



## Agenda

**Regular Meeting of the  
Metropolitan Redevelopment  
Commission  
March 5, 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 Consent Agenda
5. Presentations
  - a. Discuss Site Tour Conducted on February 5, 2025, of the Midtown Site by the Metropolitan Redevelopment Commission (Daniel Hernandez, MRA Director; [dahernandez@santafenm.gov](mailto:dahernandez@santafenm.gov)).
  - b. Introduction to New Mexico Metropolitan Redevelopment Code (§3-60A-1 to 3-60A48 NMSA 1978) and the Draft Metropolitan Redevelopment Area Designation. Explanation of Economic Development Tools Made Possible by a Metropolitan Redevelopment Area Designation. (Carly Venditti, Asset Development Manager; [cavenditti@santafenm.gov](mailto:cavenditti@santafenm.gov))
6. Action Items: Consent Agenda
  - a. Request for Approval of Minutes for 11/20/2024 Metropolitan Redevelopment Commission Committee meeting (Elizabeth Camacho, Economic Development & Communications Administrator: [excamacho@santafenm.gov](mailto:excamacho@santafenm.gov))
  - b. Request for Approval of Minutes for 12/04/2024 Metropolitan Redevelopment Commission Committee meeting (Elizabeth Camacho, Economic Development & Communications Administrator: [excamacho@santafenm.gov](mailto:excamacho@santafenm.gov))
7. Action Items: Discussion Agenda
8. Matters from Staff

9. Matters from the Committee

10. Matters from the Chair

11. Next Meeting:

12. Adjourn

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**  
**November 20,2024**  
**Midtown Emergency Services Center**  
**1600 St. Michaels Ave. Santa Fe, NM**

***I. Call to Order***

The meeting was called to order at 9:15 by Loretta Olguin.

***II. Roll Call***

**Present:**

- Richard Czoski
- Jenny Parks
- Sandra Aguilar

**Absent:**

- Robert Gonzalez
- Dion Silva

**Staff Present:**

- Alan Webber, Mayor
- Daniel Hernandez, Metropolitan Development Director
- Patricia Feghalia, Assistant City Attorney
- Loretta Olguin, Business Manager
- Regina Wheeler, Public Works Director
- Chelsey Johnson, Arts & Culture Director
- Timothy Farrell, Property Development Manager
- Elizabeth Camacho, Economic Development & Communications Administrator

A quorum was declared.

***III. Approval of Agenda***

The agenda was presented and approved unanimously.

Motion: Jenny Parks

Second: Richard Czoski

***IV. Approval of Minutes***

No minutes were available for approval at this meeting.

## ***V. Presentations***

### **A. Introduction of City Staff**

Presenter: Daniel Hernandez

Summary:

- Commissioners were introduced to the City's Metropolitan Redevelopment Agency staff.
- Staff outlined their roles and responsibilities, emphasizing collaboration with the Commission on redevelopment projects.
- Staff shared their contact information and encouraged open communication to streamline project planning and implementation.

### **B. Overview of Metropolitan Redevelopment Area (MRA) Designation Process**

Presenter: Daniel Hernandez

Key Points:

- Explained the MRA designation process and its benefits for Midtown.
- Staff noted that during the master planning process, property owners expressed general support for the designation but requested ongoing updates.
- Commissioners raised questions about how MRA designation might impact individual property owners and public outreach plans.

### **C. Open Meetings Act (OMA) Compliance**

Presenter: Patricia Feghalia

Summary:

- Reviewed OMA rules, emphasizing public meeting requirements and avoiding rolling quorums.
- Staff explained scenarios involving informal discussions that could inadvertently create a quorum.
- Commissioners sought clarification on handling emails and group discussions to ensure compliance.

## ***VI. Action Items***

No action items were discussed at this meeting.

## ***VII. Matters from Staff***

Staff reported on:

- Progress on neighborhood stabilization plans to address potential development impacts.
- Ongoing discussions with consultants for infrastructure planning.

***VIII. Matters from the Commission***

Commissioners discussed:

- Enhancing public communication strategies while maintaining transparency.
- Balancing workload and compliance with Open Meetings Act requirements.

***IX. Adjournment***

The meeting was adjourned at 10:15

**Metropolitan Redevelopment Commission**  
**December 4, 2024**  
**Midtown Emergency Services Center**  
**1600 St. Michaels Ave. Santa Fe, NM**

***I. Call to Order***

The meeting was called to order at 9:00 AM by Daniel Hernandez.

***II. Roll Call***

**Present:**

- Richard Czoski
- Jenny Parks
- Dion Silva
- Sandra Aguilar

**Absent:**

- Robert Gonzalez

**Staff Present:**

- Daniel Hernandez
- Patricia Feghalia
- Loretta Olguin

A quorum was declared.

***III. Approval of Agenda and Minutes***

The agenda was approved as presented.

Motion: Jenny Parks

Second: Richard Czoski

Vote: Unanimous

No minutes were available for approval at this meeting.

***IV. Presentations***

**A. Ethics and Open Meetings Act Overview**

Presenter: Patricia Feghalia, Assistant City Attorney

Key Points:

- Reviewed conflict of interest rules and policies on gifts exceeding \$50.
- Explained public records requirements, noting that commissioners' emails about public business are subject to public inspection, even if on private accounts.
- Discussed public perception of impartiality, emphasizing caution in interactions with stakeholders.

**Commission Discussion:**

- Commissioners expressed concerns about potential public records requests involving private email accounts.
- Staff clarified that emails related to public business should be forwarded to city staff for responses when appropriate.

**B. Aspect Media Village Development**

Presenter: Philip Gesue

Key Points:

- Presented plans for a mixed-use media hub integrating sound stages, housing, and retail.
- Highlighted sustainability efforts such as xeriscaping, EV charging stations, and eco-friendly design.

**Commission Discussion:**

- Commissioners asked about infrastructure challenges, appraisal discrepancies, and residential integration.
- Staff noted ongoing evaluations of appraisals and phased development approaches to address city and developer concerns.

**C. Midtown Visual Arts Center**

Presenters: Jamie Blosser and Ray Landy

Key Points:

- Outlined plans to activate community spaces with courtyards and green areas.
- Emphasized alignment with the Midtown Community Plan's goals for open space and arts programming.

**Commission Discussion:**

- Commissioners inquired about public accessibility to planned green spaces and alignment with long-term community goals.

#### ***V. Action Items***

No actions were taken during this meeting.

#### ***VI. Matters from Staff***

##### **Appointments:**

- Chair: Dion Silva
- Vice-Chair: Jenny Parks

Staff announced plans for a site tour of Midtown developments in January 2024 to familiarize commissioners with the area and ongoing projects.

#### ***VII. Matters from the Commission***

Discussion focused on:

- Strategies to enhance public communication while managing workloads.
- Commissioners emphasized the importance of public outreach and responsiveness, agreeing to forward public inquiries to staff for centralized responses.

#### ***VIII. Future Meetings***

- A site tour of Midtown developments is proposed for mid-January.
- The next meeting is scheduled for February 5, 2024, at 9:00 AM.

#### ***IX. Adjournment***

The meeting was adjourned at 10:38 AM.

Prepared by: Liz Camacho

Date: 12/17/2024

Approved: