1. CALL TO ORDER

A regular meeting of the North Central Regional Transit District Board was not called to order on the above date because neither the Chair or Vice Chair were present. Mr. Dwyer stated that even though a quorum was present, according to the rules and regulations of the NCRTD the meeting may not be called to order and no action may be taken if neither the Chair or Vice Chair are present.

Mr. Mortillaro said they would continue through the agenda for informational purposes only. All Action items will be added to the agenda for March.

2. ROLL CALL

Mr. Dahlquist called the roll and it indicated the presence of a quorum as follows:

<table>
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<tr>
<th>Members</th>
<th>Elected Members</th>
<th>Alternate Designee</th>
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<tbody>
<tr>
<td>Village of Chama</td>
<td>Absent</td>
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<tr>
<td>Town of Edgewood</td>
<td>Councilor Linda Holle</td>
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<td>City of Española</td>
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<td>Los Alamos County</td>
<td>Councilor Antonio Maggiore</td>
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<td>Pueblo of Nambé</td>
<td>Mr. Marcus Lopez</td>
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<td>Location</td>
<td>Presence</td>
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<td>Pueblo of Ohkay Owingehe</td>
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<td>Pueblo of Pojoaque</td>
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<td>Village of Questa</td>
<td>Absent</td>
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<td>Rio Arriba County Commissioner Leo V. Jaramillo</td>
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<td>Pueblo of San Ildefonso</td>
<td>Lillian Garcia (T)*</td>
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<td>Pueblo of Santa Clara</td>
<td>Ms. Mary Lou Valerio</td>
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<td>City of Santa Fe Councilor Jamie Cassutt-Sanchez</td>
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<td>Santa Fe County Commissioner Ed Moreno</td>
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<td>Taos County</td>
<td>Lupe Martinez</td>
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<td>Town of Taos</td>
<td>Absent</td>
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<tr>
<td>Village of Taos Ski Valley</td>
<td>Jalmar Bowden</td>
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<td>Pueblo of Tesuque</td>
<td>Edward Escudero</td>
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* Via telephone

**Staff Present**
- Mr. Anthony J. Mortillaro, Executive Director
- Mr. Stephen Dahlquist, Executive Assistant
- Mr. Andrew Resnick, Senior Accountant
- Mr. Peter Dwyer, Legal Counsel
- Ms. Delilah Garcia, Operations Director
- Mr. Jim Nagle, Public Information Officer
- Mr. Michael Valverde, Regional Transit District Planner
- Mr. Joe Palmeri, Human Resources Director

**Others Present**
- Keith Wilson, City of Santa Fe
- Elizabeth Martin, Stenographer
3. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was given.

4. **MOMENT OF SILENCE**

A moment of silence was taken.

5. **APPROVAL OF AGENDA**

No action taken.

6. **APPROVAL OF MINUTES**

**JANUARY 10, 2020**

No action taken.

7. **PUBLIC COMMENTS**

None.

**PRESENTATION ITEMS**

A. **Above and Beyond, Years of Service and Safe Driver Program, Quarterly Presentation**

Anthony J. Mortillaro, Executive Director

Mr. Mortillaro presented the following awards to employees:

- Graciela Hernandez, one year of service award
- Carlos Atencio, one year of service and safe driver award
- Michael Valverde, one year of service award

Mr. Valverde was also recognized by the Management Team with the quarterly Above and Beyond Performance Award

B. **A Presentation by Los Alamos National Laboratory (LANL) Regarding Expanded Transit Service**

Anthony J. Mortillaro, Executive Director and Michael Valverde, Transit Planner

Mr. Mortillaro said a copy of the letter from Los Alamos National Laboratory is included in your packet. He then introduced Mr. Kelly Beierschmitt, Deputy Director, Los
Alamos National Laboratory.

Mr. Beierschmitt said the Lab is hiring 1,000 people a year and 500 people a year are retiring. More and more of our workforce is coming from Taos, Rio Arriba County, Santa Fe and even Albuquerque. 60% of our staff do not live on the hill and commute. We are a $3 billion enterprise. We expect growth to continue for three to four years. Many of our staff are new hires so even when we level off in growth we will still be replacing retirements at the same level. The idea of how to safely transport the workforce to the work place is timely for us. We have an organization that does transportation planning for LANL and they are looking at parking lots and other workforce issues. We have a employee population that is used to mass transit and we are trying to make options available to them. This is a great opportunity for us to serve our employees and other communities through regional transportation.

