

CITY of ALBUQUERQUE

TWENTY FIFTH COUNCIL

COUNCIL BILL NO. R-22-38 ENACTMENT NO. R-2022-060

SPONSORED BY: Pat Davis

1 RESOLUTION

2 DESIGNATING THE UNIVERSITY METROPOLITAN REDEVELOPMENT AREA,
3 MAKING CERTAIN FINDINGS AND CONCLUSIONS PURSUANT TO THE
4 METROPOLITAN REDEVELOPMENT CODE, AND AUTHORIZING THE CITY TO
5 PREPARE A METROPOLITAN REDEVELOPMENT PLAN FOR THE UNIVERSITY
6 METROPOLITAN REDEVELOPMENT AREA.

7 WHEREAS, Section 3-60A-7 NMSA 1978 of the MR Code states: "No local
8 government shall exercise any of the powers conferred upon local
9 governments by the Redevelopment Law until the local government has
10 adopted a resolution finding that:

11 A. one or more slum area or blighted areas exist in the local government's
12 jurisdiction; and

13 B. the rehabilitation, conservation, slum clearance, redevelopment or
14 development, or a combination thereof, of and in such area is necessary in the
15 interest of the public health, safety, morals or welfare of the residents of the
16 local government's jurisdiction"; and

17 WHEREAS, the City of Albuquerque ("City") and the Metropolitan
18 Redevelopment Agency ("MRA") of the City and their employees and agents,
19 have for some time, engaged in a study of blighted areas within the City and
20 have submitted their findings and conclusions concerning the area detailed in
21 the University Metropolitan Redevelopment Area ("University MR Area")
22 Designation Report, which is attached as Exhibit B to this Resolution and
23 incorporated herein by reference; and

24 WHEREAS, pursuant to Section 3-60A-8(A) NMSA 1978 of the MR Code, the
25 Council caused to be published in the Albuquerque Journal, a newspaper of
26 general circulation, a notice containing a general description of the proposed

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 University MR Area and the date, time and place where the Council will hold a
2 public hearing to consider the adoption of this Resolution and such notice
3 was published twice with the last publication at least twenty days prior to the
4 Council hearing; and

5 WHEREAS, the Council has considered the Designation Report, including
6 Findings, Determinations, and Conclusions in addition to the questions and
7 comments submitted by members of the public concerning the proposed
8 University MR Area.

9 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
10 ALBUQUERQUE:

11 SECTION 1. The City Council makes the following Findings of Fact with
12 respect to the designation of the University MR Area:

13 A. The University MR Area is shown on the map attached hereto as
14 Exhibit A. The University MR Area is located along Central Boulevard, between
15 University Boulevard SE and Girard Boulevard SE, and Yale Boulevard
16 between Central Ave SE and Bell Ave SE. The geographic boundaries
17 generally include properties along the Central corridor between Central and
18 Silver Ave SE between Girard and Yale; and between Central and Gold SE
19 between Yale and University; and extends South along Yale to Bell Ave,
20 typically one or two parcels deep in the East and West directions. A portion of
21 the boundary also runs east-west along the south side of Garfield Ave SE,
22 between Yale Boulevard and Columbia Drive.

23 B. The University MR Area meets the definition of a blighted area as
24 defined in Section 3-60A-4(F) NMSA 1978 of the MR Code. The presence of the
25 following conditions is substantially impairing the sound growth and
26 economic health and well-being of the City: (1) a substantial number of
27 deteriorated or deteriorating structures; (2) deterioration of site
28 improvements; (3) a significant number of commercial or mercantile
29 businesses have closed or significantly reduced their hours of operation due
30 to the economic losses or loss of profit due to operating in the area; (4) a lack
31 of adequate housing; and (5) low levels of commercial activity or
32 redevelopment.

1 C. The combination of the above stated factors is an economic and
2 social burden and is a menace to the public health, safety, morals or welfare of
3 the residents of Albuquerque, and the rehabilitation, conservation,
4 redevelopment or development, or a combination thereof, of and in such area
5 is necessary.

6 SECTION 2. In accordance with the requirements of Section 3-60A-8 NMSA
7 1978, the Council hereby designates the area that is described in Section 1.A
8 above, and shown in the official University MR Boundary map attached hereto
9 as Exhibit A, to be a 'metropolitan redevelopment area' as defined by Section
10 3-60A-4 (M) NMSA 1978 and finds it to be appropriate for a metropolitan
11 redevelopment project or projects. This area shall be referred to as the
12 University MR Area to distinguish it from other metropolitan redevelopment
13 areas.

14 SECTION 3. The MRA of the City is hereby authorized to prepare a
15 Metropolitan Redevelopment Plan, as defined by Section 3-60A-4 (N) NMSA
16 1978, for the University MR Area, which, without limitation, shall: (1) Seek to
17 eliminate the problems created by the blighted conditions of the area; (2)
18 Conform to and coordinate with the Albuquerque/Bernalillo County
19 Comprehensive Plan, and any other applicable plans or policies; and (3) Be
20 sufficient to indicate the proposed activities to be carried out in the area,
21 including, but not limited to, any proposals for land acquisition,
22 redevelopment, improvements, rehabilitation and conservation and the plan's
23 relationship to defined local objectives respecting land uses, improved traffic
24 patterns and controls, public transportation, public utilities, recreational and
25 community facilities, housing facilities, commercial activities or enterprises,
26 and other public improvements.

27 SECTION 4. INCORPORATION. This shall be incorporated into Chapter 1
28 (Land Use), Article 12 (Metropolitan Redevelopment Areas and Plans) of the
29 Albuquerque Code of Resolutions.

30 SECTION 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
31 clause, word or phrase of this resolution is for any reason held to be invalid or
32 unenforceable by any court of competent jurisdiction, such decision shall not
33 affect the validity of the remaining provisions of this resolution. The Council

hereby declares that it would have passed this resolution and each section,
paragraph, sentence, clause, word or phrase thereof irrespective of any
provisions being declared unconstitutional or otherwise invalid.

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 PASSED AND ADOPTED THIS 1st DAY OF August, 2022
2 BY A VOTE OF: 9 FOR 0 AGAINST.

3
4
5
6
7
8
9
10 Isaac Benton, President
11 City Council
12

13
14 APPROVED THIS 12 DAY OF August, 2022
15
16

17 Bill No. R-22-38

18
19
20
21
22 Timothy M. Keller, Mayor
23 City of Albuquerque
24
25
26
27

28 ATTEST:

29
30 Ethan Watson *trw*
31 Ethan Watson, City Clerk
32
33
34