

SANTA FE RAILYARD COMMUNITY CORPORATION

Board of Directors' Meeting

Tuesday December 13, 2022, 5:00 – 6:41pm

Zoom Conference Call

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

Board Members Absent: All Board Members Present

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

Public: No

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

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

Approval of Meeting Minutes: The Board meeting minutes of 11/08/2022 were unanimously approved, motion by Oscar Rodriguez, 2nd by Rosemary Romero.

New Business

Board of Directors Members Election

Rosemary provided a report from the Nominating Committee. She announced there are five (5) current Board members with terms expiring on 12.31.2022. The Committee spoke to the five (5) members and all have agreed to continue their terms for another two (2) years with an expiring term date of 12.31.2024. These Board members are:

1. Chris Calvert
2. Robert “Bob” Dunn
3. Patrick Varela
4. Jacques Paisner
5. Oscar Rodriguez

The motion to re-elect the five (5) Board members (C. Calvert, Bob Dunn, Patrick Varela, Jacques Paisner & Oscar Rodriguez) was unanimously approved, motion by Ron Pacheco, 2nd by Ouida MacGregor.

The motion to accept the resignation of David Vlaming was unanimously approved, motion by Ouida MacGregor, 2nd by Chris Calvert.

Steve Robinson requested a motion to revise the previous motion of David Vlaming’s resignation to “retirement”, the motion was unanimously approved, motion by Rosemary Romero, 2nd by Chris Calvert.

Executive Committee Members Election

The motion to retain Jacques Paisner as Vice President was unanimously approved, motion by Ron Pacheco, 2nd by Chris Calvert.

The motion to retain Oscar Rodriguez as Treasurer President was unanimously approved, motion by Ron Pacheco, 2nd by Ouida MacGregor.

New Board Member Nomination

Rosemary reported that the Nominating Committee would like to nominate Richard Czoski to the Board of Directors

The motion to accept the nomination of Richard Czoski, was unanimously approved, motion by Chris Calvert, 2nd by Ellen Bradbury.

Homeless Coalition Update

Christine provided an update from Project Moxie, they're funded by the St. Vincent's Foundation. Currently looking for property to place their heated tents, like their 7 sites in Denver and are working to purchase a hotel on Cerrillos Road. They have an 80% success rate of getting individuals into permanent housing.

Jenn Lopez, Project Moxie contact, former City of Santa Fe employee.

Oscar suggested that SFRCC continue their involvement with the group and asked J. Lopez to provide a complete overview of the process to determine SFRCC's participation. He requested that the Board ask the Executive Director to continue participating and bring information back to the Board.

Rosemary added to Oscar's request that Christine set up a meeting with Anchorum's Executive Director to discuss their funding to homeless communities.

Approval of Rose Starsmeare Subtenant (former Yares Space)

Christine reported that Sibylle Szaggards Redford Fine Art is interested in the space formerly occupied by Yares and asked for Board approval.

The motion to accept the Subtenant Lease for Sibylle Szaggards, was unanimously approved, motion by Chris Calvert, 2nd by Bob Dunn.

Retirement Party

Steve reported that Bill Banowsky has offered to host a party for Richard & Sandy's retirement in mid to late January. It will be a party for Richard, Sandy & David Vlaming and the venue will be held at Nuckolls.

Christine is assigned to reach out to Richard, Sandy and David on a date and coordinate with Bill at Nuckolls for a date in mid to late January.

R. Czoski's Board Appointment

Steve provided background on R. Czoski's Board appointment. He has a contract in place with SFRCC until 12.31.22 and his Board appointment will begin 01.01.2023. Any pending items he is dealing with will be in-kind services as a Board member.

Financial Report

Oscar Rodriguez, Treasure report on the October 2022 Financial Report

October 2022 Draft Financials

- SFRCC's cash position is very strong, there are no anomalies in the financial statements.
- SFRCC is ahead of the budget in both revenue and expenditure.

Audit Status

- Pulakos has been selected for the Audit and have a lot of Non-Profit Clients.
- Auditor's had a site visit on 12.06.22 and immediately began requesting documentation, working on a February deadline to complete the audit.

Executive Director's Report

2022 EVENTS UPDATE

- Sandy gave an overview of the 2022 Public Use Events that were permitted. Fundraising Events increased in 2022.
- Fundraising - November's Cranksgiving event raised 5.5 tons of food and SHAP raised \$5,000
- Community Service – SF Farmers Market held to blood drives, NMDOH issued 15,233 COVID vaccines.
- Sandy provided a report of all events permitted since 2008.
- Christine provided a recap of the 20th Anniversary Celebration, costs and guest list. A press release will be issued, that'll include photos of the event and the video presentation.

STATUS OF RAILYARD PROJECTS – CHRISTINE ROBERTSON

- Nuckolls Update – Leasing Committee provided some conditions, along with the City's recommendations. Approval letter will be given to Peter Dwyer for review.
- HH Update – Shoofly Station apartments, expecting to open in February or March.
- Market Station Update – H Bar no longer a potential tenant. Restoration Pizza will not be expanding into Flying Star space. Two spaces of 3,000 square feet are available at Market Station.
- Second Amended & Restated Lease & Management Agreement Update – Still being reviewed by legal and expect it back in January.
- Warehouse 21 & Depot Update – Waiting on final documents back from the City for Steve's signature, it'll go back to the Governing body and placed on the January docket.
- Condor Security – Going well, homeless starting to occupy the parking garage. Christine meeting with Condor on 12.14.22 to discuss parking garage patrol schedule.
- City of Santa Fe Property Development Manager – Hired a new Property Development Manager, Tim Farrell, he'll be SFRCC's new point of contact.
- 2023 Board of Directors Meeting Schedule, included in packet.
- 2023 SFRCC Holiday Schedule, included in packet.
- Ron Pacheco – Concerns regarding curb cut of "non-tenants" in Baca. Chris Calvert, requested that SFRCC determine what other properties are on the easement.

Executive Session

Bob Dunn made a motion to enter Executive Session at 6:13 p.m., 2nd by Chris Calvert.

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.

Dave Vlaming made a motion to return to regular session at approximately 6:41 p.m., 2nd by Oscar Rodriguez.

Next Board Meeting: Tuesday, January 10, 2023, 5:00-7:00pm - Location: Zoom

Being no further requests for business, David Vlaming motioned to adjourn, 2nd by Oscar Rodriguez and the meeting was adjourned at approximately 6:41 p.m.

Respectfully submitted,

Valarie Lyon – Vigil, SFRCC Operations Manager

Signed by: Ellen Bradbury Reid
Name: Ellen Bradbury Reid
Title: SFRCC Board Secretary
Date: 01-18-23