Councilor Maggiore said it is great to hear from you guys. This is wonderful and timely as we look at service planning. It is definitely a problem that needs to be handled. He certainly encourages us to work with LANL transportation planners and see if we can fill a gap. Launching new services can be a multi year effort and funding. Any help the Lab can bring in underwriting or helping to support the launch of those programs would be appreciated.

Mr. Mortillaro said the staff report under agenda item C speaks to this issue. It was seeking guidance from the Board on this matter. This request is extremely timely because we are in the process of updating our service planning. We did meet with the Lab and had a great discussion. It is our recommendation that the Board consider providing guidance with respect to engaging with the Lab and other regional partners such as NMDOT. NMDOT provides service in early morning and evening. Our fixed route service is mid day. Considering the expansions needed merits us looking at updating our service plan. Rio Metro also needs to be part of this discussion for a regional dialogue. If the Board is not opposed, the staff will work with LANL in a regional dialogue to come up with solutions to be presented to the Board in the future.

Mr. Escudero asked in general, what are the expansions requested.

Mr. Mortillaro said from our discussion and perspective initially there is a large workforce that may be located in the Rio Rancho area that needs to commute from there. We talked about express service. We cannot provide service as timely as a personal vehicle would be. It takes longer, for instance, to take the train to Santa Fe from Albuquerque than it does to drive. It seems providing bus service is the alternative from Rio rancho to Santa Fe and up to Los Alamos and back. That is some of the discussion we have had. There may be other alternatives to be explored. There is also always a charter option for the Lab. That could be considered. We need to put everything on the table and look at what best meets the needs.
Mr. Beierschmitt said we are working with developers throughout the region to stimulate high density housing. For us to consider where those developments would be and where mass transit could support them is critical. We are in the process of working to stimulate investments in Espanola and the Rio Arriba valley. One of the ideas we are kicking around to strengthen their investment is if we can encourage staff to live there, that mass transit be available. There are a lot of good ideas in terms of how we might incentivize the transit organizations to do this. He is open to that. We are looking at locations for a high-density park and ride express as well in the valley and south of Santa Fe. The developers of the Midtown Campus have talked to us and developers in Santa Fe as well. An element of that is how to keep cars off the road and provide safe transportation to the Bab. We are working with the building trades. He appreciates Tony helping.

Commissioner Jaramillo said he is interested in developing affordable housing in the valley. Affordable housing would also help us attract teachers to the area. This would help us and the Lab.

Mr. Beierschmitt said Pulte met with him last week on this topic in Rio Arriba County. It was a community discussion.

Commissioner Jaramillo asked what the numbers were as to ridership currently to and from Los Alamos.

Mr. Mortillaro said we have information on ridership on our midday service. Park and Ride would have the information on the morning and evening service.

Mr. Bowden said that would be part of the larger conversation for the Board. Our south campus may be a place for express service to LANL.

Mr. Beierschmitt said those are the conversations we need to have.

Mr. Mortillaro said he is working with KFH and we will continue our conversations with the Labs and will bring back information to the Board as part of our service plan update. The goal is to wrap that up the service plan update by May. Thank you to all the LANL folks for coming today.

Mr. Beierschmitt said he is at their service if you need him for anything else.

C. **Discussion and Direction to Staff Regarding the Proposal by LANL for North Central Regional Transit District (NCRTD) to Consider Expanded Transit Service**

Anthony J. Mortillaro, Executive Director, Michael Valverde,
Transit Planner
This item was discussed in item B.

D. Discussion and Consideration of Resolution No. 2020-02 Adopting the North Central Regional Transit District's Title VI Program which Prohibits Discrimination on the Basis of Race, Color, or National Origin in Federally Funded Programs and Activities
Anthony J. Mortillaro, Executive Director, Joe Palmeri, Human Resources Director and Michael Valverde, Transit Planner

Mr. Mortillaro said he would like to have Mr. Palmeri give the Board a general update of the information in the packet.

