

MINUTES OF THE
SANTA FE COUNTY
LA BAJADA RANCH STEERING COMMITTEE

January 23, 2014

This meeting of the Santa Fe County La Bajada Ranch Steering Committee was called to order by Chair Eric Blinman at approximately 4:05 on the above-cited date in the Legal Conference Room, County Administration Building, Santa Fe New Mexico.

A quorum was achieved with the following Board members present:

Members Present:

Eric Blinman
Commissioner Kathy Holian
Maria DeAnda-Hay
John Nye
Camilla Bustamante
Peter Weiss
Paul White

Member(s) Absent:

Claire Fulenwider
Commissioner Robert Anaya
Jay Lazarus
Scott Pittman
[three vacancies]

Staff Present:

Mark Hogan, Projects & Facilities Director
Craig O'Hare, Energy Efficiency

Others Present:

Dianne Strauss
Ryan Toups
Carl Dickens

III. Approval of Agenda

Upon motion by Ms. Bustamante and second by Commissioner Holian , the agenda was unanimously approved as published.

IV. Approval of Minutes: October 24, 2013

Commissioner Holian moved to approve the minutes and presented as Mr. Nye seconded. The minutes were unanimously approved by voice vote.

V. **Acknowledgement of the La Cienega Community and Santa Fe County Staff for the La Bajada Ranch Open House**

VI. **La Bajada Ranch Open House Review**

Mr. Weiss stated the event was a success in spite of it being a snowy day. He singled out the “scary good” work of Johnny Baca from Public Works for his help with signage and roads. He also thanked, Mr. Hogan, Ms. Barela and Mr. Dickens who organized the La Cienega elders and the provision of food. He said there was smaller than hoped for press coverage but the *New Mexican* and *Journal* both did articles.

Mr. Weiss moved that he would write a letter of thanks to all involved to be reviewed by the committee and signed by the chair. Ms. Bustamante seconded and the motion carried unanimously.

Mr. Hogan suggested the community could be acknowledged in the presentation made before the BCC on January 28th.

Ryan Toupes said there was very little press coverage before the event and he heard nothing on the radio. Mr. Weiss pointed out that the news director of one of the stations had just died so there was a great deal of confusion. Ms. Bustamante said she saw someone taking pictures at the event. Commissioner Holian said a press release was issued prior to the day.

Mr. Weiss indicated around 60 people came which was a good start. Ms. Bustamante commended the participation of the La Cienega community. Chairman Blinman asked that the people who provided food be thanked specifically.

Mr. Dickens said if the property could be opened one day a month the community could provide staffing.

Mr. Hogan said the house may undergo some remodeling to address accessibility concerns.

VII. **Subcommittee Reports**
Strategic Planning Subcommittee Committee

Ms. Bustamante distributed a flow chart with a process recommended by the subcommittee. [Exhibit 1] She stressed that it was a draft and subject to change. The goal is to come up with a long-term, sustainable process. Decisions on use should be able to accommodate temporary uses, so continued community input is essential. She reviewed a series of potential steps including codifying the BCC criteria. Her suggestions included using SWOT analysis on the solicitations received.

Ms. DeAnda-Hay suggested the subcommittees are working too hard and have gotten lost in trying to redefine the criteria. She spoke for simplification and the SWOT process may be too detailed. Speaking as a member of the Evaluation Subcommittee she noted it should be determined how those offering solicitation would present their ideas – in written form or in a

presentation before the committee. "The meat of what we need to do is in the resolution."

Ms. Bustamante referred to the proposed timeline along the bottom of the flow chart and spoke of what could turn out to be a fluid and ongoing process. She said SWOT could be used in analyzing potential projects. She expressed her concern that the evaluation committee's criteria would be too subjective.

Ms. DeAnda-Hay stated she was interested in hearing concepts from the community that the committee has yet to think of. She urged coalescing around the criteria in order to proceed.

Mr. Nye urged a concrete action plan. Chairman Blinman asked if it would be useful to phrase the products in terms of guidance to those wishing to propose a use, i.e., that they answer a series of questions related to the criteria. Ms. DeAnda-Hay said they are working in that direction.

Ms. Bustamante noted she has been hearing suggested uses for the property for many years. The question is how to get to a clear, objective, formalized review process.

