

SANTA FE BOARD OF COUNTY COMMISSIONERS
EL RANCHO COMMUNITY CENTER

SPECIAL MEETING

July 6, 2000 - 7:00 P.M.

Notice of Special Meeting & Agenda

Notice is hereby given that the Board of County Commissioners of Santa Fe County will hold a Public Hearing on Thursday, July 6, 2000, at 7:00 p.m. at the El Rancho Community Center, County Road 84/Juan Medina Road, El Rancho, New Mexico. The Special Meeting is to discuss the following item.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Public Hearings:
 - A. Discussion of possible acquisition of the Villa Rivera/Marion Hall property and possible financing possibilities.
- V. Adjournment

The County of Santa Fe makes every practical effort to assure that its meetings and programs are accessible to the physically challenged. Physically challenged individuals should contact Santa Fe County in advance to discuss any special needs (e.g., interpreters for the hearing impaired or readers for the sight impaired).

1790204

**BOARD OF COUNTY COMMISSIONERS
SANTA FE, NEW MEXICO
STUDY SESSION**

JULY 6, 2000

**Marcos Trujillo, Commissioner
Javier Gonzales, Commissioner**

**Joe S. Griñé, Jr., Chairman [excused]
Richard Anaya, Commissioner [excused]
Paul Duran, Commissioner [excused]**

Manager Montoya pointed out that there are also other bond issues being considered for the November balloting. One is the city's convention center; another is the county's \$3 million fire protection bond.

Commissioner Trujillo asked for a summary of the existing scenario of county administrative facilities, and where space might be found. Manager Montoya answered that the county offices are already in four or five locations, have clearly outgrown all present facilities, and would most likely have to relocate away from downtown unless this property could be acquired. Therefore, the intent of this proposal is to bring all the operations under one roof, making for a more integrated and streamlined provision of services. However, the mandate also includes getting support from the electorate to even put the acquisition on the ballot in the form of a bond issue.

Commissioner Gonzales added to the list of other issues that will be on the ballot: the open space initiative, which has been very popular and successful in gaining community support. He also discussed that the judges must be supported, and the judicial complex must be upgraded. These essential public facilities including courtrooms and parking facilities have been seriously outgrown and are very inconvenient for the public to use.

Manager Montoya, whose office has been given the mandate by the Board of County Commissioners to find all available spaces within the city, reported that the County Assessor found nothing else in the 4.5 to 6 acre parcel size in the downtown area.

Much of the public seems to want the offices and functions of government to stay close to downtown.

Citizen attendee Mrs. Ellie Bickley asked about the re-doing of the judicial complex, and if that was not done with an extension of an old bond. Commissioner Gonzales replied that although it was renovated, the bond paid off, it has been outgrown, and if expanded the complex would lose what little parking there is. It was noted that there is great difficulty even impaneling a jury because of the lack of parking.

Commissioner Gonzales explained that the Territorial Building was acquired for the County Sheriff's operations, but that is now having to be moved to Highway 14 because of expansion. The Territorial Building also houses the District Attorney's offices and the Juvenile Probation Department.

Commissioner Trujillo stated that the new census will show Santa Fe County over the 100,000 population mark, up from 90,000 in the last census.

Manager Montoya showed floor plans and elevations of the proposed renovations.

Citizen attendee Mr. Peter Bickley spoke about the obvious need to renovate the buildings' mechanical and telephone systems if the complex were acquired. He spoke about a perception that the county offices ought to be located away from town, in the county. He suggested the area of the community college as most appropriate. He recalled working in the subject property, and related that when there was a hearing, the attorneys

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Marion Hall Tenant: The Public Regulatory Commission, a state agency, is the only tenant of the building. There is a large staff and again the state will have to approve a large appropriation to move this agency.

Discussion covered the 33,000 gross square feet and the 20,000 leasable square footage in the building. The three hearing rooms could be used as courtrooms. The building could accommodate judges and judicial staff. Slides covered these and other areas in photographs, as well as building exteriors.

Potential Uses/Options:

Possible uses for the complex were addressed. Discussion ensued about the need for courtrooms for the county judicial complex, and how the building could easily accommodate this use. All county administrative offices could be centralized saving travel time, confusion and duplication, and providing great convenience for citizens.

A parking structure was discussed. It could have two underground and two above ground floors and could also provide an income stream while alleviating the parking crunch in downtown Santa Fe.

The character of the conference rooms was discussed while slides were shown of these rooms. It was pointed out that although rumors abound that the building is dark and in a state of dis-repair, these slides show comfortable, naturally lit, commodious work and meeting spaces.

It was also pointed out that the La Villa Rivera building could be razed, although this is not true of Marion Hall as it is on both State and National Historic Registers.

Purchase Options:

Three possible scenarios to purchase the properties were outlined and are detailed in Exhibit 1.

Property Tax Impact:

The amount of levy per thousand dollars of valuation was presented. The final page of Exhibit 1. details the property tax impact on county residents.

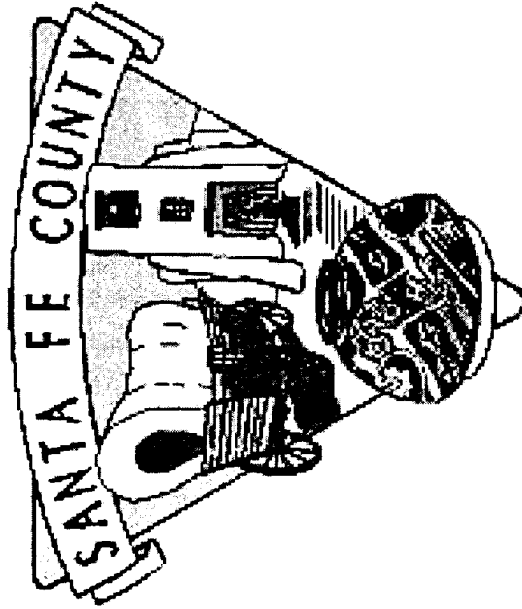
Public Input:

After the slide presentation, questions were taken from the commissioners, and from the floor and the media.

Commissioner Trujillo asked if the levies outlined for taxpayer property taxes would include the ½ mil levy already approved. The answer was no—the levy would be on top of the ½ mil levy.

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Proposal for Purchase of
Mexican Hall/La Villa Rivera

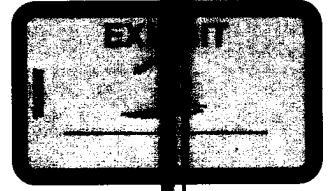


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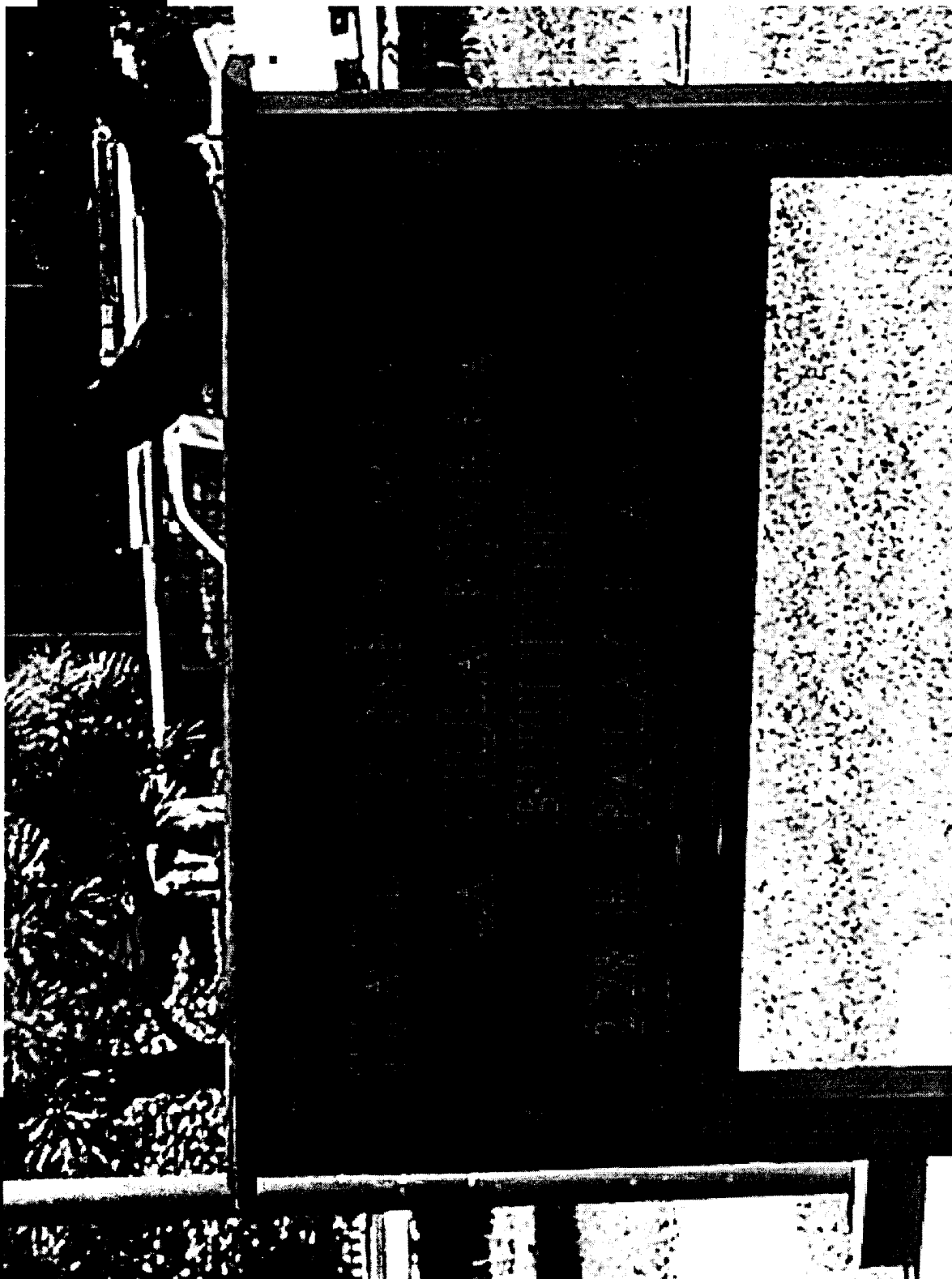
Samuel O. Montoya
County Manager

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1949

for historic designation in 1999
ories, plus unfinished basement
8 gross sq. ft.
ler room, 7,425 sq. ft.
odshop & storage room, 4,307 gross sq. ft.
ame shed 360 gross sq. ft.
e column and plate structure
non bearing plaster and drywall
walls are penn tile, concrete block metal lathe, with a painted
cade
s are metal frame, single pane, crank operated

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some areas have a rubber roof, others have gravel roofing.

