



Rail Yards Advisory Board

December 2, 2020

8:30 am

Via Zoom Video Conference

MINUTES

I. Call to Order

Councilor Benton called the meeting to order at 8:35

II. Welcome & Overview

Councilor Benton gave a brief history and purpose of board.

Roll call of voting members:

Present City Councilor Isaac Benton
 Sen. Jerry Ortiz y Pino
 Rep. Javier Martinez
 Rep. Miguel Garcia
 Alex Romero, Governor's Representative
 Lawrence Rael, COO
 Jay Rembe, ULI-New Mexico
 Leba Freed, WHEELS Museum
 Dorothy Chavez, Barelas
 Chelsea Powers for Comm. Steven Michael Quezada
 Alex Trujillo, South Broadway

Introduction of other attendees/guests

Frances Armijo of South Broadway Neighborhood Association and Sara Sandoval spoke about Mel Martinez, former Rail Yards worker who passed away on Monday. 3 generations of the family worked for railroad.

III. Approval of Minutes: August 8, 2020 RYAB Meeting

Councilor Benton moved approval, motion seconded by Alex Romero, passed unanimously.

IV. Administration Updates:

a. Construction Activity/Progress

COO Rael is pleased with progress we've made since last meeting. Visually, you can get a sense of how much work is getting done. Energy and excitement is building in the community. Ed Adams is project manager on the project, leading the effort on construction work. MRA manager Karen Iverson and staff are also involved, coordinating.

Ms. Iverson gave an update on Rail Trail project connecting the site to the downtown area. We are going into full community engagement for design next year. The trail links convention center, Glorieta Station, Innovate ABQ, and the ATC. The trail will be a feature itself, with historical artifacts, public art, and infill development of properties along the path, including projects selected through the EDo RFP and 2nd St. site. The full redevelopment strategy includes wrapping around and connecting Rail Yards to downtown.

COO Rael is talking to BNSF about donating ROW along 1st St. They have agreed to give the City a 20' easement to allow use for the Rail Trail as community amenity. We are working on turning property over to the City. It starts at the north end of the parking lot, goes along 2nd St. to the overpasses at Lead and Coal. There will be a connection to 1st St. at the Greyhound station and Freight House.

Ed Adams reported that first leg of the Rail Trail is in design by Wilson Co and MRWM. There will be a public meeting on December 16 at 6:30 pm via Zoom. Flyers and information went to the neighborhood, and Mr. Adams went out with Councilor Benton on a Sunday to engage with neighborhood folk and got a lot of feedback. We will be moving the trail into the Rail Yard property. The trail will be about 20' wide. Some areas on the north side where buildings are closer to the edge of property will be a little narrower. He's looking forward to getting additional public input and then wrapping up design.

COO Rael reported that they are looking at opportunities for traffic calming and amenities along 2nd St. Mr. Adams will incorporate some of the modifications as part of the project. These will connect the neighborhood and manage traffic impacts and speed. Santa Fe St. is one of the streets that leads directly to the buildings on site and we want to make that connection good. The City is really close to getting the "triangle property," and have entered into condemnation.

Because of COVID, the court has been shut down but we are back on the front burner, moving forward to incorporate that property as a nice gateway, possibly a roundabout.

Ms. Iverson and staff applied for a Federal EPA grant to augment our funds and are looking for additional grants.

Councilor Benton expressed that this is an exciting project, and noted that it is funded up to Lomas, including an exciting at-grade crossing at Marquette, which was one of the original crossings before the convention center was built. This will be a good pedestrian connection to site.

Sen Ortiz y Pino said that Frank Martinez has been keeping him abreast of the development of the Camino Real Trail. Does this Rail Trail tie into this? This would give the opportunity for people to explore all the way down into the valley.

COO RAEL also talks with Frank regularly. Portions of the trail will tie into the Camino Real Trail. It will give people the opportunity to connect to the history of the yards and also looking at those who came before them.

Sen. Ortiz y Pino asked that the board be provided with a map of that route.

Councilor Benton stated that Frank also advocated for the crossing, and that we got funding recently through the City's Transportation Tax.

Councilor Benton reported that he was at the site COO Rael and Mr. Adams recently; it's very exciting to see the roof decking going up. Roofs have been my battle cry, glad we are making a serious dent in protecting the bldgs. and making more sq ft available on the site.

Mr. Adams shared a drone video of the site.

Mr. Adams provided additional updates:

TPO roofing is completed at the Flue Shop and we are taking care of a lot of the windows, having removed asbestos caulking.

