

## Vista Grande Neighborhood Association 2025 Annual Meeting Minutes (with illustrations)

Date: Aug. 12, 2025 at 6:30 p.m. In the Little League Building at Redlands Park

6:30 p.m. **Greetings, membership forms filled out,** and member contributions taken.

**VGNA residents in attendance:** Amellia Beggio, David Dekker, Michael Delleney, Susan Homer, Brady Lovelady, Melinda Márquez, Michael Márquez, John San Nicolas, Diana Noya, Charles Noya, Chris Romero, Jo Ann Schaefer, Richard Schaefer, Joseph Lovato

**Non-residents in attendance:** CABQ Mayor Tim Keller, State Rep. Yanira Gurrola (Dist. 16), Odalys Marquez (Dist. 16 Legislative Aide), Yvette Tovar (Mayor's Neighborhood Outreach)

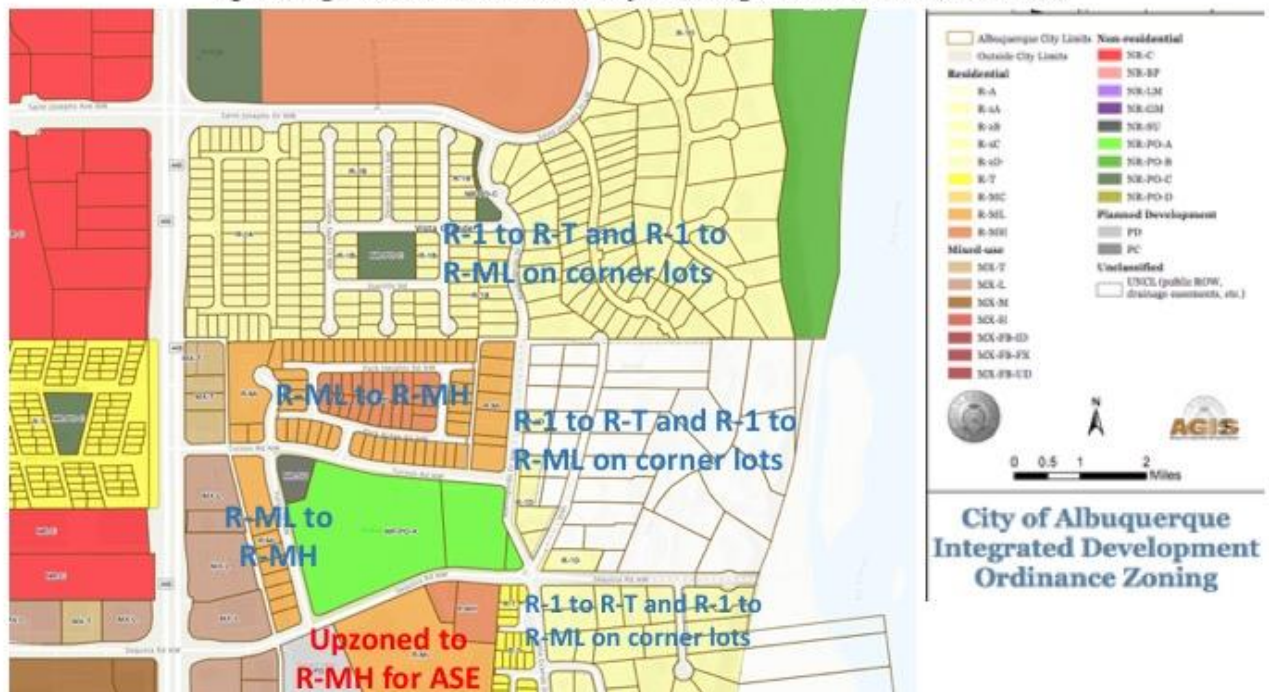
6:40 p.m. **R-25-167** was briefly explained: On Wednesday, August 13, 2025, the Land Use Planning and Zoning Committee (LUPZ) of the ABQ City Council will hear a proposed resolution to enable residential property owners to “upzone” their property on an individual “opt-in” basis. This applies to all City residential lots according to the table below.

