

## SANTA FE RAILYARD COMMUNITY CORPORATION

### Board of Directors' Meeting

Tuesday October 11th, 2022, 5:00 – 7:00pm

### Zoom Conference Call

**Board Members Attending:** Steve Robinson (President), Ellen Bradbury (Secretary), Oscar Rodriguez (Treasurer), Rosemary Romero, David Vlaming, Chris Calvert, and Peter Dwyer (Attorney to the Board)

**Board Members Absent:** Jacques Paisner (Vice-President), Ouida MacGregor, Patrick Varela, Ron Pacheco, Michael Chamberlain, and Robert Dunn

**Staff Attending:** Christine Robertson (Executive Director) and Brooke Czoski (Office Manager – taking minutes)

**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:** The agenda was unanimously approved, motion by Rosemary Romero, 2nd by Chris Calvert.

**Approval of Meeting Minutes:** The Board meeting minutes of 9/13/22 were unanimously approved, motion by David Vlaming, 2nd by Chris Calvert.

### Financial Report

#### August 2022 Draft Financials

- Oscar announced the finance committee met on October 5<sup>th</sup>.
- SFRCC has a healthy cash position and nothing significant to note on the financials.

#### New Auditor

The finance committee reviewed three audit bids from Kubiak Melton & Associates, Pulakos CPA and Clifton Larson & Associates. The committee and staff agreed to hire Pulakos CPA.

Steve Robinson made a motion to hire Pulakos CPA as SFRCC's new audit firm, 2<sup>nd</sup> Chris Calvert, unanimously approved.

#### New Committee Meeting Time

Christine will send a Doodle poll to finance committee members with new committee meeting time options.

### New Business

#### Introduction of Peter Dwyer

Steve Robinson introduced Peter Dwyer as the new Attorney to the Board.

Peter Dwyer stated that he worked on the purchase of the Railyard land and also helped in the creation of SFRCC while working as the City attorney. Rosemary welcomed him as well and noted that he had met with

Chris Greaser to be brought up to speed. Steve also noted that Peter has a copy of SFRCC's bylaws, articles of incorporation and the Lease and Management Agreement to review.

### Railyard Security Update

Christine is going to do a walkabout with Condor Security and Vet Sec, both contracted to work for the City. Sam Burnett from the City has issued an immediate one-month security contract with Condor to patrol the Railyard sixteen hours per day effective as soon as possible.

After the trial period, there will be a longer security contract with either Condor or Vet Sec. SFRCC's insurance company has cleared SFRCC of any liability but will also request a waiver from the City as an extra measure. Once a security company has been chosen, SFRCC will have monthly meetings to ensure effective management, discuss issues, etc. The Railyard Park Conservancy will be invited to those meetings as well.

Rosemary Romero asked Christine to ask the security companies their policy on fire safety due to the homeless population and the weather getting colder.

### Committee Meeting Updates

#### Lease and Architectural Design Committee Update

The Board reviewed the L&D Committee Update and asked a few questions.

- A new subtenant, Juniper Trust, has been approved for the Artyard building.
- Andres Paglayan is buying Stephanie Sandstons (Bueno SF, LLC) undeveloped land under Shoofly Park, LLC. His plan is to build three residential units and expects to have designs submitted to SFRCC by December. Phase III construction under Trailhead Terraces will be commencing soon.
- Nuckolls is working on the deck, ADA ramp, and landscape designs are forthcoming.

### Executive Director's Report

#### 2022 EVENTS UPDATE

- Brooke gave an update on the SFRCC 20<sup>th</sup> anniversary party, email list is almost complete.
- There are three upcoming large events in October, the Santa Fe Independent Film Festival, the Interplanetary Festival and the Street Homeless Animal Project 5k walk/run.
- Two large events in November, Cranksgiving and the Atalaya Turkey Trot.
- Christine and Brooke are looking into purchasing white solar twinkle lights to hang on the trees in the Railyard Plaza over the holidays.

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

- Christine announced that FS2, the new Market Station subtenant, is now open.

### Executive Session

Rosemary Romero made a motion to enter Executive Session at 5:38pm, 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.

David Vlaming made a motion to return to regular session at approximately 5:54pm, 2nd by Rosemary Romero.

**Next Board Meeting:** Tuesday, November 8<sup>th</sup>, 2022, 5:00-7:00pm - Location: Zoom

Being no further requests for business, David Vlaming motioned to adjourn, 2nd by Chris Calvert and the meeting was adjourned at approximately 5:55pm.

Respectfully submitted,

Brooke Czoski, Office Manager

Signed by: Ellen Bradbury Reid  
Name Ellen Bradbury Reid  
Title Secretary  
Date Nov 23, 2022