

**From:** [Martin Vigil](#)  
**To:** [Rodenbeck, Jay B.](#); [Les Romaine](#); [warba.llp.jared@gmail.com](mailto:warba.llp.jared@gmail.com); [abdunn@ablairdunn-esq.com](mailto:abdunn@ablairdunn-esq.com); [Aranda, James M.](#); [Varela, Alan M.](#); [Webb, Robert L.](#); [Manzano, Daniel](#); [Carol Gladin](#); [Edward Garcia](#); [williegochefs@yahoo.com](mailto:williegochefs@yahoo.com); [vivalucia3](mailto:vivalucia3); [-Frances Garcia](#); [Ted Cloak](#); [jules1101@gmail.com](mailto:jules1101@gmail.com); [nori.brixenproperties@gmail.com](mailto:nori.brixenproperties@gmail.com); [scott.brixen@gmail.com](mailto:scott.brixen@gmail.com); [Michael Valdez](#); [Danny Senn](#)  
**Subject:** Re: Communication/Update  
**Date:** Thursday, May 9, 2024 4:50:18 PM

---

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Jay Rodenbeck,

Thank you for your reply. The majority of neighbors are seniors, and many are disabled. I propose you/or a planning official, and possibly a LUPZ representative meet on site. I will even sit this meeting out, so you can dialogue directly with the neighbors. My neighbor William Siaz handles affairs for his mother and father (87 and 96 years old). Carol Johnson will be there. My neighbor Ted Cloak is 92.5 and has some concerns. There would be around 10-15 neighbors present.

It would be a good-faith effort, part of why I am so worked up and assertive is few people are sticking up, or even just listening to my neighbors. Channel 4 came today, and will be airing a story, which we appreciate. It would be greatly appreciated if you could make it happen. When I was younger, I got to know the previous department directors (Greg Smith, Brennon Williams, Mark Shephard, Andrew Garcia) a similar meeting was held on 16<sup>th</sup> Street in the past. Each department had either the director or their representative attend.

From my understanding it may be too late, as each department has already decided. The final approval is the building permit/site plan. Your clarification on this matter would be appreciated. And I did receive and understand your response regarding a "Public Meeting". I do think an informal meeting would be conducive to a resolution, or at a minimum a good-faith effort. Thank you for the update.

Thanks,

Martin Vigil

---

**From:** Rodenbeck, Jay B. <jrodenbeck@cabq.gov>  
**Sent:** Wednesday, May 8, 2024 3:25 PM  
**To:** Martin Vigil <vigilmartin@hotmail.com>; Les Romaine <les@arnmlawyers.com>; warba.llp.jared@gmail.com <warba.llp.jared@gmail.com>; abdunn@ablairdunn-esq.com <abdunn@ablairdunn-esq.com>; Aranda, James M. <jmaranda@cabq.gov>; Varela, Alan M. <avarela@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>; Manzano, Daniel

<dmanzano@cabq.gov>; Carol Gladin <cgjabq@gmail.com>; Edward Garcia <emg.abq7@gmail.com>; williegochefs@yahoo.com <Williegochefs@yahoo.com>; vivalucia3 <vivalucia3@proton.me>; -Frances Garcia <francesandrea9@gmail.com>; Ted Cloak <tcloak@unm.edu>; jules1101@gmail.com <jules1101@gmail.com>; nori.brixenproperties@gmail.com <nori.brixenproperties@gmail.com>; scott.brixen@gmail.com <scott.brixen@gmail.com>; Michael Valdez <turtletays@gmail.com>

**Subject:** RE: Communication/Update

Mr. Vigil,

Regarding your assertion below that Carol Johnson was ignored by the Planning Department, I am not aware of Ms. Johnson's past visit(s) to our office, but I will be happy to see if we can find a date/time for her to meet up with staff to go over her questions/concerns either via teleconference or in-person at our office.

Regarding a post-submittal facilitated meeting, we have made it clear in past correspondence that the IDO doesn't permit us to require a post-submittal facilitated meeting between the City as a facilitator, the applicant (Mr. Rembe), and the neighboring property owners and/or Neighborhood Association's; Section 6-4(L)(1) of the IDO notes that a post-submittal facilitated meeting can be requested by property owners within 330 feet and Neighborhood Associations within 660 feet in any direction of the subject property for a Site Plan Administrative application proposing more than 100 multi-family residential dwelling units and/or 50,000 square feet of non-residential development. However, neither threshold is met or exceeded by the proposed development at 1701 Central Avenue NW per BP-2024-10295.

Regarding the Site Plan Administrative/Building Permit for the proposed development at 1701 Central Avenue NW (BP-2024-10295), I can confirm at the time that this message was sent that the Building Permit has not been issued yet.



**Jay Rodenbeck**

Planning Manager

Development Review Services

o (505) 924-3994

c (505) 553-0682

e [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Martin Vigil <vigilmartin@hotmail.com>

**Sent:** Monday, May 6, 2024 9:59 AM

**To:** Rodenbeck, Jay B. <jrodenbeck@cabq.gov>; Les Romaine <les@arnmlawyers.com>; warba.llp.jared@gmail.com; abdudd@ablairdunn-esq.com; Aranda, James M. <jmaranda@cabq.gov>; Varela, Alan M. <avarela@cabq.gov>; Webb, Robert L. <rwebb@cabq.gov>; Manzano, Daniel <dmanzano@cabq.gov>; Carol Gladin <cgjabq@gmail.com>; Edward Garcia <emg.abq7@gmail.com>; williegochefs@yahoo.com; vivalucia3 <vivalucia3@proton.me>; -Frances Garcia <francesandrea9@gmail.com>; Ted Cloak <tcloak@unm.edu>; jules1101@gmail.com; nori.brixenproperties@gmail.com; scott.brixen@gmail.com; Michael Valdez <turtletays@gmail.com>

**Subject:** Communication/Update

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

5/ 6/24

Jay Rodenbeck,

It has been several weeks since you have responded to emails. Are you still the Planning Department's point of contact for our neighbors?

Additionally, it is very troublesome that planning staff does not engage in dialogue with our neighbors. Communication requires an actual response to the substance of our correspondence. As a respectful reminder, I have read over 8,000 emails (obtained legally through IPRA) between Jay Rembe and City of Albuquerque staff. There is a clear distinction of how ordinary citizens are treated vs. developers like Jay Rembe. This letter serves as formal notice to Cease and Desist excluding ordinary citizens from the planning process. Please provide a response to the emails I have sent to you recently, this is a time-sensitive matter.

Some of our senior neighbors do not have computers or printers. Some neighbors prefer to send handwritten notes, or make calls. For instance, my neighbor Carol Johnson is 78 years old, and was constantly ignored by the Planning Department. Carol decided to visit in person and was willing to wait all day until spoken to. No neighbor should have to do that, especially our senior neighbors. There are many instances of planning staff not responding to neighbors in violation of the code of conduct.

Over a dozen requests for a meeting, or mediation conference have been ignored or refused. Please meet with leadership and present some solutions to the refusal to communicate issues. In the meantime, I will be filing tort notices against staff for the misconduct. I will also file against the supervisors for negligent supervision. When the conduct stops, I will gladly stop additional legal remedies.

Additionally, Robert Webb will be out of the office for a few weeks. Please assign a point of contact I can speak with in the interim.

Thanks,

Martin Vigil