



MINUTES

LIBRARY BOARD

March 18, 2025

5:45 PM

IN-PERSON

MEETING

1. **CALL TO ORDER**

Meeting called to Order at 5:45 PM

2. **ROLL CALL**

Members Present:

Member Meghan McGarrity

Member Aurora Hvidsten

Member Mark Lupinetti

Member Tamina Painter

Member William Karnoscak

Library Director Margaret Neill

3. **Members Excused:**

Member Adele Oliveira

Member Rose Cowan

4. **Others Attending:**

Daniel Hernandez, Director of the Metropolitan Redevelopment Agency
Therese Martinez, Project Administrator, Clerk

5. **APPROVAL OF AGENDA**

Mark Lupinetti made a motion to amend the Agenda and let Daniel Hernandez speak first.

William Karnoscak seconded the motion.

Unanimous approval.

6. **NEW BUSINESS**

Daniel Hernandez, director of the City of Santa Fe's new Metropolitan Redevelopment Agency that was established by the Mayor. When the University closed its doors in 2018, the 64-acre parcel that the City owned, the Mayor wanted to figure out what to do with it. The Mayor met him, they spoke about his previous experience doing large-scale urban redevelopment projects with public authorities that had huge pieces of properties and didn't know what to do with it, and all of a sudden the City's encroaching in on them. There's an opportunity to actually build housing, or mixed income places. A lot of them didn't have infrastructure.

He has deep experience in large scale development. He came to work for the City (of Santa Fe) on the project in 2018 when the University of Art and Design closed. That summer the City had started a public vision process. He started after this process was in place. Five different firms submitted big visionary plans. They were very conceptual. They had no idea of the complexity of the infrastructure, the plotting and platting of

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of the site itself. These old tracts that had been done historically done over time. A lot of clean up had to happen, and that's what's taken so long to get into the ground. Phil Gesue is the first to get stuff moving forward. That's a little bit on his background and his involvement. The big vision was that Midtown sits geographically in the center of the City. It had the opportunity, the potential, to address a lot of big issues the City was dealing with: housing affordability, the loss of young people moving out of the City. They were more interested in much more dense urban living, they wanted walkable access to a bar, cafe, a restaurant, night life, as well as entertainment. They looked at the rail yard. The rail yard was somewhat an example of what they were thinking of, but they wanted even tighter density. What they heard from people was they love and miss downtown. So old Santa Feans said downtown is just expensive jewelry shops, and other things that didn't give them reasons to go downtown. So the thought was what this place (this urban center) could be. A lot of the development was mixed use development, compact development, small blocks that you might see downtown. People loved walking downtown, so they tried to create that similar block pattern with the central plaza with small blocks. Places where people could meander and walk through the site. In the two and a half year process they created the Midtown Master Development Plan. (He can send the group links to the Master Plan.) Discussion of the creation of a Master Plan as a regulatory, legal document. Discussion of the landscaping that one can see at Midtown and the buildings that are scattered throughout the site. There was no clear block pattern originally. They did identify a series of buildings that people wanted preserved, the Library Complex being one of them. He stated that he did not know that Fogelson (donated money for Fogelson Library) was actually the husband of Greer Garson (Greer Garson Performing Arts Theater and Studios). In the (southeast section) the City has an 11.5 acre parcel, Aspect has 9.5 acres (not part of Midtown), it creates an over 20 acre parcel, for a sound production studio. He indicated various other buildings on the campus and their uses in post production. he spoke on where the housing will be located on the campus. He said the zoning in the developing area is "Mixed use-film". There is also "Mixed use-neighborhood" which allows for commercial downstairs and residential above. In the area where the plaza is it allows "Mixed use-center" with different design requirements for different areas. For example, in the center, it requires arcades to increase the pedestrian experience similar to downtown. In "Mixed use-office" (in purple) is a transition between the film use and residential and other uses. The center will be an arts and culture hub. The Performing Arts Theater and the Fogelson Library are Community use. Discussion of the input from City residents on what building should not be sold, just reused. The information is in the Master Plan document. Discussion on the programming of the spaces. For example 30% of the housing is dedicated to low to moderate income households (affordable housing). Discussion of "in-lieu fee" being allowed. There are factors that can be balanced while keeping the the 30% overall.

