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## Downtown business improvement district plan advances with proposed boundaries, timeline

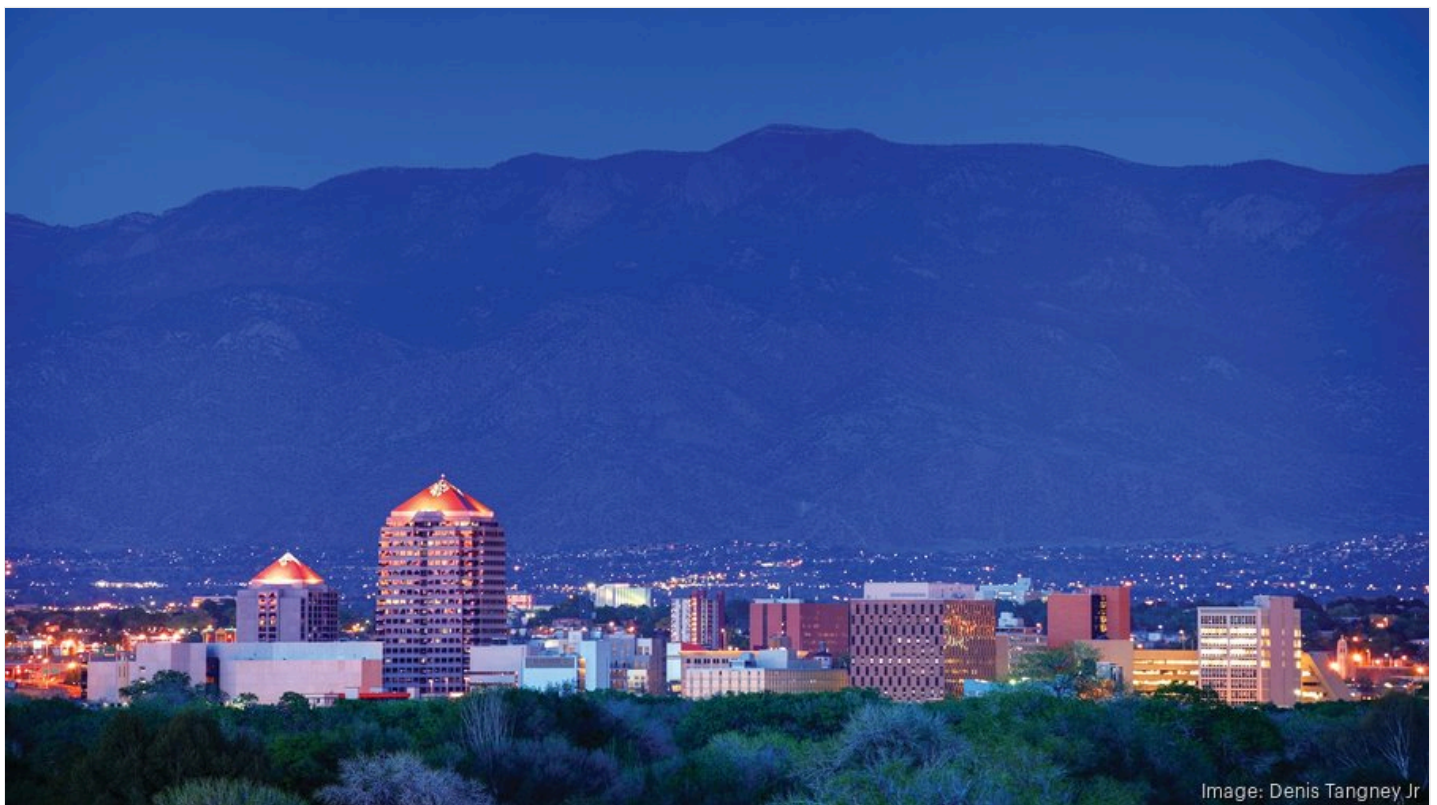


Image: Denis Tangney Jr

At AREA's quarterly meeting April 3, a consultant detailed the progress of downtown property owners' efforts to improve downtown through a business improvement district (BID).

DENIS TANGNEY JR



By [Cooper Metts](#) – Real Estate Reporter , Albuquerque Business First  
Apr 4, 2025

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At AREA's quarterly meeting April 3, a consultant detailed the progress of downtown property owners' efforts to improve downtown through a business improvement district (BID).

So far, property owners, stakeholders and their consulting firm have outlined a [base level of services agreement](#), BID governance, BID structure and a timeline for moving forward, among other things, Progressive Urban Management Associates (PUMA) President Brad Segal said during his update.

The proposed timeline for moving the downtown BID forward is as follows.

- BID framework and plan, including determining an assessment process – this spring
- BID petition process – this spring
- City Council hearing and ordinance process – this summer

Downtown property owners have been working on creating this BID for about a year-and-a-half, Segal said.

The tentative boundaries of the downtown BID are Lomas Boulevard as the northern boundary, Coal Avenue as the southern boundary, Broadway Boulevard as the eastern boundary and 10th Street as the western boundary.

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Its structure would place a higher level of enhanced services in the downtown core along Central Avenue, Segal said.

Based on polling results gathered from stakeholders and working group meetings, those services would help improve the cleanliness and safety of downtown, Segal said.

It would be governed by a board of twelve to eighteen members with three-year staggered terms, Segal said.

During his update, Segal also pointed out several trends exacerbated by Covid-19 that he believes make the idea of a downtown Albuquerque BID [much more relevant](#).

One trend he noted is that millennials will make up 75% of the workforce in 2026.

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[Read more about the Business Improvement District here.](#)

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The preferences of millennials, such as amenity-rich workplaces and areas, should inform the way downtowns grow and develop, Segal asserted.

“This is the next workforce,” Segal said. “If we want to fill office buildings down here, we need a downtown that’s relevant for millennials and Gen Z.”

Other trends he pointed to that were compounded by Covid-19 were loneliness and polarization.

He asserted that the increased prevalence of these two trends should signal downtowns to become a more welcoming place where people can gather, interact and get away from the stresses of work and home.

“That’s where downtown can provide a solution,” Segal said. “Downtown can provide a third place where people can gather and interact.”

**T H E L I S T**

## New Mexico Chambers of Commerce and Business Associations

Most current FY revenue

Rank	Prior Rank	Business name
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