Mr. Palmeri reviewed the packet information.

Councilor Maggiore asked are there any major changes from the last time we did this.

Mr. Mortillaro said not that he aware of. The last time we did this was 2016.

Mr. Dwyer said language was slightly changed indicating that we might want to increase our compliance for English as a second language. We may want to put more Spanish language information on our schedules etc.

E. Discussion and Consideration of Resolution No. 2020-03 Authorizing the Executive Director to Negotiate and Sign a Purchase Agreement for the Purchase of Real Property in Taos, New Mexico, for the New Taos Operations and Management Facility
Anthony J. Mortillaro, Executive Director, Peter Dwyer, Attorney

Mr. Mortillaro gave an overview of the information in packet. He also reviewed the site maps, access and utilities information which is herewith attached to these minutes as Exhibit “1”.

A memo from ABM Gonzales Enterprises, Inc. was referred to in the presentation. The memo is herewith attached to these minutes as Exhibit “2”.

Ms. Garcia said either site is beneficial for us. It will be a huge relief for her and staff. Whatever decision the Board makes, we will be happy with. The expansion of this site is progressing.

Councilor Maggiore asked about zoning on that project.

Mr. Dwyer said NCRTD is a subdivision of the State. We are treated the same as them and do not have to follow zoning. We are committed to go to the Espanola
Planning Commission. We still make the effort to coordinate with them and that project is not opposed by the community. We will do the same with Taos.

Councilor Maggiore asked are we limiting ourselves and not thinking far enough ahead. Maybe we need to buy more property than this and do workforce housing in Taos. Does that factor more into one site than another.

Mr. Mortillaro said the five to six acres is sufficient for all workforce housing. The study said we need four some acres to do the facility we are planning. He wanted an additional acre for workforce housing. We have not done the workforce housing study yet to see if there is a need, but if there is the property will be there. These properties have been sitting there for a long time. Where we would put our housing in relation to our project would serve as a great buffer. We have incorporated that into the amount of property we are looking to acquire there.

Mr. Mortillaro said we are looking for guidance on this.

Mr. Bowden said he is not aware of anything that has come up in the area as a community. He recommends that you keep ears to the ground and look at the zoning. As a building professional he looks at this and sees site 3 and wonders why it is not closer to the county facility and up against the residential community. Is it intended to be only a maintenance facility or a future park and ride site.

Mr. Mortillaro said the intention is to have operations and a maintenance facility built there. Several garages will be there including two bays. About nineteen vehicles are housed not at out Taos operations site and they would be maintained by this site. We don’t know what the growth will be. We factored in some in this analysis. We have not had a discussion about if that was a good location for a park and ride.

Mr. Bowden said back to the siting of it, that County facility is under utilized at this time. He is hesitant to recommend paving over sites.

Mr. Mortillaro said one of the things the Town, who owns the disc golf course there, has an interest in is evaluating that site further. They have wondered if there would be an opportunity for some joint amenities with us at that location. At one point, when we were looking for free land, we talked to the Town and they proposed a very long stretch of property along the golf course, but that would not work for this kind of facility. The Town is fully aware of our plans and desires and have not raised any objections at this time.

Ms. Garcia said we currently have one maintenance person based out of Taos. For us to be able to have a facility like this would be perfect for us. It is off the main drag and there is enough space for our nineteen vehicles to park and for expansion.
Councilor Maggiore asked are we looking at enough land. He wants to make sure.

Mr. Mortillaro said the study addressed that. It looked at existing facilities, five years out and ten years out. It looked at staffing and fleet needs out to that time period. Currently the way this program is structured we would build tomorrow to the 2028 need. It is cheaper today to build than in 2028 so that is what is proposed. We are doing the same thing at this site. It is a ten-year program.

Mr. Dwyer said the Espanola site was initially seven acres with the ability to expand by three acres this year to accommodate growth. This site 2 in Taos has room for expansion as well. You want to buy within the study amounts because that is what justifies the grants.

