

# Meeting Minutes District 4 Coalition January 15, 2025

**In attendance:** Alameda North Valley Association, Albuquerque Meadows, Bear Canyon, Cherry Hills, Heritage East, Knapp Heights, Nor Este, North Domingo Baca, Quail Springs, Quintessence, Vineyard Estates, Vista Del Norte

**Friends of D4C:** Irene Minke

**Guests:** Linette Chavez

**Guest Speakers:** Maria Wolfe, Homeless Innovation Officer-city of Albuquerque; Tom Gallagher, Current Events NDBMC; Michael Velarde, Giga Power.

Meeting called to order by Co-President Lucy Murillo at 6:34 PM

Introduction of the new board members, members at large, and the office they hold.

Lucy thanked the previous board members and members at large for all their work and contributions to D4C. Lucy thanked the membership for all their contributions to D4C.

**Approval of Minutes from November 20th, 2024:** Motion to approve made by Robert Stetson, seconded by Kathy Economy. The motion passed unanimously.

**Approval of Consent agenda for January 15th, 2025** Motion to Amendment made by Lucy Murillo to add Michael Velarde with Giga Power to the agenda as a guest speaker following Tom Gallagher. Seconded by Robert Stetson. The motion passed unanimously.

## **Awards-Councilor Bassan**

Councilor Bassan presented two awards. First award to Steve Wentworth for all his dedication and being a guiding power to the coalition.

Second award presented to Tom Gallagher, his staff, and management at North Domingo Baca Multicultural Center for all they do, all they do for the district and beyond.

## **Councilor Report**

Brook was elected as council president, she is excited to step into the role and her number one goal is make sure there is better decorum, a well run meeting and follows Robert's rules. Councilor Klarissa Peña was voted to be Vice President and Councilor Rene Grout

committee-of- whole chair. Rene Grout will be in charge of the budget this year. As president, Brook finalized all the committee appointments for all committees, official memo at the council meeting on Wednesday 1/22/25, she will still be on the LUPZ committee again, but they will be meeting on the same Wednesday as the coalition meetings. If the meetings remain every other month Brook may not be able to attend as many coalition meetings, but she will do her best and still send a councilor's report. The capital session is 60 days in Santa Fe and the priority is still funding for the aquatic center asking the legislator and governor as well for funding. Budget will be here late March early April. There is no update on the Heritage Hills dog park at this time. There has been a change that council handles constituent's questions, anything that is coming in will be forwarded to one email and then distributed to the proper department.

Vista Del Norte Park officially opened their dog, with a ribbon cutting ceremony. Jim Souter's application for the metropolitan Parks and Recreation committee. Councilor Bassan submits 2 applicants and the mayor makes the final selection.

David Williams asked why councilor Bassan supported the Bill 0-24-69 what the amendments were, what we can expect moving forward, and if there will be any ability for input. Councilor Bassan supported the bill because neighborhoods still have the ability to appeal but it is definitely changing. The height restrictions that were lifted were lifted in the premium transit all along the ART line. The height restriction will not impact district 4 but the change will happen along central for more mixed use housing. The appeal process will still exist; it is just not going to be as open to other people, only the neighbors that are directly adjacent to the development. If the appeal is lost by an individual or Neighborhood association then they would have to pay, not up front. Brook ultimately supported it because she found balance in it, she understood there were a lot of neighborhood associations that did not support it but she found that individuals were really interested in more housing and development.

Questions from Kathy Economy about neighborhood associations having to pay for the appeals made and if they had the ability to actually pay for them. Lucy Murillo brought up the fact that there was a lot of misinformation surrounding the bill and there was no time for the neighborhoods to comprehend, digest, and make proper decisions regarding the bill. Council Bassan said that she would request a spreadsheet or document saying what happened and this is what the bill means.

Steve Wentworth was strongly against the bill, he said it was poorly written, it is very complicated and it disenfranchises neighborhood associations. He said the bill did not go in

front of EPC, LUPZ, because it was an “emergency” and this bill was not an emergency. Steve was selected to draft the letter on behalf of D4C against the bill.