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The Master Plan was developed with three concepts: People, Planet, and Profit. The City added Culture because it could be embedded here, but they also wanted something that would speak to the history of the site and the City and the opportunity to express that at Midtown. The Master Plan indicates specific strategies for this at Midtown. Discussion on strategies. Discussion on storm water retention. Discussion on Green building design and credits. Discussion on solar requirements and business and economic requirements, and development agreements. Discussion on public transportation and road improvements, bus stop locations (nodes), emergency services, bike paths, sidewalks, rain management system, and landscaping. Parking is required on all parcels. The City is working with engineers for a parking plan They are anticipating two parking structures. City Facilities/Public Works is handling the parking requirements. He further discussed Aspect Studios and where they would locate housing. Aspect has already broken ground and starting renovation of Garson Studios and Driscoll Hall. They hope to finish by October. Discussion of the Arts hub (photography studio, classrooms, Arts Library, clay workshop). The City is presently negotiating a lease to be approved in June by the Governing Body with construction to start in 2026. Discussion on Arts and Culture group formulated (Midtown Arts and Design Alliance) (Jamie Glosser-director). Discussion on website. Discussion on Fogelson and its assessment and "elevating" it. Discussion on drafting a plan of action to brainstorm on plans for Fogelson (with Maria Tucker, the Library Advisory Board and the Friends of the Library). Discussion on price of construction through renovation versus new construction. Discussion on when to draft a plan with the various participants. Daniel Hernandez suggested to brainstorm and come back at the beginning of May and have a concept Action Plan that they can scribble all over then start implementing. General discussion of reusing the library and being heard at the Governing Body level. General introduction of the Board members and their stakeholder roles. Discussion on parking and neighborhood engagement, the Master Plan, and what the Midtown activity is going forward. The plan is to advertise all the parcels for sale or lease, to developers through a developer workshop. They have to comply with the Master Plan and they have to show their concepts. The City wants to put all the parcels out there because it takes too long to do them individually. They're working with the Urban Land Institute, a national organization, to host the workshop in April. They're about to bring on Creative Santa Fe to help with communication to the public. The reason for getting the Board Members contact information is to inform them of what's going on (at Midtown).

7. APPROVAL OF MINUTES

- a. Minutes of the January 21, 2025, meeting of the Library Advisory Board.
- b. Minutes of the February 18, 2025, meeting of the Library Advisory Board.



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Mark Lupinetti said they have two sets of Minutes to approve and were there any additions or corrections. Meghan McGarrity said she had two items for correction on the February Minutes. Discussion of the items: duplicate wording, clarification on wording.

Meghan McGarrity made a Motion to approve the Minutes as amended. William Karnoscak seconded the Motion. Unanimous approval.

8. **PUBLIC COMMENT**

None.

9. **DIRECTOR'S REPORT**

Margaret Neill, Library Division Director, mmneill@santafenm.gov

Margaret Neill stated the security cameras at Main and Southside and the fixing and re-striping of the parking lots at La Farge and Southside, as well as the ADA fix were all approved using one time funds. Southside is also getting the A/C (Air conditioning units) updated. There is no timeline on the work yet. Discussion on programs scheduled and the attendance level being high. Discussion on replacing public computers, copiers, printers, and coin-op. Discussion on Libraries as Launch Pads, and Creative Start-ups.

10. **PRESIDENT'S REPORT**

Mark Lupinetti, President of the Library Advisory Board, fmlupinetti@hotmail.com

Mark Lupinetti said he called the office of Representative Cates and asked about HB27 (Librarians Protection Act). Her assistant said the Bill got hung up in the Senate Committee and never made it out of committee. He will pursue this with them for next year. The problem is next year is a 30-day session and it's hard to get anything done unless the Governor really want it. So, the Governor is the one to address. Discussion on the indifference and priority of the Bill. Suggestion to invite Representative Cates to speak to the Board. Discussion on other organizations to partner and lobby with.

