

MINUTES OF THE
SANTA FE COUNTY
LA BAJADA RANCH STEERING COMMITTEE

July 2, 2013

This meeting of the Santa Fe County La Bajada Ranch Steering Committee was called to order on the above-cited date in the La Cienega Community Center at approximately 3:10 p.m. by Vice Chair Maria DeAnda-Hay.

Roll call indicated the presence of a quorum with the following Board members present:

Members Present:

Robert Anaya, Chair, Commissioner [late arrival]
Maria DeAnda-Hay, Vice Chair
Eric Blinman
Camilla Bustamante
Jill Cliburn
Richard Czoski
Kathy Holian, Commissioner
Jay Lazarus
John Nye
Scott Pittman
Peter Weiss
Paul White

Member(s) Excused:

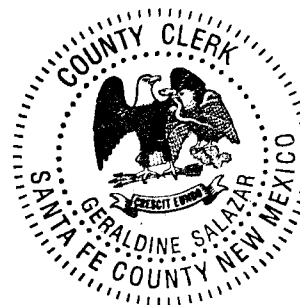
Claire Fulenwider

Staff Present:

Mark Hogan, Projects & Facilities Director
Steve Ross, County Attorney
Mia Barela, Public Works
Chris Barela, Constituent Liaison
David Griscom, Economic Development
Robert Griego, Planning Director

Others Present:

Holly Bostwick
Carl Dickens
J.J. Gonzales
Ross Lockhart
John Mevi
Anne Murray
Ray Romero
Dianne Strauss
Ryan Touns



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

I Hereby Certify That This Instrument Was Filed for Record On The 7TH Day Of August, 2013 at 01:14:17 PM And Was Duly Recorded as Instrument # 1714365 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
County Clerk, Santa Fe, N.M.

Deputy *Marcella Salazar*

LA BAJADA RANCH STEERING COMMITTEE
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505.988.4000

Mary Winter

III. Approval of Agenda

Commissioner Holian moved to approve and Ms. Bustamante seconded. The motion passed without opposition.

IV. Approval of Minutes: May 30, 2013

The minutes were emailed to the committee members in advance of the meeting, stated Mr. Hogan. He clarified that it was his understanding the master plan extension included all the parties to the master plan – both the County's portion and the portion retained by the seller.

Mr. Lazarus moved to approve the minutes and Mr. Blinman seconded. The motion passed without opposition and having not been present at the May meeting, committee members Pittman, Bustamante, DeAnda-Hay, and Czoski abstained from this vote.

Commissioner Anaya arrived at this time.

V. Information Request

A. Local History

B. Information on Camino Real

Mr. Hogan reviewed the packet materials regarding history and culture. He noted there were two CDs regarding the Camino Real and La Cienega that he hoped to make available on the website and/or provide copies to the committee members.

Commissioner Anaya said he would contact Mike Taylor at the Park Service for a presentation.

It was requested that staff provide additional archaeological information as well as information on the wildlife corridor. Mr. Hogan said distribution of archaeological survey data was not provided in an effort to protect the locations of a number of significant archaeological sites on the property. Mr. Blinman offered to prepare an abstract.

In response to the question of whether the Camino Real traversed the subject project, Mr. Blinman said none of the maps that he has seen on the Camino Real and none of the archaeological surveys of the parcels include any features identified as the Camino Real.

Commissioner Anaya recommended contacting NM DOT for additional information on the Camino Real.

Mr. White requested the County's definition of "sustainable" as provided in the Growth Management Plan. He requested CDRC meeting minutes and noted the website is not current with videos of CDRC meetings. He had also requested the property appraisal and asked that this meeting include an agenda item regarding the County's request for the master plan extension which was not included on the amended agenda.

Commissioner Anaya offered to look into the CDRC videos. In regards to the appraisal, he said the County wants to make highest and best use of this property and not speculate on why a previous Commission made the acquisition. He said the appraisal was irrelevant. Commissioner Anaya said only one of the five County Commissioners has expressed an interest in retaining the full value of the property purchase price. The Commission's interest is to evaluate the property in its entirety and determine multiple beneficial uses for it.

In regards to the master plan extension request currently before the CDRC, Commissioner Anaya said there is an opportunity at that venue for public input and again when the request is forwarded to the BCC. He said this committee was not the appropriate venue for discussing the extension.

Mr. Hogan noted a community meeting was scheduled to discuss the extension on July 16th.

Ms. DeAnda-Hay questioned the sufficiency of the website in soliciting uses of the property. She advocated a brainstorming session to review conservation and development components as well as evaluation guidelines.

Commissioner Anaya said the committee is within the first phase and needs to build a knowledgeable foundation regarding the area and property itself. That would be followed with the specific recommendations.

Ms. Cliburn championed developing a general timeline and criteria for prescreening proposals from the community.