8 passenger elevators (1 currently inoperable), and 1 freight elevator
al kitchen in the La Residencia section

ers in separate building (high in natural gas usage) need to be replaced
ion tile, carpet, ceramic tile overlay, terrazzo

d sprinkler system

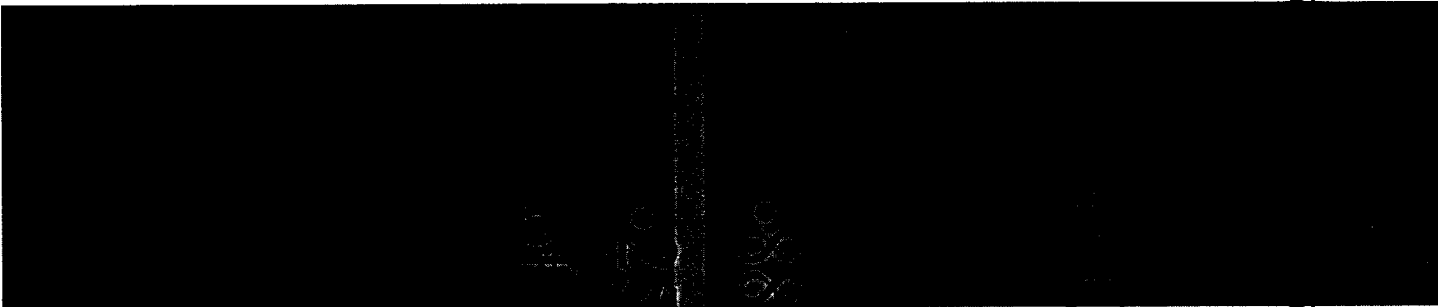
acoustic tile and painted concrete

s florescent

ls

able for telephones, 300 being used

hone system upgrade (installation of internal telephone network) US West
1 million dollars for this upgrade or 65k per month for service option



ing

,490 sq. ft. asphalt

3 parking spaces based on formula
1 space for each 500 sq. ft. by code

- **La Residencia**
- **NM Arts**
- **Museum of NM**
- **Museum of NM**
- **Office of Indian**
- **Affairs**
- **Historic**
- **Preservation**
- **Division**
- **NM Arts**
- **Museum of NM**
- **Press**
- **NM Agency on**
- **Aging**
- **NM Administrative**
- **Services Division**

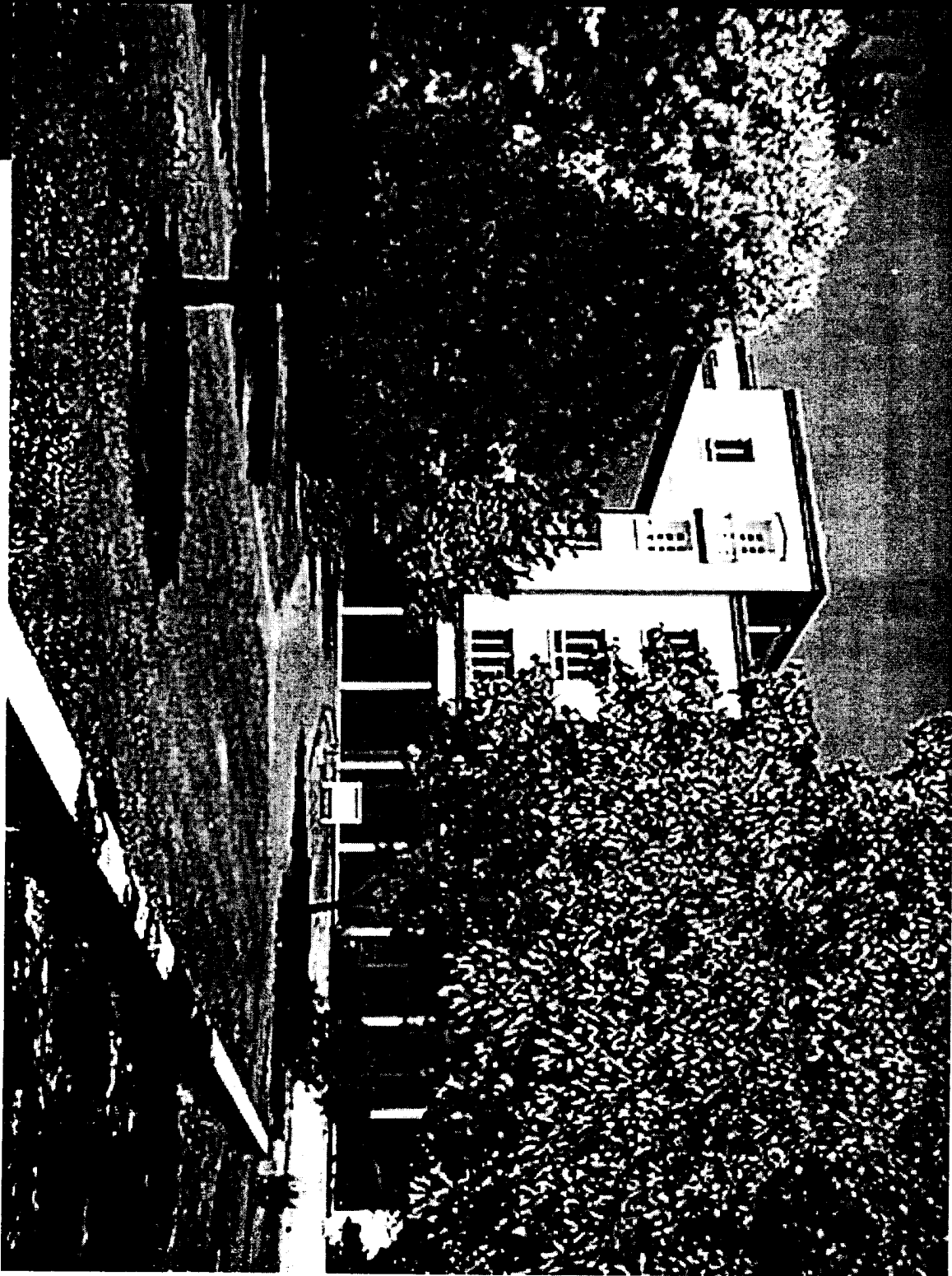
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LA RESIDENCIA
SECOND FLOOR

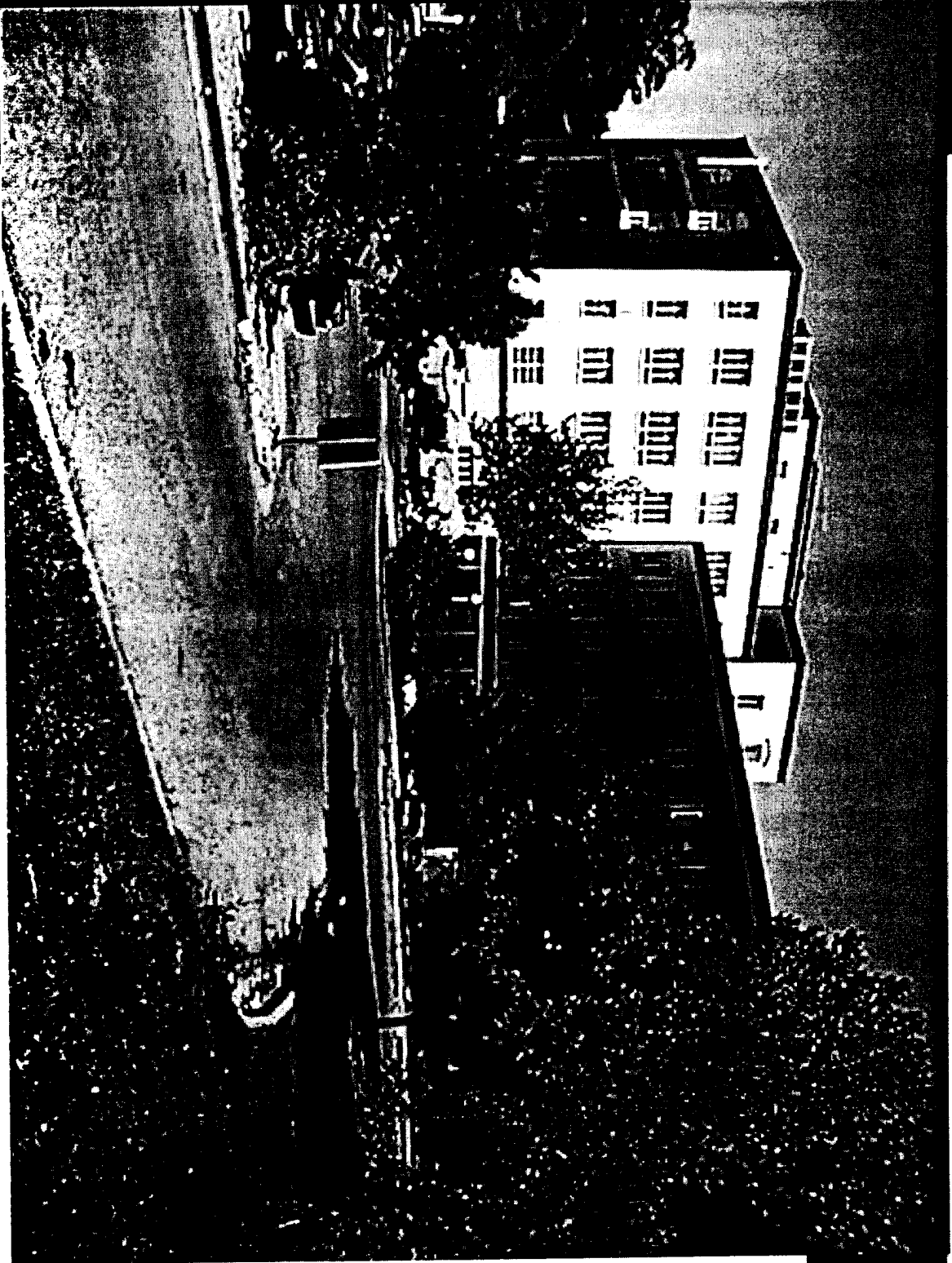
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THIRD FLOOR

