



## Agenda

**Regular Meeting of the  
Metropolitan Redevelopment  
Commission  
October 1, 2025 at 9:00 AM  
Midtown Santa Fe  
Santa Fe Emergency  
Management Center  
1600 St. Michael's Drive, Santa  
Fe**

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### **Procedures for Metropolitan Redevelopment Commission Meeting**

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
  - a. Request for approval of July 2, 2025 Metropolitan Redevelopment Commission Minutes (Elizabeth Martin, Stenographer: Elizabeth Martin, max4martin@yahoo.com)
  - b. Request for approval of September 3, 2025 Metropolitan Redevelopment Commission Minutes (Elizabeth Martin, Stenographer: Elizabeth Martin, max4martin@yahoo.com)
5. Approval of Consent Agenda
6. Presentations
  - a. MASS Design Consulting Team Introduction and Update, Hopewell Mann Neighborhood Stabilization Plan (Carly Venditti, Asset Development Manager, cavenditti@santafenm.gov)
7. Action Items: Consent Agenda
8. Discussion Items: Discussion Only
9. Matters from Staff
  - a. Midtown Arts & Design Alliance Development & Disposition Agreement Update (Mark Scott, City Manager, mscott@santafenm.gov)
  - b. Midtown Master Plan Amendment Schedule Update (Carly Venditti, Asset

Development Manager, cavenditti@santafenm.gov)

- c. Updates from City Manager and Interim MRA Director, Mark Scott (Mark Scott, City Manager, mscott@santafenm.gov)

- 10. Matters from the Committee
- 11. Matters from the Chair
- 12. Next Meeting: Wednesday, November 5, 2025
- 13. Adjourn

Closed captions are provided for this meeting. Persons with disabilities in need of additional accommodations, contact the City Clerk's office at 505-955-6521, five (5) working days prior to meeting date.

**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.

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Dion Silva, Chair

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Elizabeth Martin, Stenographer

**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.

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Commissioner Jenny Parks, Vice Chair