

**MINUTES OF THE**

**SANTA FE COUNTY**

**LA BAJADA RANCH STEERING COMMITTEE**

**July 24, 2014**

This meeting of the Santa Fe County La Bajada Ranch Steering Committee was called to order by Vice Chair Peter Weiss at approximately 4:20 on the above-cited date in the Santa Fe County Legal Conference Room, 102 Grant Street, Santa Fe New Mexico.

A quorum was achieved with the following members present:

**Members Present:**

Peter Weiss, Vice Chair  
Camilla Bustamante  
Commissioner Kathy Holian  
Maria DeAnda-Hay  
Jay Lazarus  
John Nye  
Paul White

**Member(s) Excused:**

Eric Blinman, Chair  
Claire Fulenwider



**Staff Present:**

Mark Hogan, Projects & Facilities Director  
Rudy Garcia, County Manager's Office

**Others Present:**

Dianne Strauss  
Ryan Taub  
JJ Gonzales

COUNTY OF SANTA FE ) LA BAJADA RANCH STEERING COMMITTEE  
STATE OF NEW MEXICO ) ss PAGES: 5

I Hereby Certify That This Instrument Was Filed for  
Record On The 3RD Day Of September, 2014 at 09:47:48 AM  
And Was Duly Recorded as Instrument # 1745022  
Of The Records Of Santa Fe County

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

**III. Approval of Agenda**

Upon motion by Commissioner Holian and second by Mr. Nye, the agenda was unanimously approved.

**IV. Approval of Minutes:**

**April 24, 2014:** Commissioner Holian moved to approve the minutes of the April 24, 2014 meeting. Ms. Bustamante seconded and the motion passed by unanimous voice vote.

**June 26, 2014:** Commissioner Holian moved to approve the minutes. Mr. Nye seconded and the motion passed by unanimous voice vote.

## V. **Subcommittee Reports**

Mr. Weiss reminded the members that at the last meeting they discussed spreading the solicitation of the RFP out further than the usual local publications. He provided a list of green building/solar tech publications.

The following publications and websites were suggested:

- *EcoIQ Magazine* - international readership
- The Building Design Construction Network
- The Quivira website
- *High Country News*
- *Business Weekly*
- *Green Fire Times*
- *New York Times, Wall Street Journal, Los Angeles Times*
- *Land, Farm & Ranch*
- Green Chamber of Commerce website
- UNM

Mr. Hogan said he would determine what remains in the committee's advertising budget and that money could be used to expand the publication regarding the RFP. He provided the names of planning journals to Procurement for advertisement purposes. While Purchasing can usually track down addresses, any contact information is appreciated.

Mr. Weiss said the committee's intention is to reach out as far as possible.

Mr. Garcia said once an RFP is issued all questions are required to go through the Procurement Division. He said there was a procedure to insure interested respondents are all privy to the same information.

A press release in advance of the RFP process was recommended.

Mr. Garcia said Procurement has a list of architects and planners that receive notice of RFPs. Mr. Hogan pointed out that architects, planners and builders many times contract with notification services that alert them of any pertinent RFPs.

**Ms. DeAnda-Hay introduced a motion to dissolve the subcommittees and Ms. Bustamante seconded. The motion passed without opposition.**

## VII. **Old Business**

Until the Sustainable Land Development Code is implemented, Ms. DeAnda-Hay said she was concerned a respondent may be stuck between codes. She asked whether the RFP can mandate that the new code adhered to.

Commissioner Holian said the new code will not include master planning and instead rely on the designated zoning type.

There is an existing master plan on the property, and Mr. Hogan suggested discussing with the Legal Division whether the SLDC will supercede it. The proposed zoning/mapping shows the area as a planned development district meaning zoning will be created through the plan.

Commissioner Holian said the new code carries the concept of "overlay" districts which are unique.

## **VIII. New Business**

### **A. Discussion of Procurement Methods for Soliciting Development Proposals**

Following the last steering committee meeting, Mr. Hogan said he met with Bill Taylor and Tony Flores and discussed the RFP. In that meeting, Mr. Taylor referred to a recent RFP issued for a housing development on the County-owned Galisteo property. That RFP was written in a manner to encourage developers to pull together teams that include architects and planners. The proposed RFP process anticipates a two-step process. The first step is the qualification-based submittals that are reviewed and those qualified are short-listed to move onto step two. There are financial components that need to be fleshed out: whether the developer can purchase the property, whether the County is donating the property, etc.

Mr. Nye noted the RFP does state the County wants to sell, lease or donate the land. He said the donation part will widen the field of responders and without it he said a lot of creative ideas will be lost.