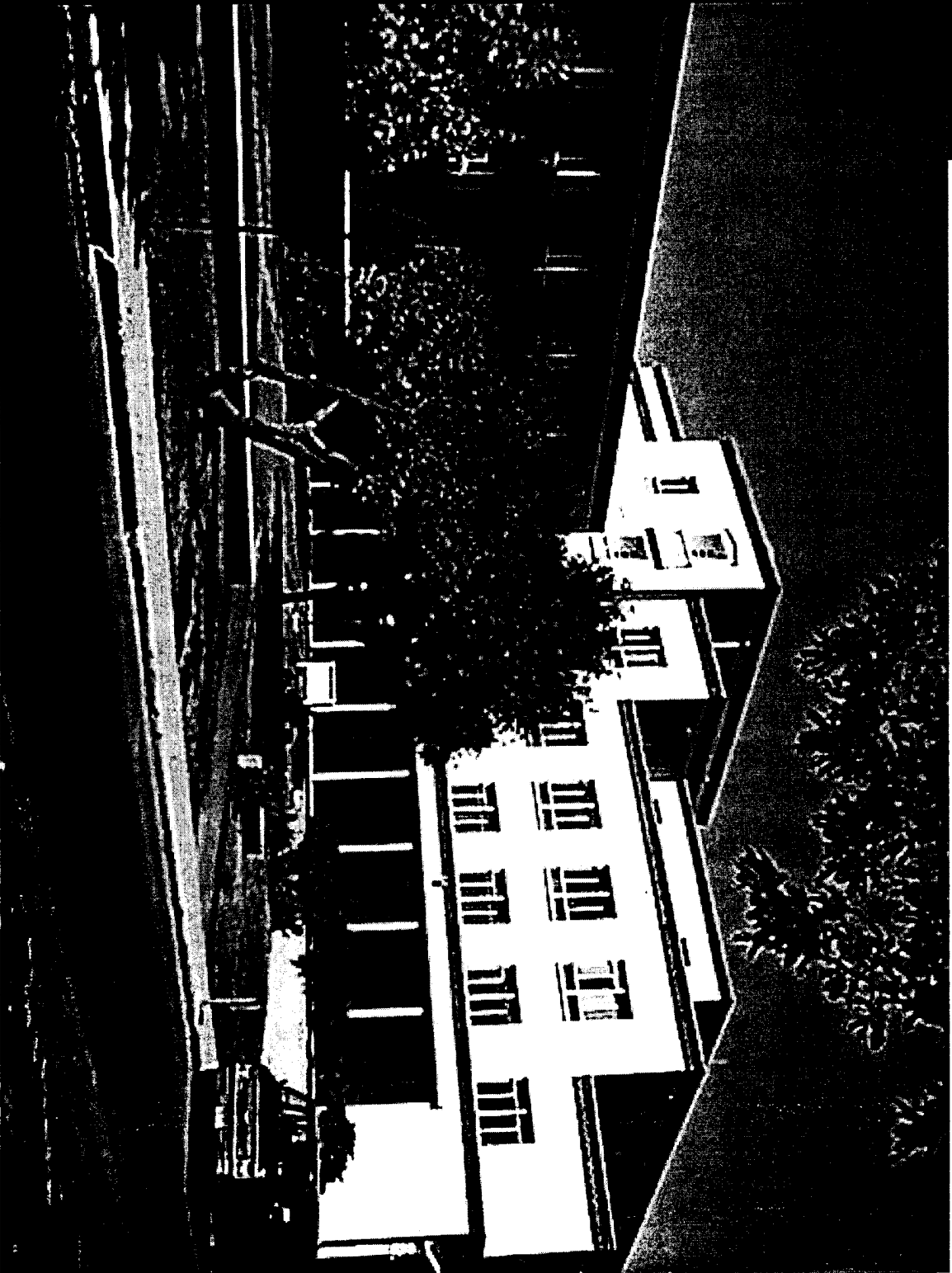
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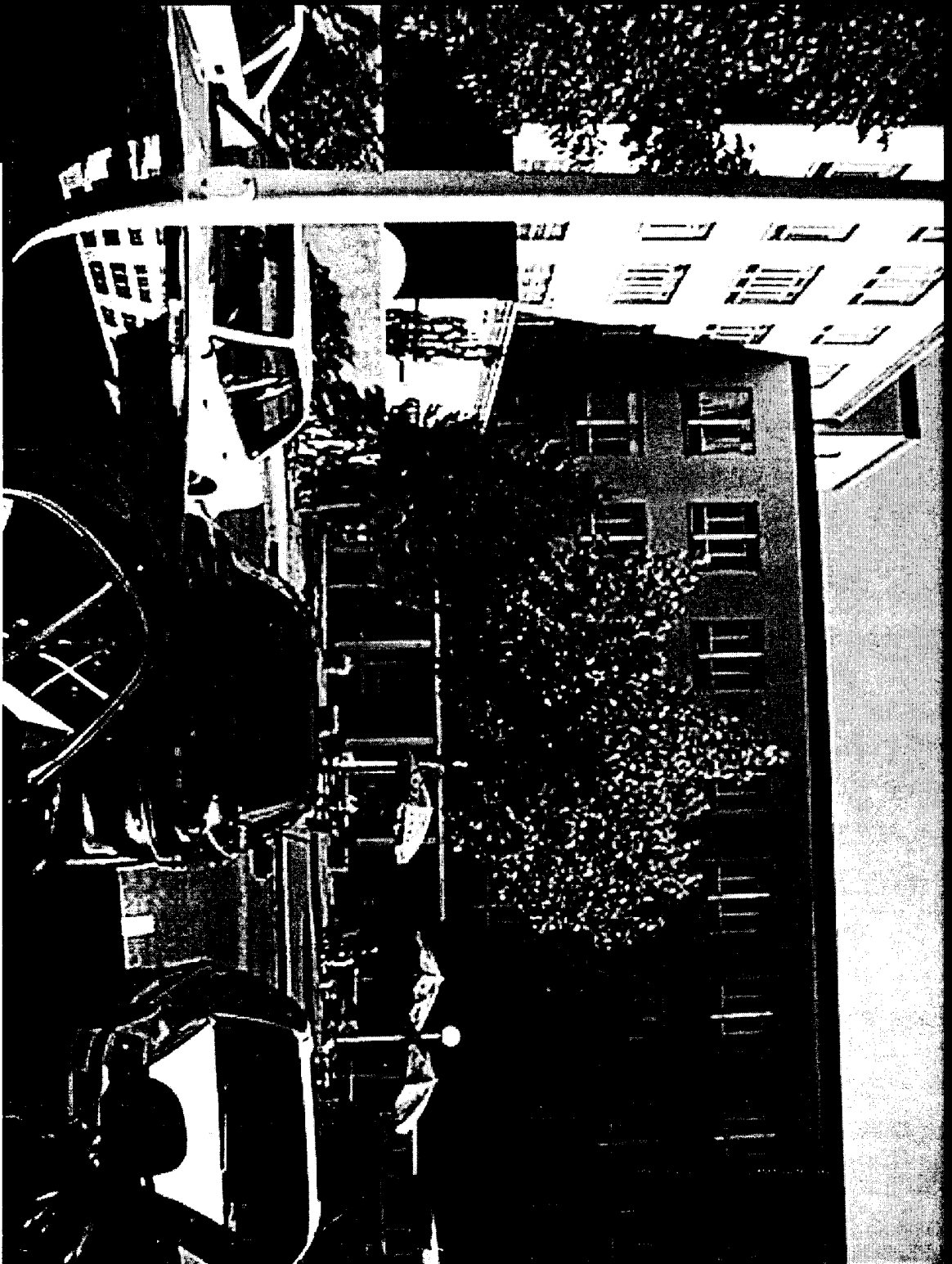
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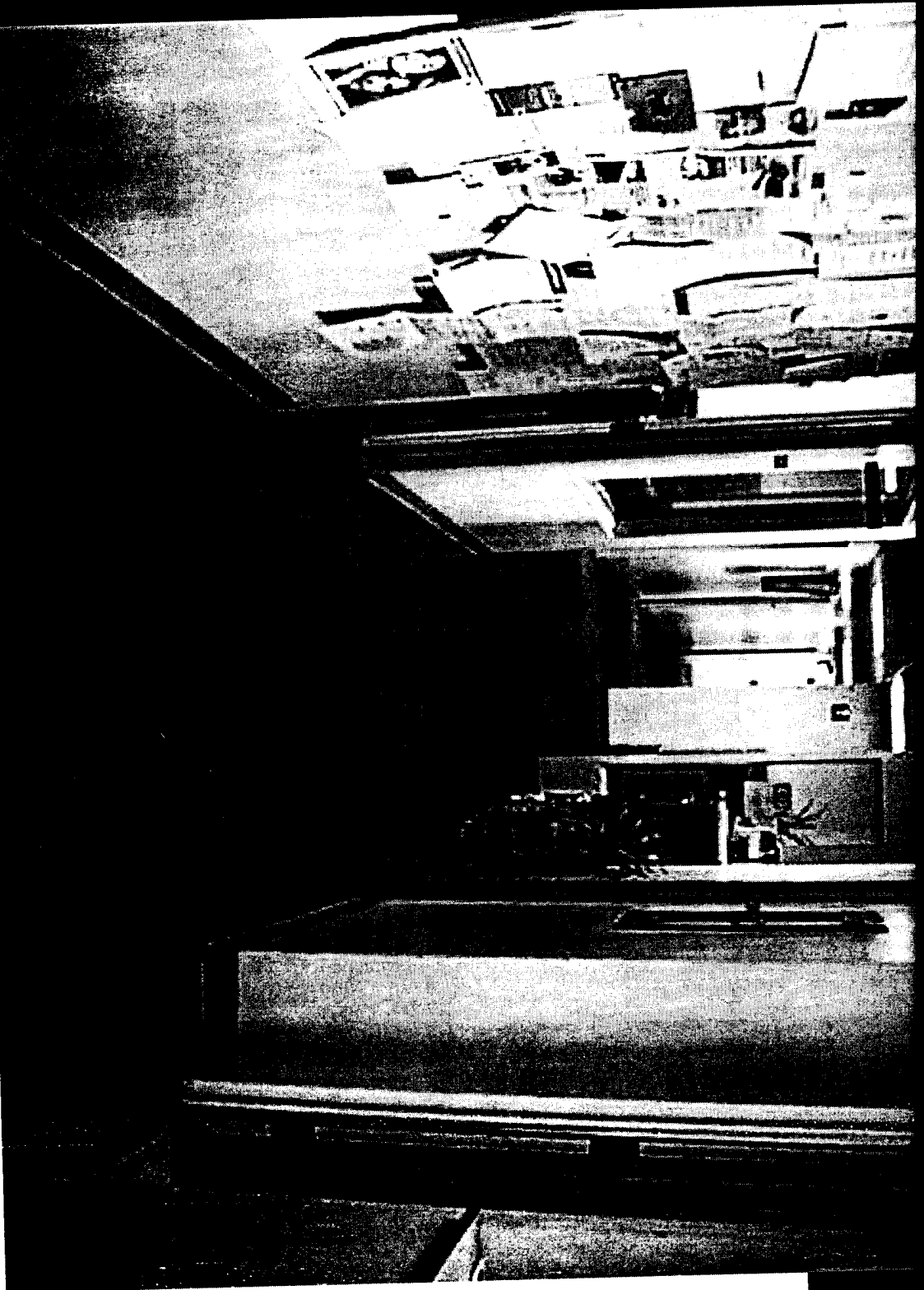


