

CITY of ALBUQUERQUE

TWENTY-FIFTH COUNCIL

COUNCIL BILL NO. R-22-92 ENACTMENT NO. R-2023-037

SPONSORED BY: Tammy Fiebelkorn

1 RESOLUTION

2 APPROVING THE MENAUL METROPOLITAN REDEVELOPMENT AREA PLAN.

3 WHEREAS, the State of New Mexico has enacted the Metropolitan
4 Redevelopment Code (herein the "Code"), Chapter 3, Article 60A, Sections 1-48
5 NMSA 1978, as amended, which authorizes the City of Albuquerque, New
6 Mexico (the "City") to prepare metropolitan redevelopment plans to undertake
7 and carry out metropolitan redevelopment projects; and

8 WHEREAS, pursuant to Section 3-60A-8 (A) NMSA 1978 of the Code, on May
9 16, 2022, the City Council (the "Council"), the governing body of the City, after
10 notice and public hearing as required by the Code, duly passed and adopted
11 Council Resolution R-21-230, which designated the Menaul Metropolitan
12 Redevelopment Area and established its boundaries; and

13 WHEREAS, that Resolution made certain findings declaring, among other
14 things, the Menaul Metropolitan Redevelopment Area as blighted, and that
15 rehabilitation, conservation, development or redevelopment of the Menaul
16 Metropolitan Redevelopment Area is necessary in the interest of the public
17 health, safety, morals or welfare of the residents of the City; and

18 WHEREAS, public meetings on the proposed plan were held on August 11,
19 2022 and November 29, 2022 and notice of the meetings was provided via the
20 project website and via email to interested property owners, business owners,
21 and neighborhood association representatives; and

22 WHEREAS, at the February 16th, 2023 Albuquerque Development
23 Commission meeting, the Albuquerque Development Commission
24 recommended approval to the City Council of the Menaul Metropolitan
25 Redevelopment Area Plan; and

1 WHEREAS, pursuant to Section 3-60A-9 (B) NMSA 1978 of the Code, the
2 Albuquerque Development Commission meeting was noticed to the public
3 was provided via the project website; emailed to interested property owners,
4 business owners, neighborhood association representatives; a published
5 notice in the newspaper; and mailed notice to property owners within the
6 designated Menaul Metropolitan Redevelopment Area; and
7 WHEREAS, the City has conducted at least one public hearing on the
8 proposed Menaul Metropolitan Redevelopment Area Plan prior to final
9 consideration of the plan, after proper notice as required by Section 3-60A-9
10 (B) NMSA 1978 of the Code; and
11 WHEREAS, the Menaul Metropolitan Redevelopment Area Plan proposes
12 activities that will aid in the elimination and prevention of blight conditions
13 including a substantial number of deteriorated or deteriorating structure,
14 deterioration of site improvements, a significant number of commercial or
15 mercantile businesses have closed, and low levels of commercial activity and
16 redevelopment; and
17 WHEREAS, the Menaul Metropolitan Redevelopment Area Plan identifies
18 multiple strategies for revitalization of the area including identifying
19 opportunity sites and redevelopment projects, infrastructure and
20 transportation projects, and other supportive actions; and
21 WHEREAS, investment in and redevelopment of the Menaul Metropolitan
22 Redevelopment Area is critical to the sound growth and economic health of the
23 City; and
24 WHEREAS, implementing the Menaul Metropolitan Redevelopment Area Plan
25 is in the interest of public health, safety, and welfare of the residents of
26 Albuquerque.
27 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
28 ALBUQUERQUE:
29 SECTION 1. The City Council, after having conducted a public hearing
30 pursuant to the code, finds that:
31 A. The proposed redevelopment of the Menaul Metropolitan
32 Redevelopment Area will aid in the elimination and prevention of blight or
33 conditions which lead to the development of blight;

1 B. The Menaul Metropolitan Redevelopment Area Plan does not require
2 the relocation of any families or individuals from their dwellings; therefore, a
3 method for providing relocation assistance is not required;

4 C. The Menaul Metropolitan Redevelopment Area Plan conforms to the
5 Albuquerque/Bernalillo County Comprehensive Plan;

6 D. The Menaul Metropolitan Redevelopment Area Plan affords maximum
7 opportunity consistent with the needs of the community for the rehabilitation
8 and redevelopment of the Menaul Metropolitan Redevelopment Area by private
9 enterprise and the objectives of the Menaul Metropolitan Redevelopment Area
10 Plan justify the proposed activities as public purposes and needs.

11 SECTION 2. The Menaul Metropolitan Redevelopment Area Plan as attached
12 as Exhibit A, and made a part hereof, is approved in all respects.

13 SECTION 3. INCORPORATION. This shall be incorporated into Chapter 1
14 (Land Use), Article 12 (Metropolitan Redevelopment Areas and Plans) of the
15 Albuquerque Code of Resolutions.

16 SECTION 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
17 clause, word or phrase of this resolution is for any reason held to be invalid or
18 unenforceable by any court of competent jurisdiction, such decision shall not
19 affect the validity of the remaining provisions of this resolution. The Council
20 hereby declares that it would have passed this resolution and each section,
21 paragraph, sentence, clause, word or phrase thereof irrespective of any
22 provisions being declared unconstitutional or otherwise invalid.

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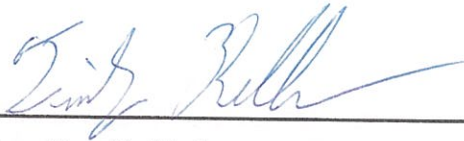
1 PASSED AND ADOPTED THIS 1st DAY OF May, 2023
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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8 Pat Davis, President
9 City Council

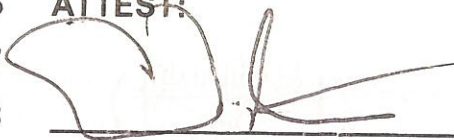
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13 APPROVED THIS 18 DAY OF May, 2023

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16 Bill No. R-22-92

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20 Timothy M. Keller, Mayor
21 City of Albuquerque

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26 ATTEST:

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29 Ethan Watson, City Clerk