

MINUTES OF THE
SANTA FE COUNTY
LA BAJADA RANCH STEERING COMMITTEE

October 24, 2013

This meeting of the Santa Fe County La Bajada Ranch Steering Committee was called to order by Chair Eric Blinman at approximately 4:22 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
Jay Lazarus
Scott Pittman
Claire Fulenwider
Peter Weiss

Member(s) Absent:

Jill Cliburn
Camilla Bustamante
Commissioner Robert Anaya
Paul White
[two vacancies]

Staff Present:

Mark Hogan, Projects & Facilities Director
Mia Barela, Public Works
Rudy Garcia, Legislative Liaison
David Griscom, Economic Development

Others Present:

Commissioner Danny Mayfield
J.J. Gonzales
Dianne Strauss
Ryan Toups
Phil Taccetta
Linda Grill
Carl Dickens

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

LA BAJADA RANCH STEERING COMMITTEE
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I Hereby Certify That This Instrument Was Filed for Record On The 20TH Day Of February, 2014 at 09:04:01 AM And Was Duly Recorded as Instrument # 1730385 Of The Records Of Santa Fe County

Deputy Marcelle Salazar Witness My Hand And Seal Of Office This 20th Day of February, 2014
Geraldine Serpa
County Clerk, Santa Fe



III. Approval of Agenda

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

IV. Approval of Minutes: September 26, 2013

Ms. Fulenwider noted the sentence on page 6 was ambiguous and should be clarified to read: "Mentioning that Commissioner Anaya has appointed an alternate, he asked whether Ms. Bustamante too could be afforded that benefit."

Mr. Pittman moved to approve the minutes as corrected. His motion was seconded by Mr. Nye and passed by unanimous voice vote with Commissioner Holian abstaining.

V. Subcommittee Reports Evaluation Subcommittee Committee

Mr. Lazarus reminded the committee that three or more criteria were requested from the members identified as expert in specific areas. He read the suggestions he received so far from Mr. Pittman, suggesting criteria requiring sustainable development with water harvesting elements, erosion control, revegetation, structures using solar energy, wind abatement refuge for pollinators and predators, etc. The ranch should be self-supporting through collaboration with non-profits promoting healthy ecosystems. A proposal should address education and hands-on projects.

Mr. Nye recommended filling an economic need or social service niche, make economic sense, provide a return on the County's investment and a model for future development elsewhere, and filling a niche in the housing market. There were further criteria of returning an annual net operating income of \$175,000 (2.5 percent return on investment), provide an annual payroll of \$200,000 with a flow-through value of three times. There should be a large user market. A realistic sale price would not be a positive return. Affordable housing would not be feasible due to the cost of the land and would require high density.

Ms. Fulenwider, serving as the energy expert suggested requiring a low to zero net energy and environmental impact and demonstration of innovative energy efficiency.

Mr. Lazarus referred to a common theme running through the responses thus far.

Mr. Weiss distributed his suggested criteria for tourism initiatives. They stress use of resources in place, demonstration of cultural connections with nearby communities and free or reasonably priced access for the public.

Other suggestions are pending and once they are all assembled they can be discussed and trimmed down. It was noted that Ms. Cliburn had circulated a matrix.

Mr. Hogan asked if the criteria were to be based on expanded points from the resolution. Mr. Lazarus explained descriptives were developed from the evaluation criteria only. These were pulled out and people given a blank slate to work with.

Public Day Committee

Mr. Weiss stated he was working along with Mr. Dickens and suggested a weekend day in November be decided upon. Mr. Dickens has offered help from the La Cienega community. Mr. Hogan said he toured the area and found no access problems. The new well is operating and after plumbing is fixed the foreman's house the kitchen and bathroom will be usable. Additionally, meeting space is available in that building. A target date of November 23rd was settled on tentatively.

VI. Old Business Further Discussion of the Retreat

Chair Blinman noted the retreat has to be noticed and open to the public. Mr. Hogan stated Ed Moreno, who served as moderator during the last retreat will not be available. He suggested it be held at a time deemed most beneficial. Mr. Pittman recommended waiting until they have hit a "brick wall" and have need of a facilitator. There was consensus to hold the retreat in abeyance until needed.

Press Releases

Discussion on press releases was focused on the public day and outreach on awareness and soliciting feedback. Mr. Weiss said he would be willing to be interviewed by the *New Mexican*. He hoped the public day would draw people interested in bringing forward projects. Mr. Lazarus suggested creating a "buzz" around the property to bring in the widest possible range of interest.

Ms. Fulenwider recalled around the time of the bond there was a public day soliciting proposals for open space ideas with booths. Mr. Hogan said the Public Information Officer, Kristine Mihelcic, could help in disseminating the information.