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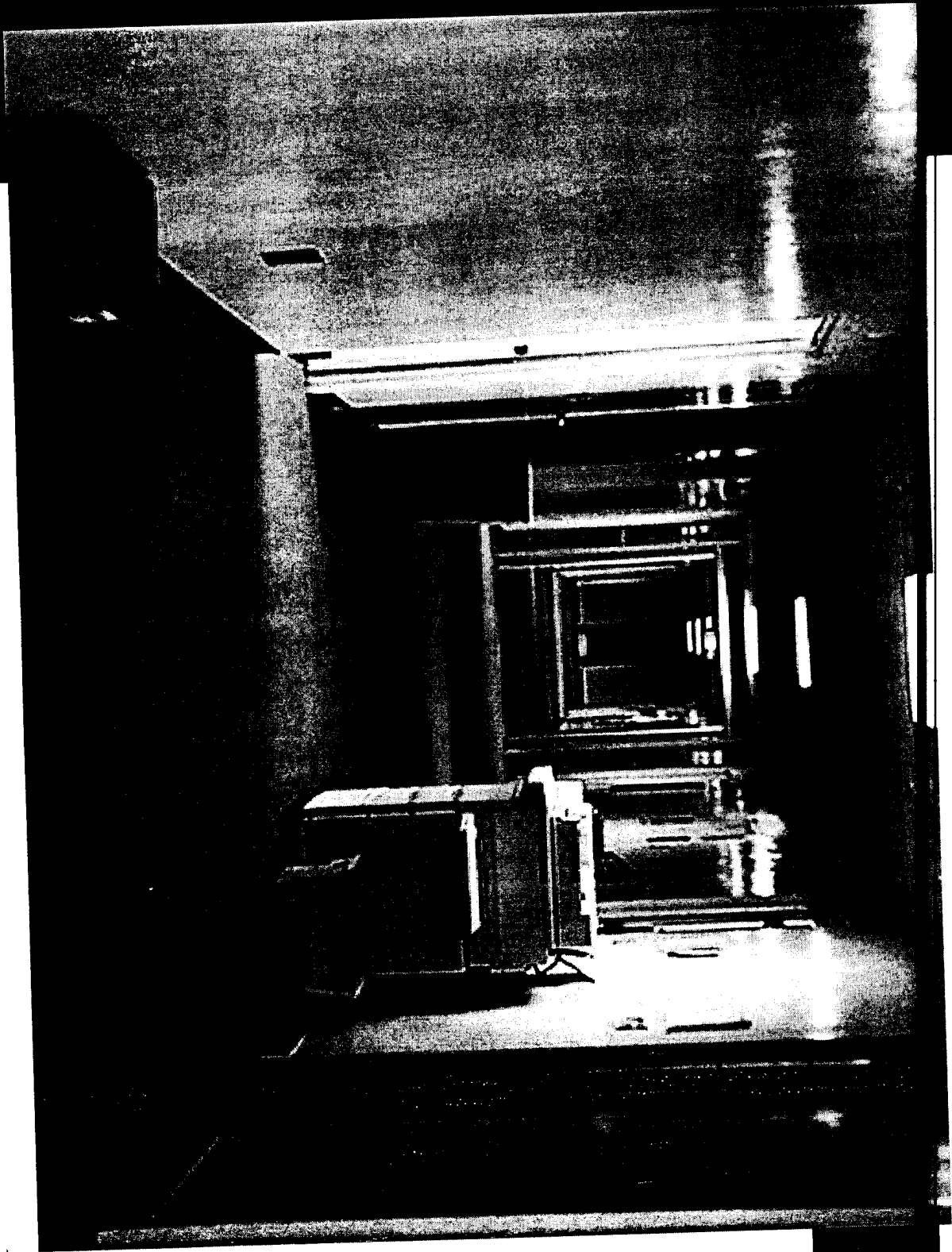


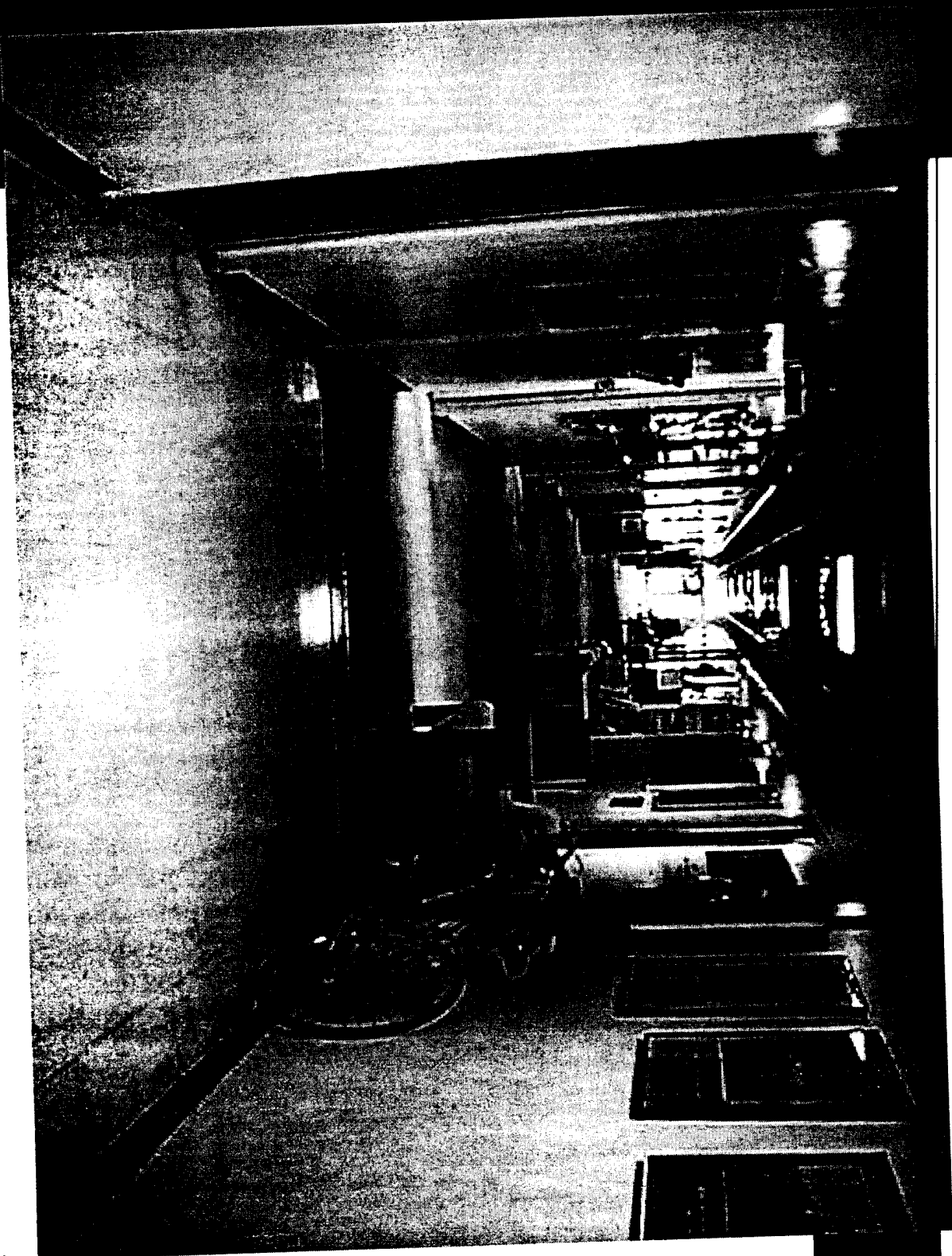
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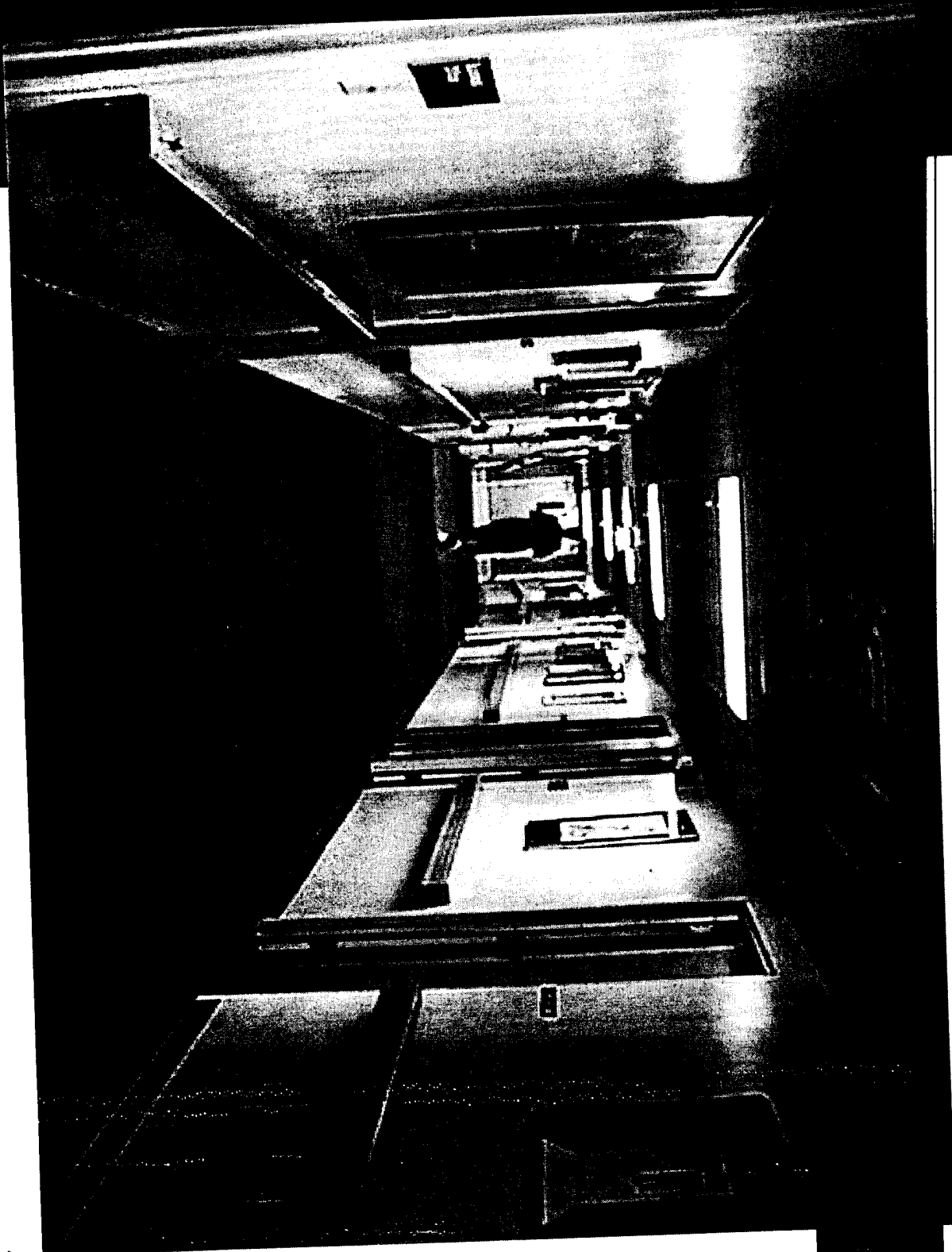