David Williams - on the website there is no description of what is being changed in the amendments just a yes or no is listed. Councilor Bassan said that once the mayor signs the bill the entire thing will be posted. Kathy Economy asked if she thought the bill would be signed by the Mayor. The representative from the Mayor’s office, Markela Clinton said she believed “with confidence” that Mayor Tim Keller was going to sign the bill due to the 7-2 vote in favor of the bill.

**Guest Speaker Maria Wolff with Homeless Innovation officer-City of Albuquerque**

talked about programs they have (Homebuyer assistance, tenant-based rental assistance, operating costs for federally funded projects, eviction prevention, legal services, deposit assistance, housing vouchers, homeowner rehabilitation) Online at [cabq.gov/homeless](https://cabq.gov/homeless) is where all the resources can be found about the programs they offer, what they are working on, and how you can help.

<https://www.arcgis.com/apps/dashboards/417f1dfbbe48a5a4efc2ac114591c5> for the Shelter Connect Dashboard to check to see how many beds are available and what capacity is at. The recent Gateway centers Housing navigation (opened 2023), first responders receiving area (opened 2024), engagement center(open 2024), opening early 2025 are Medical Sobering and Medical Respite.

**Guest Speaker Tom Gallagher Current Events NDBMC** - Talked to us about numbers for December of what was done at NDBMC in the month. 116 different classes offered. 4089 people came into the center in the month of December. Some of the classes that are offered: *girl scouts, language, AARP, taxes, drivers safety, reading, music, pottery classes, learn to paint and draw, Bible studies for men and women, share your memories through creative writing.* Some of the organizations that use the building *police, FBI, city security, AFD, 7 HOA groups and 3 Neighborhood associations.* Unified Rec are the special needs programs and there were 383 special needs members that came through the facility. Fitness classes- fit for seniors- 229 attendees for the month of December. Membership- new members and renewals were 460 members. Youth program, 461 kids in the after school program, they get snacks or dinner and do homework.

**Meals** - 21 days in December- Breakfast 1450 in 1 hour- 70-90 meals a day. Lunch 2397 in 1 hour - 110-130 a day.

**Sports/fitness(indoor track/gym/aerobics room) 60+members** 2652 people walked the track. 3651 use the weightroom. Aerobics 611 attendees.

**Sports/fitness(indoor track/gym/aerobics room) >60members** 1385 walked the track.  
2409 Used the weightroom. 193 Aerobics classes.  
Grand Totals 10,901 members through the Sports/Fitness center in the month of December.

Sponsors for the center are Starbucks, Dions, Marios, and Delta Dental. Jim Griffie thanked Tom for putting the Roadrunner foodbank box in the center. 3 quarters of a ton of food was collected by the members.

**Guest Speaker Michael Velarde Giga Power-** Giga Power is an open fiber network that is partnered with and funded by AT&T and Blackrock.  
1 approved subdivision, 5 subdivisions in permitting, and currently building downtown. The Area they are currently in, is West of Wyoming & San Antonio & down to Burlison. Question posed by Lucy Murillo was about the damage that is being done in the neighborhoods and who should be contacted about damage and which company is responsible for the repair. Perry Chapman made the suggestion that when these companies dig in the gravel they should replace the weed cloth they tore up with a new one before putting the gravel back, currently they are just placing the weed cloth they tore up back down. Steve Wentworth suggested taking pictures and videos of your neighborhood and landscaping before they start construction or when they post the sign that construction will be starting in your neighborhood.

### **Officers Reports**

**Co-President Lucy Murillo** - January 21st 9:30-11 ONC is sponsoring coffee with a councilor (Brook Bassan) at Tin Can Alley on Alameda.

**Co-President Lorna Howerton** - Donations Welcome- We may have some unexpected fees that come up, rekeying the mailbox and it will cost a couple hundred dollars. So we are setting up a donation basket for anyone/or association that would like to donate.

