

## **Downtown Albuquerque BID Working Group Meeting – 01.09.2025**

### **Attendees**

- Danielle Casey, Albuquerque Regional Economic Alliance (AREA)
- Bill Keleher
- Andrew Keleher
- Nerissa Wittington, Gulfstream Group and bigbyte.cc
- Debra Sherman, representing Jim Long
- Jonah Dicker, Arrive Enterprises
- JR Real, City of Albuquerque Executive Operations Officer
- Scott Throckmorton, Argus Investment Realty
- Del Esparza, Chairman of the Board of the Greater Albuquerque Chamber of Commerce
- Joe Farr (Duke City Commercial)
- Aleem Kasam (Legacy Development & Management)
- David Silverman (Geltmore LLC)
- Stephanie Becker (Principal of Amy Biehl High School)
- Tania Armenta (Visit ABQ)
- David Silva (Legacy Development & Management)
- Jake Ralphs (Echoes and ABQCore Neighborhood Association)
- Monica Roybal-Gaitan (Bernalillo County Special Projects Coordinator)
- Jesús Muñoz (Flamenco Works)
- Adam Silverman (Geltmore LLC)
- Mark Baker (Baker A+D, 505 Food Hall)

### **Takeaways**

- Visit ABQ is open to exploring financial support for a potential BID to expand hospitality and public safety services related to events at the convention center and to better serve downtown hotels, pending the evolution of the BID plan.
- After a map/boundaries discussion, participants agreed that the most active street by far was Central Ave. While there was a desire among meeting attendees to consider shrinking the map, they didn't want to exclude Marquette Ave because of hotels and their connection to the convention center.
- JR Rael committed to provide a comprehensive list of the city's base services in the downtown area by early February.
- To look up: Is low-income housing exempt? Are different assessment rates allowed under the NM Constitution? Are apartments assessed?
- To do before next meeting: Send working group members information on clean & safe initiatives in other cities and best practices from other districts.

### **Dos and Don'ts Exercises**

Participants were asked to list dos and don'ts for a series of BID related topics including assessments & method, services, governance, and city, county, and other tax-exempt property owner participation.

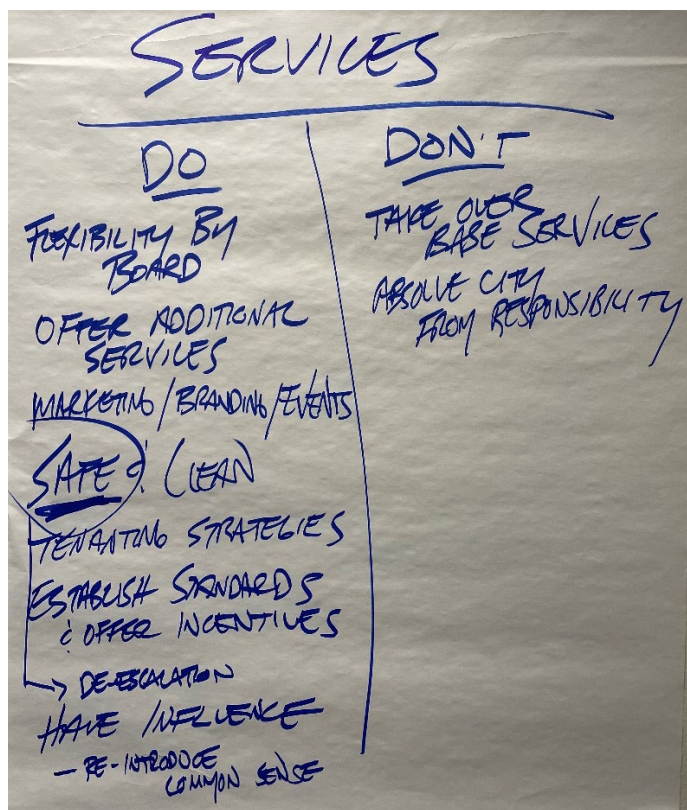
## Assessments & Method

Dos	Don'ts
<ul style="list-style-type: none"><li>• Fair assessment method – assessment relates to benefit given to property</li><li>• Consider how board representation relates to assessment</li><li>• Collective benefit to reduce costs for services like security</li><li>• Reliable collection method including power to place liens on property</li><li>• Hire a strong, experienced leader</li><li>• Regular performance indicators</li></ul>	<ul style="list-style-type: none"><li>• Properties receiving services without paying their fair share, including government-owned properties.</li></ul>