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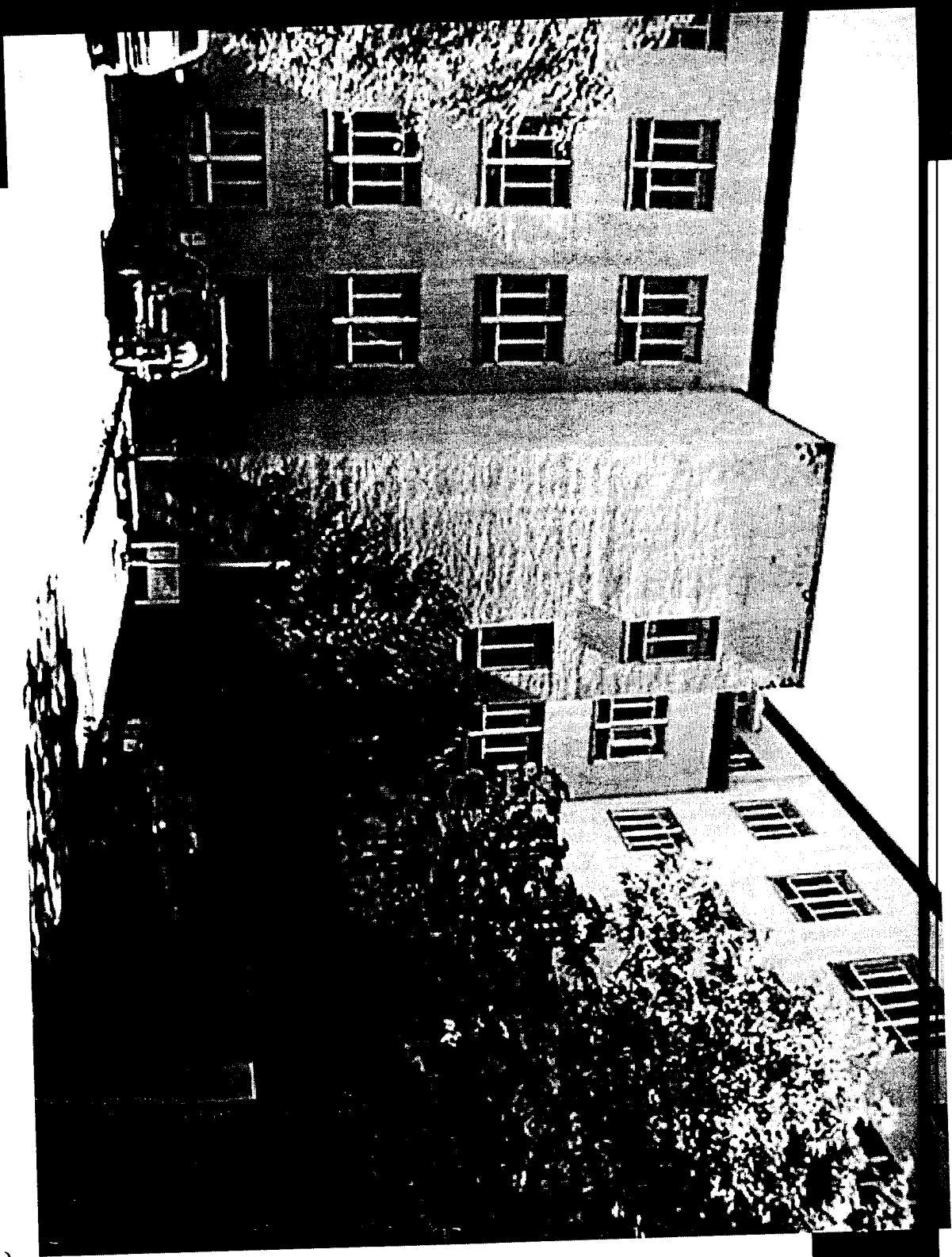




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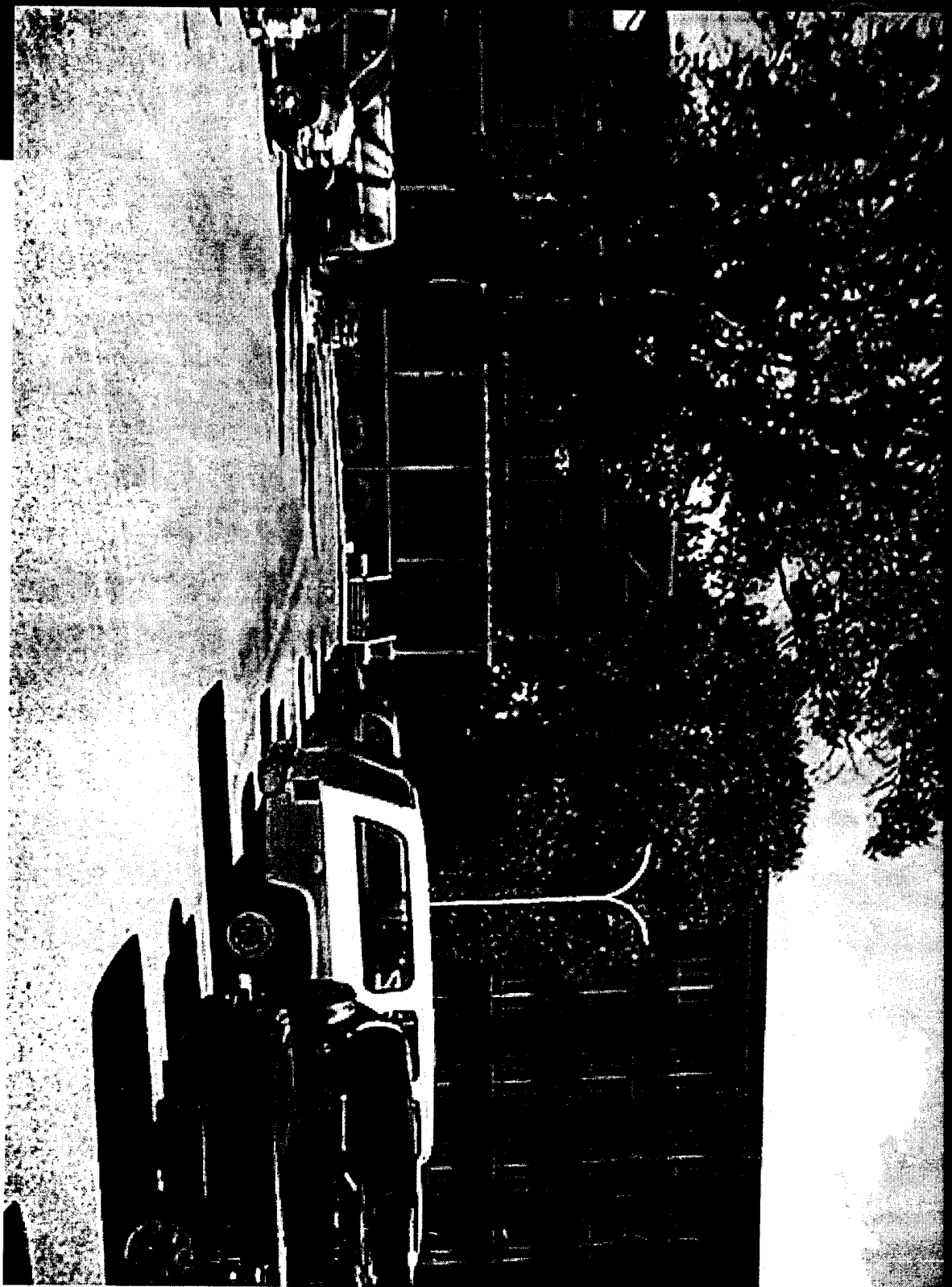


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Santa Fe County

June 1910

National Register of Cultural Properties

Mexico Register of Cultural Properties

own eastside historic district

plus finished basement

gross square footage

and brick masonry structure

façade painted

ws are double pane, on wood frame

r walls are plaster and drywall

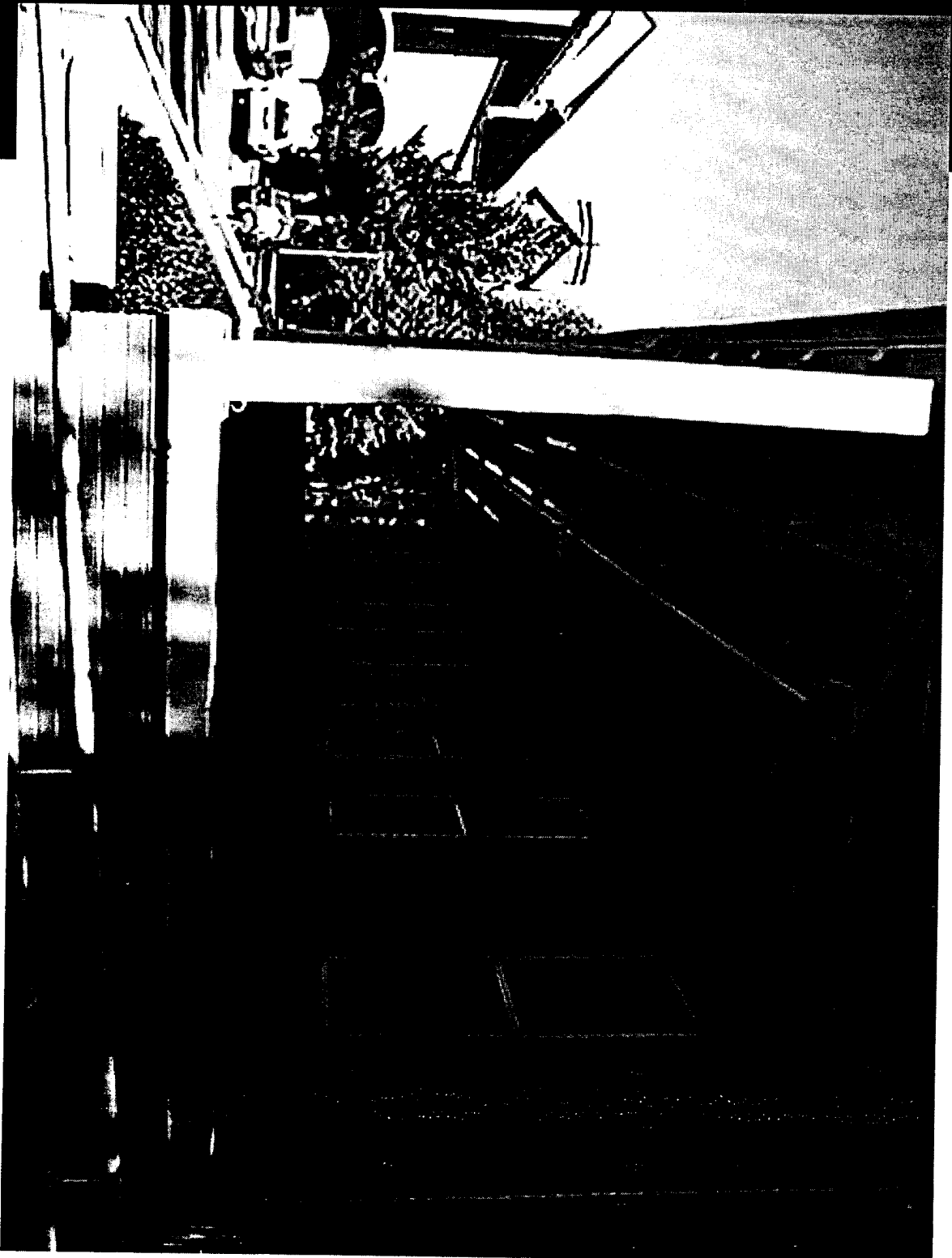
type pitched roofing with asphalt shingles
enger elevator

includes system converted from steam to hot water in 1996,
ll receives hot water from central boiler system. The system
00% outside air. The cooling system consists of 2 swamp
S.

