

1 **CITY OF SANTA FE, NEW MEXICO**

2 **RESOLUTION NO. 2009-104**

3 **INTRODUCED BY:**

4  
5 Councilor Ortiz  
6 Mayor Coss  
7 Councilor Wurzbarger

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10 **A RESOLUTION**

11 **AUTHORIZING AND DIRECTING THE CITY MANAGER TO INITIATE DISCUSSIONS**  
12 **WITH THE SANTA FE RAILYARD COMMUNITY CORPORATION; RAILYARD**  
13 **COMPANY, LLC, SANTA FE SOUTHERN RAILWAY, INC., THE STATE OF NEW**  
14 **MEXICO AND OTHER POSSIBLE ENTITIES TO DEVELOP A VARIETY OF IDEAS AND**  
15 **VIALE FINANCIAL OPTIONS FOR DEVELOPMENT OF THE PUBLIC AND PRIVATE**  
16 **SPACES AT THE SANTA FE RAILYARD IN ACCORDANCE WITH THE RAILYARD**  
17 **MASTER PLAN.**

18  
19 **WHEREAS**, the Railyard is a new and unique gathering place for all of Santa Fe's citizens  
20 and visitors, combining a transportation hub with traditional retail stores, restaurants, galleries, and  
21 performance spaces, as well as the Farmers' Market, the internationally renowned arts organization  
22 SITE Santa Fe, the Hispanic cultural center El Museo Cultural and the cutting-edge teen art center  
23 Warehouse 21, a family-friendly park, and an open-air venue for public and private events and  
24 markets; and

25 **WHEREAS**, the fifty acre Railyard site, managed by Santa Fe Railyard Community

1 Corporation on behalf of the City, is nearing completion according to the Railyard master plan; and

2 **WHEREAS**, certain critical components of the Railyard master plan have yet to be  
3 developed as contemplated by the master plan including, among other things, the construction of a  
4 multi-theater cinema complex and rehabilitation of the Santa Fe depot; and

5 **WHEREAS**, due to the continued downturn in the economy, these projects have not been  
6 completed; and

7 **WHEREAS**, the completion of all aspects of the master plan is critical to draw people to the  
8 Railyard in order to benefit the surrounding businesses and to bring new users to the public spaces in  
9 order to fulfill the economic, recreational and cultural goals of the city for the Railyard; and

10 **WHEREAS**, on August 12, 2009, the Governing Body adopted Resolution No. 2009-82  
11 supporting the use of mechanisms that encourage, promote, develop and foster economic  
12 development relationships with private industry.

13 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY**  
14 **OF SANTA FE** that staff is directed to investigate the possibility of issuance and sale of gross receipts  
15 tax revenue bonds and other options for the purpose of facilitating the completion of the Master Plan for  
16 the Railyard.

17 **AND BE IT FURTHER RESOLVED** that:

18 1. The City Manager is authorized and directed to begin discussions with the Rail yard  
19 Company, LLC, Santa Fe Rail yard Community Corporation, Santa Fe Southern Railway, Inc. the  
20 State of New Mexico and other possible entities to determine the most viable options for meeting the  
21 Railyard Master Plan goals and City of Santa Fe economic development goals.

22 2. The plan should include an evaluation of the feasibility of the projects remaining to  
23 be completed, a description of how each project could be completed and operated, and the related  
24 financial agreements and leasing arrangements.

25 3. The plan should provide a prudent level of assurance acceptable to the Governing

1 Body that direct contributions of resources by the City would not be required except for direct costs  
2 such as the analysis to develop the plan, legal fees and appraisal fees.

3 PASSED, APPROVED, and ADOPTED this 28th day of October, 2009.

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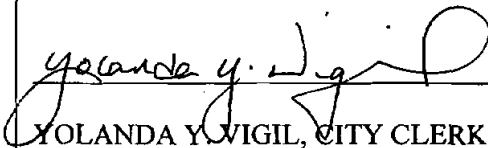
DAVID COSS, MAYOR

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9 ATTEST:

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YOLANDA Y. VIGIL, CITY CLERK

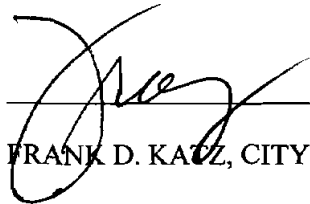
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14 APPROVED AS TO FORM:

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FRANK D. KATZ, CITY ATTORNEY

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mdb/ca/jpmb/2009 res/Railyard negotiations