Ms. DeAnda-Hay said the committee's role is to present a number of concepts to the BCC and they will be making the decisions. She agreed it was not a one-time thing.

Mr. Weiss indicated the committee had a role in doing research in light of the resolution, and clarifying and refining the criteria. Chairman Blinman agreed the criteria in the resolution need to be rephrased so that proposers of concepts can provide the information necessary for evaluation. The easiest way to accomplish that would be through standardizing the structure of the solicitation process. That will allow proposers to think in terms of possible impacts.

Mr. Weiss said he saw the committee's role as presenting a family of things the BCC could consider.

Returning to the language of the resolution, Ms. Bustamante said the evaluation team should be recommending alternatives, which is what the orange boxes on the chart outline. Mr. Weiss suggested taking the clarified, refined, codified criteria back to the BCC for their vetting.

Ms. Bustamante spoke in favor of making things as easy as possible for the BCC to make their ultimate decision by making things more solid and less wishy-washy. Due diligence at the outset will aid in that.

Chairman Blinman indicated that the criteria are present; transparency much be ensured so where there are pluses and minuses every competing proposal is clearly laid out. However, he would not encourage getting BCC approval of refined criteria. Ultimately, how factors are weighted by individual Commissioners is up to them. Commissioner Holian said expanded criteria could be presented to the BCC in an interim report but a vote was not necessary.

Mr. Dickens offered to have the La Cienega community host a forum, perhaps at Las Golondrinas, with the participation of the elders and Bob Cochrane, an adjoining landowner, and ideas regarding algae.

Ms. Strauss stated Ms. Bustamante's draft was greatly appreciated as it clarified in an operation way to those wishing to present proposals.

Ms. Bustamante spoke of the City's Angelou process for economic development that was a model of transparency.

A discussion ensued regarding the roles of the various subcommittees, with the result there was considerable confusion and overlap regarding the role of each subcommittee. Chairman Blinman asked what the subcommittees needed in order to move things forward. He said his understanding was that the ~~Process~~ ^{SOLICITATION} Subcommittee was to ensure widely disseminating knowledge of the solicitation process and procedure. EB

Ms. DeAnda-Hay pointed out all the subcommittees are locked together and consensus will have to be reached before solicitations begin. Chairman Blinman said everything eventually needs to point to a communication vehicle to the BCC.

Ms. Bustamante again spoke in favor of an Angelou-style process with a user-friendly site. Mr. Weiss suggested having a subcommittee to design the website, and he volunteered to work with the Criteria Subcommittee.

Concluding the topic, Chairman Blinman said he referred to Ms. Cliburn's email on process and put forward the questions: How will a solicitation structure be created? What solicitation document will elicit the necessary information from the proposers?

VIII. Old Business Vacancies

Chair Blinman stressed the importance of the BCC considering three new committee members, perhaps someone from the Native American community. The other required areas of expertise are renewable resources and development. Ms. Bustamante said La Cienega has requested more representation on this committee. Mr. Hogan said he was reluctant to expand and change the resolution.

IX. New Business Potential Solar Project

Craig O'Hare from the County's Energy Efficiency section of the Public Works, stated the County has adopted an aggressive renewable energy policy through the SLDC and general policy direction, fueled by concerns about climate change and job creation. He indicated PNM is looking for solar projects to fulfill state requirements for alternative energy production. Timing is not urgent. PNM periodically goes out for PV projects of various kilowatt production levels and they are interested in doing something in this region. A project of 6 to 8 megawatts would require 70 to 100 acres. They prefer the land be relatively flat with no archaeological resources, endangered species or excessive vegetation.

PNM is looking for free or cheap land and would require somewhere around 30 acres for three megawatts. It would have to be near a three-phase distribution line, which the ranch is.

PNM would want to know if the County is willing to participate within three to five months. He emphasized it is not a moneymaker, and PNM has a monopoly on selling power.

Ms. Strauss asked why PNM wasn't looking at something on Route 14. Mr. O'Hare said at this point they are soliciting possibilities. Mr. Weiss noted that it appeared PNM was looking for a good public relations project.