### Upzoning residential lots via major changes to the IDO (R-25-167)

R-25-167 - Opt-In Re-zoning Options					
Current Zone	Definition of Current Zone	Location	convert to	Changed Zone	Changed Zone Definition
R-1	single family home	on corner lots of local streets	→	R-ML	low to medium density housing, townhouse and small scale multi-family
R-1	single family home	on a collector or arterial street	→	MX-T	neighborhood to commercial transitional; a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses.
R-1	single family home	other locations	→	R-T	mix of single family, two family (duplex?) & townhouse w/ limited civic/institutional
R-T	mix of single family, two family (duplex?) & townhouse w/ limited civic/institutional	corner lots of local streets	→	R-MH	hi-density attached and multi-family, multi-story in centers and corridors
R-T	mix of single family, two family (duplex?) & townhouse w/ limited civic/institutional	collector or arterial street	→	MX-L	neighborhood scale shopping, townhouses, low density multi-family, civic & institutional
R-T	mix of single family, two family (duplex?) & townhouse w/ limited civic/institutional	other locations	→	R-ML	low to medium density housing, townhouse and small scale multi-family
R-ML	low to medium density housing, townhouse and small scale multi-family	corner lots of local streets	→	R-MH	hi-density attached and multi-family, multi-story in centers and corridors
R-ML	low to medium density housing, townhouse and small scale multi-family	collector or arterial street	→	MX-M	moderate intensity retail, commercial, institutional, & moderate density residential
MRA	NR (non-residential) categories in MRA areas	MRA	→	MX-H	large scale destination retail & hi intensity commercial, residential, light industrial,

The below slide on the following page shows how R-25-167 would affect properties within the VGNA boundaries. (County properties in white would not be affected.)

### Upzoning residential lots via major changes to the IDO (R-25-167)



The illustration below shows how R-25-167 would permit property owners to upzone their properties “permissively,” without affording neighbors any opportunity to object to upzoned properties in their neighborhoods.

### R-25-167: Wednesday, August 13, 2025, the Land Use Planning and Zoning (LUPZ) of the City Council will hear proposal to allow property owners to upzone their properties during a 180-day window



*[FYI: In the Aug. 13, 2025 LUPZ Commission meeting: A motion was made by Councilor Fiebelkorn that this matter be Sent to Council with a recommendation of Do Pass, as Amended. The motion failed by a 4-to-1 vote. For the motion: Fiebelkorn1 Against the*



*motion: Bassan, Champine, Grout, and Rogers. Many persuasive homeowners testified against the measure before the vote. ]*

**6:50 p.m. Mayor Tim Keller** was introduced and he spoke about the intent of R-25-167 to increase density. He said he supported the resolution.

Keller also noted that he was running for a third mayoral term, and indicated it often takes a decade for policy changes to achieve an impact.

**APD and Crime:** He used reform of the Albuquerque Police Department as an example, offering the following statistics showing large decreases in violent crimes and most property crimes over the last two years, acknowledging that more random crimes against business properties were the hardest to address.

Property Crimes of Interest <sup>1</sup>			
Offense	2025	2024	% Change
Auto Theft (APD)	1,336	2,213	-40%
Auto Theft (240)	1,871	3,023	-38%
Auto Burglary (23F)	1,755	2,117	-17%
Residential Burglary	983	1,145	-14%
Commercial Burglary	754	993	-24%
Shoplifting (23C)	3,539	4,146	-15%
<b>Total</b>	<b>10,238</b>	<b>13,637</b>	<b>-25%</b>

Arrests (New Charges) <sup>4</sup>			
Arrests	2025	2024	% Change
Felony	2,580	2,100	23%
Misdemeanor	5,763	5,108	13%

