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**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

1           **WHEREAS**, in 1966, the Christian Brothers changed the name of the school to the College  
2 of Santa Fe (College) and until 2009 offered 4-year degree programs under that name to City of Santa  
3 Fe residents, as well as attracting students from around the region and the country; and

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

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

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

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

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

22           **WHEREAS**, SFUAD has announced that it will close after the 2017-2018 school year and is  
23 currently teaching out its last class and the City expects to receive from SFUAD a request to reduce  
24 its leased area as of December 31, 2017 with a commensurate reduction in rent as a result of the  
25 reduction in the numbers of students and programs due to the teach out; and

1           **WHEREAS**, on Friday October 13, 2017 the City received from the Santa Fe University of  
2 Art and Design it's notice of termination of the lease effective June 30, 2018; and"

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

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

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

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

25           **WHEREAS**, the Governing Body, in conjunction with a delegated working group of City

1 staff, increasingly envisions the Property focused on innovation, based on the understanding that the  
2 Property will reach its full potential when the necessary physical, economic and networking assets are  
3 fully developed in a supportive, inclusive, and risk-taking culture.

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

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

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

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

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

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

25 6. Reach out to local interest groups to further refine the vision set out in this resolution,

1 including, among other things, how the Property should develop physically to better integrate the  
2 inner campus with its neighbors through improved visual and physical access from St. Michael's  
3 Drive and internal circulation, to suggest design criteria in conjunction with the LINC to provide a  
4 unified identity as the campus develops, and to identify potential community and business uses for the  
5 Property, particularly those buildings and features that are purpose-built".

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

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

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

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

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

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

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

22 PASSED, APPROVED AND ADOPTED this 25<sup>th</sup> day of October, 2017.

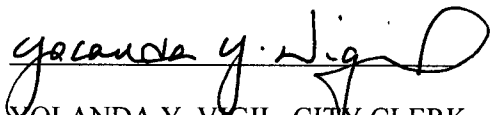
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25 JAVIER M. GONZALES, MAYOR

1 ATTEST:

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YOLANDA Y. VIGIL, CITY CLERK

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APPROVED AS TO FORM:

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KELLEY A. BRENNAN, CITY ATTORNEY

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*M/Legislation/Resolutions 2017/2017-78 SFUAD Vision*