

MINUTES OF THE
SANTA FE COUNTY
LA BAJADA RANCH STEERING COMMITTEE

October 9, 2014

This meeting of the Santa Fe County La Bajada Ranch Steering Committee was called to order by Chair Eric Blinman at approximately 4:11 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:

Eric Blinman, Chair
Claire Fulenwider
Commissioner Kathy Holian
Maria De Anda Hay
John Nye
Paul White

Member(s) Excused:

Peter Weiss, Vice Chair
Camilla Bustamante
Jay Lazarus

Staff Present:

Bill Taylor, Procurement Director
Tony Flores, County Manager's Office
Lisa Griego, Staff Liaison

Others Present:

Dianne Strauss
Ryan Taub
JJ Gonzales
Philip Tacetta

III. Approval of Agenda

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

IV. Approval of Minutes: August 28, 2014

Following a discussion of the minutes it was decided to approve them contingent upon changes to be incorporated.

Ms. De Anda Hay moved to approve the minutes as amended. Ms. Fulenwider seconded and the motion carried by unanimous voice vote.

V. Old Business

A. Discussion of Draft Request for Proposals – Part 1 (Development Team Qualifications) and Part 2 (Development Proposals)

Bill Taylor apologized for any confusion regarding the RFP. The intent was to safeguard the procurement process. The criteria and requirements were based upon the Galisteo RFP which he prefers to keep close to the vest. He asked that any concerns be passed on to the chair. When discussion takes place it should be in closed session following signing non-disclosure statements.

Chairman Blinman asked if one RFP was going out or two. Mr. Taylor said there is one RFP in two steps. The first is basic qualifications are evaluated and a short list of three or more emerges. The next phase, called oral presentation, technical/cost proposal or interview, the committee will ask the short-listed offerors predetermined questions. The committee will then select the best proposal. The process is overseen by County staff and the same committee evaluates the qualifications and oral presentation and makes the recommendations. He asked that the evaluation committee, those who do the scoring, be a subcommittee of the steering committee, although everyone can have input.

Mr. White said that did not sit well with him. Mr. Taylor said after the subcommittee makes their decision it could be vetted by the whole steering committee. Mr. Flores pointed out proposals have a lifecycle and can expire.

Ms. Fulenwider asked how the first part of the process differs from an RFQ. Mr. Taylor said it is largely a matter of semantics.

Mr. Flores noted that public input was merely a formality; the offerors are not required to adhere to the ideas put forward by the public. He added any input taken, such as that gleaned from the surveys of 2011 and 2012 has to be done before the release of the RFP. Chairman Blinman said in his opinion there can never be too much public input, even if there is no guarantee that what presented will be carried out.

Mr. White pointed out this committee had proposed a Request for Concepts idea which was taken off the table by the BCC. This led him to believe there was a "backdoor deal". Commissioner Holian noted Chairman Blinman will be making a presentation to the BCC this coming Tuesday.

Mr. White said the plan for the October 23rd meeting called for informal public input. Mr. Flores said the public might be displeased knowing that the ideas they present are not being seriously considered. Chairman Blinman said he would rather risk that than deny input entirely.

Ms. De Anda Hay pointed out there was confusion about the process and the committee's role from the beginning that was only clarified last June. She said the time for input is over and they need to move forward. Mr. Flores said the resolution is very clear as to goals and this is what the BCC relies on.

might be .

Mr. Flores said he wants the work of the committee to come to fruition.

Chairman Blinman stated he did not believe public input on October 23rd would derail the RFP process in any way. Mr. Flores said he had no problem with more input as long as those providing it were clear that it would not necessarily be heeded.

Ms. De Anda Hay asked if there was an opportunity for a second solicitation if none of the proposals are satisfactory. Mr. Flores said it often happens there is a second round for RFPs.

Chairman Blinman asked if their role was to rank or to select. Mr. Flores said the resolution says they are to evaluate and to recommend to the Board of County Commissioners project alternatives. Mr. Taylor said the committee will score the initial proposals with the top scorers going to the next phase. Subsequently, that group will be ranked as well.

Reading from the resolution, Mr. Flores quoted, "The committee shall evaluate all project proposals, provide a written report to the Board of County Commissioners in which the strengths and weaknesses of the proposals are set forth, and the report should also rank the projects according to an objective ranking system." Chairman Blinman noted they will be submitting a set of complex recommendations.

Mr. Nye asked if there was any problem with the resolutions declaration that the recommendation would be made within 12 months. Mr. Flores said that is an issue and might come under discussion at Tuesday's meeting. Commissioner Holian stated she will point out that this is the first committee of its kind and the process has been creating as they've gone along.

Mr. Taylor gave the following sequence of events:

- October 31 – issue RFP
- November 6 – acknowledgement form due
- November 12 – mandatory pre-proposal conference, possibly involving the location
- November 17 – deadline for questions
- November 21 – deadline for County's responses to questions
- December 1 – submissions due

Mr. Nye asked how those from out of town would participate in the pre-proposal meetings. Mr. Taylor said he would look into that.

Ms. Fulenwider voiced her concern that the public had been promised an opportunity for input and will be unhappy if they are denied that chance. Mr. Taylor stated he preferred the input take place before letting the RFP. Chairman Blinman asked if the public input could be limited to the website. The RFP says offerors shall review public input.