Warrant Arrests <sup>4</sup>			
Arrests	2025	2024	% Change
Felony Warrant	3,266	2,921	12%
Misdemeanor Warrant	996	675	48%

Quality of Life <sup>5</sup>			
Incidents	2025	2024	% Change
Criminal Trespass	1,643	1,114	47%
CT Notices (CC)	1	20	-95%
Median City Code (CC)	46	67	-31%
Median Citations	140	178	-21%
Erecting Structure Park	21	10	110%
Littering	67	55	22%

Calls for Service <sup>6</sup>			
Calls For Service	2025	2024	% Change
Priority 1	3,113	3,501	-11%
Priority 2	120,936	125,262	-3%
Priority 3	36,606	33,782	8%
Priority 4	22,514	23,514	-4%
Priority 5	57,056	57,961	-2%

Average Queue Duration <sup>7</sup>	
Call Type	2025 Average Wait Times
242-COPS	0:01:01
911	0:00:20

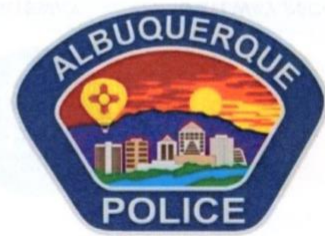
  

Violent Crimes of Interest <sup>2</sup>			
Offense	2025	2024	% Change
Agg. Assault (13A)	2,105	2,362	-11%
Sex Crimes	240	271	-11%
Robbery (120)	364	447	-19%
<b>Total</b>	<b>2,709</b>	<b>3,080</b>	<b>-12%</b>

Homicides <sup>3</sup>			
Incidents	2025	2024	% Change
Homicides*	34	47	-28%
Clearance Rate**		143.80%	

\*Includes all Homicides except Justified Homicide  
\*\*Includes Homicides solved in 2024



Statistics are year-to-Date (01/01 – 6/30), except for Average Queue Duration which is weekly. Statistics are preliminary and subject to change. Pulled on 7/7/25 1000 hours

**Homelessness:** During a discussion of remedies for homelessness, Mayor Keller also noted that the City has finally got a safe-open-space open and that the Tiny Homes are now full. Although he acknowledged that it has taken years to get the Gateway Center for recovery from addiction up and running—due to unexpected asbestos abatement—that facility is now coming on line. Yvette Tovar also distributed the following handout.

**ALBUQUERQUE POLICE** **GATEWAY**

## GATEWAYS TO HOUSING

BUILDING A SUPPORT NETWORK WHERE NO ONE GOES WITHOUT

**GATEWAY CENTER**  
Campus providing medical, behavioral, and social services including overnight beds, first responder intake, medical sobering and respite.  
**Annual Impact:** 20,200 individuals  
**Open Since 2022**  
more services coming in 2025

**GATEWAY WEST**  
Safe, supportive 600-bed facility for individuals experiencing homelessness, offering specialized resources and case management.  
**Annual Impact:** 5,700 individuals  
**Open 24/7 Since 2019**

**GATEWAY FAMILY**  
Supportive housing center for families with overnight beds, meals, and case management to help achieve stable housing.  
**Annual Impact:** 987 individuals  
**Open Since 2020**

**GATEWAY YOUNG ADULT**  
Housing and support for young adults ages 18-25 experiencing homelessness, tailored to their unique needs.  
**Annual Projected Impact:** 125 individuals  
**Opening Late 2025**

**GATEWAY RECOVERY**  
50-resident micro-community offering low-barrier beds, recovery services, and support for 18 - 24 months.  
**Annual Projected Impact:** 50 - 100  
**NOW OPEN**

**5 GATEWAY CENTER SERVICES-HELPING 1,197 INDIVIDUALS NIGHTLY**

**HOUSING NAVIGATION**  
overnight beds and support to transition to housing, additional beds in 2024  
**Open Since 2023**

**FIRST RESPONDER RECEIVING AREA**  
overnight drop off to get people made and connected to services  
**Open Since 2024**