DO	DON'T
<p><b>FAIR</b></p> <p>COLLECTIVE BENEFIT</p> <p>VOTING SYSTEM / BOARD BASED ON ASSESSMENT</p> <p>INCLUSION OF EXEMPTS → WAYS TO PARTICIPATE</p> <p>COLLECTION METHOD → LIENS : ENFORCE</p> <p>STRONG MANAGEMENT</p> <p>BENEFIT RELATES TO COST</p> <p>PERFORMANCE INDIATORS</p>	<p><b>FREE RIDERS</b></p>

## Services

Dos	Don'ts
<ul style="list-style-type: none"> <li>• Safe &amp; clean. Stabilize downtown. (e.g. monitor activity in downtown area, crisis management training for downtown workers)</li> <li>• Exercise Influence over local policy decisions (i.e. the bid could advocate with one voice for policies impacting downtown, such as BID management of downtown TIF and funding from vacant building ordinance fines)</li> <li>• Flexibility to offer extra/ad hoc services for additional payment</li> <li>• Marketing</li> <li>• Events (e.g. activate Robinson Park)</li> <li>• Advocate and provide incentives for downtown design guidelines (e.g. patios)</li> </ul>	<ul style="list-style-type: none"> <li>• Replace city services without compensation from the city beyond BID assessment contributions. City is not absolved from its responsibility downtown</li> </ul>



## Governance

Dos	Don'ts
<ul style="list-style-type: none"><li>• Hire a BID executive director with meaningful professional management experience</li><li>• Governing board made up of stakeholders</li></ul>	<ul style="list-style-type: none"><li>• Veto power given to a single property owner</li><li>• City control over BID governance</li></ul>

GOVERNANCE	
DO	DON'T
<ul style="list-style-type: none"><li>NO SINGLE OWNER SHOULD NOT HAVE VETO POWER</li><li>PROFESSIONAL EXPERIENCED MANAGEMENT</li><li>STAKEHOLDERS COLLABORATION</li></ul>	<ul style="list-style-type: none"><li>CITY RUN BID</li></ul>

## City, County, and Exempt Participation

Dos	Don'ts
<ul style="list-style-type: none"><li>• Encourage financial participation from tax-exempt property owners</li><li>• Allow existing government resources, like equipment, to be used by BID</li></ul>	<ul style="list-style-type: none"><li>• Government control of BID</li></ul>

CITY, COUNTY, EXEMPT PARTICIPATION	
DO	DON'T
<ul style="list-style-type: none"><li>ENCOURAGE FINANCIAL PARTICIPATION</li><li>- BINDING PAYMENT IN LIEU OF TAX</li><li>ALLOW BID TO USE CITY EQUIPMENT &amp; RESOURCES</li></ul>	<ul style="list-style-type: none"><li>TAKE OVER SERVICES w/o COMPENSATION</li></ul>

## Questions

- Is this too short a timetable for BID implementation?
  - Timetable is aggressive but doable since previous work by BID proponents speeds up process – these discussions have been ongoing for 12 months+ in various forums
- Is this process tied to the Downtown 2050 Plan? Note: meeting attendees had significant problems with the draft plan, especially since it implies MRA will govern the downtown BID
  - That plan will not dictate the functioning of the BID
  - BID consultant team will review 2050 Plan and implications for BID – will recommend edits to MRA
  - Working group members to review plan and submit comments by 1/10
- Is low-income housing exempt from paying taxes? Need to check statute
- Is it possible to structure an assessment using multiple methods?
  - Yes – it's a common practice in other districts. More to come
- If the BID wants to use an assessment based on a premium zone, does this go against the NM Constitution that states all properties of the same class must be taxed at the same rate?
  - Need to check this, but there is a difference between a tax and an assessment
  - This is a common practice in other districts outside of New Mexico
- Is it typical for properties in different zones to pay for different services?
  - It isn't different services but a difference in the level of service frequency
  - Different rates for different services frequencies are common in other districts
- Will city officials be on the board?
  - Yes, if they pay an assessment
  - May also want key departments (e.g. police, solid waste) to serve non-voting ex-officio seats to optimize coordination
- Will assessment of city properties allow leadership to takeover BID governance?
  - No. There will be a binding agreement on governance
- Are apartments assessed?
  - Need to check this
- Have you met with Block by Block?
  - Yes – we've met with both the local program manager and BxB's regional director
  - BID consultants are looking at how BXB services could be better suited for downtown, also exploring having the BID manage BxB, not the city.