The Tinder Repair roof is all wood and is being replaced with tongue in groove wood. Asbestos also being taken care of in this building.

The Boiler Shop roof is in dramatically poor condition; there is almost no roof left. We are under contract, and work will start maybe as soon as next week. An arson fire did damage to the structure. All design has been approved by SHPO and permitted. Inside the Boiler Shop, we are cleaning up graffiti and taking out flooring creosote treated blocks. We are keeping about 3k sq ft of the blocks to repurpose on the site. Creosote is not a good thing to have in there. Everything will be power washed, cleaned. Following the roof replacement, the building will not be ready for a CO but will be ready to go for the next phase. We are not addressing windows at this time. The priority is to stabilize the property, which is degrading in front of our eyes, much in just the last 2 years. Getting roofs taken care of will stop a lot of the degradation.

The Flue Shop will have a CO for building when work is finished, only one in the short term, and will be available for use. We have taken care of all environmental needs. Will be putting in new windows. Frames were so bad they could not be saved. Fabricating new frames that will look just like the old ones. Dual pane windows. Plan on heating and cooling. One of only buildings on site small enough to heat and cool. Brining in power, additional transformer, commercial industrial grade power that can be used for development of those buildings.

Worked w/shpo, already have water, sewer data. Gas and storm drainage there for flue shop. Putting concrete back in. Water sewer gas stubbed out for Boiler Shop and Flue Shop. Have utilities stubbed under foundation of fs for bathrooms. Also have data – empty conduits for all of the bldgs for future use. Also have fire flow, install fire hydrant in the back for fire protection for Boiler, Blacksmith Shop, Machine Shop. Will be adding a few more hydrants on the north for firehouse, tinder repair. Got everything approved for Boiler roof package – big news.

All of the money from the state and all go bond money (>\$12m) is already expended or contractually committed. No additional funds. If we want to maintain the momentum, we're going to need funding in the near term to continue the momentum. Consultants in place, packages in design, need funding to implement. Please send money!

Environmental work on the south side of site: We have a voluntary remediation plan. Went through process on north, working w/the state to close out that piece. Taken care of ground soil issues. Now

starting the same thing on the south side of the site. Consultant preparing ERP, putting in additional monitoring wells. Getting approval through NMEHD. Very pleased with progress we've made and that we are moving to the south.

COO Rael – our partner in this, CNM, continues to work on their layout and work for the Blacksmith Shop, think that's where the digital CNM program will be located. One of the ideas for an interim or long-term use, we believe we need folks on site to activate the space and keep the momentum going. Potentially moving the City's film office into the Flue Shop. Small enough space to put film there to complement the work CNM will be doing.

Rep. Garcia thanked for the work, progress. Glad that City has spent the state capital outlay, thanks to COO Rael being on top of it. Thrilled projects are taking off and on the verge of being completed. Good feeling considering the millions the legislature put into what is developing. On roof repair, is there any intent or infrastructure improvements going on in regards to the roof repairs?

Mr. Adams – we have some new construction going on with roofs, e.g. in the Flue Shop, a fire sprinkler system. In contrast, at the Tinder Ship, the only infrastructure is the drains from the roof. SHPO required that we save and reuse them. Putting in storm drain lines to take that off the site to storm system. Have no funding for clean up and repairs to the building. Need money sooner than City bond package to continue momentum. Trying to bring most of the utilities in between the two large buildings to service all of them, can get to them to expand use. Tinder Repair, can't get to it with current utility package but will be able to tie in to them.

COO RAEL stated that we are interested in putting solar on some of these buildings; the first step is to ensure all of the roofs are in place. Want to create a sustainable system, will continue to make sure that option is viable into the future. Boiler Shop – we will replace glass in windows, make sure architectural character uniqueness of the buildings is preserved. Anywhere we can run conduit for electrical or data, we'll make sure we are prepared for that. Main goal now is to diminish the degradation of the buildings. SHPO said that solar panels are permissible for historic bldgs.

COO RAEL – state representatives and senators, we had a really good experience working with SHPO. They've done a good job of working with us, being flexible and creative in solutions for these buildings.

Transfer Table utilities – saved us millions of dollars. Super helpful. EHD has also been very supportive and helpful.

Mr. Adams noted that he's been building projects for 30 years, SHPO and EHD have been great to work with. Best interaction I've had in that time.

Rep. Garcia – The Boiler Shop is part of the roof improvements, and you mentioned the need to put a new flooring in the Boiler Shop, remove creosote treated blocks. What new flooring will go in that will meet SHPO criteria, give flooring the same feel as the blocks that were there.

Mr. Adams explained that the blocks are about 3-1/2 inches thick, inset in concrete. Not going to know what we have until blocks are removed. May have individual cells that are 312/ inches deep, don't know what we are dealing with and what we will need. May look at putting blocks similar to what was used on plaza. It is 58k sq ft. Getting blocks cleaned out to evaluate what we can do, work w/SHPO to determine.

COO RAEL – One of the issues the EHD had as it relates to contamination was the vapors that come from the creosote blocks, at minimum will have to replace those. May be able to do concrete with a pattern that looks like blocks, may recreate blocks. This stage is just cleanup.

Sen. Ortiz y Pino – Really exciting to see all the development that's gone on, thank you for spending the money. Will legislators get a menu of possible uses for funding in the next phase? It's easier to tie it to a specific project, such as replacing the floor, rather than general request. What progress is being made on finding long term tenants for the site? I know that each time we put one tenant in, it may rule out other future tenants. Is there a master plan for tenants?

COO RAEL – We will put together a package with specific requests for buildings, site, for example the Fire House. Iconic building that could use funds to deal with asbestos and other issues associated with it. IGR committee approved a list yesterday. Regarding the uses of buildings, the next presentation will be on RFP that was issued. Karen will report. One of the challenges is chicken and egg – so massive and need so much space, we wanted to get them into shape as shell space, in a situation where at least now a developer isn't having to deal with environmental and major infrastructure. Getting them up to that standard will give opportunity to explore uses. Some folks have expressed interest in using the Tinder Shop down the road. All

have said get the buildings at least cold shell ready. At the end of the day, an interim use with the investments we've made, it becomes a nice public "open" space for perhaps an open air market or other interim uses for special events. Rail Yard Market has been a success for years, might be able to shift that into bigger space. Blacksmith Shop is going to CNM, will not be available for other uses. Until we finish environmental pieces, it will be really hard to get people to come in and want to invest in the buildings.

COO RAEL offered to take RYAB members to visit the site. Want to see smiles on faces when we ask for more money.

Councilor Benton – The key language is cold, dry box. What we've been shooting for that lends itself to interim uses. Other space can be used for special events. The concept is that if we find a tenant interested, we can lease or sell and they take it from there to further build out.

Jay Rembe –What city is doing now is going to get us to a point where we have little winds to get some activity. Getting a shell that can be built out is really useful to a developer. What is the status of the green glass? Karen and I on ULI panel for 2021 trends, will talk about adaptive reuse.

Mr. Adams said that SHPO has taken the position that the green glass was not present during the historically significant period of the site that ended in 1948. Therefore we can't replicate it. Chose not to fight it on the Flue Shop but that doesn't mean we can't take another run at it when we address the windows on other buildings. Lost first round. Mr. Rembe agrees it is iconic, agrees we should continue to push it on that.

Leba Freed – Thank all, she has worked on this for 25 years. On the RFP for Pattern Shop, we sent reply, not accepted. Doing excursions, displays offered constantly. Policy 6.1.1 of master plan – site will include a museum, WHEELS raised several millions of dollars, hope that moving forward they will be given more space. Something very positive – happy to hear about CNM and film office at the site. WHEELS worked with Ivan Weiner for a permanent drive in movie theatre on the north side of the parking lot. Working with CSD, Commissioner Quezada provided some funding. Working to offer opportunities, adding a magnificent feature.

Councilor Benton- are you working with COO Rael and Ed? Ms. Freed is meeting with them today. Mr. Adams stated the first he heard was yesterday morning; he is attending a site visit w/Ivan this afternoon. Mayor approached Ivan, community is very excited.

b. Presentation on Rail Yards Northern Entrance Request for Expression of Interest Selection

Councilor Benton made a statement on the nature of the presentation and the process of selections.

Ms. Iverson reported that they issued an RFI on April 3. Have been working on it all w/in COVID. Fire House, Pattern House, Waste and Paint Shops – NW corner of the site. Received 3 responses in September. The RFI was available to developers or for potential tenants. Goals were catalytic activation of the site, contributing to the goals of the Rail Yards Master Plan, create synergy with existing uses and neighborhood. Respondents included WHEELS Museum, the Barelans Community Coalition for agricultural community hub, and a proposal for an immersive experience. No developer interest, narrowed scope to just the Pattern House. SAC of 7 members (larger than usual). More representation from independent folks. Scored proposals on 3 criteria of meeting RFP goals, experience, and financial proposal. Spirit Station proposal was the highest scoring. The ADC will review the SAC recommendation and authorize MR to negotiate a contract. Spirit Station highest scoring, will give presentation. Concept level now, will work on baking through contract negotiation.