**ENGAGEMENT CENTER**  
support services like case management and job training  
**Open Since 2023**

**MEDICAL SOBERING**  
medical monitoring to gain sobriety  
**Opening Mid 2025**

**MEDICAL RESPITE**  
a place to recover from illness or injury  
**NOW OPEN**

**Housing:** Finally, Mayor Keller said he supports upzoning, such as R-25-167, as a remedy for the “housing crisis.”

**Albuquerque’s status as a “sanctuary city” for immigrants:** Mayor Keller drew a distinction between Albuquerque as a “sanctuary city” for immigrants, maintaining that Albuquerque was not a “sanctuary city.” However, he did note that CABQ does not share information on immigrant status of individuals, unless that information involves “criminal activity.” Non-criminal information is not shared with ICE or other Federal Government entities, according to Mayor Keller.

8:20 p.m. **Zoning Issues:** Richard Schaefer returned to a series of PowerPoint slides on R-25-167, to demonstrate its upzoning potential.

**Population Estimates and Upzoning:** Schaefer maintained that the City of Albuquerque is using faulty population growth figures based on an annual 2 percent growth rate, even though the City has lost population each of the last four years.

#### Albuquerque population growth projections and upzoning – CPA note

- The City needs to rely on accurate and more objective population and economic histories and projections when creating housing policies
- . . . lack of good information and good forward thinking has encouraged spot zoning, piecemeal planning to suit developers and other private interests—usually well-funded national corporate interests
- . . . City and County need to rely on census data and publicly-financed projections of population and economic trends when devising economic and land use policies and determining how to implement them. . .
- Gentle density, smart growth, sustainability, and economic viability start with accurate and unbiased information.

CABQ Planning Department  
Pop. Estimates- based on  
national realtor studies

CABQ PD projections  
→ 2 percent annual growth

2025-2030 = 10.4%  
2025-2035 = 21.2%  
2025-2040 = 34.6%  
2025-2045 = 48.6%  
2025-2050 = 64.1%  
2025-2060 = 100.0%

- U.S. Census Bureau figures for the City of Albuquerque over the last four years shows CABQ population fell from 564,549 in 2020 to 560,326 in 2024. . . an overall population decline of 4,223 people.
- That amounts to a decline of about 845 people per year, which produces a growth rate of -0.0015 per year.
- This decrease occurred while the U.S. overall population was growing at between 0.5 and 1.0 percent a year, due to immigration.
- Congressional Budget Office projects the overall U.S. population to stagnate then begin declining in 2032 or 2033, assuming zero net migration.

**Sidewalks and Bike Facilities:** Schaefer then indicated that he had offered the following comment during the Community Planning Assessment (CPA) process:

#### Pedestrian and Bike Facilities – CPA note

Our West Mesa neighborhood, especially south of Namaste and along Coors, has lousy and intermittent pedestrian and bicycle facilities. Sidewalks are developed in piecemeal fashion, according to each property owner’s whims. Sidewalks stop and are not coordinated across properties. And there appear to be few if any landscaping requirements adhered to around those on-again, off-again sidewalks. In short, there’s nothing that makes a pedestrian or bicyclist want to use these for access to West Bluff, . . . schools, and the small businesses along Coors. A neighbor has written:

“40 years ago, The City developed the Coors Corridor Plan that envisioned the length of Coors Blvd as a gateway to the Northwest and a model for urban transportation, including Pedestrian Access/ facilities, bike infrastructure, wide landscaping along Coors Blvd, and building setbacks and height limitations. It will take some planning, and cost some money to fix the many issues, but I think it is worth the investment.”

**Update on Building Hope buying the old Desert Hills facility to House a K-12 “School of Excellence” state charter school:** Schaefer noted that Zoom meetings in the spring achieved unanimous consent among participating neighbors to have the school move into the old facility.

Those meetings resulted in the following understandings.

