



## **Rail Yards Advisory Board**

Thursday, November 21, 2013

3:30 PM

Albuquerque/Bernalillo County Government Center  
City Council Committee Room, 9<sup>th</sup> Floor

### **DRAFT MINUTES**

#### **Members Present:**

Isaac Benton, City Councilor, District 3  
Gilbert Montano for Mayor Berry  
Diana Dorn-Jones, South Broadway primary  
Leba Freed, WHEELS Museum  
Rep. Rick Miera  
Sen. Jerry Ortiz y Pino  
Eric Griego, Barelas primary  
Jay Rembe, ULI – New Mexico

#### **Members Absent:**

Commissioner Art de la Cruz  
Rep. Miguel Garcia  
Sen. Michael Padilla  
Alex Romero

#### **Facilitator:**

Tim Karpoff, Karpoff & Associates

#### **City Staff and Other Resources:**

Diane Dolan, Policy Analyst, City Councilor Isaac Benton  
Kara Shair-Rosenfield, Policy Analyst/Planning, City Council Services  
Andrew Webb, Policy Analyst/Planning, City Council Services  
Suzie Lubar, Planning Director  
Jim Trump, Union Development Corporation/Samitaur Constructs  
Bob Heiser, Studio SW Architects  
Jim Strozier, Consensus Planning

- I. **Call to order:** Councilor Benton called the meeting to order.
- II. **Approval of minutes:** Minutes of the 10-29-13 Board meeting were approved.
- III. **Amendments to the DRAFT Master Development Plan:**  
The Board discussed and voted on seven formal amendments that it had conceptually approved at the October 29, 2013, meeting. Approved amendments are attached hereto.
  - **Amendment 1:** Specifies additional potential locations for housing
  - **Amendment 2:** Adds policies regarding on-street and residential permit parking
  - **Amendment 3:** Reaffirms space for WHEELS on site; clarifies/specifies access to Turntable; adds requirement for all users to demonstrate financial sustainability
  - **Amendment 4:** Adds a policy calling for establishment of on-site memorial to workers

- **Amendment 5:** Requests that the Master Developer submit a financial plan, as required by RFP
- **Amendment 6:** Adds a policy regarding celebration of and emphasis on the historic railroad function of site
- **Amendment 7** (Note: Amendments 7 & 8 from the 10-29-13 meeting were combined into one amendment): Calls for revision of the plan to clarify which sections are regulatory and which are advisory

In the context of understanding how the project will be financed and the economic model, the Board asked questions about future approvals, including whether it would have an opportunity to review and weigh in on the Master Development and Disposition Agreement (MDDA) and, eventually, transfer requests. Planning Director Suzie Lubar explained that the City is still in the process of negotiating the MDDA with Samitaur and will present a summary of the agreement to the Board upon completion.

In terms of transferring parcels to Samitaur, Director Lubar explained that, at the time that Samitaur wishes to acquire any parcel, they will be required to submit a pro forma that describes project financing in detail and that the City will evaluate each transfer request on a case-by-case basis. Councilor Benton expressed a desire for the City to brief the RYAB on such requests so that it has an opportunity to make an advisory statement to the Council. Director Lubar explained that, as currently drafted, the agreement is not structured in such a way that the RYAB would review each transfer request. Instead, it is contemplated that there will be a small committee to review the requests and that the Albuquerque Development Commission will review and approve transfers. Councilor Benton stated that he thinks it would be appropriate for the RYAB to be presented with transfer requests and have an opportunity to submit comments to the ADC prior to the ADC's consideration. A number of members echoed the desire for the RYAB to continue to have an active role in overseeing the redevelopment process, as charged by the City Council.

IV. **DRAFT Master Development Plan – Recommendation to the Environmental Planning Commission**

The Board voted unanimously to recommend the DRAFT Master Development Plan, with the seven amendments, to the Environmental Planning Commission.

V. **Discussion:** City Council Resolution Updating RYAB membership (R-13-272)

The Board discussed Councilor Benton's resolution to update the RYAB's membership to reflect changes in representation that resulted from City and State redistricting. The only substantive change to the Board's composition under R-13-272 is the removal of the position for the Workforce Housing Developer, since one has not yet been selected and, at such time that one is, would have a conflict of interest if named as a voting member of the Board.

Some Board members reiterated what had come up in an earlier part of the Board's discussion regarding the ongoing role of the Board. It was suggested that the Alvarado Task Force, which has overseen redevelopment within the Alvarado Transportation Center Master Plan, be used as a model for administering and overseeing implementation of the Rail Yards Master Plan and MDDA.

VI. **Other Business:** None. Meeting adjourned.