The Spirit Station team made a presentation on their proposal.

Questions:

Eric Griego – Art is really incredible, I'm familiar with the folks. On the community side, noticed there are some partners based in the neighborhood. Sit on the BCC, fiscal sponsor launched the market. What is the plan for communication/outreach?

Michael – Those organizations are on the list to talk to. Wanted to make sure everything is in line. Started with something that had a more spiritual theme, land of the dead, went back to the drawing board, still have Spirit Station. Thank you for reminding us of that. Those organizations and partnerships will be important, will pull people together to share stories. We will collaborate and include many of those groups, start conversations sooner rather than later. Want to be good partners.

Sen. Ortiz y Pino – Understood that what we'd done is put out a RFI. How does that convert to a contract? Will it require Spirit Station to have their own funding?

Ms. Iverson – Plan to take this to the ADC, they will confirm the SAC recommendations, over next three months will work with them on further development of the concept, bus plan, community outreach, negotiate contract. At the end of that, if everything comes together, we will have negotiated contract that is backed up with refined concepts, confirmation of community engagement. One outstanding – 10 different partners committed funding for development. Will secure other investors.

Sen. Ortiz y Pino – first thought is Meow Wolf Albuquerque version but all seems like much more/different from that.

V. Discussion of state legislative strategy/capital outlay requests

Brief discussion – advise from Sen. Ortiz y Pino and Rep. Garcia (Rep. Martinez gave apologies, had to get off call). City Council has historically supported Rail Yards and this administration specifically. Picked up pace due to City commitment and support of the state. City currently in CIP process. Suggestions or comments?

COO RAEL – there are some specific requests that we will put in the legislative agenda to make sure we wrap up some of the unfinished buildings, such as windows for Tinder Repair Shop. If we are going to put uses in there, we will have to build a fire wall on south end to separate from Boiler Shop to keep within City codes for potential user. Would love to bring in some of the electrical and mechanical to have a cold shell to put into use. Also improvements to roadway. Additional environmental work that will need to be done on the south side, would like to make sure we start working on those in the next couple of years. If we can get that cleaned up, that offers opportunities to start some of the work authorized in the master plan for the site, such as housing.

Rep. Garcia – checked with LFC a couple of days ago to get idea from them if legislators are going to be afforded capital outlay for their own local district projects. There is apparently \$325m for capital outlay capacity. How that translates into legislators getting part of that is still not known. Last year, had very robust capital outlay. House got \$1.8m, senators got more. Problem was that the session was mostly pre-COVID. At the end of the session things started to go off track as far as future economic status of the state. Governor vetoed general fund capital outlay as well as the road improvements capital outlay. Lost \$650k for

his district because of the veto. Coming into precarious session. This coming session is for the most part going to be virtual. For the most part, we don't know what the health of the state economy is going to be going into the session. Hopefully other legislators will step up. Don't know if we can rely on the governor, don't know what her priorities are going to be, other larger projects.

Sen. Ortiz y Pino agreed – Rep. Garcia accurately portrayed the uncertainty about what is going to be available. Let's operate on the basis of let's ask what we need. Two prong – ask governor to include some element in her capital outlay, also multiple allocations \$50 – 80k from a dozen or more legislators. Picking up seats maybe on senate finance, only currently have Sen. Candelaria, need to get him on board. Only fair/Bernalillo County ought to have at least 3 members of the Finance Committee since that's the proportion of the population we represent. More specific requests better – landscaping, environmental remediation, etc. Give us specific packages.

VI. Other Business

Dorothy Chavez – At one point, we did meetings regarding community benefits. Are those going to continue? Equity needs to be addressed in future RFI's. As a matter of course include information about equity and community

COO RAEL – When we got into the pandemic, slowed down a lot of our outreach programs. Need to re-engage with the community and continue those conversations. This RFI was a way to look at these small buildings to get something started. Have not started conversations about how we might approach the big building.

Ms. Iverson – Yes, a lot of the community benefits discussion engage other departments such as Family & Community Services, and many of them have been involved in COVID issues. Yes, want to continue conversations about how neighborhood and community can benefit from the development.

Councilor Benton – next opportunity for community involvement will be related to 2nd St. improvements – December 16 at 6 pm.

VII. Adjourn