CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2017-78

INTRODUCED BY

Councilor Michael A. Harris

Councilor Signe I. Lindell

A RESOLUTION

ACKNOWLEDGING THE IMPORTANCE OF THE COLLEGE OF SANTA FE AND THE
SANTA FE UNIVERSITY OF ART AND DESIGN TO THE HISTORY OF SANTA FE;
RECOGNIZING THE SIGNIFICANCE OF THE LOCATION OF THE UNIVERSITY
CAMPUS IN THE GEOGRAPHIC AND DEMOGRAPHIC CENTER OF SANTA FE AND
ITS CONNECTION TO THE RECENTLY-CREATED MIDTOWN LINC OVERLAY
DISTRICT; ACKNOWLEDGING THE CITY’S INVESTMENT IN THE UNIVERSITY
PROPERTY; CALLING FOR A RENEWED VISION FOR THE PROPERTY
INTEGRATING A FORWARD-LOOKING EDUCATIONAL USE WITH OTHER
COMMUNITY-CENTERED USES BUILT ON THE CITY’S EXISTING STRENGTHS AND
CAPACITY; AND FOR THE CITY OF SANTA FE AND ITS RESIDENTS TO ACT AS THE
CATALYST FOR CHANGE EMBODYING THE COMMON VALUES OF THE CITY.

WHEREAS, St. Michael’s College was opened by the De La Salle Christian Brothers in
1859 and received a charter for higher education in 1874, making it the oldest chartered college in
New Mexico; and
WHEREAS, in 1966, the Christian Brothers changed the name of the school to the College of Santa Fe (College) and until 2009 offered 4-year degree programs under that name to City of Santa Fe residents, as well as attracting students from around the region and the country; and

WHEREAS, in February 2009 the College declared a state of financial emergency and came close to closing; and

WHEREAS, the City of Santa Fe, in recognition of the institution’s critical role in community life and the significance of its location in the geographic and demographic center of the City, anchoring the west end of St. Michael’s Drive, and in partnership with the State of New Mexico and Laureate Education, Inc. (Laureate) purchased the campus and entered into an agreement with Laureate to lease the campus property (Property) and reopen the school in September 2009 as the Santa Fe University of Art and Design (SFUAD); and

WHEREAS, the Property is comprised of 10 parcels totaling 64.22 acres improved with 33 buildings totaling approximately 500,000 square feet; and

WHEREAS, the purchase of the Property and the lease with SFUAD represented a significant investment by the City, not only in acquisition costs, but in costs associated with upgrading the buildings and infrastructure to address deferred maintenance at the College, resulting in annual debt service of $2.23 million funded with SFUAD’s rental payments; and

WHEREAS, The Film School of SFUAD has educated and trained individuals for film and digital media careers, and Garson Studios, located on the Property, has provided production space for movies and television shows, creating a revenue stream and supporting the regional film economy; and

WHEREAS, SFUAD has announced that it will close after the 2017-2018 school year and is currently teaching out its last class and the City expects to receive from SFUAD a request to reduce its leased area as of December 31, 2017 with a commensurate reduction in rent as a result of the reduction in the numbers of students and programs due to the teach out; and
WHEREAS, on Friday October 13, 2017 the City received from the Santa Fe University of Art and Design it’s notice of termination of the lease effective June 30, 2018; and’’

WHEREAS, the Governing Body and City staff have been working diligently in partnership with SFUAD and others to provide for a seamless transfer of the school to another institution of higher education, but notwithstanding significant interest expressed by a number of institutions, have not succeeded in identifying one that can commit to acquiring the entire campus and continuing all the programs offered there in the past by SFUAD; and

WHEREAS, the Governing Body recognizes the changes in higher education as colleges and universities attempt to adjust to changed enrollments, increased competition for students and other resources, changes in the workplace leading to demands for modified workforce skills and experience, and other social changes, including changes in technology driving remote learning and greater national and international connectivity; and

WHEREAS, the Governing Body recognizes in light of these changes the need for a new approach to the use of the Property that is both deliberative and experimental and wishes the City to act, as it did in 2009, as a catalyst for stability and change, building on the recent enactment of the Midtown Local Innovation Corridor (LINC) Overlay District; and

WHEREAS, the Governing Body has taken certain steps with the potential to affect the Property in the future, including obtaining an updated improvement survey and appraisal report in order to provide opportunities for splitting off portions of the Property for new uses; the adoption of a new debt management policy to expand the tools available to the City to advance beneficial public-private partnerships; contributing funding toward the examination of the characteristics of a 21st century library; and directing the City Manager to study using only renewable energy sources for all City facilities and to analyze the potential costs and benefits of consolidating some or all City facilities on the Property; and

WHEREAS, the Governing Body, in conjunction with a delegated working group of City
staff, increasingly envisions the Property focused on innovation, based on the understanding that the
Property will reach its full potential when the necessary physical, economic and networking assets are
fully developed in a supportive, inclusive, and risk-taking culture.

NOW THEREFORE, BE IT RESOLVED THAT THE GOVERNING BODY OF THE
CITY OF SANTA FE directs the City Manager to take the following actions in furtherance of the
foregoing vision:

1. Continue to pursue discussions with education institutions that have the potential to
anchor the redevelopment of the Property while serving both traditional and nontraditional
educational needs.

2. Pursue the expansion of existing film facilities and programs to include post-production
and expanded sound studios providing access to current technologies to create a nexus where the film
industry, the emerging media industry, the anchor school use, and private and public interests in the
larger community meet to produce and deliver content and provide new educational and employment
opportunities.

3. Encourage the development of work-force housing by the private sector utilizing the
incentives provided by the LINC.

4. Reach out to local and regional research and technical institutions such as Los Alamos
National Laboratory, Sandia National Laboratories, the Santa Fe Institute, and the School for
Advanced Research to engage them in partnering in projects or programs in conjunction with the
anchor school use and other public and private institutions and businesses to further shared interests
that reach beyond local concerns.

5. Consider utilizing the Fogelson Library to replace the LaFarge Library, incorporating the
elements identified in the study now underway as the necessary to a 21st century library and the
delivery of some City services.

6. Reach out to local interest groups to further refine the vision set out in this resolution,
including, among other things, how the Property should develop physically to better integrate the
inner campus with its neighbors through improved visual and physical access from St. Michael’s
Drive and internal circulation, to suggest design criteria in conjunction with the LINC to provide a
unified identity as the campus develops, and to identify potential community and business uses for the
Property, particularly those buildings and features that are purpose-built”.

7. Reach out to neighboring landowners to explore the potential for productive partnership
opportunities.

8. Explore maker space and co-working opportunities that align with Santa Fe business,
educational, and community needs.

9. Work with existing businesses and local business associations to identify the resources
they bring to promote the City’s goals and their own expansion and growth.

10. Refine potential approaches to reduce debt service on the Property over time and to create
incentives for public-private partnerships to further the foregoing vision.

11. Examine differing governance models to identify ways to maximize opportunities to
foster development appropriate to a dynamic environment focused on innovation and
entrepreneurship.

12. Develop a timeline applicable to the next ninety (90) days through the activities of the
working group which, to the greatest extent possible, addresses the actions described above.

BE IT FURTHER RESOLVED that an assessment be performed of the city's aesthetic and
artistic assets at SFUAD, including a plan to identify their value, storage, security, or potential
disposition."

PASSED, APPROVED AND ADOPTED this 25th day of October, 2017.

JAVIER M. GONZALES, MAYOR
ATTEST:

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

KELLEY A. BRENnan, CITY ATTORNEY