



Agenda

**Regular Meeting of the
Metropolitan Redevelopment
Commission
May 7, 2025 at 9:00 AM
Midtown Santa Fe
Santa Fe Emergency
Management Center
1600 St. Michael's Drive, Santa
Fe**

Procedures for Metropolitan Redevelopment Commission Meeting

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Action Items: Consent Agenda
 - a. Request for Approval of the March 5, 2025 Metropolitan Redevelopment Commission Meeting Minutes (Elizabeth Martin, Stenographer)
 - b. Request for Approval of the April 2, 2025, Metropolitan Redevelopment Commission Meeting Minutes (Elizabeth Martin, Stenographer)
5. Presentations
 - a. Quadstock & Site Activation Update
 - b. Metropolitan Redevelopment Area (MRA) Designation – Amendment and Report
 - c. Midtown Master Plan – Amendment Details
6. Action Items: Discussion Agenda
7. Matters from Staff
8. Matters from the Committee
9. Matters from the Chair
10. Next Meeting:
11. 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
MARCH 5, 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 Dion Silva, Chair, at 9:03 am, on March 5, 2025, at the Santa Fe emergency Management Center, Midtown Santa Fe, 1600 St. Michael's Drive, Santa Fe, NM.

2. ROLL CALL

MEMBERS PRESENT

Dion Silva, Chair
Richard Czoski
Jenny Parks
Robert Alexander Gonzales

MEMBERS ABSENT

Maria Sandra Aguilar

OTHERS PRESENT

Liz Camacho, Economic Development Department
Carly Venditti, Asset Development Manager
Daniel Hernandez, MRC Director

Marcos Martinez, Assistant City Attorney
Loretta Olguin, Economic Development Department
Elizabeth Martin, Stenographer

3. APPROVAL OF AGENDA

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

VOTE The motion passed on a voice vote.

4. APPROVAL OF CONSENT AGENDA

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

VOTE The motion passed on a voice vote.

5. PRESENTATIONS

A. DISCUSS SITE TOUR CONDUCTED ON FEBRUARY 5, 2025, OF THE MIDTOWN SITE BY THE METROPOLITAN REDEVELOPMENT COMMISSION

Mr. Hernandez said he noticed a lot of conversation going on with questions. He wanted to learn from you what things you need more information on so he can put that in a presentation. He would also like to know your thoughts after your tour,

Mr. Czoski said he would like an explanation, time frame and funding status of development, including what the City is going to do and what developers are doing.

The information could be put in a memo or a presentation to the Commission.

Chair Silva said an actual map would be great so we can understand what buildings are to be demolished and a layout of what is planned. He would also like information on the title work.

Mr. Gonzales said there is a map in the Master Plan.

Mr. Hernandez said we can do what the Chair has asked for.

Mr. Gonzales said you mentioned that you are starting to do clean up. Is there a budget for this early transition period. Can we put up banners so people can see that a transition has begun.

Ms. Venditti said we have a request for banners that has been turned in. We are working on the wording and a logo. We are taking out the guard shack as the first order of business and the speed bumps. The public utilities and the demolition work is out for bid.

Mr. Hernandez showed the map from the Master Plan to the Commissioners and described the status of the buildings.

Mr. Gonzales said he does not want us to forget the entrances and the perception people will have when they enter the property.

Mr. Hernandez said we discussed that during the Master Plan process. Residential development was being talked about near Planet Fitness and a road configuration. There was also talk about creating a new public services building. The City has to make those decisions. We are in easement discussions with the school

district between two shopping areas that we want to preserve.

Ms. Parks asked if there is a school backing up to this.

Mr. Czoski said Milagro.

Mr. Hernandez said we are also looking at the relocation of Consulos Place and affordable housing. That is all in discussion.

Ms. Parks said she enjoyed the tour. It was very helpful. She is wondering about timing and the time line for RFPs.

Mr. Hernandez said there is a lot of discussion right now. Part of the collaboration is with Public Works. There is discussion about the library as well. He is working with Public Works on the library and the theater. The parcel is in the first phase of development along with affordable housing.

Mr. Hernandez said Regina is the one who mostly interacts with the State around requests.

Chair Silva said maybe this Commission should put together a list of requests for the State and the City.

Mr. Czoski said we can also pursue a potential investor. We could prioritize requests with your guidance such as the library, the theater and St. Michael's Hall.

There was a discussion around funding possibilities.

Mr. Hernandez said we will review the time line and budget at the next meeting. He will also review with you the priorities that were set for Legislative requests.

Midtown is in the top 5 in requests. It is mostly infrastructure. He will forward that to you. The MRA has \$2.5 million dedicated to infrastructure as well. You can discuss where that may go. We have clear title now. He may see if someone from Public Works can come to our next meeting as well.

Mr. Gonzales asked what about the higher education building.

Ms. Venditti said we can collaborate with higher education on this. We are working with the Community College. That is a great building. Courses are being given there now.

Mr. Hernandez said we were in conversations with them during the master planning.

There was discussion around other surrounding buildings and open land.