Mr. Mortillaro said this is an action item. If we are able to reach the Chairman by phone at the Legislature. We will come back to this.

Mr. Dwyer said the action would be just to authorize Mr. Mortillaro to continue with negotiations.

Mr. Mortillaro said we will come back to you with the sales agreement and appraisal and phase one analysis.

F. North Central Regional Transit District Fiscal Year 2020 Mid-Year Financial Summary Report
   Anthony J. Mortillaro, Executive Director, Andrew Resnick, Senior Accountant

Mr. Mortillaro indicated that we presented this item to the Finance Subcommittee and they recommend that we present it to you. Mr. Resnick is new with the organization. He is with the temp firm that is helping us out and he is a fast starter and worked closely with Hector before he left and after through email and by phone.

Mr. Resnick reviewed the information in the packet.

Ms. Martinez said on page 73 the December revenue for Santa Fe County is $468,000, but on page 63 the December revenue is not noted. It is the same for the other Counties as well.

Mr. Mortillaro said it is a timing issue. At the time we did not have the actuals for December. The next report will have December actual to date. GRT is received after the end of month.

DISCUSSION ITEMS
G. **Review of December 2019 Financial Statements**  
Anthony J. Mortillaro, Executive Director, Andrew Resnick, Senior Accountant  
Mr. Resnick reviewed the report in the packet.  
There was no discussion.

H. **Quarterly Investment Report - Second Quarter Fiscal Year 2020**  
Anthony J. Mortillaro, Executive Director, Andrew Resnick, Senior Accountant  
Mr. Mortillaro reported that they had presented this report to the Finance Subcommittee for review.  
Mr. Resnick reviewed the report in the packet.  
There was no discussion.

I. **Discussion and Consideration of Automatic Clearing House (ACH) Payments Over $20,000 - Second Quarter Fiscal Year 2020**  
Anthony J. Mortillaro, Executive Director, Andrew Resnick, Senior Accountant.  
Mr. Mortillaro reported that they had presented this report to the Finance Subcommittee for review.  
Mr. Resnick reviewed the information in the packet.  
There was no discussion.

J. **Finance Subcommittee Report**  
Chair Commissioner Ed Moreno, Anthony J. Mortillaro, Executive Director  
Mr. Mortillaro reported that the Finance Subcommittee has met. In the future we have a number of items coming forward to the subcommittee including the 2021 draft budget.

K. **Tribal Subcommittee Report**  
Chair Charles Dorame, Anthony J. Mortillaro, Executive Director  
Mr. Mortillaro said we are in the process of rescheduling the meeting in the near future.

L. **Sustainability Subcommittee Report**  
Anthony J. Mortillaro, Executive Director, Delilah Garcia, Operations Director  
Ms. Garcia reported that the Sustainability Subcommittee will be meeting on
February 19th from 1:00 pm to 3:00 pm here at the District offices.

Mr. Mortillaro said this will be a very timely meeting. We have two great opportunities to discuss with the Subcommittee, including electric vehicles.

M. Executive Report and Comments from the Executive Director

a. Executive Report January 2020

No report.

b. Performance Measures for December 2019

Ms. Garcia reviewed the report in the packet.

There was no discussion.

c. Ridership Report for December 2019

Ms. Garcia reviewed the report in the packet.

Councilor Jaramillo reported that regarding the Village of Chama site outside Chama at the Senior Center, it is dark outside at that site. The driver is not seeing riders to pick them up. He would like to request a shelter for that site.

Mr. Escudero asked what the average cost per gallon for LPG was.

Ms. Garcia answered between $1.20 to $1.40 per gallon. Last year we negotiated with Ferrellgas for a non market rate cost.

d. Espanola Maintenance Facility Update

Mr. Mortillaro said we had a meeting with the architect on the design. At that meeting we reviewed the program established for the maintenance facility and discussed and reviewed if those facets of the program were still valid. As a result of that we are making some modifications. The program document will drive the final design of our facility. We also asked two member agencies to sit in on the design committee. John Bultius, Los Alamos County Transit and Tomas Martinez, Santa Fe Trails, will be joining us for peer review. This Monday we have a meeting with FTA Region 6 on the project. Other participation with include the oversight contractor.

