

SANTA FE RAILYARD COMMUNITY CORPORATION
Board of Directors' Meeting
Tuesday, April 9th, 2019, 5:00 – 7:00pm
Community Room, Santa Fe Railyard Park, Santa Fe, NM

Attending: Board Members: Steve Robinson (President), Lleta Scoggins (Treasurer), Ellen Bradbury (Secretary), Chris Calvert, Bob Dunn, Ron Pacheco, Oscar Rodriguez, Rosemary Romero, Devon Ross 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: Madelyn Samuel (Railyard Flats resident), Carin Cane (Railyard Flats resident)

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

Approval of Agenda: The agenda was amended to add the “Discussion of a Pro-bono Attorney” to New Business. The amended agenda was unanimously approved, motion by Chris Calvert, 2nd by Rosemary Romero.

Approval of Meeting Minutes: The Board meeting minutes of 3/12/19 were unanimously approved, motion by Chris Calvert 2nd by Dave Vlaming

Public Comments:

- Madelyn Samuel and Carin Cane, residents of Railyard Flats, addressed the Board, after Board and staff introductions.
 - They have lived in Railyard Flats since it opened and love the community.
 - But there have been several scary incidents beginning last summer and starting to occur again with more frequency with the warmer weather.
 - Specifically, there was the incident last week with the lobby window being smashed with rocks, residents have been chased in the park by individuals and someone had a knife wielded on them.
 - The parking lot also no longer feels safe at night.
 - The Property Manager lives in the building and also has security concerns.
 - They asked the Board: what can be done to assure residents of the neighborhood they are safe, what is SFRCC doing to address this issue and/or what they can do to address this issue.
- The Board and staff responded to their concerns.
 - SFRCC, with funding from the City, provided private security on the Railyard in 2012/13. Security issues improved during this time; however, further funding from the City was not provided and the City re-assumed responsibility for Railyard security.
 - The Board and staff recommended a presentation to City Council with a broad constituency of support. SFRCC would be in support of this initiative and would have a presence there. The Board and staff recommended that other Railyard tenants be included in addition to the Railyard Park Conservancy, Santa Fe Conservation Trust and applicable Neighborhood

Associations. Madelyn and Carin stated that they have a community of residents and Railyard Flats who would support the initiative.

- The Board recommended that the two District 1 City Councilors be notified beforehand so that they could be advocates and the Board also recommended possibly starting the initiative with the Public Safety Committee.
- The Board and staff agreed that the dynamic and need for security on the Railyard has changed with people now living on the Railyard.
- Chris Calvert recommended including St. Elizabeth’s Shelter in the discussions. Ron Pacheco recommended speaking with Edward Archuletta, the new director of the shelter.
- Sandy Brice stated that she is attending a meeting with Community Services tomorrow addressing the larger concerns/issues of the City-wide security problems.
 - Many cities have a Deemed Approved Ordinance where businesses extend their liquor license each year by meeting community standards regarding alcohol sales and other public nuisance issues.
- Chris stated that the Railyard should not be defined as a City Park but as a City Facility. City Facilities are, in general, allocated security.
 - Steve agreed, stating that the Railyard is City-owned land with 37 acres of City development.
 - The Board and staff agreed that private security may be the best option to initially addressing this problem.
 - Chris stated the more police bike patrols on the Railyard could be helpful in mitigating security issues.
 - Sandy noted that only two bike patrol officers are currently budgeted for the upcoming season for the entire downtown area.
- Richard stated that enforcement is the issue because there are laws in place to address several of the security concerns (open containers, a prohibition on camping, vacating the Park by dusk, for example).

New Business:

- Vladem Museum
 - The State would like to lease or purchase a portion of land north of the Depot which is currently in SFRCC’s leasehold. A site plan was included in the Board packet.
 - Richard will attend a meeting next week with the Assistant Deputy Secretary of Cultural Affairs to discuss this proposal. Rosemary Romero recommended contacting Debra Garcia who is the Deputy Secretary of Cultural Affairs.
 - The site plan includes a waste enclosure north of the Depot and west of the proposed building.
 - The Board agreed that this is an undesirable location due to the logistics of vehicle access and its proximity to the proposed Museum Café and Railrunner passengers.

