



Rail Yards Advisory Board

May 6th 2026

8:30 am

City Hall, 9th Floor, Suite 9081

Zoom Webinar

https://cabq.zoom.us/webinar/register/WN_xbA_BldTTba35AZ-wijcig

MINUTES

I. Call to Order

- Meeting called to order; quorum confirmed.
- Chair welcomed members to the Board's first meeting of 2026.
- Meeting schedule was adjusted to conclude at approximately 9:30 a.m. due to member scheduling conflicts.

II. Welcome & Overview

- Opening remarks provided.
- Chair welcomed returning members and acknowledged legislative partners and City staff in attendance.

III. Approval of Minutes: December 3, 2025

- Motion to approve the December 3, 2025 meeting minutes.
- Seconded.
- Vote: Approved unanimously without amendment.

IV. Update from Administration on Rail Yards Construction and Capital Outlay and CNM Redevelopment Project

- Administration reported the CNM project remains on schedule.
- Financial completion continues to be anticipated in July 2026.
- CNM remains on track to begin classes during the Fall 2026 semester.

- Staff reported that the primary remaining issue involves relocation of the site's gas meter, with coordination underway to resolve the matter.

2026 Legislative Capital Outlay Administration and Board members reviewed funding secured during the 2026 Legislative Session, including:

- \$100,000 appropriated for completion of the Rail Yards Housing Feasibility Study.
- Approximately \$961,000 secured for the Wheels Museum to support roof replacement, ADA restroom improvements, and occupancy-related improvements.
- Additional funding received for general Rail Yards maintenance and future roof repair planning.
- Appreciation was expressed to Representative Miguel Garcia, Senator Katy Duhigg O'Malley, and other legislative partners for supporting Rail Yards capital priorities during the legislative session.

Additional Administration Updates

- Administration reported a tentative September 1 ribbon cutting for the CNM facility.
- Staff discussed additional capital funding for future roof repair projects and noted that project scopes would be reviewed to ensure appropriated funding is directed toward the intended facilities.
- Staff indicated additional cost estimating and design work will be needed before future roof rehabilitation projects move into construction.

V. Housing Discussion – Housing Feasibility Study

Staff announced that the Housing Feasibility Study is now fully funded at \$100,000 following the 2026 Legislative Session.

The Board discussed serving as the study's steering committee, similar to its role during development of the Rail Yards Master Plan. Staff explained that Board members would help develop the consultant scope of work and provide guidance throughout the study process.

Study Scope

Staff outlined several components anticipated to be included within the feasibility study:

- Market analysis to determine appropriate housing demand.
- Evaluation of viable housing types.
- Development constraints across the Rail Yards property.
- Environmental remediation needs.
- Site access, circulation, and safety considerations.
- Financial feasibility, including estimated development costs and potential funding needs.
- Identification of future implementation steps necessary to move toward housing development.

Workforce Housing Requirements

Staff explained that the Rail Yards property was acquired using Workforce Housing Trust Fund resources and therefore carries a requirement that the site ultimately include a minimum of 30 workforce housing units serving households earning at or below 80 percent of Area Median Income.

Board members discussed that the minimum requirement does not limit the project from providing additional housing units beyond that threshold.

Development Discussion

Board members discussed several planning considerations, including:

- Potential locations for future housing throughout the Rail Yards property.
- Building height limitations and opportunities for taller buildings farther from Second Street.
- Future ownership models utilizing nonprofit or private development partners.
- Potential inclusion of both workforce and market-rate housing within a mixed-income development.
- Public involvement opportunities for the Barelás and South Broadway neighborhoods.

- Environmental remediation that may be required prior to development.
- Future Request for Proposal (RFP) process for selection of a development partner.

Housing Economics

Board members discussed current housing construction costs and the financial challenges associated with affordable housing development.

Discussion included:

- Increasing construction costs.
- Property taxes and permitting costs.
- Public subsidies necessary to support workforce housing projects.
- The importance of educating the community on development costs and financing realities.
- The need to maximize housing density where appropriate to improve long-term project feasibility.
- Opportunities to leverage City-owned land, Metropolitan Redevelopment Area incentives, and tax abatements to improve project economics.

Next Steps

Staff advised that capital outlay funding is expected to become available in October 2026.

Board members agreed that the next Advisory Board meeting should focus on developing the consultant scope of work, determining the Board's role as a steering committee, and identifying desired public outreach strategies so procurement can begin once funding becomes available.

VI. Other Business

Public Art Program

A Board member shared concerns raised by a Barelás resident regarding community involvement in the selection of a recently completed Rail Yards mural.

Staff responded that:

- The mural was developed through a steering committee process.
- Representatives from both the Barelás and South Broadway neighborhoods participated in artist selection and concept development.
- Community painting events were held as part of the mural project.

Administration also noted that multiple public art projects are underway throughout the Rail Yards, including murals at the Pattern House, the Wheels Museum, and a future installation within the Tender Repair Shop.

The Board requested that the Department of Arts & Culture provide a presentation at a future meeting regarding current and planned public art projects throughout the Rail Yards.

VII. Adjourn

- Meeting adjourned with no further business.