How the County will receive a return as noted in the performance criteria, will need to be defined. It can be through job creation, services, etc. which will be up to the responder to identify. The County will particularly want to see a return on their investment if the land is donated.

Mr. Nye mentioned an example of land donated by the City of Las Cruces that was developed as a medical personnel training center which contributes to the community. Commissioner Holian cited the Santa Fe Studios as an example. She mentioned LEDA (Local Economic Development Act) projects require reporting and oversight by the state.

Mr. Hogan said the RFP is requesting a new master plan for the entire 460+ acres. A discussion ensued regarding the possibilities of getting a great return for the community with as little impact as possible.

Mr. Hogan said the dates within the RFP are merely suggestions. The committee has a choice regarding the two-step process. Process one can be modified to include the consideration of concepts and qualifications. Procurement wants to make the committee's goal fit within the process.

Mr. Lazarus pointed out that the RFP explicitly states the proposals are evaluated by Bill

Taylor and other County representatives; it does not mention the steering committee. Mr. Hogan said evaluation teams are typically made up of experts in different fields and non-County employees. Procurement insures the integrity of the process is protected. He said he would ask Procurement to make sure the committee is represented. Mr. Lazarus asked whether a non-County employee evaluation committee member could be sued or be party to the County's protection when reviewing the RFP.

Mr. Hogan reviewed Mr. Taylor's RFP notes and highlighted that the first phase is qualification based to develop a short list. A selection is not expected until the interview and oral presentation phase of the RFP. The first phase will short list the most qualified in the design, development, financing and management of a multi-use property. It was Mr. Taylor's suggestion to eliminate the option to purchase the property in this process and look more at a public/private partnerships. He also posed the question of whether the responder in the first phase should be required to provide financial qualifications and stability. A stipend can be offered as was provided in the Galisteo RFP.

Mr. Weiss recommended that the members review the entire RFP. There was consensus to have the RFP ready for submittal to Bill Taylor following the August 28<sup>th</sup> meeting. The committee agreed to expand the duration of the meeting if necessary.

Mr. Nye recommended an appraisal on the property to determine its current value.

Mr. Lazarus said the water source needs to be clearly identified within the RFP. Mr. White reminded the committee that he recommended a development without water requirements and wants that concept to stay on the table.

Ms. DeAnda-Hay suggested a development using less water could receive a higher score. Mr. Lazarus said the responder may be required to submit a water budget. Wastewater will also need to be part of the proposal.

Mr. Hogan asked that comments be received within two weeks for incorporation. He offered to email a digital copy of the draft RFP. Comments, changes, additions should be identified by the chapter and section number.

Mr. Garcia advised the committee that the RFP is a draft and not to be shared with the public.

#### **IX. Comments from the Public**

JJ Gonzales said that Santa Fe County has water rights that could serve the ranch; however, the community's concern is that before the County extends service to a new development they should service the existing residents by the racetrack.

Mr. Lazarus said the County currently has an RFP out for monitoring the surface water and groundwater in La Cienega and La Cieneguilla.

Ms. Strauss said there are concerns about the wastewater on the property. Mr. Lazarus recalled that the original Borrego plan called for a package sewer treatment plan and the treated

effluent would be discharged to Alamo Creek.

Mr. Garcia said the school district paid for a recent line extended to Turquoise Trail School and he recalled it was close to \$1 million. The line included fire protection and was between 2 and 3 miles in length.

The utility easements, etc will be provided within the RFP.

**X. Comments from Committee Members**

None were offered.

**XI. Agenda Items:**

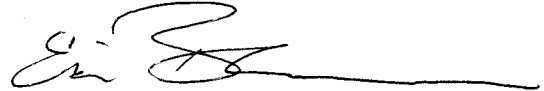
- Discuss RFP

- A. Time: 4:00 – perhaps to 7
- B. Date: August 28<sup>th</sup>
- C. Location: Legal Conference Room

**XII. Adjournment**

Having completed the items on the agenda, this meeting was declared adjourned at 5:55.

Approved by:



La Bajada Ranch Steering Committee

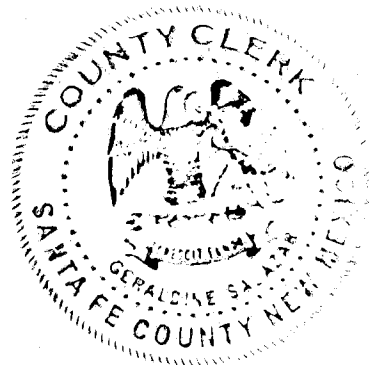
ATTEST TO:

  
GERALDINE SALAZAR  
COUNTY CLERK

9-3-2014

Respectfully submitted

  
Karen Farrell, Wordswork



REC'D CLERK RECORDED 8/23/2014