- The project goes before Planning Commission on May 9th at 5:30pm.
 - Richard asked if the Board wished to issue a letter of support from SFRCC for the project: expressing support of the location, use and the project as a positive addition to the area and the City.
 - Steve recommended that the letter not be an unqualified letter of support but that it state SFRCC’s support “subject to an enhanced design north of the Depot, west of the building.”
- There will be an appreciation gathering for Tony Sawtell this summer which Ouida MacGregor and Ellen Bradbury will coordinate.
- Discussion of a Pro-bono Attorney
 - Rosemary, as Chairman of the Nominating Committee, introduced Chris Graeser as a possible pro-bono Attorney to the SFRCC Board, following Tony Sawtell’s retirement.
 - His resume was included in the Board packet.
 - He was recommended by Frank Katz and Jack Hiatt, met with Rosemary, Richard and Steve and is interested in serving as pro-bono attorney.
 - The Board approved Chris Graeser as pro-bono Attorney to the SFRCC Board, motion by Devon Ross, 2nd by Rosemary Romero. Nine Board members voted in favor of the motion and Bob Dunn voted against.

Executive Session

Chris Calvert made a motion to enter Executive Session at 6:03pm, 2nd by Rosemary Romero.

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.

Ron Pacheco made a motion to return to regular session at 6:40pm, 2nd by Chris Calvert.

Return to Regular Session

Chris Calvert made a motion to approve assignment of the Railyard Flats, LLC ground lease to Virtu Investments, 2nd by Oscar Rodriguez. The motion was unanimously approved.

Financial Report:

DRAFT FEBRUARY 2019 FINANCIALS

- SFRCC’s cash position as of April 9, 2019 is approximately \$795K.
- Cash Based February Financial Report
 - Total Income is approximately \$85K below plan YTD.
 - Rental income is approximately \$90K below plan YTD.
 - However, the Warehouse 21 monetary lease default was cured in March, so it is not yet reflected on the Cash Report. In addition, SFRCC received approximately \$35K in prepaid rent from Baca Flats, LLC, which is also not reflected on the Cash Report.
 - Events income is approximately \$18K above plan.

- Total Expenses are approximately \$13K below plan YTD.
- Net Operating Income is approximately \$71K below plan YTD after debt service
- 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 Paid 3/29/19)
 - \$786,393.01 (Due 5/1/19)
 - \$902,449.04 TOTAL
- Richard presented a Best/Worst Case Summary regarding SFRCC's Payments due to the City
- City Update
 - The Annual Update was provided at Public Works on March 25, 2019.
 - The City declined further presentations at the Finance Committee and City Council.

The draft February 2019 Financials were accepted.

Executive Director's Report:

PUBLIC USE

- Events
 - Sandy has submitted the \$75K City funding request for the Stage/Screen sponsorships this event season. The request will go through the City approval process in May.
 - Sandy is will be attending City Council tomorrow night with representatives of the Santa Fe Institute (SFI). SFI is requesting a liquor license to serve alcohol at the Interplanetary Fest in a fenced beer garden in a portion of the Railyard Park.
 - Sandy has been working with the Railyard Park Conservancy and City staff on the April 27th Earth Day event. The Railyard Park Conservancy is proposing goat grazing in the Railyard Park for that event.

COMPLETION OF RAILYARD PROJECTS

- City 2022 Economic Plan
 - The Board reviewed pages pertaining to the Railyard from the City's Economic Development Plan.
 - The Plan is being introduced as an information item in an Economic Development Advisory Committee at the Market Station City offices tomorrow, April 10th at 11am.
- Richard presented a summary of the residential units in the Railyard.
 - There are 114 residential units (89 for sale, 25 for rent) either existing or in construction/ planned construction on the Railyard. This exceeds what was envisioned in the Master Plan.
 - Sandy recommended including this figure in a press release that will be issued announcing the Baca Flats project.

Next Board Meeting: Tuesday, May 14th, 2019, 5:00-7:00pm - Location: TBD

Being no further requests for business, Dave Vlaming motioned to adjourn, 2nd by Oscar Rodriguez and the meeting was adjourned at 7:03pm.

Respectfully submitted,
Scott Harrison, Office Manager