

SANTA FE RAILYARD COMMUNITY CORPORATION

Board of Directors' Meeting

Tuesday, June 4th, 2019, 5:00 – 7:00pm

Sunrise Room, Santa Fe Sage Inn, Santa Fe, NM

Attending: Board Members: Steve Robinson (President), Lleta Scoggins (Treasurer), Ellen Bradbury (Secretary), Chris Calvert, Bob Dunn, Ouida MacGregor, Ron Pacheco, Oscar Rodriguez, Rosemary Romero, Dave Vlaming and Chris Graeser (Attorney to the Board)

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

Public: Miguel Castillo (Santa Fe Audio Visual), James Lutz (Santa Fe Audio Visual), Tim Franke (AMP Concerts), Jamie Lenfesty (AMP Concerts)

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 Lleta Scoggins.

Approval of Meeting Minutes: The Board meeting minutes of 5/14/19 were unanimously approved, motion by Ouida MacGregor, 2nd by Chris Calvert.

Public Comments:

- Sandy introduced Miguel Castillo and James Lutz from Santa Fe Audio Visual and Tim Franke and Jamie Lenfesty from AMP Concerts.
 - Sandy has been collaborating with Jamie Lenfesty and Santa Fe Audio Visual for the past 10 years to bring the Concert and Movie Series to the Railyard, with the help of City funding for the Stage and Sound sponsorship.
 - She wanted to introduce them to the Board and staff and thank them for their significant efforts over the years in bringing this free programming to the Santa Fe Railyard.
 - Each of them briefly addressed the Board and shared their Summer 2019 Railyard Movie and Concert Series Guide with each member
 - Santa Fe Audio Visual is celebrating their 30th year in Santa Fe. They made an investment in a movie screen which has been instrumental in being able to provide the Railyard Summer Movie Series.
 - Jamie and Sandy first collaborated on the Railyard Grand Opening in 2008. Jamie said at that time he saw the Railyard a fresh new part of Santa Fe that he wanted to be a part of. He joined with AMP Concerts approximately 4 years ago and has been able to increase programming through being awarded the Leavitt Grant for the past 3 years.
 - Jamie stated that this year's concert series will also include a Conversation Series with some of the artists holding informal conversations at Violet Crown Cinema in conjunction with their concerts.
 - Tim Franke stated how rewarding it is in his work with AMP to do this type of community work in bringing free concerts and movies to Santa Fe.

New Business:

- Steve introduced new Attorney to the Board, Chris Graeser. The Board and staff introduced themselves and Chris Calvert thanked Rosemary Romero and the Search Committee for their efforts in finding Chris.
- Logistics for the Tony Sawtell Appreciation Event on June 15th were discussed.

Executive Session

Dave Vlaming made a motion to enter Executive Session at 5:25pm, 2nd by Ron 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.

Dave Vlaming made a motion to return to regular session at 6:29pm, 2nd by Ron Romero.

Return to Regular Session

Chris Calvert made a motion to approve the Second Amendment to the Market Station lease to allow for limited package alcohol sales, 2nd by Bob Dunn. The motion was unanimously approved.

Financial Report:

DRAFT APRIL 2019 FINANCIALS

- SFRCC's cash position as of June 4, 2019 is approximately \$68K.
- The Violet Crown parking cumulative total as of April 30, 2019 was \$779,681.
- Cash Based Financial Report
 - Total Income is approximately \$62K below plan YTD.
 - Rental income is approximately \$73K below plan YTD. This is primarily due to an outstanding rent receivable from Firebox, Inc.
 - Events income is approximately \$19K above plan.
 - Total Expenses are approximately \$27K below plan YTD.
 - Net Operating Income is approximately \$35K below plan YTD after debt service.
- 2018/19 Payments to the City
 - \$7,076.00 (Paid 9/25/18)
 - \$63,218.03 (Paid 10/25/18)
 - \$45,762.00 (Paid 3/29/19)
 - \$786,393.01 (Paid 5/13/19)
 - \$902,449.04 TOTAL

- Approval of FY 2019/20 Budget
 - The Board reviewed the Budget Assumptions, the Budget to Actual and the FY 2019/20 budget detail.
 - Dave Vlaming made a motion to approve the Fiscal Year 2019/20 Operating Budget, 2nd by Ron Pacheco. The motion was unanimously approved.
- Approval of Barraclough Auditor Proposal for FY 2018/19
 - Barraclough’s proposal is a \$500 increase from the previous year.
 - Lleta Scoggins made a motion to approve entering into an agreement with Barraclough Associates to perform the FY 2018/19 audit and prepare the FY 2018/19 tax returns, 2nd by Dave Vlaming. The motion was unanimously approved.

The draft April 2019 Financials were accepted.

Executive Director’s Report:

PUBLIC USE MANAGEMENT UPDATE - SANDRA BRICE

- Events
 - June is the biggest month of the season in terms of event volume on the Railyard.
 - The Railyard Concert Series kicks off Saturday, June 8th and the Movie Series kicked off last Friday May 31st.
 - The Interplanetary Festival is next weekend. Sandy encouraged everyone to attend.
 - SFRCC has also paid for advertising on video screens that Hutton Broadcasting has purchased and installed at numerous locations in the City.
 - The \$25K reduction in SFRCC Marketing Costs this Fiscal Year is contingent on the \$75K Stage and Sound Package City funding being approved.
 - The City has approved a banner program for the Guadalupe District.
 - An example banner was included in the packet.
 - The banners will extend from Alameda to Paseo de Peralta on Guadalupe Street.
 - This may result in renewed requests from Railyard tenants for Railyard banners.
 - Regarding the Railyard security concerns presented by Railyard Flat tenants at the April Board meeting, Sandy has attended several meetings with Community Services.
 - There are downtown and Cerrillos Road business owners who have indicated interest in being part of joint security discussions going forward.
 - Sandy is open to having an ad hoc conversation on this issue with any interested Board members.

COMPLETION OF RAILYARD PROJECTS

- Completion of Railyard Projects
 - An advertisement for Nuckolls Brewing (Parcel L), which appeared in the Santa Fe Reporter Summer Guide supplement, was included in the Board packet.
 - The Thull Railyard and Trailhead Terraces projects in the Baca portion of the Railyard are under construction.
 - Century Bank/ArtYard is marketing 7 condos for sale (1 model, 6 short-term rentals) from \$410K to \$435K (\$310 per SF).
 - The Board reviewed perspectives of the proposed Vladem building, showing the building to-scale from different points on the North Railyard. The view corridor specified in the Master Plan was also superimposed on one of the perspectives.

Next Board Meeting: Tuesday, July 9th, 2019, 5:00-7:00pm - Location: TBD

Being no further requests for business, Dave Vlaming motioned to adjourn, 2nd by Chris Calvert and the meeting was adjourned at 7:01pm.

Respectfully submitted,
Scott Harrison, Office Manager