Mr. Czoski said he would still like to see the title work.

Mr. Hernandez said he will put that on his list.

B. INTRODUCTION TO NEW MEXICO METROPOLITAN REDEVELOPMENT CODE (SECTION 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

Ms. Venditti said regarding the approval of the metropolitan development areas, that is in the process of moving through the City committees and then to Governing Body approval. We will keep the Commission informed of when it will go before the Governing Body and the areas proposed, time lines and boundaries.

Mr. Hernandez said Marcos is the brain on MRAs.

Ms. Venditti gave a PowerPoint presentation on the designation and the benefits of a MRA designation.

Mr. Martinez reviewed the process of MRA approval and the elements for approval.

There was discussion around the land use code and the designations in Albuquerque of MRA sites.

Ms. Parks said maybe someone from the Albuquerque MRC could come to our next meeting.

Mr. Czoski said maybe we could tour the areas designated in Santa Fe.

Mr. Hernandez said we can do that at a future meeting. We could also call a special meeting.

Ms. Venditti said she will send the presentation to Commission members.

Chair Silva said we were told we were restricted on voting as a body.

Mr. Martinez said on things you cannot vote on such as a plan not formed. There are things you can vote on such as the agenda and minutes.

Chair Silva asked can we make recommendations to the Governing Body, but not as a Commission.

Mr. Martinez said you can recommend approval of the resolution as a Body. We can put that on the next agenda.

Mr. Hernandez said he will add it to the agenda.

Mr. Hernandez said we have three firms interested in the redevelopment of the Garson Theater and selected art space. We are also looking at artist housing at Midtown.

6. ACTION ITEMS: CONSENT AGENDA

A. REQUEST FOR APPROVAL OF MINUTES FOR 11/20/2024 METROPOLITAN REDEVELOPMENT COMMISSION MEETING.

Approved on consent.

B. REQUEST FOR APPROVAL OF MINUTES FOR 12/04/2024 METROPOLITAN REDEVELOPMENT COMMISSION MEETING.

Approved on consent.

7. ACTION ITEMS: DISCUSSION AGENDA

None.

8. MATTERS FROM STAFF

None.

9. MATTERS FROM THE COMMITTEE

None.

10. MATTERS FROM THE CHAIR

None.

11. NEXT MEETING

12. ADJOURN

There being no further business before the Commission, the meeting adjourned at 10:28 am.

Dion Silva, Chair

Elizabeth Martin, Stenographer

**METROPOLITAN REDEVELOPMENT COMMISSION
APRIL 2, 2025, 9:00 AM
MIDTOWN SANTA FE, MRA
1600 ST. MICHAEL'S DRIVE, SANTA FE, NM**

1. CALL TO ORDER

A meeting of the Metropolitan Redevelopment Commission was called to order by Dion Silva, Chair, at 9:05 am, on April 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

Dion Silva, Chair
Richard Czoski
Jenny Parks
Robert Alexander Gonzales
Maria Sandra Aguilar

MEMBERS ABSENT

OTHERS PRESENT

Liz Camacho, Economic Development Department
Carly Venditti, Asset Development Manager
Daniel Hernandez, MRC Director
Marcos Martinez, Assistant City Attorney
Elizabeth Martin, Stenographer

3. APPROVAL OF AGENDA

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

VOTE The motion passed on a voice vote.

4. ACTION ITEMS: DISCUSSION AGENDA

A. DISCUSS METROPOLITAN REDEVELOPMENT AREA DESIGNATION REPORT, ACTION ITEM: RECOMMENDATION

Ms. Venditti reviewed the Metropolitan Redevelopment Area Designation Report.

Mr. Czoski said this mentions a lot of incentives. Who has the authority to approve those and is there criteria we can provide to developers.

Ms. Venditti said the criteria is outlined by district. That is part of the planning methodology. The Commission's recommendation will go to the Governing Body for approval. There are a variety of incentives that could be recommended.

Mr. Hernandez said we are trying to develop the MRC as an agency and not recreate anything. We will have to do a lot of planning. The developers will come to us. We want to empower our planners to engage the current property owners as well.

Mr. Gonzales said there was a name of a Chicago firm mentioned. Are they making a proposal to us first then the Governing Body or directly to the Governing Body.

Ms. Venditti said they will work on planning and come to you and other committees, then to the Governing Body.

Mr. Hernandez said you will recommend to the Governing Body. Before you now is just the area.

Ms. Parks said at the end of the report, it talks about market strategy. How will you address that.

Mr. Martinez said let me clarify the statute process. This body has to develop a plan and have a public hearing before it goes to the Governing Body.

Mr. Hernandez asked if that can be a meeting.

Mr. Martinez said the statute requires at least one public hearing. Governing Body may hold an additional hearing.

Mr. Hernandez said we anticipate having a plan in October or November.

Mr. Gonzales asked if the Commission will meet with the consultant.

Mr. Hernandez said we will do that.

Ms. Parks said she is wondering if incentives are expected to do the housing portion.

