

SANTA FE RAILYARD COMMUNITY CORPORATION

Board of Directors' Meeting

Tuesday, November 13th, 2018, 5:00 – 7:00pm

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

Attending: Board Members: Jacques Paisner (Vice President), Lleta Scoggins (Treasurer), Chris Calvert, Bob Dunn, Ouida MacGregor, Ron Pacheco, Rosemary Romero, 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 5:04pm by Jacques Paisner.

Approval of Agenda: The agenda was unanimously approved, motion by Chris Calvert, 2nd by Rosemary Romero.

Approval of Meeting Minutes: The Board meeting minutes of 10/16/18 were unanimously approved, motion by Dave Vlaming, 2nd by Chris Calvert.

Public Comments:

- None

New Business:

- The Board unanimously approved a resolution to combine the Leasing and Architectural Design and Review Committees, motion by Rosemary Romero, 2nd by Ouida MacGregor.
- Two videos have been added to the corporate website (sfrailyardcc.org): a Before-After Video (2008-2018) and an 11-minute video on the Railyard public process and the rationale for the design paradigm.

Executive Session

Rosemary Romero made a motion to enter Executive Session at 5:07pm, 2nd by Ouida MacGregor.

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.

Rosemary Romero made a motion to return to regular session at 6:00pm, 2nd by Dave Vlaming.

Return to Regular Session

The Board unanimously approved a motion to authorize the Executive Director to proceed with negotiations for a Letter of Intent that would result in a multi-family residential and commercial development project on Parcels FF-2, FF-3 and HH, motion by Ouida MacGregor, 2nd by Rosemary Romero.

Financial Report:

DRAFT SEPTEMBER 2018 FINANCIALS

- SFRCC's current cash position is approximately \$470K.
- Cash Based Financial Report
 - Total Income is approximately \$30K below plan YTD.
 - Rental Income is approximately \$34K under plan. The variance is primarily due to: 1) it was anticipated that the Raven Crest lease for Parcel HH would be signed in July; 2) it was anticipated that leases for Trailhead Terraces would be signed; and 3) there is a receivable for Warehouse 21.
 - Total Expenses are approximately \$1.2K above plan YTD.
 - The PR/Marketing variance is a timing issue
 - Net Operating Income is approximately \$31K below plan YTD after debt service.
- Payments due to the City from SFRCC in FY 2018/19
 - FY 2018/19 Payments to the City
 - \$7,076.00 (Paid 9/25/18)
 - \$63,218.03 (Paid 10/25/18)
 - \$45,762.00 (Due 4/1/19)
 - \$786,393.01 (Due 5/1/19)
 - \$902,449.04 TOTAL for the FY

The draft September, 2018 Financials were accepted.

Executive Director's Report:

PUBLIC USE

- Events
 - Saturday, December 15th will be the annual Santa's Village event.
 - Voting is taking place until November 20th for the \$25K Levitt Grant supporting free music in 15 small U.S. cities annually. Amp Concerts is applying for the grant, and Sandy encouraged Board members to vote for Amp Concerts. Receiving the Levitt Grant for the last two years has been instrumental in Amp Concerts increasing the summer concert programming on the Railyard.
- The Railyard appeared on MSNBC last Thursday as the site of one of 1,000 rallies that were held nationwide.
 - Per Sandy, the rally was not permitted.
 - Protests or rallies in a public space are protected by freedom of speech, but when stage/sound/electrical are utilized, the gathering needs to be permitted, the City fees paid and insurance coverage provided.

- Sandy is working on the possibility of having an umbrella Certificate of Insurance on file for these types of events.
- Rosemary stated that she had a conversation with new Parks Director John Munoz who stated that the City wants to honor free speech.
- Sandy has also spoken with John Munoz and Barbara Lopez, and she will continue to work with Matt Ross (Public Information Officer) on this issue.
- Security/Homeless
 - The City has brought in a consultant who instituted a Homeless Zero program in other cities to reduce and eliminate homelessness. Richard and Sandy will be included in future discussions.

COMPLETION OF RAILYARD PROJECTS

- Construction on the Alcala Street waste enclosure is in progress and should be complete in early December, 2018.
- There is no additional information to report on the Depot renovations.
- The Puzah Room in Market Station is scheduled to open in February, 2019.
- Richard is meeting tomorrow with Barbara Fix and representatives from the City to discuss the PNM land adjacent to the Baca Railyard.

Next Board Meeting: Tuesday, December 11th, 2018, 5:00-7:00pm - Location: Community Room, Santa Fe Public Library, Downtown Branch, 145 Washington Ave.

Being no further requests for business, Dave Vlaming motioned to adjourn, 2nd by Lleta Scoggins and the meeting was adjourned at 6:18pm.

Respectfully submitted,
Scott Harrison, Office Manager