

SANTA FE RAILYARD COMMUNITY CORPORATION

Board of Directors' Meeting

Tuesday July 12th, 2022, 5:00 – 7:00pm

Zoom Conference Call

Board Members Attending: Steve Robinson (President), Oscar Rodriguez (Treasurer), Rosemary Romero, Ouida MacGregor, Chris Calvert, Patrick Varela, David Vlaming, Ron Pacheco and Michael Chamberlain

Board Members Absent: Ellen Bradbury (Secretary), Jacques Paisner (Vice-President), Robert Dunn, and Christopher Graeser (Attorney to the Board)

Staff Attending: Christine Robertson (Executive Director), Sandy Brice (Events and Marketing Director), Brooke Czoski (Office Manager – taking minutes) and Valarie Lyon-Vigil (Property Management Account)

Public: None

Call to Order: The meeting was called to order at approximately 5:02pm by Steve Robinson, President of the Board.

Approval of Agenda: Christine asked to update the agenda to hold Executive Session at the beginning of the meeting. The updated agenda was unanimously approved, motion by Chris Calvert, 2nd by Rosemary Romero.

Approval of Meeting Minutes: The Board meeting minutes of 6/14/22 were unanimously approved, motion by Chris Calvert, 2nd by Rosemary Romero.

Executive Session

Ouida MacGregor made a motion to enter Executive Session at 5:05pm, 2nd by Ron Pacheco.

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.

Rosemary Romero made a motion to return to regular session at approximately 6:10pm, 2nd by Ron Pacheco.

Chris Calvert made a motion to approve Richard moving forward with Amendment #11 as per the discussion in Executive Session on terms, 2nd David Vlaming, unanimously approved.

Financial Report

May 2022 Draft Financials

- Valarie was introduced to the Board as our new bookkeeper.
- Oscar announced that the finance committee met on July 6th, 2022.
- Receivables from the City will be paid in mid-July. Oscar noted his concern that SFRCC and the City will have conflicting books due to the fiscal year ending in June.
- Gross income exceeds budget by \$86K.
- Board and Directors Insurance was paid in June. A \$3K increase had been budgeted but rate remained the same.
- Expecting updated Violet Crown numbers for reimbursed parking tickets for fiscal year 21/22.
- The finance committee voted yes to close the sales tax account.

Parking Reconciliation for FY 21-22

- Christine noted that SFRCC now has the final numbers for the Violet Crown parking reconciliation for the fiscal year 21/22. SFRCC has to agree with the final number and notify the City. Christine and Valarie will check reports for accuracy before preparing letter.

New Business

Discuss security letter to be sent to Governing Body/Recent Incidents

Christine, Steve, and Sandy have crafted a letter that will be sent in July to the City regarding the urgency for security in the Railyard. SFRCC has not received a response from the City as of yet regarding the security proposal sent in April 2022. Christine was supposed to have a meeting with the City Manager in June on this issue, however, the City Manager cancelled the meeting. There is precedent for having security in the Railyard as the Railyard managed its own security eleven years ago. Christine added that she compiled a list of all the security issues that have happened since 9/7/21 and will include it as an enclosure to the letter. Steve wanted to add at the end of the letter, that SFRCC is willing to meet with City staff as soon as possible.

Chris Calvert made a motion to approve the security letter to the City with changes discussed, 2nd Ron Pacheco, unanimously approved.

Updated Board Committee List

An updated committee list was sent out to the Board, however there was an error so SFRCC staff will update and send the Board a new list.

Lease and Architectural Design Committee Update

Molecule

- Turner Carroll Gallery purchased Molecule at 1226 Flagman Way. They will call the business "Container". They will submit design renderings for signage soon.

Nuckolls Brewery

- Nuckolls Brewery was re-permitted by CID. Materials for the deck have arrived and they have begun building the deck. SFRCC and City still awaiting landscaping plan. Deck build is in process.

Signage

- LewAllen Galleries installed a sign on Eric Gent's parcel without Eric, the City or SFRCC's approval. Christine noted that there are two issues. The first being that since the sign is on Eric Gent's parcel, it restricts the amount of signage he is allowed to have, and second, it is against City Code to have LewAllen's signage on Eric Gent's parcel. Christine has spoken to the Gents and related that she will be writing a letter to Ken Marvel of LewAllen relaying these issues and informing them the sign will need to be removed. If desire to place elsewhere they will need to present new designs to the committee.

SITE Santa Fe

- The committee spoke about SITE's proposed ADA ramp at both meetings. After reviewing additional photos, the Committee approved ADA ramp contingent on compliance with City ADA regulations.

Veterans Banners

- The Veteran's Banners matter was discussed. The committee voted in favor of the banner program in the Railyard.

Railyard Flats

- Railyard Flats owners are working with an engineer to fix the electrical problem. The insurance commitment to pay for alternate accommodation will end on 7/7/22. The Mayor reached out to the owners offering accommodations at the Midtown Campus for \$30 per day. If the owners can work with their insurance company to help more with tenant payment for accommodation, then they will. There is still no word when the problem will be fixed and tenants can move back in.

Updated Railyard Surveys

- Updated Railyard surveys are now in progress Southwest Mountain Surveys.

Executive Director's Report

2022 EVENTS UPDATE

- Sandy announced that the past few weekends have had events on Thursday, Friday, Saturday, and Sunday.
- The movie last Saturday had to be cancelled due to lighting in the area. She noted AMP Concerts is very vigilant on lighting safety.
- There have been Sunday events in the Railyard including a wellness festival and an art fair which were both very successful. Vital Spaces will be another art fair on Sunday in a couple of weeks.
- PBS as well as the Tourism Department are filming in the Railyard over the next couple of weeks.
- Sandy noted that last weekend Sky Railway blocked Manhattan Street instead of Alcala Street during the Friday concert for 15-30 minutes. This may not be their permanent protocol, but reduces congestion and safety concerns somewhat with pedestrian crowds and vehicles at the Alcala crossing.

STATUS OF RAILYARD PROJECTS – CHRISTINE ROBERTSON

- Shoofly Station is on schedule to be completed in August. Leasing committee approved exterior colors/materials via email.
- Nuckolls is building the deck.
- Bosque/Restoration Pizza is hoping to open in August. Troubles getting materials may result in September opening.
- REI inside remodel is starting in September/October.
- Depot construction update – October completion.
- City Parking staff and Landseer Management will meet with Christine to do a walk about in the parking garage.
- Councilor Amanda Chavez and Christine are working together on the parking rate issue. They did a parking survey which helped determine that monthly rates can go down for Railyard tenant's staff. Amanda has written a resolution and it is currently being reviewed.
- Market Station carbon monoxide issue – Landseer looking into options with the current HVAC system at Opuntia to fix the problem.

- Railyard Flats – Insurance company will not pay any further days for tenants’ accommodations. Committed to 21 days of hotel. Mayor offered discounted rate for housing on the Midtown Campus. All will be offered units back once operational.
- City Capital Projects update:
 - Community Room garage doors have been replaced and a keypad has been installed on the door
 - A new irrigation rehabilitation design is in the works
 - Replacing the fault on Camino de la Familia
 - Upgrading electric on Tracks three and four.


Next Board Meeting: Tuesday, August 9th, 2022, 5:00-7:00pm - Location: Zoom

Being no further requests for business, Ron Pacheco motioned to adjourn, 2nd by David Vlaming and the meeting was adjourned at approximately 7:00pm.

Respectfully submitted,

Brooke Czoski, Office Manager

Signed by:



Name

STEVEN ROBINSON

Title

RESIDENT

Date

8-16-22