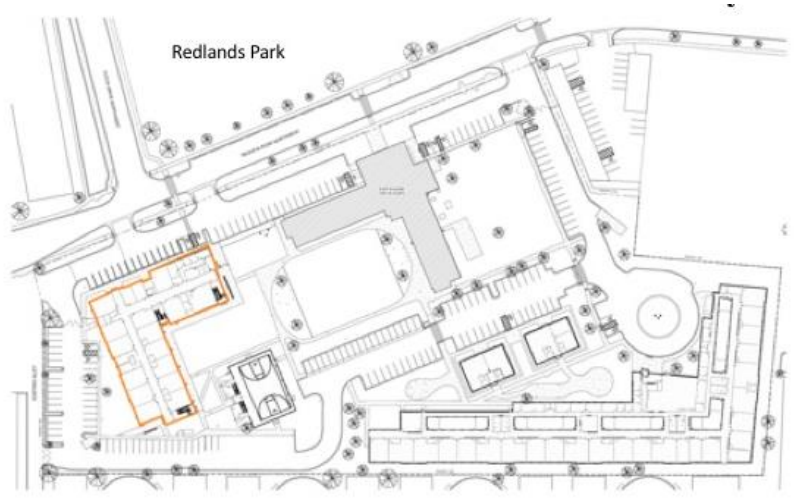
Spring meetings:

- Building Hope expects a September or October closing.
- Desert Hills 8.5-acre property has been upzoned from Planned Development (PD) and Residential-Multi-Family Low Density (R-ML) to Residential-Multi-Family High Density (R-MH). R-MH allows for school buildings, through 12<sup>th</sup> grade, to be built “permissively” with a maximum height up to 48 feet. But R-MH would not allow liquor, nicotine or cannabis sales facilities, bars, hotels or a safe outdoor space as the originally-requested M-XT zoning would have.
- Building Hope claims it will not go beyond the 30-to-38-ft. height limit. That should be evident when it provides a “site plan” for the school.
- Site plan should be submitted in the fall to the EPC.

On the day of the annual meeting, Brady Hutchins of Building Hope sent an email to VGNA outlining the following highlights on its progress.

**Building Hope email (8-12-25) – on behalf of Albuquerque School of Excellence**

- We have received state building permit approval to complete the renovation of Phase 1, and we are on schedule to commence construction in early October. We have also submitted the building permit for Phase 2, and we anticipate starting construction around November 1 (the new construction building will not exceed 30’ in height).
- Regarding the traffic impact and neighborhood impact analysis, we are currently revising it after receiving feedback from NMDOT. A resubmittal is planned for this week. Once we have solidified our mitigation measures, we will schedule a neighborhood meeting to discuss our plans for minimizing the impact on the surrounding area.
- Additionally, I’ve attached renderings of the new building we plan to construct as part of Phase 2, which will replace one of the existing buildings, as well as basic renderings of the Phase 1 renovation. I’ve also included a site plan for reference (I put an orange line around the footprint of the phase 2 new construction building for easier reference).





### Phase 1: School of Excellence in old Desert Hills facility



### Phase 2, new building: School of Excellence in old Desert Hills facility



**Introductions of those in attendance:** The neighbors and others who attended the meeting took a few minutes to introduce themselves. Besides having **Mayor Tim Keller** and **Yvette Tovar**, present, it was also an honor to have **State Representative Yanira Gurrola (Dist. 16)** and her administrative aide, **Odalys Marquez**, at the meeting. Finally, it should be noted that no APD personnel were invited to the meeting, because this meeting was primarily focused on development issues, and APD has been making itself available to the community through regularly scheduled “**Coffee with a Cop**” events, the **Community Policing Council**, and **home anti-crime screenings**.