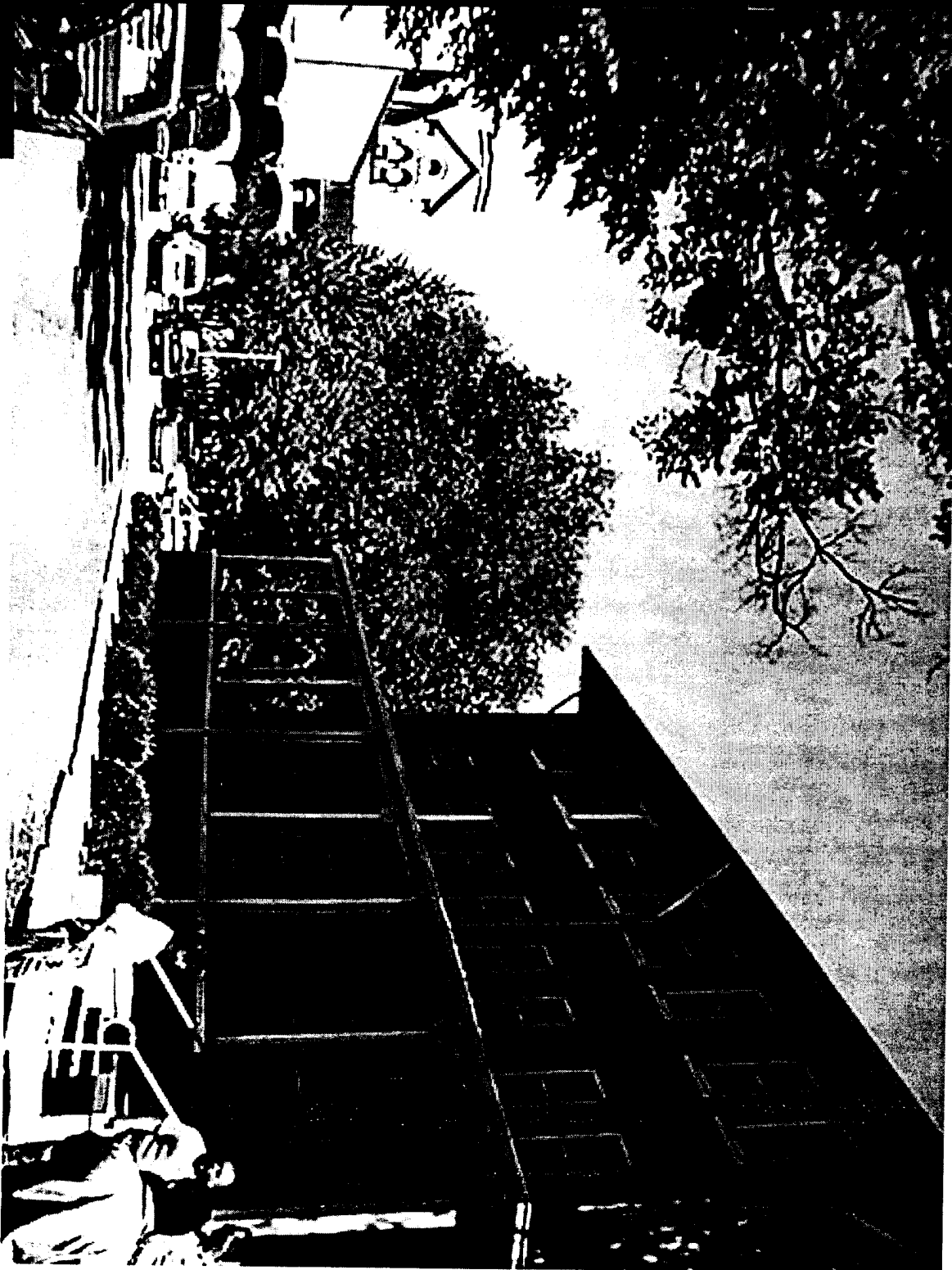
ng is composition tile, carpet, mosaic tile
ead sprinkler system

