

SANTA FE RAILYARD COMMUNITY CORPORATION

Board of Directors' Meeting

Tuesday, July 10th, 2018, 5:00 – 7:00pm

Community Room, Santa Fe Public Library (Downtown Branch), Santa Fe, NM

Attending: Board Members: Steve Robinson (President), Jacques Paisner (Vice President), Chris Calvert, Dave Dunmar, Ron Pacheco, Devon Ross, Patrick Varela and Dave Vlaming

Also Attending: SFRCC: Richard Czoski (Executive Director), Sandra Brice (Events and Marketing Director), Scott Harrison (Office Manager – taking minutes) and Anita Martinez (Accountant)

Public: None

Call to Order: The meeting was called to order at approximately 5:05pm by Steve Robinson.

Approval of Agenda: The agenda was unanimously approved, motion by Chris Calvert, 2nd by Dave Vlaming

Approval of Meeting Minutes: The Board meeting minutes of 6/12/18 were unanimously approved, motion by Dave Vlaming, 2nd by Chris Calvert.

Public Comments:

- None

New Business:

- Richard would like to schedule a meeting with Councilor Abeyta to introduce him to SFRCC and its role. Ron Pacheco stated that he will contact Councilor Abeyta to inquire about the possibility.

Executive Session

Ron Pacheco made a motion to enter Executive Session at 5:10pm, 2nd by Chris Calvert.

The Board of Directors did meet in closed Executive Session, pursuant to exceptions to the Open Meetings Act, and nothing was discussed except possible disposition of real property, potential litigation review, and personnel matters, and no final action was taken during the Executive Session. No minutes were taken.

Dave Vlaming made a motion to return to regular session at 5:20pm, 2nd by Chris Calvert.

Financial Report:

DRAFT MAY 2018 FINANCIALS

- SFRCC's cash position at the end of June, 2018 was approximately \$242K which was very close to what had been projected in the Proforma.
- Current cash is \$336,585.
- Budget to Actual
 - There are no significant variances to report.

- Cash Based Financial Report
 - Total Income is approximately \$47K above plan YTD primary due to above-budget rent and events income.
 - Total Expenses are approximately \$6K below plan YTD.
 - Net Operating Income is approximately \$55K above plan YTD.
- Payments to the City
 - FY 2018/19 Payments to the City
 - \$7,076.00 (Due 10/1/18)
 - \$63,218.03 (Due 11/1/18)
 - \$45,762.00 (Due 4/1/19)
 - \$786,393.01 (Due 5/1/19)
 - \$902,449.04 TOTAL for the FY

The draft May, 2018 Financials were accepted.

Executive Director's Report:

PUBLIC USE

- Events
 - Interplanetary Festival
 - Sandy and Steve met today with David Krakauer and Caitlin McShea of the Santa Fe Institute.
 - This event was extremely successful. The Santa Fe Institute is very interested in doing it again next year. This is an event that could grow into one of national significance.
 - They are looking with Sandy at possibilities for holding the event over a weekend next year and whether the Park or Plaza area would be best logistically.
 - Sandy stated that the Railyard tenants were very supportive of the event and understanding of the logistical requirements though it was somewhat disruptive. Chili Line Lane and Alcala Street were closed, and the Thursday night concert was the largest that has ever been held on the Railyard.
 - The Santa Fe Institute had some questions with respect to Wi-Fi in the Railyard Park. They want to utilize more technology next year. Sandy and Richard consulted with Sean Moody today and Sean recommended an IT consultant that the Santa Fe Institute could work with to ensure the Institute has the proper equipment on their end as there is more than enough band capacity that can be downloaded over the air.
 - The Railyard Movie and Concert Series is going very well
 - A flier for the July events as well as a SEEDS brochure was included in the Board packet.

