

WHAT IS A METROPOLITAN REDEVELOPMENT AREA?

The New Mexico Redevelopment Code (3-60A-1 to 3-60A-48 NMSA 1978) provides New Mexico cities with the powers to correct blighted conditions in areas or neighborhoods, which “substantially inflict or arrest the sound and orderly development” within the city. Designation of an Metropolitan Redevelopment Area (MRA) must be based on a finding of “blighted” conditions, as defined in the New Mexico Metropolitan Redevelopment Code. The criteria set by the Code for a “blighted” area include both physical and economic conditions. A blighted area can include deteriorated structures, defective street layout, faulty lot layout, unsanitary or unsafe conditions, deterioration of site improvements, tax or special assessment delinquency, improper subdivision, lack of adequate housing, impractical planning and platting or low levels of commercial or industrial activity or redevelopment. The Anti-donation Clause of the New Mexico Constitution (Article IX, Section 14) prohibits state and local governments to provide public funds that benefit private interests. The New Mexico Redevelopment Code provides an exception to the Anti-donation Clause through the adoption of an MRA Plan to allow local government to sell, lease, or dispose of public assets; enter into public/private partnerships; carry out MRA projects; invest in MRA project funds; and issue bonds and/or loans. The New Mexico Redevelopment Code DOES NOT grant a local government the power of eminent domain.

WHAT IS A METROPOLITAN REDEVELOPMENT AREA PLAN?

MRA Plans provide the necessary framework and vision for redevelopment. It is a planning document that is typically developed through a community engagement process that includes business owners and residents of the area, as well as members of the general public. MRA Plans typically identify specific redevelopment projects, public sector investments, and support actions to help achieve the community’s vision and eliminate the blighted conditions. This may include land acquisition, building rehabilitation and adaptive reuse, demolition, zoning revisions, street and sidewalk improvements, drainage improvements, housing, etc. MRA Plans provide a powerful planning tool for establishing future public/private partnerships and communicate the type of land uses and redevelopment that are appropriate for the area through written narrative, photographs, graphics, maps, and charts. The MRA Plan will be developed to be consistent with and further the City of Clovis Comprehensive Plan.

HOW WILL THE CITY SOLICIT PUBLIC INPUT ON THE MRA PLAN?

The City established a Steering Committee that is comprised of business owners and residents from the MRA, elected officials, and City staff. The Steering Committee will be meeting with the City’s consultant, Consensus Planning, on a regular basis throughout the planning process and will be the primary liaison between the community and the consultant. The City will be distributing three separate surveys - one for business owners within the MRA Districts, one for residents within the MRA Districts, and one for the general public. The surveys will be available online and also in hard copy, and are designed to gather public input and information on the current economic and physical conditions of the area. The City will also host two public workshops - one for each MRA - for interested participants to talk directly with the consultants and member of the Steering Committee. Once the draft MRA Plan is completed, a follow-up meeting will be scheduled to present and receive public input. The MRA Plan will go to the City Commission for approval, which provides another opportunity for the public to express their opinions.

HOW DO I STAY INVOLVED IN THE PLANNING PROCESS?

The surveys will provide the opportunity for respondents to leave their name and contact information. This information will be collected by the consultant who will enter it into a group email list. Contact information for the City project manager and the consultant will also be provided on the surveys. For more information on the MRA planning process, please contact Claire Burroughes, Assistant City Manager, at 575.769.7828 or cburroughes@cityofclovis.org or Jackie Fishman, Principal/Consensus Planning, at 505.764.9801 or fishman@consensusplanning.com