

## **SANTA FE RAILYARD COMMUNITY CORPORATION**

### **Board of Directors' Meeting**

**Tuesday, November 2, 2010, 5:00 – 7:00 pm**

**Board Meeting Room, Christus St. Vincent Medical Center, Santa Fe, NM**

**Attending:** Board Members: Steve Robinson (President), Donald Meyer (Vice President), Dave Vlaming (Treasurer), Craig Barnes, Dave Dunmar, Ouida MacGregor, Al Romero, Devon Ross, and Lleta Scoggins.

**Also Attending:** SFRCC: Richard Czoski (Executive Director), Sandra Brice (Events and Marketing Director), Anita Martinez (Property Manager and Accountant), and Scott Harrison (taking minutes).

**Public:** None.

**Call to Order:** The meeting was called to order at approximately 5:05 pm.

**Approval of Agenda:** The agenda was unanimously approved, motion by Dave Vlaming, 2<sup>nd</sup> by Al Romero.

**Approval of Meeting Minutes:** The meeting minutes of 10/12/10 were unanimously approved motion by Donald Meyer, 2<sup>nd</sup> by Dave Vlaming.

### **Public Comments:**

- None

### **Financial Report:**

#### **DRAFT SEPTEMBER, 2010 FINANCIALS**

- Dave Vlaming presented the draft September, 2010 Financials.
  - The financials represent the first quarter of fiscal year 2010/2011.
  - All indebtedness to the City has been paid this year.
  - The next debt service payment is due May 1, 2011.
  - The YTD variance on line 2110, "Rental Income", is due to outstanding tenant rent receivables.
    - Per Richard, 1219 Cerrillos has requested a rent restructure.
- Per Richard Czoski, the NMFA loans are being refinanced by the City at a lower interest rate.
  - The City has not advised on the specific financial impact at this time.
  - There will be no impact until October, 2011.
  - Nevertheless, there are sufficient funds to pay the May, 2011 debt service payment.
- \$196,430 is currently owed to SFRCC from the City
  - This includes Archeology and Events Management reimbursements. The Events Management reimbursements are for 2009/10 as well as 2010/11.
  - Per Bob Siqueiros the currently Railyard has a budget hold of \$712K.

The September, 2010 draft financials were accepted, motion by Ouida MacGregor, 2<sup>nd</sup> by Craig Barnes.

## **New Business:**

- None

## **Executive Session**

Donald Meyer made a motion to enter Executive Session at 5:20pm, 2<sup>nd</sup> by Dave Dunmar.

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.

Donald Meyer made a motion to return to regular session at 6:25pm, 2<sup>nd</sup> by Dave Vlaming. All approved.

## **Executive Director's Report**

### **PUBLIC USE MANAGEMENT UPDATE – SANDY BRICE**

- The Board/Staff get together on Friday, October 29<sup>th</sup> was a success.
- The Buckaroo Ball is reviving the event and met with Sandy.
  - They are planning a 2-day event next June on the Railyard utilizing several Railyard venues.
- The West Casitas landscaping and paving is complete. That space can be used for events next season
- The bollards installation is nearing completion and the cable will be installed next week
- The Railyard Public Art Committee has commenced. The Committee members have made a proposal to the Railyard Stewards proposing that the Stewards be the umbrella organization, and that the Committee be a subcommittee of the Stewards. The Committee would take responsibility for the Public Art selection, policies and administration.
  - All of the art would be temporary
  - Art would be located in the Railyard public space on the Conservation Easement.
- There are increasing concerns about public safety in the Park
  - A Letter to the Editor regarding the stabbing fatality at St. Elizabeth's was included in the packet. The letter posed the question: how can there not be proper security and maintenance budgeted for the Railyard?
  - Three overdoses occurred last week on one day in the Railyard.
  - There have been numerous other serious safety issues that have occurred on the Railyard over the past year.
  - SFRCC's Public Use Management and Promotion Committee feels that action must be taken to address these issues and concerns.
  - Steve Robinson has recommended a meeting with City Manager, Robert Romero. Sandy discussed a summary sheet, included in the packet, which outlines the points that would be raised in the meeting.
  - Several options were introduced and discussed:
    - Request increased deferral in City debt service payments and hire a private security force. Per Richard, SFRCC should only provide security for SFRCC lease areas. The Park should be the responsibility of the City because the security issues in the Park are more serious than could be handled by private unarmed security.

- Hire off-duty police officers
- Lleta Scoggins asked about the insurance liability implications.
- As a first step, SFRCC will meet with Robert Romero. The Railyard Stewards may also be asked to participate in this meeting.

#### EL MUSEO STATUS

- Richard updated the Board on the status of El Museo.
- He received a communication from the new Board President Jaime Bercerril.
- El Museo is still in the process of reorganization.
- There is an interim elected Board and officers.
- SFRCC will communicate with lawfully-elected Board members only and has requested a list of Board members and officers.
- Craig Barnes recommended Richard follow up with Jaime stating that SFRCC would like to stay informed and in communication.
- The Day of the Dead event was well attended.

#### LEASING REPORT

- Representatives from Milestone met with Richard and are looking to redevelop their site.
- The City has decided to wait until spring, 2011 to address issues with respect to the City leasing the Depot from SFRCC and subleasing a portion of it to SFSR.
- SFRCC would like to participate in a meeting with the new Santa Fe Southern ownership.
- Richard spoke with Richard Brandt regarding the cinema
  - Richard Brandt's partner had an initial discussion with Rick Jaramillo from the Railyard Company, LLC but Rick has not followed up with him.

#### SANTA FE UNIVERSITY OF ART AND DESIGN UPDATE

- The PSA funding runs out today.
- No more work will occur unless additional funding is approved (\$50K being proposed). The City Council meeting addressing the proposed additional funding is Wednesday, November 10<sup>th</sup>.

**Next Board Meeting:** Tuesday, December 7<sup>th</sup>, 2010, 5:00-7:00pm – Southwest Conference Room at Christus St. Vincent's Medical Center

Being no further requests for business, Donald Meyer motioned to adjourn, 2<sup>nd</sup> by Stephen Easley, and the meeting was adjourned at 6:57pm.

Respectfully submitted,  
Scott Harrison, Office Manager