**Development at Coors and St. Joseph:** Before he left the meeting, Mayor Keller and Evette Tovar wanted to talk about the development of the large lots at Coors and St. Joseph that were owned by Josh Skarsgard. Keller confirmed that the “Sports Complex” on the following slide was first proposed by Ken Sanchez more than decade ago, and it should include 8-to-16 indoor basketball, volleyball and/or pickleball courts. That will allow for both local usage and to attract regional tournaments. Various government entities have

purchased the land for the Sports Complex, which is now public land. Skarsgard will design the facility, and the City will manage it once it is completed, though Skarsgard will have first call on booking the facility.

**Yvette Tovar**  
Mayor's Office

**Development at  
Coors and St. Joseph  
by Red Shamrock  
(Josh Skarsgard)**



**Trash Receptacles on the east end of Redlands Park:** As neighbors can attest, for years the trash receptacles on the public end of Redlands Park experience intermittent overflowing when events are held in the park. VGNA has been complaining about this for at least four years. The photos below were sent after a nice group used the park and bagged their trash. Animals scatter the trash when it is left next to the overflowing receptacles. Our councilor, Louie Sanchez, Parks and Rec, and the mayor's office were notified.

Reported on Sunday, July 20, 2025 at  
8:22 a.m. Cleaned up by noon.



Parks and Rec assistant supervisor David Flores says new receptacles will be installed by early October 2025.

Although the squeaky VGNA wheel was effective in this instance in attracting prompt clean up, on the evening of the annual meeting, the south side receptacle was again overflowing. Neighbors should complain when the trash is left bagged for animals to scatter.



Dave Flores of Parks and Rec says new receptacles should arrive by mid-October 2025. Let's hope that it finally happens this time. This needs a permanent fix.

**West Mesa Little League (WMLL) Bathroom:** After years, the WMLL finally has a modern, fully accessible bathroom. It is open to the public whenever the little league gates are open. (See the photo below.)



**Proposed Mesa Film Studio (MSF)** immediately north of Double Eagle Airport: The City and County, along with the State, are financially supporting a major new video/film production studio on land near Double Eagle Airport that is zoned for "auxiliary airport uses." The studio is seeking \$180 million in industrial revenue bonds (IRBs), plus an additional roughly \$10 million in direct grants from the state and other government entities. If built, the studio owners anticipate that it would create 25-full time jobs, as well as some freelance work. The IRBs would ensure that should the studio survive, it would not pay taxes for 20-to-30 years. Furthermore, all production costs of the studio and its productions would receive a 25 percent state "credit."

This comes at a time when the existing 11 major studios in the state are struggling financially, with Santa Fe Studio up for sale and apparently unable to find a buyer. Overall film production in New Mexico has declined 50 percent in the last two years, as many other states have jumped on the film-subsidy bandwagon. Also, the type of major studio that is being proposed is becoming more and more problematic as production relies increasingly on new digital technologies that make large studios superfluous. (See red area in the aerial view below, along with the following slides.)

- Sited between Double Eagle Airport and Volcanoes/Petroglyph NM
- To receive about \$180 million in IRBs and \$10 million in state funds and future 25 percent cost credits
- Proposed as an "auxiliary airport use" and did not follow IDO requirements
- Film production decline in New Mexico and United States
- 25 full-time employees





Because the proposed site is near the Petroglyphs National Monument (PETR) and sacred open space, and being chosen in apparent disregard for public input and in defiance of zoning that restricts commercial development in that area, the NAEVA—a Native American public interest group—PETR and at least one West Sider are in the process of appealing the studio siting.

### Mesa Film Studios



Buildings  
between 38 and  
58 feet tall, plus a  
large outdoor  
green screen  
stage

Movement  
toward sprawl. . .  
or something  
else?

VGNA members should try to keep abreast of the MSF and Double Eagle Airport development issue and express their opinion as it comes before government bodies.

**Proposed 435k Volt PNM Transmission Line:** PNM will be holding informational meetings in the coming months about a major electrical transmission line along the west side of Albuquerque, just east of the Rio Puerco and west of the Double Eagle Airport that would bend back east after crossing south of I-40. There are risks—fire, EMF hazards, unsightliness—associated with such above-ground transmission lines. There are two possible routes, as shown by thin red and blue lines in the map below.



