

## SANTA FE RAILYARD COMMUNITY CORPORATION

### Board of Directors' Meeting

Tuesday May 10th, 2022 5:00 – 7:00pm

### Zoom Conference Call

**Board Members Attending:** Steve Robinson (President), Jacques Paisner (Vice-President), Ellen Bradbury (Secretary), Oscar Rodriguez (Treasurer), Rosemary Romero, Ron Pacheco, David Vlaming, Michael Chamberlain and Robert Dunn

**Board Members Absent:** Ouida MacGregor, Chris Calvert, and Christopher Graeser (Attorney to the Board)

**Staff Attending:** Christine Robertson (Executive Director), Sandy Brice (Events and Marketing Director), Anita Martinez (Accountant) and Brooke Czoski (Office Manager – taking minutes)

**Public:** Eric Gent, Lucy Gent Foma and Susan Colter

**Call to Order:** The meeting was called to order at approximately 5:01pm by Steve Robinson, President of the Board.

**Approval of Agenda:** The agenda was unanimously approved as presented, motion by David Vlaming, 2nd by Ron Pacheco.

**Approval of Meeting Minutes:** The Board meeting minutes of 4/12/22 were unanimously approved, motion by Rosemary Romero, 2nd by Ron Pacheco.

### Public Comments

Lucy Gent Foma and Eric Gent from Smith Gent, LLC and Railyard Performance Center were present to introduce Eric's daughter Lucy who will be taking more of a role in the business. Eric mentioned how long he has been a tenant in the Railyard, including first starting in the Barker Building in 1992. He also mentioned that he wanted something to pass down to his children. Lucy Gent has a degree in economics from Smith College and a master's in city and regional planning from Cornell University. He said she will carry the business into a new phase.

Lucy said she is in the fact-finding phase of planning a new commercial use on the land lease that is currently being used as a pedestrian thoroughfare. She is studying what could be a viable business to further the success of the current operation. Ron asked how many square feet the land is, and Lucy responded it is approximately 2,500 SF. She said Smith Gent pays for it every month and believes it's a valuable asset that is currently underutilized. Her family including her parents all live in the Railyard neighborhood. Lucy said she doesn't have any plans yet but will keep SFRCC updated.

Susan Colter from the SF Generating Station Community Association presented the non-profits goals to the Board. In 2018, a group of qualified people including her gathered to talk about the PNM land near the Baca Railyard. She went into detail about the other people involved in the non-profit including names/backgrounds. She said that PNM is ultimately responsible for the petrol chemical contamination until PNM can prove otherwise. PNM, even if they sell the land, is responsible for remediation and future potential legal issues. PNM is paying an environmental company to monitor the wells that have been contaminated by the leak.

The non-profits proposal to PNM was if PNM gave the non-profit the land for a nominal fee or donation, the non-profit could use its status to get EPA funding. The non-profit would then develop the land for mixed-use

purposes. Susan explained that things were moving forward until she recently had a meeting with PNM lawyers to discuss giving the non-profit an LOI for the land. Now, things are stalled because PNM lawyers do not want to commit and sign the LOI (although not legally binding). This is because, PNM is concerned of their future legal responsibility of the land due to legacy waste. Ellen suggested something that would not disturb the plume like a park or a new parking lot. Susan responded that the City does not want another park. The non-profit is also thinking that if the mixed use of the land cannot go forward, they can potentially fill the land with solar panels as to not disrupt the plume. However, PNM is reluctant to allow anyone access to the property due to the company's fear of being sued.

## **Financial Report**

### **March 2022 Draft Financials**

- Oscar noted that the finance committee did meet. There was nothing significant to report on the financials. Cash was slightly low due to the large payment to the City in April.
- The first draft of the budget was presented to the committee, a completed budget will be presented at the next Finance Committee.
- Alan Burrus has not yet responded to his Baca Railyard CAM dispute response from SFRCC.
- SFRCC is still ahead of budget.

## **New Business**

### **Meeting with City Manager**

Christine presented to the Board her discussion with the City Manager on 5/3/22.

