

SANTA FE RAILYARD COMMUNITY CORPORATION
Board of Directors' Meeting
Tuesday, March 10th, 2020, 5:00 – 7:00pm
Community Room, Main Branch, Santa Fe Public Library, Santa Fe NM

Attending: Board Members: Steve Robinson (President), Jacques Paisner (Vice President), Oscar Rodriguez (Treasurer), Ellen Bradbury (Secretary), Chris Calvert, Rosemary Romero, Ouida MacGregor, Robert Dunn, Patrick Varela and Dave Vlaming.

Also Attending: SFRCC: Richard Czoski (Executive Director), Sandy Brice (Events and Marketing Director), Sarah Taylor (Office Manager – taking minutes) and Anita Martinez (Accountant)

Public: Jamie Lenfesty of AMP Concerts

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

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

Approval of Meeting Minutes: The Board meeting minutes of 02/11/20 were unanimously approved, motion by Dave Vlaming 2nd by Rosemary Romero.

Public Comments:

- Sandy introduced Jamie Lenfesty of AMP Concerts who has developed and produced the free concert and movie series in the Railyard
- Jamie Lenfesty of AMP Concerts presented to the Board a proposal to have a beer garden in the Railyard Plaza during the Friday Night Concert Series
 - Would consist exclusively of Railyard Breweries: Bosque Brewing, Second Street Brewery, and Nuckolls Brewing
 - If approved by the Board, it will then be brought to City Council who will need to vote for a resolution to allow the permit.
 - Has the tentative support of Councilor Villarreal who may bring the proposal to City Council
 - All three Railyard breweries have written letters of support for this proposal
 - Richard asked what hours the garden would be open
 - City requires that alcohol must discontinue serving one hour before the end of the event
 - Fences around the beer garden would be erected on Friday afternoons and be taken down after the concert before Saturday morning
 - Steve asked how it would function
 - Nuckolls, Bosque, Second Street would be located under serving tents with serving station. ID checking station at the entrance that would give wristbands. Wristbands would be marked so a maximum of 3 drinks allowed.
 - Chris asked if there would be seating inside the garden
 - Standing room only
 - Ouida asked if patrons can bring beer outside of the garden
 - Alcoholic Drinks must stay in the enclosed fenced area

- Jamie discussed how this would be a great way to showcase the new breweries that are opening in the Railyard
- Steve asked what the impact would be to folks that would be walking around the plaza or watching the concert etc.
 - o The proposed garden would be located where food vendors have been in the past, moving food vendors to another area (there had been complaints about the generators being too loud near the music), leaving the prime seating for concerts open, and using an area to the south that is usually less populous.
- Steve asked Sandy for her opinion
 - o AMP Concerts has been very responsible and committed to serving the community for several years. Would expect them to do the same with this endeavor.
 - o Does add liability. Could potentially require increased insurance.
 - o Would require additional private security. AMP has provided one security guard for past events that monitors people crossing the Railroad tracks. City Code requires a specific number of security guards within the garden but not outside the garden monitoring the event. Might be beneficial to add more security to circulate through the event to increase safety (in the past have had only one who monitors the Railroad tracks).
 - o Suggested our Permit include the right to terminate the beer garden at any time at the Board's discretion.
- Chris asked if the brewers would serve anything besides their own brewed beer.
 - o Depends on the license of the brewer, but it could be possible that they request to serve a non-Railyard beer which could be considered by SFRCC at that time.
- Steve asked what the capacity would be
 - o around 250
- The Board thanked Jamie for his time and information

New Business:

- Rosemary Romero gave the Board a status update on her, Ouida's, and Sandy's work regarding the coming transition of SFRCC's role.
- Rosemary expressed concern for the lack of public understanding about the success of the Railyard. Suggested a marketing effort that would help educate the public and others on the Railyard, its current state, and its positive impact on Santa Fe. The Board expressed support for this initiative.
- Sandy informed the Board that there will be a North Railyard press junket in April to introduce all the new businesses and to promote the summer event series.

Executive Session

David Vlaming made a motion to enter Executive Session at 5:50pm, 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.

Dave Vlaming made a motion to return to regular session at 6:22pm, 2nd Chris Calvert.

Return to Regular Session

Steve Robinson made a motion to approve the Santa Fe Railyard Concert Series Brewers Garden Proposal, with the condition that SFRCC has the right to terminate at any time at its sole discretion, that the proponent will provide security as per code within the garden, and that the proponent will provide at least one additional security guard outside of the beer garden for the full length of the event, 2nd by Chris Calvert. The motion was unanimously approved.

Financial Report:

DRAFT JANUARY 2020 FINANCIALS

- SFRCC's current cash position, as of March 10th, 2020: \$669,661.00.
- Payments to the City of \$47K, are due April 2020 and \$810K due May 2020
- Cash Report
 - Total Income is approximately \$4.5K above plan YTD.
 - This is primarily due to Events income which is approximately \$11.1K above plan.
 - Total Expenses are approximately \$54K above plan YTD.
 - This is primarily due to the increase in the Directors and Officers Insurance premium and unanticipated maintenance expenses
 - Net Operating Income is approximately \$49K below plan YTD after debt service.

The draft January 2020 Financials were accepted.

2018/2019 ANNUAL AUDIT

- The Board reviewed the 2018/2019 Annual Audit

Oscar Rodriguez made a motion to approve the 2018/2019 Annual Audit, 2nd by Chris Calvert. The motion was unanimously approved.

CITY FINANCIAL OVERVIEW

- The Board reviewed the Financial presentation from the 02/25/2020 City Council Study Session, which was prepared by Bradley Fluestch, City of Santa Fe Financial Planning Officer. The presentation reflects that the Railyard Project cash position is positive now and will grow to almost \$3 million annually by 2029.

Executive Director's Report:

POLICIES & PROCEDURES UPDATE – SANDY BRICE

- Maps have been updated and are almost complete. Text is still under review.
- Will need to be reviewed by Bob Siqueiros, Conservation Trust, the Fire Department, City of Santa Fe Legal Department, City of Santa Fe City Manager, and the City of Santa Fe Parks Department, and will then go to City Council for final review.
- Board discussed concern that there is confusion that the Policies and Procedures is an SFRCC document. Although SFRCC compiled the document, it is actually a City document that outlines City ordinances and the requirements of the Conservation Easement.

Next Board Meeting: Tuesday, April 7th, 2020, 5:00-7:00pm - Location: Community Room, Main Branch, Santa Fe Public Library

Being no further requests for business, Dave Vlaming motioned to adjourn, 2nd by Chris Calvert and the meeting was adjourned at 6:55 pm.

Respectfully submitted,
Sarah Taylor, Office Manager

Signed by:

Ellen Bradley Reed
Name

Secretary
Title

April 9, 2020
Date