mr. Scott said there is a lot of work yet to be done. It is a huge building with a lot of potential. It will require substantial funding. He does not know the staff capacity to take on the tasks recommended. He thinks the recommendations will get scrubbed quite a bit before it is finalized. This has not been presented to the Governing Body. This is a study of the recommendations. We want to start moving forward, but it will take awhile.

Ms. Mack said they will come in to make a presentation to the Commission in future months.

10. MATTERS FROM THE COMMITTEE

Commissioner Parks asked about the appointment of the Commission's fifth member.

Mr. Scott said he did not know if Mayor Webber will make a recommendation for the appointment or leave that to the new Mayor.

Chair Silva said maybe we could work on that.

11. MATTERS FROM THE CHAIR

Chair Silva said he did not have any matters, but would welcome public comments.

Mary Schruben. Ms. Schruben spoke about gas line improvements.

Mr. Scott said he would put her questions forward.

Commissioner Parks left the meeting.

Jamie Blosser. Ms. Blosser spoke about the time it is taking to get their agreement done and what they are trying to build, saying we are in a difficult place with significant risk. We ask for our partnership to move forward. We need this Commission to understand.

Philip Gesue, Aspect Studios. Mr. Gesue said he has some questions about infrastructure. We will be facing an uphill battle if his developments open without infrastructure in the campus where there are needed curbs, landscape and sidewalks. We feed into Cerrillos Road for electricity. If we could get help with that where Garson ends at Siringo Road it would really help our businesses. This is a time sensitive issue.

Mr. Scott responded and there was discussion.

12. NEXT MEETING: DECEMBER 3, 2025

13. ADJOURN

There being no further business before the Commission, the meeting adjourned at 10:57 PM.

Dion Silva, Chair

Elizabeth Martin, Stenographer