Apologizing for having missed meetings, Ms. Bustamante said the committee's organizational structure was fragmented and the level of communication that is prevalent in the committee will not allow for solving issues. She supported the brainstorming session and added that as a committee that will ultimately forward recommendations to the Board of Commissioners, it was probably not productive to the group dynamics or the community to have a Commissioner run this meeting.

Commissioner Holian said the Commission is serious about wanting to hear what people recommend as the best uses for this property. She assured the committee that she does not have an agenda nor a use for the property and has a fully open mind on the issues, adding that making money on the ranch is not important to her. She prefers to look for the best and highest use of the property for the entire Santa Fe County population.

Ms. DeAnda-Hay said a brainstorming session would help the participants understand each other and share ideas, and would help in understanding the values they want to see.

Mr. Weiss introduced a motion directing staff to schedule, based on the committee members availability, a brainstorming session between July 15th and 19th [this later amended to be within 30 days]. Mr. White seconded.

The brainstorming session would discuss the process, proposals, etc. within a creative setting.

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Ms. Cliburn recommended an outside facilitator be retained for the session. Stating he has professional experience as a facilitator, Mr. Weiss offered to serve in that role and recuse himself as a committee member. Thanking Mr. Weiss for his offer, Ms. Bustamante said she would prefer he work as a committee member and a third-party be hired.

It was recommended that until the solicitation period ends, proposals not be reviewed. Mr. Hogan said a deadline has not been established at this point.

It was mentioned that an effective brainstorming session is best with broad agenda items and a strong facilitator. Less structure can be very beneficial.

Commissioner Holian recommended discussing what is important about the ranch and what do we want to preserve.

The motion to hold a brainstorming session sooner than 30 days depending on participant availability with an outside facilitator passed without opposition.

Ms. Cliburn asked that the survey information be available at the brainstorming session.

Commissioner Anaya said the Commission will listen to the recommendations forwarded by this committee and excused himself from the remainder of the meeting.

d. Information on Economic Development [Exhibit 1: Handout]

Santa Fe County Economic Development Manager David Griscom referred to page 15 of the Sustainable Growth Plan for the County's definition of "sustainability." The property should be evaluated within the context of public benefit.

Mr. Griscom said the County does little in the way of outside business recruitment and instead works to harvest existing companies and startups within the County. Economic development within the County falls under five areas: economic infrastructure, workforce development, business services, local/regional alliances and target industries that include green-related, agriculture, film/media, tourism, and arts and culture. Four out of every \$10 that comes into Santa Fe County is from arts and culture. He noted that the County's economic development goals align well with the City and State's targets. Available tax credits were mentioned as were incentives provided by the County for businesses.

Mr. Griscom mentioned that there were four major PNM lines within proximity of the ranch and noted one is .75 miles away, which is a big asset. The issue is the lack of a substation nearby and building one would cost over \$1 million. Utility-scale wind will not be viable on the property and would receive significant resistance from the community.

Mr. Griscom said the Sustainable Growth Management Plan is the County's policy document and proposals should be evaluated on how well they conform to the spirit of the document as well as the La Cienega Community Plan. He mentioned the lack of a wastewater system and schools in La Cienega. Archaeologically, the ranch has 54 sites of which 38 are considered significant.

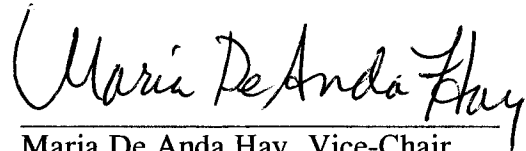
Holly Bostwick of La Cienega thanked the committee members for their service. As a member of an international board that has to consider the laws of countries individually, she encouraged the committee to read the La Cienega/La Cieneguilla ordinance, adding that the people of La Cienega will protect their ordinance. Acknowledging staff time constraints, she advised the committee to make their requests explicit and concise.

Carl Dickens, La Cienega Valley Association, distributed a timeline on the Santa Fe Ranch from 2005 to the present [*Exhibit 3*] which provides a history of what the community has been responding to for the past eight years. He offered the Association's assistance.

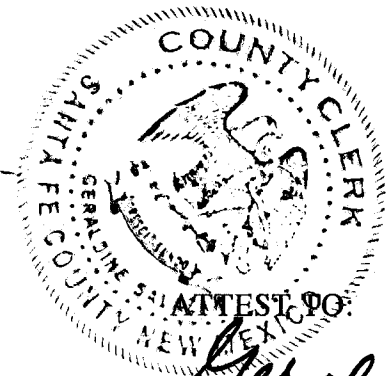
VIII. Adjournment

Having completed the items on the agenda, declared the meeting adjourned at 5:00 p.m.

Approved by:



Maria De Anda Hay, Vice-Chair
La Bajada Ranch Steering Committee



GERALDINE SALAZAR
COUNTY CLERK

8/7/2013

Respectfully submitted,



Karen Farrell, Wordswork