



Rail Yards Advisory Board

Thursday, May 9, 2013

5:30 PM

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

DRAFT MINUTES

Members Present:

Isaac Benton, City Councilor, District 3
Diana Dorn-Jones, South Broadway primary
Leba Freed, Wheels Museum
Rep. Rick Miera
Rep. Miguel Garcia
Sen. Jerry Ortiz y Pino
Sen. Michael Padilla
Eric Griego, Barelvas primary
Jay Rembe, ULI – New Mexico
Ron Romero, Barelvas alternate
Janice Convery, South Broadway alternate

Members Absent:

Gilbert Montano for Mayor Berry
Commissioner Art de la Cruz

Staff Resources:

Kara Shair-Rosenfield, Policy Analyst/Planning, City Council Services
Suzie Lubar, Acting Director, Planning Department
Petra Morris, Planner, Planning Department

Other Resources:

Jim Trump, Build New Mexico/Samitaur Constructs representative

- I. **Call to order / Recognition of Andy Rutkewic:** Councilor Benton called the meeting to order and began by recognizing Andy Rutkewic, member of the New Mexico Steam Locomotive 2926 restoration team and Railroad Historic Society, who passed away recently.
- II. **Membership Updates:** The Board welcomed State Senator Michael Padilla, SD-14, to the Board. Former State Senator Eric Griego will now serve as the primary representative to the Board from the Barelvas neighborhood, and Ron Romero will serve as the alternate from Barelvas. The Board thanked Daniel Gutierrez, the previous alternate from Barelvas, for his service.
- III. **Blacksmith Shop Update:** Jim Hamel, project manager with the Department of Municipal Development, provided the Board with an update on the Blacksmith Shop interim use project. He explained that the City had undertaken the renovation of the Blacksmith Shop in order to bring it up to building and safety codes so that it can be used for public events in the near term while the long-term improvements are being made. He

said that the project is expected to cost around \$800,000, funded with 2011 G.O. Bond funds, and be completed by the end of the summer. Board members asked about parking, security, hours of operation, types of events, etc. Mr. Hamel provided the following details about the project:

- a. About 150 parking spaces will be provided, including a number of handicap-accessible spaces. It is anticipated that shuttle service will need to be provided by the Cultural Services Dept., which will manage the facility once construction is completed.
- b. Fencing will be provided around the building itself, but security improvements to the site as a whole are not within the scope of the project. Also looking at possibly using motion sensors for additional security.
- c. The venue will have a maximum capacity of 999.
- d. Most events will be held during the daytime. Nighttime events will necessitate additional security and other logistical considerations.
- e. The facility is expected to be available for rental from late April through early October. There building will not have HVAC.
- f. The facility will not have potable water. Portable toilets and potable water will need to be provided by event organizers.

IV. **Update on Tours of Site:** Kara Shair-Rosenfield provided an update on tours of the site. The City has been working with a professional tour developer, Tamara Coombs, to develop a guided tour of the site, and has recruited and trained a number of volunteers to serve as tour guides. Seven tours will be conducted on Saturday, May 11, as part of National Train Day. The tours sold out, by word of mouth only, in 3 days. If the tours on National Train Day go well, future tours will be planned.

V. **Master Plan Update:** Kara Shair-Rosenfield provided an update on the process to develop the Master Plan. After Samitaur presented the general concepts of the Master Plan to the Board in January and received feedback from the Board, the public, and City staff, additional meetings were scheduled with 1) the State Historic Preservation Office (SHPO) to discuss historic preservation issues and 2) various technical staffs to discuss infrastructure and utility needs. Kara explained that the planning team anticipates needing additional meetings with the SHPO to address historic preservation concerns. Additional time will also be needed to complete a formal infrastructure study to inform the Master Plan. She said that the additional meetings and work are a normal part of the process and that everyone is eager to keep things moving forward. Staff expects to bring a complete draft of the Master Plan to the Board by August or September.

VI. **Capital Funding Update:** Councilor Benton informed the Board that additional capital funds had been secured for the site and thanked the legislators for their support. New funds include \$350,000 in City G.O. Bonds (to be voted on in October) and \$303,000 in state capital outlay grants. The funds are specifically to be used for things like much-needed repairs to the roofs of major buildings and environmental remediation.

VII. **WHEELS Museum Update:** Leba Freed showed the Board new renderings that WHEELS commissioned, showing what their facility might look like based on Samitaur's recommendation to have cultural facilities housed in a rebuilt Roundhouse and other facilities on the southern end of the site. She reported that the project is estimated to cost \$45 million to build out. A number of Board members asked that Samitaur and WHEELS work more closely and engage in a dialogue so that there is sufficient coordination of ideas. There was a recommendation from one Board member that WHEELS undertake a detailed financial analysis, focused on determining a realistic operating budget. One Board member stated that \$45 million is similar to the investment that has been made in the National Hispanic Cultural Center (\$50 million).