Mr. O'Hare explained the community solar concept – solar gardens – whereby private citizens can buy into systems as an alternative to putting a system on their roof. The City and County are interested in the concept. He noted there are a number of hurdles involved and ultimately PNM is in the driver's seat. Additionally, the state has a Sky Blue/green power purchasing program whereby customers can pay more for clean energy.

Mr. Weiss asked if this is a step in the right direction towards clean energy. Mr. O'Hare said the devil is in the details and there may be better ways to promote renewable energy elsewhere, especially if the power turns out to be expensive. He spoke of Kit Carson Electric's community solar program, which differs in that they have no stockholders to please.

Mr. Hogan asked what wattage was produced by the National Guard's tracking photovoltaics. Mr. O'Hare said the rule of thumb is 9 to 10 acres per megawatt.

Mr. Weiss asked if the land would be deeded to PNM and Mr. O'Hare said it could be something like a 25-year lease, although they would prefer to own the land. He noted that in the past PNM has been prevented from doing projects in Santa Fe due to expensive land. In response to a question from Ms. Strauss, he said PNM is building smaller production units throughout the state, some of which are wind.

Mr. White said he envisioned this area being more accessible to the public and this would take land away from that if it were fenced off. Chairman Blinman noted this was a model discussion and Mr. Weiss agreed it was good to be able to bat around a concrete idea. Commissioner Holian said this may not fit in with the stated criteria. Mr. O'Hare said using 30 acres on the boundaries of the property might be a start on something.

Mr. Weiss said the only area topographically appropriate is the area that's appropriate for housing. Mr. Nye said he understood the County would be responsible for capital and ongoing costs, which would take care of PNM's shareholders, which does not fit into the criteria.

Mr. Toupes asked if the idea of municipally owned power has been discussed by the Commission.

X. Comments from the Public

Ms. Strauss commented it was a nice meeting.

XI. Comments from the Committee

Mr. White said the conference room was a good setting.

- XII. Agenda Items: Recap open house**
A. Time: 4:00
B. Date: February 27, 2014
C. Location: Legal Conference Room

Chairman Blinman asked that the subcommittees be prepared to make presentations. It was agreed to defer the Las Golondrinas forum to a later date.

XI. Adjournment

Having completed the items on the agenda, Chair Blinman declared the meeting adjourned at 5:55 p.m.

Approved by:



Eric Blinman, Chair
 La Bajada Ranch Steering Committee

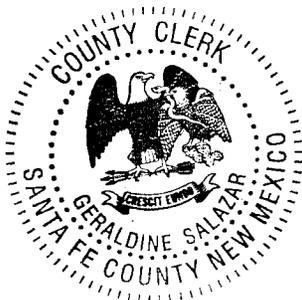
ATTEST TO:


 GERALDINE SALAZAR
 COUNTY CLERK
 3/17/2014



Respectfully submitted,

Debbie Doyle, Wordswork



COUNTY OF SANTA FE)
 STATE OF NEW MEXICO) ss

LA BAJADA RANCH STEERI
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I Hereby Certify That This Instrument Was Filed for Record On The 17TH Day Of March, 2014 at 03:12:49 PM And Was Duly Recorded as Instrument # 1732222 Of The Records Of Santa Fe County

Deputy  Witness My Hand And Seal Of Office Geraldine Salazar County Clerk, Santa Fe, NM

La Bajada Ranch Strategic Planning

As the La Bajada Ranch Steering Committee (herein referred to as the Steering Committee) is tasked to evaluate and recommend project alternatives for the use of the La Bajada Ranch, per Resolution No. 2012-106, the Steering Committee has an established process for solicitation, evaluation and written recommendations to the Board of County Commissioners (BCC) that provide the strengths and weaknesses of each proposal, using an objective ranking system. The ranking system developed by the steering Committee is assures all the values and objectives established by the BCC.

A systematic process for the solicitation, evaluation and recommendation for each proposed use of the La Bajada Ranch includes recognition of previous land use planning efforts for the location. Included in the evaluation process are conclusions, targets and values identified in the following documents, to include but are not limited to the aforementioned Resolution 2012-106, The Santa Fe Canyon Ranch Survey, the Revised Amended Master Plan, the Revised Amended Master Plan Submittal, the Santa Fe Canyon Ranch Chart, and community meeting report documents.

