

SANTA FE RAILYARD COMMUNITY CORPORATION

Board of Directors' Meeting

Tuesday, November 18, 2025, 5:03pm – 6:49pm

The Sage Hotel, 725 Cerrillos Road, Santa Fe, NM 87501 & via Zoom Conference Call

Board Members Attending: Jacques Paisner (President), Ellen Bradbury (Secretary), Michael Chamberlain (Treasurer), Robert Griego, Rury Lopez – Carrera, Ron Pacheco, Rosemary Romero (Vice-President), Bob Siqueiros, Patrick Varela

Board Members Attending via Phone or Zoom: None

Board Members Absent: Claudia Horn

Staff Attending: Christine Robertson (Executive Director)

Public: None

Call to Order: The meeting was called to order at approximately 5:03pm by Jacques Paisner (President).

Approval of Agenda:

Jacques Paisner asked if there were any changes to the November 18, 2025, Agenda.

Ron Pacheco made a motion to table discussions of the board member prospects Phillip Kovnat, DezBaa Henderson, and Oscar Rodriguez to the January 2026 board meeting, motion 2nd by Michael Chamberlain, motion passed unanimously.

Approval of Meeting Minutes:

Jacques Paisner asked if there were any changes to October 07, 2025, Regular Board Meeting minutes.

The REGULAR Board meeting minutes of October 07, 2025, were approved as presented, motion by Robert Griego, 2nd by Ron Pacheco, Kirk Ellis and Rosemary Romero abstained from the vote.

Public Comments:

Melissa Houser, Stewardship Director from the Santa Fe Conservation Trust – Presentation included what the SF Conservation Trust Easement includes, i.e. history, maps of the easement, policies etc.

New Business

- Notes from the Nominating Committee
 - The matrix results were presented.
 - Michael educated the board on the purpose of using a matrix.
 - Gaps that need to be filled with the Board: Younger, Female, Native American and an Engineer.
- Discuss 2026 Retreat
 - Jacques presented initial plans for the 2026 BOD Retreat.
 - Rosemary requested a poll for retreat dates.
 - Ron requested the CIP be included on the agenda.

Financial Report

September 2025 Financials

- Michael reported the Finance Committee did not have a quorum on 11.05.25 but financial statements were reviewed.
- Financial Statements show everything is on track.
- 10.30.25 Cash Flow was presented and reviewed.
- Bank Balances were provided.

Leasing & Architectural Design Committee Update

- Robert Griego reported on the Leasing report included in the packet for review.
- Baca/Flagman two-way access and North RY Plaza expansion were discussed, noting amendments to the Master Plan will have to be made.
- Market Station waste enclosure expansion was approved.
- Updated CIP will be presented in January.
- Casa Nova (Grosskelly) has been sold to its manager and Sunny Side Trading is open.

Executive Director's Report

2025 Marketing & Events Update - Report included in packet for review:

- Only addition to report is a photo shoot for Banana Republic.
- Social Media followers have increased significantly.
- Rosemary asked the website be updated, several items mentioned are already on Vic's list.

Security Update

- Christine reported that Condor Security coverage has been spotty due to staffing issues.

Executive Session

Ron Pacheco made a motion to move INTO Executive Session at 6:22pm, 2nd by Rosemary Romero.

The Board of Directors MET in closed Executive Session, pursuant to exceptions to the Open Meetings Act, and nothing was discussed except possible disposition of real property, potential litigation review, and personnel matters, and no final action was taken during the Executive Session. No minutes were taken.

Robert Griego made a motion to move OUT of Executive Session at 6:41, 2nd by Ron Pacheco.

Next Board Meeting: December 09, 2025 @ 5:00-7:00pm - Location: Hotel Santa Fe or via Zoom.

Being no further business, the meeting was adjourned at approximately 6:41pm by Jacques Paisner, President.

Respectfully submitted, Valarie Lyon – Vigil, SFRCC Operations Manager

Signed by: Ellen Bradbury Reid

Name: Ellen Bradbury Reid

Title: SFRCC Board Secretary

Date: 11/20/24