Chair Blinman asked what level of County vetting was called for. Mr. Hogan recommended putting together something for the County Manager and the Legal Department. Mr. Weiss volunteered to write a draft.

Mr. Hogan broached the subject of getting the School of Planning at UNM involved. During the planning of the railyard experts from all over the country were brought in.

It was suggested releases by distributed to local newspapers, public radio, the *Green Fire Times*, *Home Town News* and non-profits.

Chair Blinman got verification that the land suitability study was available on the website.

Vacancies

Chair Blinman solicited recommendations for the tribal seat and the development seat; they should be given to Mr. Hogan for vetting and appointment by the BCC. Mr. Hogan said Richard Czoski recommended Dave Thomas who was involved with Tierra Contenta.

VII. New Business

None was offered.

VIII. Comments from the Public

County Commissioner Danny Mayfield recognized the efforts of Commissioner Robert Anaya. He stated he believed any press release should be vetted through the County. He referred to previous reports by Larry Barker and urged that nothing be said to embarrass the Commission. He indicated the role of the steering committee was to collaboratively find a meaningful purpose, saving the lands and having economic development. He said he appreciated the work of the committee but worries such uses as a kite facility would engender bad publicity.

He said retreats are good but care should be taken that they be public and decisions are not being made.

Ms. Fulenwider asked if he had noticed any red flags. Commissioner Mayfield said they seemed to have great ideas, although he would not like to see PNM being given land for free. He said he wanted to see a return on investment eventually, although it might take 20 years. He mentioned algae production as a possibility since there is a pond.

Dianne Strauss asked if the criteria came from Mr. Griscom's evaluation criteria. Chair Blinman said they were derived and rephrased from the resolution. Mr. Weiss indicated they were also coming from committee members' areas of expertise. Ms. Strauss asked if there would be booths at the public day, or if it was just a day to walk the property. Mr. Weiss said having booths is premature although he would encourage people with ideas to share them. He hoped it would be open all day.

Mr. Dickens asked if cleanup was needed and Mr. Hogan said the property looks pretty good at this point. There was a discussion of parking and access and Mr. Hogan said shuttle may have to be employed. Logistics have to be worked on. Mr. Lazarus suggested maps be available. Ms. Strauss noted there are sacred sites that should be avoided, as well as a dangerous sinkhole. Mr. Dickens suggested having locals from the old families there to tell stories.

Mr. Weiss pointed out that potential proposers will need special access to the property and to information. Mr. Lazarus saw this as the first of two visits, the second being dedicated to serious proposers. Ms. Strauss said it's important to convey the context of the land. Ms. Fulenwider said the property is a keystone, geologically and culturally, for a much larger area. Mr. Lazarus suggested providing geological maps of the entire overall property.

Commissioner Mayfield suggested there be an informational video. Mr. Weiss speculated the media might be interested in doing something like that, which could then be put on the County website.

Chair Blinman emphasized low expectations and the important thing is to encourage anyone with interest in the ranch to come and thereby raise the visibility. Ms. DeAnda-Hay said a fuller exposition could be done in the spring.

Ms. Strauss asked about the timeline.

Phil Taccetta said he has previously spoken about the water issue. He stated this property

would be the most exclusive subdivision in the state if it were developed. He said the aesthetics of the land should not be overlooked. Mr. Weiss agreed, saying gateways into the city are important.

IX. Comments from the Committee

Ms. DeAnda-Hay said she appreciated the presence of Commissioners at the meetings since it helps keep the committee on track. She hoped Commissioner Anaya or his liaison would continue to participate.

X. Agenda Items: Recap open house

- A. Time: tentatively, 1:00 to 4:00**
- B. Date: Saturday, December 7, 2013**
- C. Location: La Cienega Community Center**

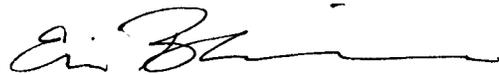
Since the regularly scheduled meeting would be Thanksgiving Day, it was decided to hold the next meeting in December. Linda Grill reminded the steering committee of La Cienega's interest in the property. The next meeting was tentatively scheduled for Saturday, December 7th, at the La Cienega Community Center from 1:00 to 4:00. Emails will be sent out to see if a quorum can be established.

The agenda could feature a recap of the open house. Mr. Dickens asked that the subcommittees be clearly identified.

XI. Adjournment

Having completed the items on the agenda, Chair Blinman declared the meeting adjourned at 5:35 p.m.

Approved by:



Eric Blinman, Chair
La Bajada Ranch Steering Committee

ATTEST TO:

Geraldine Salazar
GERALDINE SALAZAR
COUNTY CLERK

2/19/2014

Respectfully submitted,



Debbie Doyle, Wordswork