**Treasures Report Lorna Howerton for Judie Pellegrino** - First part of December there was \$626 in the account. Donations of \$100 from the neighborhoods, and voted to make donations to locker 505 and Irene. As of the end of December there was a balance of \$586.46.

**Secretaries report Aubrey Gladwell** - Aubrey met with Mildred and Jim Griffie regarding the transfer of power and the duties of the secretary. Mildred gave me the sign in sheet, the email log in, and the members forms for D4C. There are still things to work out, but as of the January meeting the transfer of power has been smooth.

## **Committee Reports**

**Hospitality Report-** Irene sent “Get Well Soon” cards to Steve Wentworth and his wife and also to Mildred and Jim Griffie in the month of December. Tom Gallagher informed Brook Bassan that the volunteer Ken that volunteered in the gym passed away on 1/15, he was 95.

**Zoning and Development** - Ellen Submitted her report prior to the meeting and her report is attached below.

The neighborhood Roundtable was skipped due to lack of time.

Called for a vote for the monthly or every other month meetings. Vote was 9-5 in favor of monthly meetings. Motion passed for monthly meetings.

Next meetings will be February 19th, 2025 @ 6:30 pm

Motion to Adjourn meeting by Lucy Murillo, seconded by David Williams at 8:31pm.

## **Development Committee Report for November and December 2024**

Update: 4600 Paseo del Norte. Public notice of American Gypsum air quality permit application. Requesting permission to increase carbon monoxide emissions levels. They want to update their equipment, and it will apparently emit significantly higher carbon monoxide. Notice information is very confusing. One part of the notice shows increase of over 100%, while another part shows increase of over 800%. Also, NMAC 20.11.8.13 states regulatory limits in parts per million (ppm), but the application increase is stated in pounds per hour (lbs/hr) and tons per year (tpy). The city's Environmental Health Department originally set a decision date of January 2<sup>nd</sup>, but because the North Valley Coalition requested a public information hearing, that date is extended to April 2<sup>nd</sup>. A public information hearing is scheduled for January 23<sup>rd</sup> at Plaza del Sol at 6:00 pm. I plan to attend. I have been in communication with Peggy Norton from the North Valley Coalition for last 3 months. I also contacted the director of the Sierra Club to make sure they are aware of this.

Update: Barstow/Alameda multi-family housing. Lucy called me and asked me what I knew about a meeting being called by Angela Piarowski, owner of Modulus Architects, the new developer of the property. The property owners hired her in hopes of developing the project in a way that would better-satisfy VENA. Lucy was not invited to the meeting, and I got no notice either. Lucy wanted to attend but was not available for it so she asked me to attend for her. I recorded it for her and provided her with the audio recording. Ms. Piarowski told us that this was not a pre-application meeting. She had developed a preliminary plan and wanted to get input from the immediately adjacent neighbors before she started the official process. I was impressed with the thoughtfulness she put into the plans, but it is still very high density: 89 2-and 3-story units in a 3 acre site in the middle of single family residences. The site is already zoned for multi-family, and she said her plan would not require any variances. She took note of the attendees concerns and said she would incorporate them into her ongoing plans. The neighborhood meeting request hasn't been sent yet.

11-4-24 - 8200 Jefferson NE. NE corner of Jefferson and Paseo del Norte, behind Arby's. Permit application to build new Uhaul, self-storage, and RV parking facility. ANVA not notified because they are not recognized. I dropped the ball on this one and neglected to pass the info on to Steve.

11-4-24 - 9201 La Tierra Ct NE. Application for new single family residence. Nor Este notified.

11-6-24 - 8100 Barstow. Apartments at Barstow and Holly. Application for new trash compactor and enclosure. Vineyard Estates NA notified.

11-11-24 – 4601 Columbine Ave NE. Signplex new sign for Enterprise Mobility. Wildflower NA notified.

11-15-24 - 6701 and 6703 Akademeia NE. Pulte Homes site plans for two more houses at Estates at Academy. Cherry Hills notified.

11-15-24 - 4545 Alameda NE. SignArt wall sign for Y and D Nail Spa. Wildflower NA notified.