He wanted to discuss parking, including an email from Mayor Webber which was initiated by Amanda Chavez which asked SFRCC if they had any suggestions on how to fix the tenant's employees parking issues. The qualifier to get a cheaper parking pass is \$15 and the parking division is now being asked to be raised to \$20. The third level is being underutilized and the parking passes could potentially be used to fill more parking spots on that level. Steve mentioned that parking was always known to be a future complaint in the Railyard, however, the Railyard was built for different types of transportation including walking, trains, bicycles and buses.

The City Manager also wanted to discuss the status of Nuckolls Brewery. Christine noted that the deck is currently not being built, but it looks as though Nuckolls is putting in footers. The landscape plan is being worked on my Surroundings; Phase 1 Christine believes will be turf on the parcels being built on in future as well as the easement. She believes Surroundings will present at the next Leasing Committee meeting.

Christine wanted to discuss security in the Railyard, she brought the proposal and both reviewed. She stressed how important it is for the Railyard and the tenants. The City Manager said he will talk to the Mayor, Christine followed up but has not heard back. She will continue to meet with him once a month.

A follow up meeting to the April 1<sup>st</sup> meeting with the Mayor was proposed for June – date TBD.

## Committee Meeting Updates

### Lease and Architectural Design Committee Update

#### Tenant Approvals

- Christine told the Board that two potential tenants have been approved for the Molecule building (Turner Carroll Gallery and Railyard Fitness). She did find out the Turner Carroll Gallery is under contract for the Molecule building. Michael Carroll recently called Christine and asked for signage guidelines in which she sent the Signage Guidelines document that SFRCC recently created.

#### Signage

- Sky Station submitted their signage retroactively which the committee approved, Christine is awaiting Sam Burnett's signature.

#### David Barker

- SFRCC approved exterior improvements on the Barker building, however, he is still working on getting approval from the ADA and historic committees.

### Public Use Committee Update

Sandra mentioned that the committee did not meet this past month and are changing the time of the meeting to every fourth Wednesday of the month at 3:30pm.

#### Events

- Vaccine clinics are still being hosted on Tuesdays and Saturdays during the Farmers Market hours.
- Santa Fe Century is coming up on Sunday May 22<sup>nd</sup>.
- Movies in the Railyard Park are starting soon on May 28<sup>th</sup>.
- SITE Santa Fe is hosting its first fundraiser concert in the Railyard Park on June 23<sup>rd</sup>.

#### Santa Fe Magazine

- There was a two-page spread in the new Santa Fe magazine which highlighted business in the Railyard including Specifica, Chlorophyll Fine Houseplants, DNCA Architects and The Nature Conservancy.
- The August issue will feature Railyard's restaurant options.

## Executive Director's Report

### **STATUS OF RAILYARD PROJECTS – CHRISTINE ROBERTSON**

- Baca Flats is still undergoing construction and is on target for July completion.
- Bosque/Restoration Pizza is currently undergoing its renovation.
- La Lecheria is planning to open Memorial Day weekend.
- The Depot is still under construction, electrical is going in this week.
- A fire watch partial inspection is scheduled for 5/12 on the Market Station parking garage.
- Christine has been having meetings with the parking division and the Market station team and the garage is looking/smelling much cleaner. Security buttons on the outside of the elevators are not working so Christine has asked if those can be rerouted to the parking on call cell phone - Leonard will look into.

Tom Romero's Funeral Service

Tom Romero's son hosted a funeral service at El Museo for Tom Romero. He was a figurehead for El Museo and was a huge part of El Museo's success.

Executive Session

Robert Dunn made a motion to enter Executive Session at 6:26pm, 2nd by David Vlaming.

The Board of Directors met 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.

Ellen Bradbury made a motion to return to regular session at approximately 6:49pm, 2nd by Ron Pacheco.


Ron Pacheco made a motion to extend the LOI for SF Brown by thirty (30) additional days to submit the company's development plan (now due July 9<sup>th</sup>), 2<sup>nd</sup> David Vlaming, unanimously approved.

**Next Board Meeting:** Tuesday, June 14<sup>th</sup>, 2022 5:00-7:00pm - Location: Zoom

Being no further requests for business, David Vlaming motioned to adjourn, 2nd by Jacques Paisner and the meeting was adjourned at approximately 6:41pm.

Respectfully submitted,

Brooke Czoski, Office Manager

Signed by: 

Name Jacques Paisner

Title Vice President

Date 6.17.22