MATTERS FROM THE BOARD

N. Discussion and Consideration of Authorization of Travel for Chairman
Daniel Barrone to attend the American Public Transportation Association Annual Legislative Conference on March 15-17, 2020

Mr. Mortillaro said the Chairman’s schedule will not allow his attendance at this event.

MISCELLANEOUS

A letter was passed out from Taos Ski Valley regarding a request to extend the bus service through the World Pro Ski Tour World Championships, held in the Village of Taos Ski Valley, April 10-12, 2020. The letter is herewith attached to these minutes as Exhibit “3”.

Mr. Bowden said he thinks the letter is pretty eloquent. He has nothing significant to add.

Mr. Mortillaro said the Board cannot take action today. Our TSV Green winter service to the Ski Valley during ski season stops three weeks before this event occurs so there is no public transportation to the ski area. The Village of Taos Ski Valley Mayor Brownell talked to him about that and what it would cost for the District to provide the service. We did provide a cost estimate for that. That cost is not factored into their budget. They are requesting that some of the members consider providing their once a year charter service to this. It is provided to everyone. There are some requests already out there for the one charter.

Councilor Maggiore asked what would the cost be.

Mr. Mortillaro said about $14,000.

Councilor Maggiore asked from a logistic standpoint it sounds like something we should provide service for.

Mr. Mortillaro said we lose our seasonal drivers for the three weeks in between. It seems we would need to keep our seasonal drivers for the weeks in between. If we keep the night rider service the cost would be $16,764.

Councilor Maggiore asked how does it work for us to donate our charter.

Mr. Mortillaro said you would agree that you would not request a charter for this fiscal year. We would need 14 charters. We would continue the service over the three weeks in between.

Ms. Garcia said they are continuing their enter ski season through this event.
Councilor Maggiore what if we say we will extend the service.

Mr. Mortillaro said right now we are on a contract basis where Taos Ski Valley pays into a fund to cover the expenses. Extending it would put the full cost on the District alone. We can’t decide today. It will be on the agenda for next month. The Board can take formal action at that time.

Councilor Maggiore said given the magnitude of this event and that it is one of those things that benefits all of our region, he has no problem with authorizing funds for it. It will be well worth it in terms of keeping traffic and congestion down.

Mr. Bowden said it is extremely considerate of the Board to consider extending the service. Our largest concern is for the three days of the event. The expected ridership may be over and above what we normally see. We are hoping to get some support on this.

Mr. Mortillaro said it would be easier if we just continue the service up to that point. We don’t want to lose the seasonal drivers. We can take action next month.

ADJOURN

There being no further business before the Board the meeting adjourned at 11:05 am.

NEXT BOARD MEETING: Friday, March 6, at 9:00 am.

Approved by:

Mayor Daniel R. Barrone, Chair
Attest:

[Signature]
Commissioner Ed Moreno, Secretary/Treasurer

Submitted by:

[Signature]
Elizabeth Martin, Stenographer
February 6, 2020

Sent via email to: Anthony Mortillaro (anthonym@ncrdt.org) and Stephen Dahlquist (stephend@ncrdt.org) for distribution to:

Members of the Board of Directors
North Central Regional Transit District
1327 N. Riverside Drive
Espanola, NM 87532

Re: NCRTD Board Meeting February 7, 2019
    Agenda Item #C – Purchase of Real Property for New NCRTD Taos Operations and Maintenance Facility

Dear Honorable Board Members:

This communication is submitted by ABM Gonzales Enterprises, Inc. (ABM Gonzales), to the Board of Directors of the North Central Regional Transit District (NCRTD) to provide background information for consideration by the Board as part of its deliberations on February 7, 2020, regarding whether to authorize negotiation and execution of a purchase agreement to acquire certain real property for NCRTD’s Taos Operations and Maintenance Facility (NCRTD Taos Facility).