Mr. Hernandez said the Midtown site is a catalyst for the kind of things that can happen on the property. That is within the role of the Commission.

Ms. Parks asked what is in the plan.

Ms. Venditti said it is in the development plan.

Mr. Hernandez said the tax incentive is a tool. Governing Body has to agree. This plan has not been done in Santa Fe before. We will get the analysis and the process through the State. They are the regulators.

Mr. Gonzales said we need to know the status of the properties. Is that something we do.

Mr. Hernandez said the lead firm is in the plan. They did look at that. The big thing they came out with was the importance of the Midtown site. The lack of development in the LINK area since it's designation was noted.

Mr. Hernandez said we talked about that with our consultant and the refurbishing of these strip malls. While there is a high tenancy rate, they really are not charging market rates.

Chair Silva asked is this link area in need of a MRA designation and does it meet the criteria of what is required. There is still a lot of vacant land that needs to be developed, including affordable housing. I suggest we move in that direction to help the Governing Body and others to understand.

Ms. Aguilar said a lot of people are nervous about the instability of the area. It speaks to under development and under use. She thinks this designation will help to stabilize the area for better and adequate use.

Chair Silva said it also addresses infill. We have a huge area in Midtown. Thank you for trying to bring diverse uses to this area. It is wise to use our assets to the highest and best use.

Mr. Czoski said there is also the issue of gentrification. That is the reason strip malls are full. The low rents. We may face some opposition from these little businesses. We need to have some kind of response to that.

Chair Silva said we have to understand if we develop a vibrant community, revenues will increase with higher attraction. The cost of leases may go up, but we hope more patrons come to off set that.

Mr. Czoski said that is the perfect response.

Chair Silva said these things, with commercial and residential development, need to happen in lock step.

Mr. Martinez said he echos what Mr. Czoski said. The Plan requires the City to describe a plan for anyone who is displaced in residential areas. Also it is a requirement of using Federal funds that we provide some funds for relocation of businesses that are displaced. That is an actual element of the plan.

Mr. Gonzales said he can't help but to think what happens in the district effects Midtown. If blight worsens, that will effect the campus. We need creative incentives around entrances to Midtown.

Mr. Hernandez said we did encounter that during the master planning process. It opened dialogue with property owners. At Midtown, film is the catalytic project. We are talking to adjacent property owners.

Chair Silva said he thinks the topic today is the MRA area and does it qualify for an MRA so it can move forward.

Ms. Aguilar said there has to be some way to have public transit to alleviate traffic issues. Access is necessary to make a viable community. There will have to be clustering.

Ms. Venditti said the master plan talks about multi-model transportation and implementation.

Mr. Hernandez said that is why we need to be looking at the district.

Mr. Czoski said the plan has defensible observations to make it an MRA.

Chair Silva said Carly has done a good job.

MOTION A motion was made by Ms. Parks, seconded by Ms. Aguilar, to recommend approval of the plan to the Governing Body.

VOTE The motion passed on a roll call vote as follows:

Mr. Czoski, yes; Ms. Aguilar, yes; Ms. Parks, yes; Mr. Gonzalez, yes; Chair Silva, yes.

5. PRESENTATIONS

A. METROPOLITAN REDEVELOPMENT AGENCY BUDGET OVERVIEW

Mr. Hernandez said he will give a condensed summary of the budget. The budget cycle ends on June 30th. There is a prior Midtown budget within the Economic Development Department. The MDA became a separate agency with two positions -

he and Carly. The budget is over. He requested \$70,000 for Jack Kelly Real Estate going forward and \$60,000 for administration for contract assistance. Liz is the Communications Manager. Her salary is still in Economic Development. We have consultant contracts and what was allocated to us. \$2.9 million for infrastructure improvements was carved out for the following year. This does not include the Public Works budget that includes the engineers. The Public Works Director will be making a presentation to us about that funds available to Midtown.

Chair Silva said he does not want us to be left out for communications as things change.

Mr. Hernandez said this office is a priority. We will be negotiating with the City Manager.

Chair Silva asked if you are seeking approval, how can we proceed if we do not know.

Ms. Camacho said this is not an action item.

Mr. Hernandez said we will get back to you after negotiations.

Chair Silva said so we have to play with the funds the City gives us.

Mr. Hernandez said we will make sure to get your recommendations in the future. This has already been submitted.

B. MRA PROJECTS TIME LINE

Mr. Hernandez reviewed the time lines for projects, which was included in the meeting packet.

C. PUBLIC ANNOUNCEMENT, MIDTOWN PARCELS FOR SALE OR LEASE

Mr. Hernandez spoke about a public announcement.

6. MATTERS FROM STAFF

None.

7. MATTERS FROM THE COMMITTEE

Ms. Parks gave an update on capital outlay.

8. MATTERS FROM THE CHAIR

None.

9. NEXT MEETING

May 6, 2025

10. ADJOURN

There being no further business before the Commission, the meeting adjourned at 10:30 pm.

Dion Silva, Chair

Elizabeth Martin, Stenographer