

SANTA FE RAILYARD COMMUNITY CORPORATION

Board of Directors' Meeting

Tuesday, August 13th, 2019, 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), Ellen Bradbury (Secretary), Chris Calvert, Bob Dunn, Ouida MacGregor, Ron Pacheco, Oscar Rodriguez, Rosemary Romero, Devon Ross, Patrick Varela, 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: Michael Golino (Brutto Bella, LLC)

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 Dave Vlaming 2nd by Ron Pacheco.

Approval of Meeting Minutes: The Board meeting minutes of 7/9/19 were unanimously approved, motion by Ouida MacGregor 2nd by Dave Vlaming.

Public Comments:

- Tenant Michael Golino (Brutto Bella, LLC) addressed the Board.
 - Phase I of construction is nearing completion with three residential one-bedroom units. One of the units is already leased, Michael Golino will occupy the second, and the third unit will be for sale.
 - Once construction is completed, Michael will set up a condo association for the third unit and list it for sale. There will likely be a period of time between completion of construction and sale/occupancy of the unit. He is requesting approval to rent the unit as a short-term rental, only during this specific period of time, which he estimates to be until February 2020.
 - This approval would also help him from a financing perspective in preparing for Phase II of the construction.
 - The Board thanked Michael for his time and stated that they would address his request in Executive Session and then follow up with him.

New Business:

- Devon Ross stated that he will be resigning as a voting Board member, after 15 years of service.
 - He stated that he would like to stay connected with the activities of the Board and requested Emeritus status.
 - His request for Emeritus status was approved.
 - Devon also recommended that, in selecting his replacement for the Board, consideration be given to a candidate who would provide the expertise to support the Public Use Management of the Railyard.
 - Steve Robinson thanked Devon for his years of service to the Board and the Railyard.

Executive Session

Dave Vlaming made a motion to enter Executive Session at 5:11pm, 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 6:03pm, 2nd by Chris Calvert.

Return to Regular Session

Ron Pacheco made a motion to approve utilization of one Brutto Bella, LLC Phase I residential unit as a short-term rental for a period not-to-exceed six months, with the provision that in no event shall Brutto Bella, LLC utilize more than one residential unit for short-term rentals at any time, 2nd by Oscar Rodriguez. The motion was unanimously approved.

Ouida MacGregor made a motion to direct staff to proceed toward a mutually acceptable license agreement with the New Mexico Department of Cultural Affairs for the triangle of land adjacent to the Depot, subject to review of a more inviting and safe pedestrian entrance at the loading plaza, 2nd by Oscar Romero. The motion was approved. Rosemary Romero recused herself from the vote. All other Board members voted in favor of the motion.

Financial Report:

DRAFT JUNE 2019 FINANCIALS

- SFRCC's cash position as of August 13, 2019 is approximately \$231K.
- The Board reviewed the year-end cash position for FY 2018/19 versus FY 2017/18.
 - The lower cash position for FY 2018/19 is primarily due to the Firebox, Inc. receivable.
- Cash Based Financial Report
 - Total Income is approximately \$98K below plan YTD.
 - Rental income is approximately \$103K below plan YTD, primarily due to the Firebox, Inc. receivable.
 - Event income is approximately \$13K above plan.
 - Total Expenses are approximately \$38K below plan YTD.
 - Net Operating Income is approximately \$60K below plan YTD after debt service.
- Unanticipated FY2019/20 expenses
 - The Board discussed the unanticipated expense of boring for the Thull Railyard, LLC electrical service.

- 2019/20 Payments to the City
 - \$6,060.49 (Due 10/1/19)
 - \$41,917.60 (Due 11/1/19)
 - \$46,782.49 (Due 4/1/20)
 - \$810,481.64 (Due 5/1/20)
 - \$905,242.22 TOTAL

The draft June 2019 Financials were accepted.

Executive Director’s Report:

PUBLIC USE MANAGEMENT UPDATE - SANDRA BRICE

- Events
 - “We Are the Seeds” will take place this Thursday and Friday in the Railyard Park.
 - The event will include 70-80 Native American artists
 - There are two more concerts on the Railyard this summer.
 - The monsoon season, with heavy rains and lightning, has presented challenges for several of the outdoor events.
 - There was a direct lightning strike on the Shade Structure at the Greyhounds concert on July 13th.
 - Federal Standards and protocols are followed with respect to lightning safety.
 - Both the movie and the concert last weekend were cancelled due to weather.
- This week is National Farmers Market Week, and Senator Heinrich attended the Farmers Market.
- The \$75K in Stage and Sound funding from the City for FY 2019/20 has been approved by the City.

COMPLETION OF RAILYARD PROJECTS

- Alvord School has requested a lot split that will require access off Camino de la Familia.
 - The request must be approved by City Council, and the City has asked for SFRCC’s position on the request.
 - The access off Camino de la Familia will result in the loss of four or more North Railyard parking spaces, depending on the location of the proposed access point.
 - The Board discussed their position.
 - The Board expressed concerns about the adverse impacts of the increased traffic on Camino de la Familia, especially since there is no longer a northbound exit on Camino de la Familia from the underground parking garage due to the gate installed by New Mexico School for the Arts (NMSA).
 - Proposed alternatives included recommending a Paseo de Peralta exit for Alvord and a Traffic Study by the City to specifically assess the traffic impacts.

- A possibility was also proposed that SFRCC speak in favor of the request if a one-way exit could be created from the underground parking garage to Market Street.
- Richard will bring this feedback and SFRCC's position of opposing the request to the City, including the Board's concern that the potential traffic problem is exacerbated by the dead end at NMSA.
- The Board reviewed renderings of the Nuckoll's Brewery.
- The Board reviewed a photo of Thull Railyard, LLC's current construction on Parcel BB.
 - The first floor of the project, approximately 1,500 SF, will be commercial.
 - The second floor will be condos, both of which are already committed.
- Baca Flats
 - The building permit is ready from CID.
 - There is a question as to whether Gary Hall will need to submit a Development Plan to City Land Use. There will be a meeting on Thursday, August 15th with Public Works Director Regina Wheeler and Planning Manager Noah Berke to discuss the question.
- Jean Cocteau is planning to construct an outdoor seating area between the railroad tracks and the Jean Cocteau building. The seating area will be in the Rail Line Corridor, which is not in SFRCC's lease with the City.
- Other items
 - Ellen Bradbury asked how many residential units there are currently in the Railyard. Richard stated that there is approximately 110-115. Research subsequent to the meeting confirmed a total of 114 units.
 - Per Sandy, Opuntia's Baca Railyard location will be closing on Sunday, August 18th. They will have a pop-up location at the El Rey Hotel before moving to their new location in the Market Station building.

Next Board Meeting: Tuesday, September 10th, 2019, 5:00-7:00pm - Location: TBD

Being no further requests for business, Dave Vlaming motioned to adjourn, 2nd by Ouida MacGregor and the meeting was adjourned at 6:50pm.