The Preliminary Design and Master Plan for the NCRTD Taos Operations and Maintenance Complex (dated September 21, 2018), identified three sites in the vicinity of Este Es Road West and Salazar Road as possible locations on which to develop the NCRTD Taos Facility. For location reference, see:

- Attachment No. 1 -- Page 2 of the Preliminary Design and Master Plan
- Attachment No. 2 -- Aerial Map of Properties in the Vicinity of Este Es Road West and Salazar Road with Owner Information
- Attachment No. 3 -- Zoning Map of Properties in the Vicinity of Este Es Road West and Salazar Road

ABM Gonzales owns Site 1 and Site 3 that were identified in the Preliminary Design and Master Plan. Site 1 is located on the east side of Salazar Road between the Taos Soil and Water Conservation District facility which is located at the northeast corner of Salazar Road and Chamisa Road and the Arena that is part of the Juan I. Gonzales Agricultural Center which is owned by Taos County and is located at the southeast corner of Salazar Road and Este Es Road West, with access from Chamisa Road. Staff of NCTD determined that Site 1 was too small for NCRTD’s needs and thus discussions between ABM and NCRTD did not focus on Site 1.
Site 3, which is owned by ABM Gonzales, is located on the south side of Este Es Road West, approximately 1,000 feet east of Salazar Road and is adjacent to the Juan I. Gonzales Agricultural Center property that is owned by Taos County. ABM and NCRTD discussed various parcel configurations at Site 3 that would provide NCRTD with either 5.69 acres or 5.0 acres for NCRTD’s Taos Facility. In the report to NCRTD’s board for its meeting of February 7, 2020 (Agenda Item #E), Staff of NCRTD is not recommending Site 3 for acquisition, citing in the report that the asking price for Site 3 is higher than the asking price for Site 2.

Site 2, which is being recommended by Staff for acquisition, is owned by Zatam Urdan LLC, represented by Mark Yaravitz, who is registered as one of the two principals of Zatam Urdan. Site 2 is located on the west side of Salazar Road, just north of where Este Es Road West dead-ends onto Salazar Road.

ABM Gonzales appreciates that the Staff of NCRTD provided us with the opportunity to meet with Staff and to exchange written communications with Staff regarding ABM’s properties, the property characteristics that we believe make Site 3 the most suitable location for NCRTD’s Taos Facility, and the justification for ABM’s asking price. We would like to take this opportunity to provide the Board with background information about the property characteristics that distinguish ABM’s Site 3 from Zatam Urdan’s Site 2. ABM’s asking price is $109,000 per acre for either a 5.69 acre site or a 5.0 acre site, along Este Es Road West, identified as Site 3 in the Preliminary Design and Master Plan.

To better acquaint the Board with ABM Gonzales Enterprises, Inc., we would like to provide some history about the Gonzales Family and its family-owned corporation. Juan I. Gonzales and Beatriz S. Gonzales were owner-operators of the family’s construction company (sand, gravel, concrete, cement) that eventually became ABM Gonzales Enterprises, Inc. Juan and Beatriz were fifth generation Taosenos and were involved in civic and community organizations for many years. For example, they were among of the founding members of Centinel Bank; their construction company was one of the contractors that helped to build Taos Ski Valley, Sipapu Ski Area, and Angel Fire Resort. They were active supporters of the Harwood Library, local public and parochial schools, Holy Cross Hospital, Taos County 4-H, Taos County Fair Board Association, Taos County Farm and Livestock Bureau, Taos County Sheriff’s Posse, and the Siete del Norte Community Development Corporation which at the time operated the substance abuse treatment facility in Embudo. They were actively involved in construction industry related trade associations, always advocating for the economic develop of north central New Mexico.

As president of ABM Gonzales Enterprises, Inc., Beatriz worked to promote and facilitate economic and community development in the greater Taos area. ABM Gonzales facilitated the development of the Bella Vista Apartments, an affordable housing complex that is located to the east of Site 3, between Chamisa Road and Este Es Road West, on property that was owned by ABM Gonzales. ABM Gonzales sold two acres and donated three acres to Taos County for a total of five acres for the County to develop the Juan I. Gonzales Agricultural Center (Ag Center). The Ag Center has a building that houses the Taos County Cooperative Extension Service and the administrative offices of several other agencies and also has an exhibit hall. There is also a riding arena. The facilities are made available for community use and the Center is where the annual Taos County Fair is held. ABM Gonzales also collaborated with the Town of Taos to install a water main loop serving properties along Chamisa Road, Salazar Road and
Este Es Road West. ABM Gonzales also deeded property to the Town of Taos to minimize angles and provide for a straighter design of Este Es Road West.