### PROJECT PURPOSE & NEED

#### Rio Puerco-Pajarito-Prosperity 345kV Transmission Line:

*New transmission line in Sandoval and Bernalillo counties*

This project addresses regional energy challenges and opportunities:

- Improve system reliability and resilience
- Support renewable generation
- Modernized grid to meet energy demand

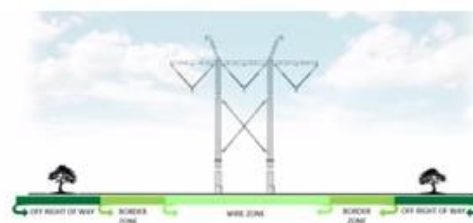
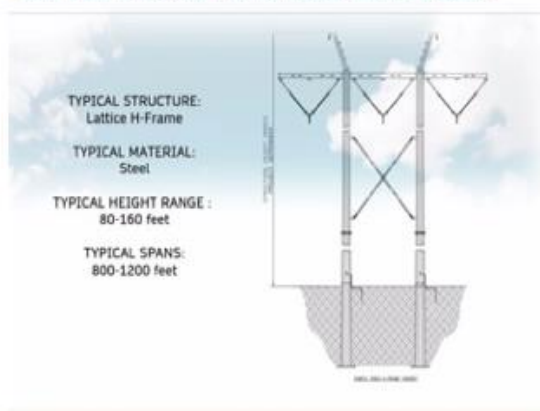
- Two possible routes (red and blue)
- Petroglyph Nat'l Monument is in purple
- Above ground
- New technologies might undo need? (SMRs and large scale green heat pumps)

PNM maintains that below-ground lines are prohibitively expensive, yet it needs the power transmitted from northwest of Albuquerque toward the southwestern part of the City.

The slide below PNM slide shows how its above-ground power lines would appear.

# Proposed PNM 345k Volt Transmission Line

## HOW WILL THE 345kV TRANSMISSION LINE BE BUILT?



### Possible issues:

- Fire issues
- Electro-motor force fields (EMF)
- Visual issues vs cost of going underground
- Whose benefit and who pays?
- Bike trail co-usage

**VGNA Treasurer's Report:** The full Treasurer's Report was incomplete at the time of the Annual Meeting because the Bank of Albuquerque internet access was down on Tuesday. However, the slide below shows the full treasurer's report from the following day, when the Bank of Albuquerque site was working.

Bank of Albuquerque VGNA account activity since August 2024 meeting

### Income

- \$110.00 cash and check memberships deposit (9-5-24)

### Expense items since last meeting (August 2024)

- \$25.00 WSCONA voluntary suggested contribution (1-19-25)
- \$17.99 annual domain name fee for website (8-26-24)
- \$19.95 annual domain name fee for website (pd w JAS Visa 8-4-25)
- \$215.64 for DreamHost 3-year fee for website (pd w JAS Visa 8-4-25)

Balance of VGNA account prior to 8-12-25 meeting

- \$1,080.61

Future Deposit (Income) of cash (\$205.00) and checks (\$30.00) collected at 2025 Annual Meeting

- \$235.00 available for future deposit

There are also likely to be some more mailed-in memberships and checks in the next couple weeks.

**Election of VGNA Officers:** The existing officers all offered to either run again or give up their positions if anyone wanted to take their places. No one else stepped forward to replace them, except for Joseph Lovato who volunteered to become an additional alternate rep to WSCONA. Therefore, the following slate of officers was elected for 2025-2026 by acclamation:

- President (and board member) – Brady Lovelady
- Vice-President (and board member) - Susan Homer
- Secretary Treasurer (and board member) - Richard Schaefer
- WSCONA reps: Richard Schaefer & Brady Lovelady & Joseph Lovato

**VGNA 2025 Annual Meeting adjourned at 8:50 p.m.**