- Best of Santa Fe will be taking place again on the Railyard at the end of July
- PSA for Stage and 10th Anniversary Event
 - Approval Schedule
 - 6/25/18 Public Works - Approved
 - 7/16/18 Finance
 - 7/25/18 City Council
 - SFRCC had the funding request/proposal completed in March but there have been delays in the process, and the P.O. will not be issued until later in August.
 - SFRCC may need to pay approximately between \$6,000 and \$8,000 of its own funds for concerts and movies scheduled in August until the P.O. is issued.
- Pedestrian Crossing
 - Approval of the pedestrian crossing at the train tracks at Alcala is on the same approval schedule as the Stage and 10th Anniversary Event funding.

COMPLETION OF RAILYARD PROJECTS

- Space for Sale and Lease Report
 - SFRCC is creating a revised Tenants with Space for Sale and Lease Report to take into account the increasing number residential and commercial units for sale in the Railyard.
- Trailhead Terraces, LLC - Baca Street Railyard
 - Technically demolition of the metal shed must be addressed again even though it will be reused.
 - City Council approval is required for the new development plan
 - City Council approval of the demolition of the shed and small adobe building was contingent on the replacement project being presented to City Council.
 - Richard will be working with the City to determine a schedule for the approval process.
 - No Planning Commission approval is required for the development plan.
- Parking Garage Wayfinding Signage
 - The City will be using pre-fabricated parking signs rather than those that were designed for SFRCC by Surroundings. However, the City will be using the pedestrian signage that was designed.
 - Richard meets with Surroundings in the next few days to finalize bid package.
 - The City would like permission to add the Railyard logo to the top of their parking signs. Richard informed them that he would need more information.
- B-1 Parking Lot and Waste Enclosure
 - Electrical work (lights for evening use of the waste enclosure) and landscaping remain.
 - There will be another pay and display parking machine installed at this location. Richard is waiting for specifications from the City Parking Division on the exact location.

- Railyard Depot Update
 - The City renewed its lease through May 6th, 2023.
 - The City is managing a renovation.
 - Barbara Felix Architecture and Design is doing the renovation design.
 - The Scope of Work is the exterior only. Richard has informed City Staff that SFRCC approval is required for external modifications.
 - Facilities has requested \$250,000 in CIP; however, Richard is uncertain for which year.
 - The City is applying to the Federal Transit Administration for a grant for the interior work.
 - SHPO is being consulted.
 - Ron asked if the snow melt system could be completed as part of this scope. Per Richard, pumps and boilers would need to be purchased for completion of the snow melt system. It is possible that this scope could be completed if the City chooses to provide funding.
- Boies Station Condos at the Railyard Update (Parcel HH)
 - The marketing sign has been approved and was included in the Board packet.
 - The Findings of Fact was approved by the Planning Commission.
 - The Appeal Period ends at 5:00 pm on August 6th.
 - Pending no appeals being filed, Joe Boies is prepared to sign the lease. He has his funding in place and construction drawings are in the process of being completed. Construction could potentially be underway, pending no appeal being filed, in September, 2018.
 - Planning Commission required a revised landscaping plan as a condition of their approval.
- Bueno, LLC Update
 - They have submitted plans to CID for a building permit.
- Thull
 - They have also submitted their plans to CID.
 - In order to obtain financing, Thull Railyard must presell the commercial building.
- Bueno, LLC and Brutto Bella could potentially be under construction in September and Trailhead Terraces could potentially be under construction in November.
- North Railyard Status
 - A new, larger Parcel for Lease sign will be fabricated and installed on Parcel B-1. There have been no recent inquiries on this parcel.
 - Bill Banowsky and Scott Hutton will be presenting plans to SFRCC's Architectural Design Review Committee for Parcels L, P and R on August 9th. Mr. Banowsky will be proceeding independently on Parcels L and R.

- Planning Commission approval may be required for the proposed project on Parcel P.
- Construction on these three projects could potentially commence in March or April of 2019.

Next Board Meeting: Tuesday, August 14th, 2018, 5:00-7:00pm - Location: Santa Fe Public Library, Downtown Branch, 145 Washington Ave.

Being no further requests for business, Dave Vlaming motioned to adjourn, 2nd by Chris Calvert and the meeting was adjourned at 5:46pm.

Respectfully submitted,
Scott Harrison, Office Manager