g has acoustic tile
ng is florescent

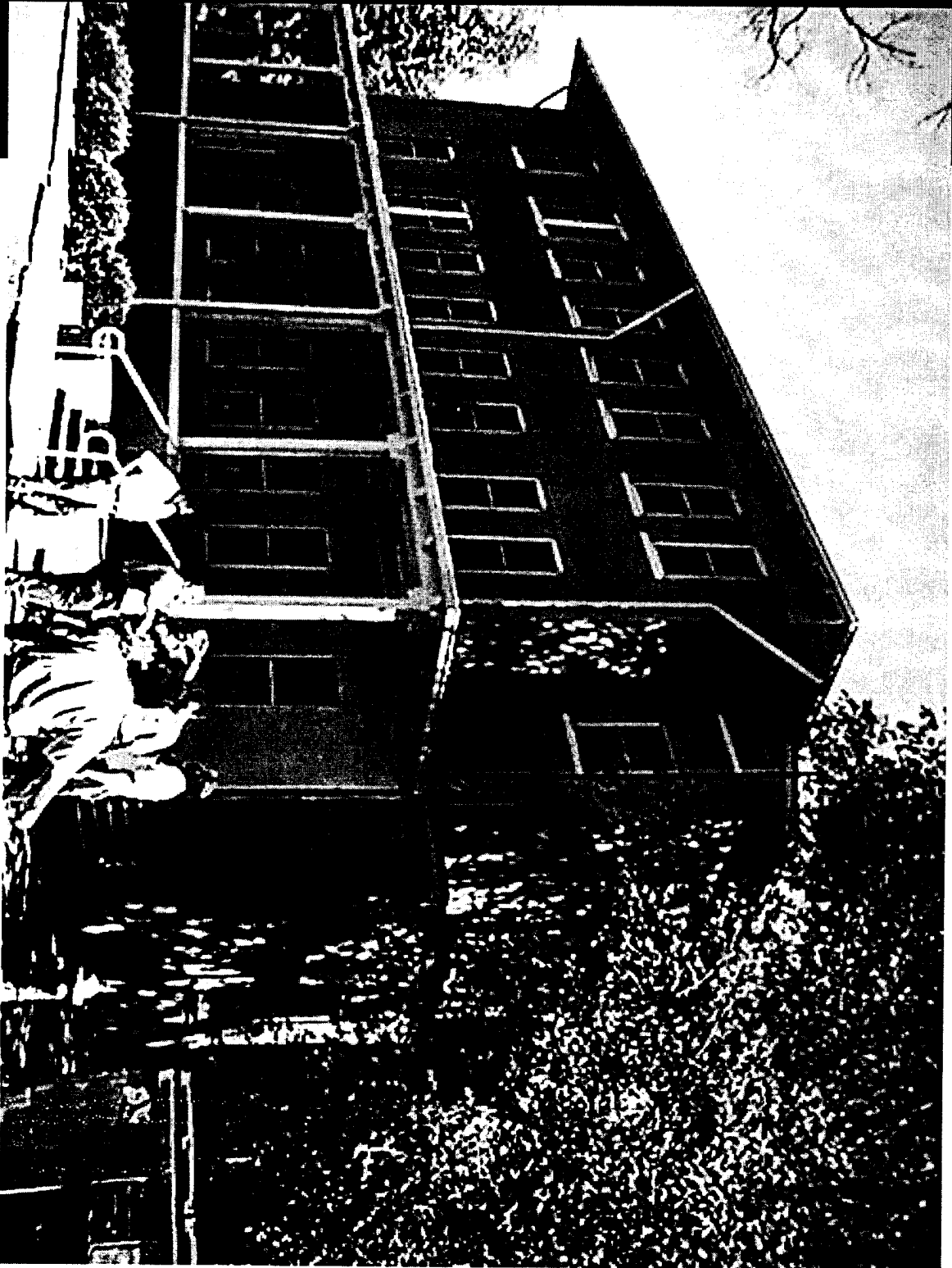
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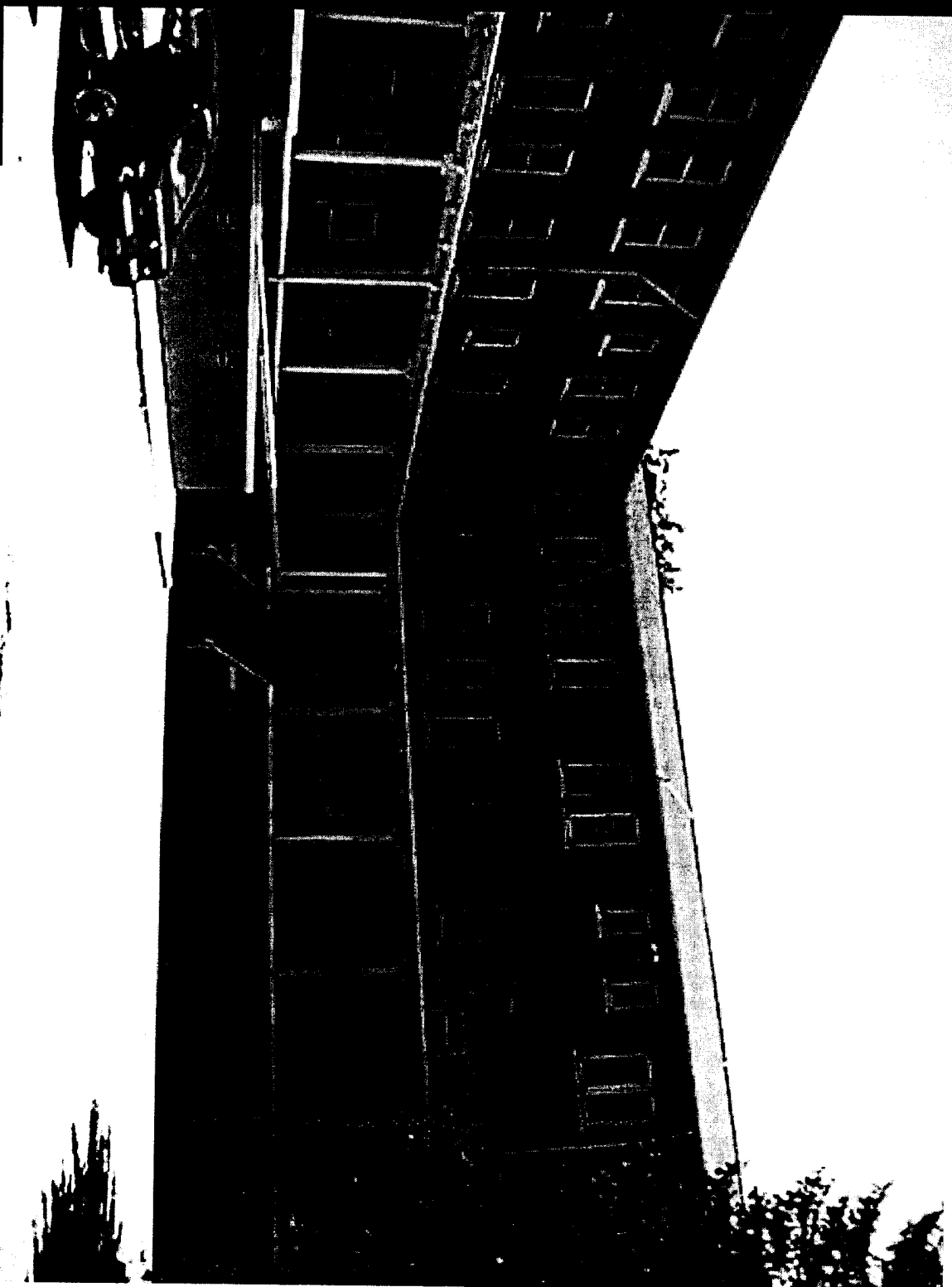
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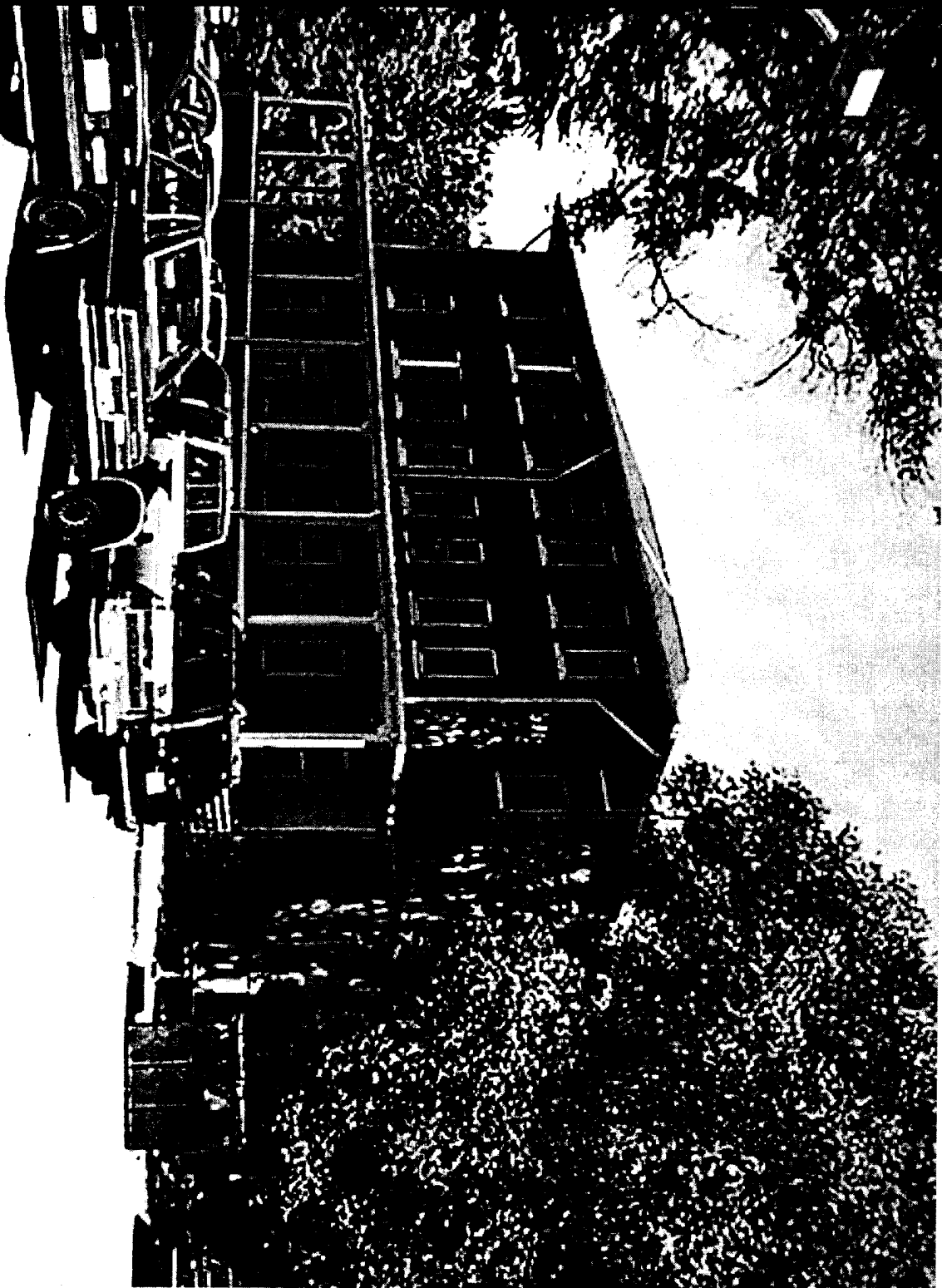
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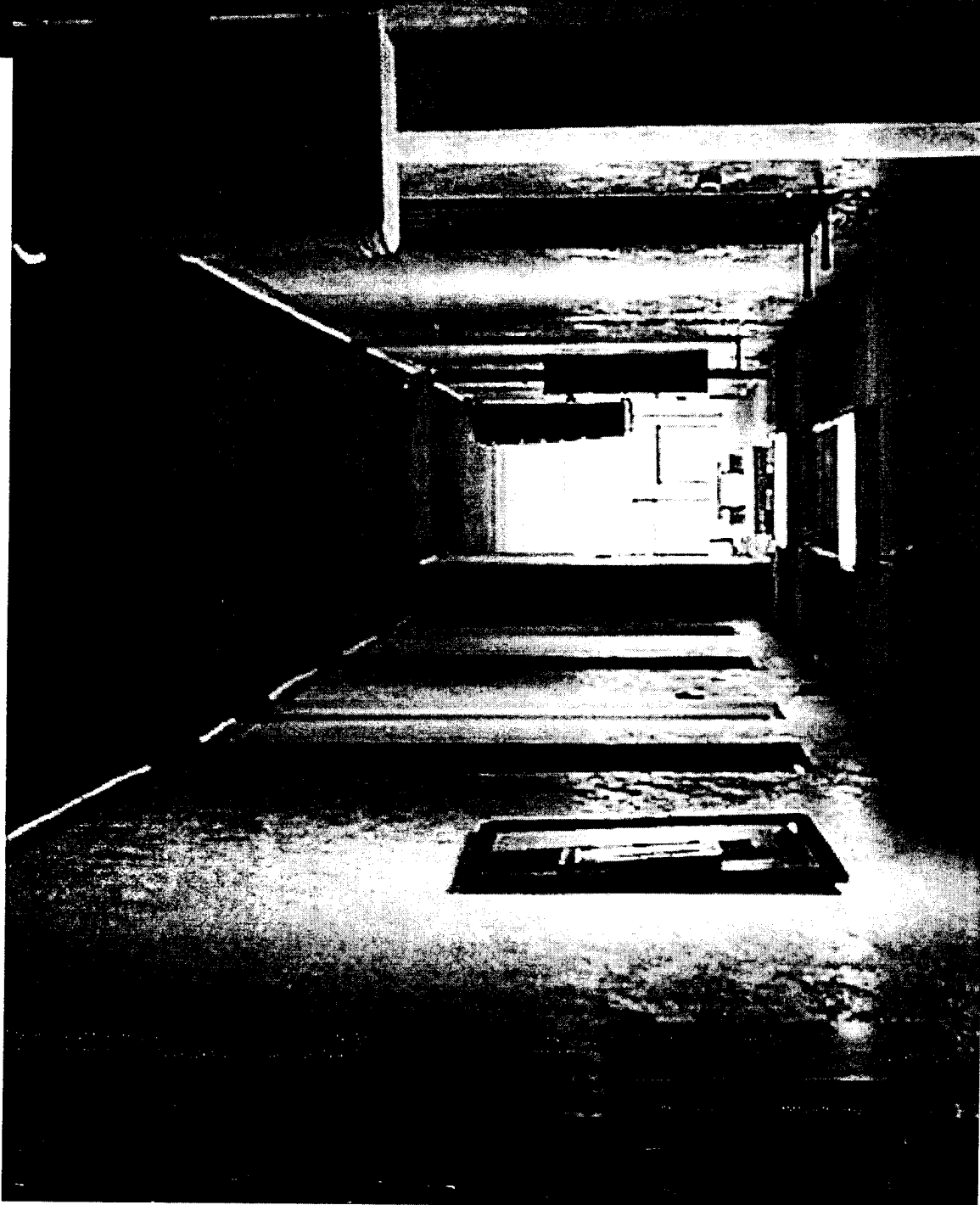