Mr. Taylor said it will be much cleaner if all of the public comment is done before the RFP is issued. He said although the committee's input is valuable he cannot draft an RFP by committee. He said the principal things awaiting comment are the scope of work and the evaluation criteria. He stated that the Galisteo RFP can serve as a template. Mr. Flores said the committee comments on the draft can take place at the October 23rd meeting in closed session,

whereafter a motion can be made.

Mr. White said this committee has occasionally run into bureaucracy in trying to carry out their role and suggested this be expressed to the BCC. Chairman Blinman said the most productive thing he can bring to the presentation is Mr. Taylor's definitive schedule. Chairman Blinman and Mr. Taylor agree to meet before October 23rd. Ms. Fulenwider said she did not feel there was an issue of bureaucracy but rather confusing regarding roles and responsibilities.

Ms. De Anda Hay noted that the resolution spoke of appointments lasting two or three years which fostered an impression of a long-term role. Mr. Flores stressed that staff also had a role in the confusion, especially given this was the first project of its kind to be undertaken. Chairman Blinman recommended encouraging the Commission to keep the committee intact for the time being.

Mr. Flores announced he received a text indicating that the purchaser of the other part of the property is willing "to lease the ranch and work toward a community project." Ms. De Anda Hay asked how this would figure into the RFP process, and Mr. Taylor suggested staying the course and he will send that party an RFP. He asked for further suggestions from the committee as to who else should be sent RFPs.

Mr. White asked how maintaining the property as open space would be considered as part of the RFP process, whether a citizen could suggest that the County maintain it. Chairman Blinman said all offerors will be reviewed by qualifications. To be seriously considered the offeror would have to have experience and capacity for managing open space. Mr. Nye noted there are many organizations with the expertise to manage open land.

VI. New Business

A. Discussion of Public Input

Chairman Blinman said they have a model in place, as long as it doesn't interfere with the schedule presented and the wishes of the BCC.

Mr. Flores read the staff memo: "Staff is recommending that the Board of County Commissioners approve the formal solicitation methodology and provide direction on the request to have additional call for public ideas to include any ideas presented as a result of a public survey in 2010 and the guidelines developed in the community forum of 2011."

Chairman Blinman asked how much time they should reserve for the executive session to discuss the RFP. Mr. Taylor stated by focusing on the important pieces it could be accomplished in an hour. He encouraged the members to review the previous material. He said in pursuing qualified offerors they do not want to give them too much information and have them regurgitate it.

VII. Public Comment

Ms. Strauss asked for clarification on various points, including how many offerors will be on the short list. Mr. Taylor said although three was mentioned it could be one, two, five. He

repeated the schedule as outlined. Ms. Strauss asked if the 30-day period was customary, or if the reply period could be longer. Mr. Taylor said by law the period could be ten days but they want to give them adequate time.

Mr. Tacetta stated he had been reviewing the 2007 master plan and said that was out of date and should be null and void at this point. He pointed out it might be difficult for the neighbor to submit something in such a short time.

Mr. Taub asked if there would be sufficient notice time for the anticipated public meeting. Mr. Flores said the meeting has already been posted.

Mr. Taub said he and his neighbors have developed some good ideas and he would like to be able to share them. Chairman Blinman suggested the website was always available. Mr. Taub said that would not be as effective as a presentation. Ms. Strauss said she understood they would be able to do a three to five minute power point or slides.

Ms. De Anda Hay said they had discussed asking for one-page summaries.

Mr. Taub said over 60 percent of the public was in favor of conservation or minimal development. He said the process seems slanted toward development. Ms. De Anda Hay said the neighbor should be invited to the next meeting.

Mr. Gonzales said he is optimistic and if the first round doesn't yield a successful outcome another can ensue. He speculated there were creative people that could do much with the problems inherent in the property.

VIII. Comments from the Committee Members

Mr. White pointed out the County does not appear to want to spend any more money on the property. He asked if it would be possible to mention that on the RFP.

Chairman Blinman said he didn't want to take anything off the table and reminded the group that open space is not precluded.

IX. Agenda Items:

- Possible public input
- Discuss RFP in closed session

- A. **Date: Regular Meeting, October 23, 2014**
- B. **Time: 4:00**
- C. **Location: To Be Determined**

XII. Adjournment

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

Approved by:

 *AS AMENDED*

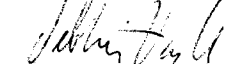
Eric Blinman, Chair
La Bajada Ranch Steering Committee

ATTEST TO:


GERALDINE SALAZAR
COUNTY CLERK
10-28-2014

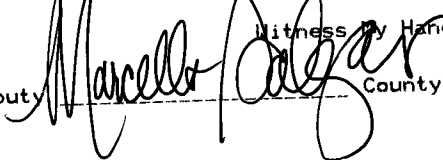


Respectfully submitted


Debbie Doyle, Wordswork

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
LA BAJADA RANCH STEERING COMMITTEE
PAGES: 6

I Hereby Certify That This Instrument Was Filed for
Record On The 31ST Day Of October, 2014 at 08:46:32 AM
And Was Duly Recorded as Instrument # **1749748**
Of The Records Of Santa Fe County

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