11. **NEW BUSINESS**

Friends of the Library Report - Tamina Painter, Liaison

Tamina Painter stated that it looked like they were getting closure on the Printer Contract for upgraded equipment. They had an event on Sunday (March 16, 2025) to introduce the new Executive Director for the Friends. Discussion on other



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issues regarding the Friends that will be discussed later on in the Agenda.

12. OLD BUSINESS

a. Collaboration continued on Vision and Values Statements.

Discussion on word selection, DEI programs, funding of programs, intellectual freedom, being explicit, shut down of services (at the federal level), self-censorship, commitment, making informed choices, LGBTQ Book Club as a support group, word snipping.

Discussion on Mission Statement: "**Fostering Equity and Community through Information, Resources, and Programs.**" (placement of commas) Mark Lupinetti made a Motion to adopt the Mission Statement with the placement of commas.

Aurora Hvidsten seconded the motion.

Unanimous approval.

Discussion of Values submissions by Board Members. Discussion on how to proceed forward word smithing. Discussion on quantity of Values. Aurora Hvidsten stated that she thought of the Mission as something they protect and the Vision as something they project. She sees the Vision of something more concise. Discussion of the current format of the Values, avoiding jargon, buzz words, suggestion of agreement on words. Discussion of the words: "Access", "Equity", and "Intellectual Freedom". Censorship discussion and non-fiction books, collection development, health and human services department, and CMS. Discussion on mind opening and other words that are preferred.

Discussion on Rose Cowan's and Adele Oliveira's contributions (absent members). "A place to spend time without spending money" discussion.

"Everyone is a citizen of the realm of ideas" discussion. Discussion on format of Values. Further discussion on Vision Statement.

Meghan McGarrity made a Motion to adopt "Everyone is a citizen of the realm of ideas", as the Vision Statement to be voted on at the April meeting so the absent members get a chance to look and think about it.

Discussion on "Nurture and Nourish" terms (as fourth Value), environment, expanding the mind, and the "Santa Fe Model" for programming (letter sent to the Friends).

William seconded the Motion.

Unanimous approval.

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Four Values for Board Members to expand up on and submit to Therese Martinez for next month's meeting:

1. Access
2. Equity
3. Intellectual Freedom
4. Nurture and Nourish

b. Group Discussion on Weeding Policy

Discussion on gathering of librarians (a "catalog" of librarians) and collection policies and challenges. Margaret Neill suggested adding what Rio Rancho did that once a book is challenged and it is not removed from the collection, they will not recognize other challenges over the same issues (in Request for Reconsideration Form). Discussion on on time limits for public comment, not engaging with the speaker. Request for Therese Martinez to research the time limit on Public Comment. William Karnoscak said there was language in the HB 27 that is really good (that can be used). Discussion on the City's revision on the Long Range Vision for the City. Margaret Neill said she would send the link of this to the group. Discussion on book banning and reading the entire book not "cherry-picking" of phrases, sections, to use as a challenge and corresponding language in the Collection Development Policy. Discussion on strategy for Collection Development Policy for additions, corrections. Board members will review and comment for the next meeting.

c. Update on the Printer Contract for the Library printers' replacement.

Covered previously in Friends of the Library Report.

d. Update on Operating Agreement with the Friends of the Library.

Margaret Neill stated that the Agreement is at the City's legal department. It is pending review. Julie Kinney is the new paralegal.

13. **NEXT MEETING:**

Tuesday, April 15, 2025 at 5:45 PM, at the Main Library.

Discussion on the deliverables for the next meeting:

*Four words for expansion on Values in full sentences.

Four Values for Board Members to expand up on and submit to Therese Martinez for next month's meeting:

1. Access
2. Equity
3. Intellectual Freedom
4. Nurture and Nourish

*Voting on Vision Statement

*Marking up of Collection Development Policy

14. **ADJOURN**

Mark Lupinetti asked for a Motion to adjourn.

William Karnoscak made the Motion to Adjourn.

Meghan McGarrity seconded the Motion.

Unanimous approval.