In 2010, ABM Gonzales sold three acres to the Taos Soil and Water Conservation District (TSWCD) at the northeast corner of Chamisa Road and Salazar Road for development of TSWCD’s headquarters. The sale price to TSWCD was $109,000 per acre. That sale price was based on a formal appraisal prepared for TSWCD by Kurt Jorgensen & Associates in July 2009.

ABM Gonzales’ original asking price for Site 3 for NCRTD’s Taos Facility was $125,000, which did not even fully account for the increase in value due merely to inflation since 2010, and did not account for the infrastructure improvements in the area since 2010, such as the water main loop, paving of Salazar Road, and construction of Este Es Road West. Staff of NCRTD informed ABM Gonzales that our asking price was twice the asking price for Site 2. Thereafter, in the spirit of the legacy created by Juan and Beatriz and the long-standing commitment to assisting in the development of facilities providing important community services, their children, who are now the board of directors of ABM Gonzales, agreed to reduce the asking price to $109,000 per acre, which is the same as the price for comparable property that was sold to TSWCD almost 10 years earlier. We believe that ABM Gonzales’ asking price would be validated by a formal appraisal.

We recognize that the difference between ABM Gonzales’ asking price of $109,000 per acre for Site 3 is notably higher than Zatam Rudan’s asking price of $65,000 per acre for Site 2. The difference in price for five acres at the two sites is $220,000. However, the asking price for acquisition for either site should not be taken in isolation. The decision of which property to acquire should be based on the overall cost for the project -- which includes the cost to acquire land, soft costs (e.g., environmental compliance, design, permitting), and construction costs. We suggest that the NCRTD Board consider the following comparison of property characteristics for ABM Gonzales’ Site 3 versus the Zatam Rudan’s Site 2 and request additional details from NCRTD Staff regarding the cost to building on either site. If the construction cost differential is the equivalent, or close to the $220,000 difference in purchase price for the ABM property versus the Yaravitz property, then that is truly comparing comparable data; i.e., that is comparing “apples to apples.” At that point a more informed decision could be made about which property is most suitable and cost-effective upon which to develop the project.

The following is based on information provided to ABM by staff of the Taos of Taos and staff of Taos County.

<table>
<thead>
<tr>
<th>ABM Gonzales Enterprises, Inc., Site</th>
<th>Zatam Urdan LLC Site</th>
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<tbody>
<tr>
<td><strong>Water</strong></td>
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<tr>
<td>The municipal water line is on the south side of Este Es Road West, immediately adjacent to the ABM Gonzales site, without having to be brought across any roads.</td>
<td>The closest municipal water line is at the southeast corner of Salazar Road and Este Es Road West. NCRTD would have to bring the water line across Salazar Road to the Zatam Urdan site, either by boring underneath the paved Salazar Road or by</td>
</tr>
<tr>
<td><strong>Natural Gas</strong></td>
<td>The closest natural gas line is on Chamisa Road. Taos County owns the Juan I. Gonzales Agricultural Center (&quot;Ag Center&quot;) and is asking New Mexico Gas Company to extend the main gas line from Chamisa Road along the Ag Center Road through to Este Es Road West. The gas line would then be immediately adjacent or in very close proximity to the ABM Gonzales site, without having to be brought across any roads.</td>
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<tr>
<td><strong>Sewer</strong></td>
<td>Municipal sewer line is on the south side of Este Es Road West, immediately adjacent to the ABM Gonzales site.</td>
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<tr>
<td><strong>Electricity</strong></td>
<td>Electrical service is adjacent to the ABM Gonzales site.</td>
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### Traffic Study & Mitigation Measures

**ABM Gonzales Enterprises, Inc., Site**  
Because NCRTD bus travel would predominately be only on Este Es Road West, a simple traffic study would be required.