11-20-24 – 6732 Akademeia NE. Pulte Homes site plans for another house at Estates at Academy. Cherry Hills notified.

11-20-24 - 7521 Alameda NE. SignArt wall sign for Precision Eye Care. Nor Este and Quail Springs notified.

11-20-24 - 9001 Modesto NE. Tierra West LLC request for setback variance to accommodate an arroyo for single family residence construction in Quivera Estates. Nor Este NA is adjacent to the property and so was notified. At their annual NA meeting, Nor Este decided they were proponents of the variance. They advocated for it at the public hearing on 11-20-24. The DHO approved the requested variances.

12-27-24 - 8700 Sevano Circle NE. Stillbrook Homes site plan for new single family residence within boundaries of West La Cueva NA which is not a city-recognized NA. Adjacent Nor Este NA notified.

On Jan 15, 2025, at 7:22 PM, Bassan, Brook <[bbassan@cabq.gov](mailto:bbassan@cabq.gov)> wrote:

Good evening,

In regards to the bill we discussed at Coalition just now, please see below for information about the O-24-69, which was an amendment to the IDO regarding applicability, appeals, amendment processes and easing restriction on housing development.

Applicability to City projects:

1) The ordinance exempts City activities or development from the requirements of the

IDO for properties owned or leased by the City. Some City projects have been delayed due to zoning requirements that are not required of other governmental agencies in the City, like Albuquerque Public Schools, the State of New Mexico or Federal Agencies.

Standing and Appeals:

1) Clarifies that the use of public lands, including parks, is insufficient to establish a property right that would allow for standing to appeal. Some appellants have argued that their use of public property justifies standing for appeal, which can dramatically expand the areas where an individual may appeal.

2) Adds a petition requirement for Neighborhood Associations to have standing to appeal. A petition in support of appeal must be signed by a majority of all property owners within 660 feet (approximately 2 blocks) of the application site. Some neighborhood associations claim to represent the majority in an appeals without the participation of the most of the nearby neighbors.

3) Requires the appeal record be transmitted to the LUHO within 30 days of an appeal. Also specifies a transcript is required but not the official record. This should reduce the administrative burden on the planning department and speed up transmitting the record. It allows for an unofficial transcript of hearings, which in most circumstances are sufficiently accurate, but does not require staff to conduct a time consuming review of the entire record.

4) Clarifies that failing to comply with notice requirements for neighboring property owners is grounds for reversal or remand but that does not extend to neighborhood associations. Some projects have been remanded for additional notice even when neighborhood associations participate in the underlying hearing.

Amendment process:

1) Clarifies that applications “by request” or “by request of a City Councilor” do not have to be heard by EPC and also that an amendment sponsored by request does not require a Councilor to recuse themselves from an application. This clarifies the City Council’s process for amendments.

Zoning Changes:

1) Makes multifamily housing permissive in R-A, R-1, R-MC and R-T zones within 1320 feet of a Premium Transit Station (ART) and Main Street areas. Increases the number of zones where multifamily housing may be built permissively. Multifamily housing is currently not allowed in these zones. It also clarifies that multi-family developments in the districts listed above are only permissive within 1320 feet of Premium Transit Station (ART) and Main Street Areas.

2) This amendment eliminates building height restrictions for dwellings within 1320 feet of Premium Transit Station (ART) and Main Street areas. Allows for taller residential buildings within ¼ mile of the Premium Transit and Main Street areas, which would allow for increased density of housing in those areas.

Please let me know if you would like a spreadsheet of sorts or if this will suffice. I'm not sure if the Coalition is interested in something like this based on some of the comments.

Sincerely,

Brook Bassan

Albuquerque City Councilor

District 4

Office: 505-768-3101

Fax: 505-768-3227

Cell: 505-414-3493

Email: [bbassan@cabq.gov](mailto:bbassan@cabq.gov)

[www.cabq.gov/council/councilors/district-4](http://www.cabq.gov/council/councilors/district-4)