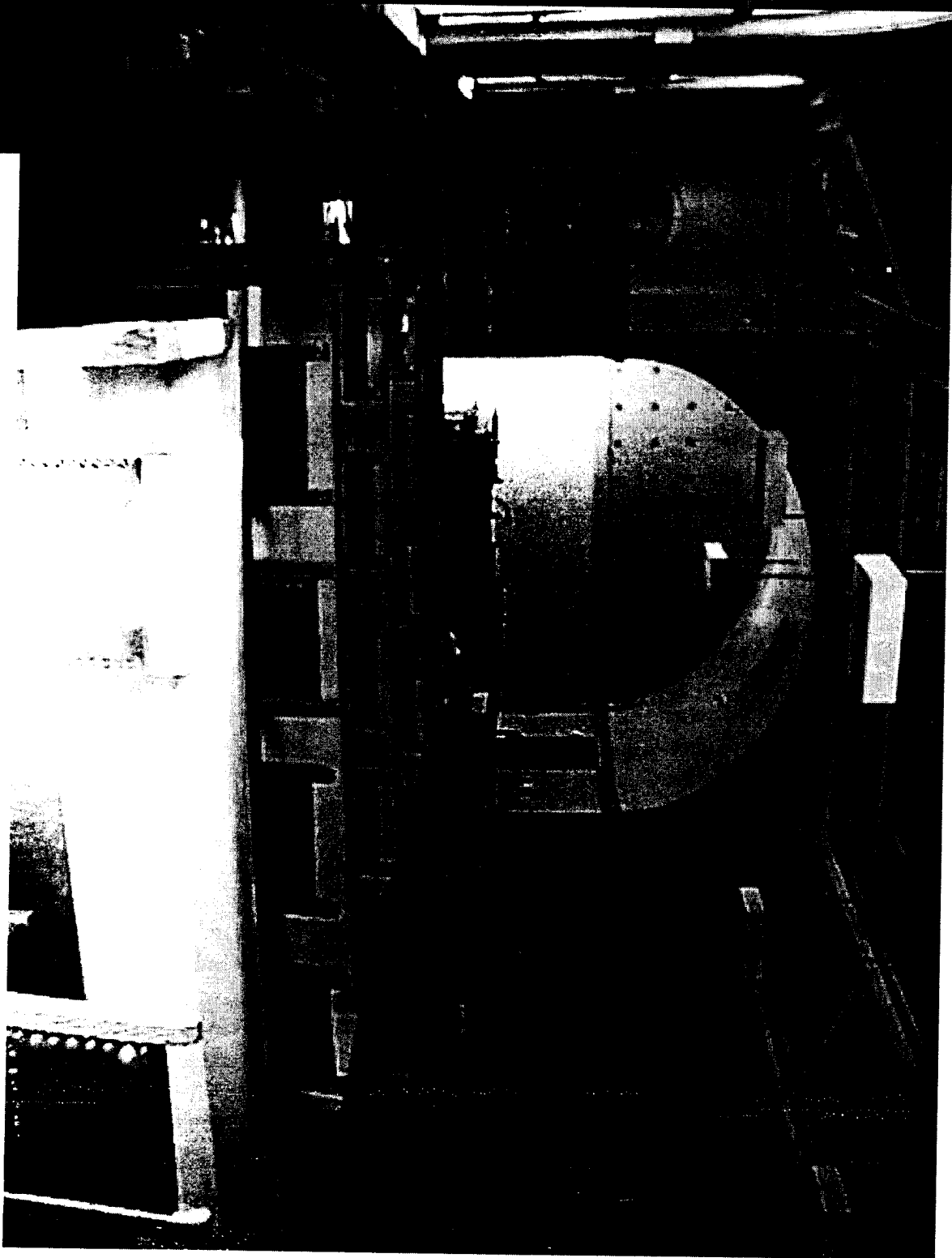
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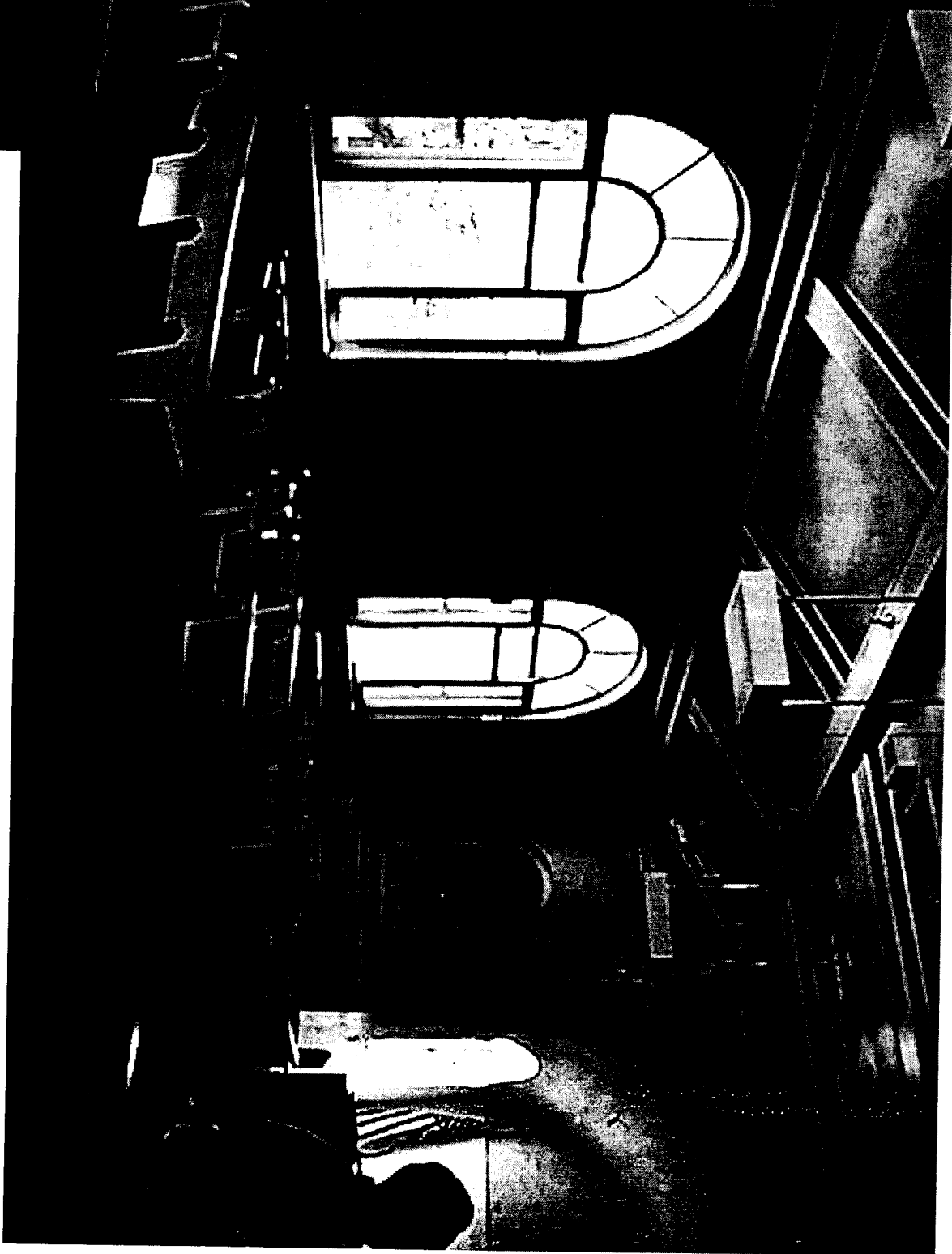
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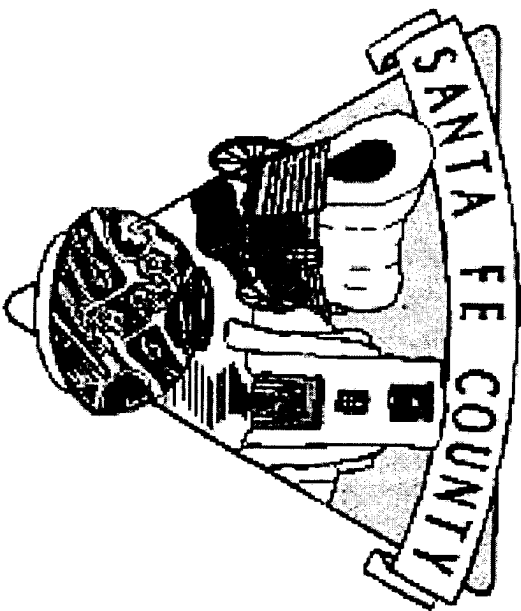
Santa Fe County





Santa Fe County

Options



Santa Fe County

**Place 47.1 Million Dollar GOB Question on Ballot
November Election.**

Passed, County Would:

**Purchase Old St. Vincent Property (Approximately \$10
Million)**

Construct Administration & Judicial Complex

Raze Villa Rivera (4 Million)

Build 500 Parking Spaces Garage (8 Million)

**Re-Construct Facilities, Offices etc. Both Villa Rivera
and Marion Hall (25.1 Million)**

**Free-Up Current Administration Building & Judicial
Complex as Revenue Producing Facilities**

Place 34.250 Million Dollar Question on Ballot for November Election

Discussed, County Would:

**Purchase Old St. Vincent Property
Approximately 10 Million)**

Build 500 Parking Spaces Garage (8 Million)

**Out & Re-Construction Villa Rivera & Improve
Marion Hall (16.250 Million) Renovate for
Administration Space, Retail & Commercial
Space. Also possible: Space for Non-Profit &
Education Institutions**

Place a 12 Million Dollar Bond Question on November Ballot

Passed, County Would

Buy St. Vincent Property (Approximately 10 Million)

Remodel Marion Hall (2 Million)

Develop Private/Public Partnership to Construct:

- **500 Parking Spaces Garage**
- **Renovate Villa Rivera with Hotel/Restaurant/Retail**

Place 32 Million Dollar GOB Question on Ballot for November Election.

Passed, County Would:

**Purchase Old St. Vincent Property (Approximately \$10
Million)**

Construct Administration Building

Rebuild Villa Rivera (4 Million)

Build 500 Parking Spaces Garage (8 Million)

**Reconstruct Villa Rivera, Remodel, Marion Hall for
County Administration Office**

**Rebuild Current Administration Building as Revenue
Producing Facility**

Property Tax Impact

Santa Fe County

The following Chart shows an approximation of the annual debt service on 20 year general obligation bonds with an estimated 6.0% interest rate. The cost of financing can fluctuate substantially between now and the time the bonds are issued due to changes in the interest rate. The final amount of the bond issue may also fluctuate based upon collection of additional information from appraisals, renovation and construction estimates and negotiations.

Bond Amount	Annual Debt Service Payment	Estimated Cost Per \$1000 (current tax base)
\$12,000,000	\$1,026,528	\$0.33
\$34,250,000	\$3,125,096	\$1.02
\$47,100,000	\$4,297,577	\$1.40

cars took up all the available parking. He expressed concerns that even with a new parking facility; staff would quickly grow to take up all of it. He expressed his objection to the idea of the county using the property as lease space to private entities to help underwrite the expense.

Mr. Bickley explained that the Pojoaque School District had just announced a \$7.5 million bond issue, which if it passes, will be on top of a 2 mil levy approved last year. He concluded by saying that he would much prefer to see a unified facility well out of town with plenty of parking and easy access.

Commissioner Gonzales replied that the County Manager had also been instructed to look outside the downtown area, but pointed out that county offices also serve the city, and the county is looking at how to balance core functions with services it has to provide the city. Further, the board is very sensitive to the increased tax burdens that the city initiatives might be already be placing on citizens.

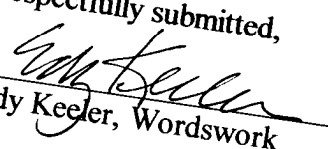
The County Manager's office has started to identify other in-town locations. The St. Vincent's property is being looked at now in particular because the state has to vacate it. Therefore, it is available and this is the window of opportunity to study the possibilities and get citizen input at these five meetings.

Commissioner Trujillo expressed the feeling that leaving government in the downtown area is the last remnant of the city for the citizens and not just for the tourist trade. "Citizens come downtown for little else, so this serves the purpose of getting our people downtown at least once in a while."

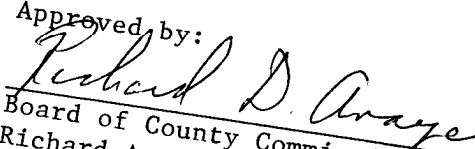
Adjournment:

The session ended at 8:20 pm

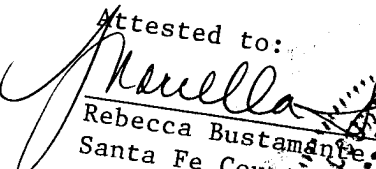
Respectfully submitted,


Edy Keeler, Wordswork

Approved by:

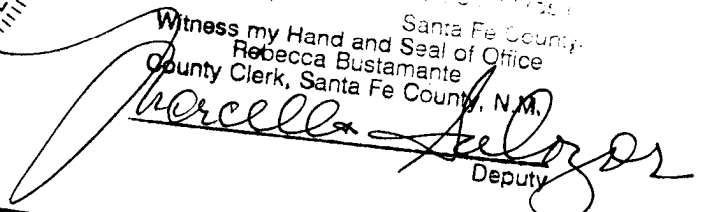

Board of County Commissioners
Richard Anaya, Chairman

Attested to:


Rebecca Bustamante
Santa Fe County Clerk

1124 / 132
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed
for record on the 26 day of July A.D.
20 00 at 9:22 o'clock A.M.
and was duly recorded in book 1790
page 207 of the records.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, N.M.


Deputy