**Zatam Urdan LLC Site**  
Because NCRTD bus travel would impact traffic on both Salazar Road and Este Es Road West, a Traffic Network Study would be required. Mitigation measure might be required such as rebuilding the intersection at Salazar Road and Este Es Road West to provide for stop signs on Salazar Road and safe ingress and egress to and from the Zatam Urdan site, which is north of the intersection of Salazar Road and Este Es Road West.

Consider what is the impact regarding:
- construction budget (environmental/traffic impact analysis, design and construction of mitigation measures)
- permitting
- schedule
- flow of traffic on Salazar Road and Este Es Road West during construction of traffic mitigation measures

### Land Use/Zoning

**ABM Gonzales Enterprises, Inc., Site**  
The ABM Gonzales site is zoned Highway Corridor Protection District (HCPD). This site is within the Vista del Sur Planned Unit Development (PUD) that has been approved by the Town of Taos. Both the HCPD and the approved PUD allow for development of facilities such as the NCRTD Operations and Maintenance Facility on the ABM Gonzales site.

**Zatam Urdan LLC Site**  
The Zatam Urdan site is zoned Residential (R-4). NCRTD contends that it is a public agency that does not have to comply with local zoning regulations and thus would not have to seek a change in zoning. Even if that is the case, there may still be community concerns as to whether the NCRTD Operations and Maintenance Facility is compatible and consistent with the surrounding properties, keeping in mind the guidance provided by the Town of Town Vision 2020 Master Plan, and given the community’s expectation that only residential development would occur at that location.

Consider what is the impact regarding:
- cohesive, compatible, and consistent land use planning for that area west of Salazar Road
Thank you for considering the information we have presented in this communication. I will be available by phone to answer any questions that Board Members may have during their meeting on Friday, February 7, 2020. I understand that contacting me during the Board meeting can be accommodated via the speaker phone that is in the Board meeting room, as is done on occasion to allow for public comment or for a Board Member to participate from a remote location.

ABM Gonzales looks forward to the development of the NCRTD Taos Facility in this neighborhood that is a hub for providing important community services.

Respectfully submitted on behalf of the Board of Directors of ABM Gonzales Enterprises, Inc.

_____  

Marcia Gonzales  

Marcia Gonzales, President  
ABM Gonzales Enterprises, Inc.

Attachments
EXECUTIVE SUMMARY

The North Central Regional Transit District (NCRTD/District) commissioned Huitt-Zollars, Inc. to provide a master plan and preliminary design for a new operations and maintenance facility for the NCRTD transit operations in Taos, NM. The existing Taos NCRTD facility, located at 1032 Dea Lane, is inadequate in size and design to accommodate the required administration, operational and maintenance functions for the District. The ¾ acre site does not allow for expansion of the needed facilities. Additionally, the current maintenance building does not meet code, does not have adequate bay height and is in overall poor condition.

The design team met with NCRTD staff on numerous occasions to confirm operational requirements, space and equipment needs and functional relationships. Both current and long range (5 & 10 year horizons) needs were identified in the programming efforts. A copy of the approved program requirements is included in this report.

The design of the maintenance complex is driven by vehicle maneuvering requirements and clearances, bus parking requirements, vehicle access and egress and grading and drainage requirements. The new operations and maintenance complex will include both the administration and maintenance components in one building. Site improvements will include bus parking, visitor and employee parking, fueling island fencing and related requirements. Undeveloped portions of the site could house a Transit Oriented Development (TOD) such as multi-family housing, commercial or mixed use development or park and ride lot for commuter’s using both the NCRTD and NMDOT bus services. Drawings depicting the proposed site layout for each site are included in this document.

The Master Plan and Preliminary Design document includes space / program requirements, building design documents, cost analysis and other supporting information. These documents will form the basis of the final design and construction documents once funding has been determined. Additionally, to determine subsurface conditions that could impact the design, a geotechnical report will need to be prepared before the start of the final design documents.

The proposed new complex for illustrated purpose can be developed on one of three sites within the Taos town limits that the District has identified as possible locations. The sites are all approximately 3 acres and are located in close proximity to each other in the NW area of the city. (See Site Locations Above) Preliminary site and building design for each site was prepared to determine the optimal layout for each location. The