

### **TIF legislation heads to full council; appears to have significant support**

A City Council subcommittee put Downtown tax increment finance legislation ([DAN, 11/25/24](#)) on track for final passage Monday, voting unanimously to send the two-bill package to the full body for consideration at its December 16 meeting.

The measure appeared to have at least tentative support across the committee. During a brief debate about whether to put the bill off to a later date, Councilor Louie Sanchez expressed some skepticism, remarking that more work needed to be done on the matter. But Councilor Dan Lewis, by contrast, advocated for moving ahead on a relatively short timetable, the better to meet looming deadlines set out by the state, which would be a key partner in any future TIF district.

"If this has merit, let's consider it," Lewis said.

Councilor Klarissa Peña, meanwhile, successfully pushed through amendments to line up the [West Central Metropolitan Redevelopment Area](#) - which covers a key stretch of Route 66 in her district - for a future TIF district. Mayor Tim Keller's administration supported the move, Metropolitan Redevelopment Agency Director Terry Brunner told councilors.

A separate Peña amendment directing the administration to evaluate [all of the city's MRA zones](#) for their TIF potential also passed. (Councilor Tammy Fiebelkorn had earlier made some comments in favor of that general idea.) The full council will have a chance to offer further amendments in December.

While the bill's passage is far from guaranteed at this point, it has a few obvious things going for it: Councilors were not shy about speaking up on other bills that they did not care for Monday night - dealing with everything from retail concessions at the Sunport to a proposal that would mandate the installation of cooling systems in all apartments - but apart from Sanchez's passing remark, nobody had a skeptical or bad word to say about the idea.

The public comment section, meanwhile, was unanimously in favor and included representatives of the Greater Albuquerque Chamber of Commerce, the Albuquerque Regional Economic Alliance, and NAIOP New Mexico. Some even tailored their remarks to the clear wish of some key councilors to think beyond Downtown.

"This isn't about prioritizing Downtown over other parts of the city," said Doug Majewski, an architect who was representing the chamber. "Someone has to go first."

"We deserve a good Downtown," said Bill Keleher, an attorney and prominent organizer behind a possible business improvement district. He then added: "We deserve a good West Central."