



**Albuquerque Metropolitan
Arroyo Flood Control Authority
Special Meeting Minutes
March 7, 2008**

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1. Call to Order and Roll Call

Vice Chair Saiers called the Special Board Meeting to order at 10:07 a.m., Friday, March 7, 2008. Roll was noted as follows:

Directors present:	Vice Chair Janet Saiers Director Tim Eichenberg Director Daniel Lyon Chairman Danny Hernandez (arrived late)
Directors excused:	Director Ronald D. Brown
Others present:	John Kelly, Executive Engineer Staff

A quorum was present.

2. Approval of Agenda

Director Eichenberg made a motion to approve the agenda. Director Lyon seconded the motion, which passed (3-0).

3. Surplus Property Report

Mr. Kelly stated that Real Estate Manager Loren Hines had experienced serious health symptoms earlier that morning and had been taken for medical care. As such, he would be handling the surplus property report and tour instead of Mr. Hines.

Chairman Hernandez arrived at 10:08 a.m. and chaired the rest of the meeting.

Mr. Kelly stated that there were several current lease properties, including the "Rutherford" property, the "Herring" property, the Embudo Channel at Jefferson, and a carry-over lease on the "Terpstra" property. In addition there were two other potential lease or purchase properties, at the South Pino Inlet, and at the Octopus Channel.

He stated that there were some potential surplus properties to be viewed by the Board. The first was the El Camino Diversion Project, also known as the "Billboard Channel." AMAFCA had received inquiries as the adjacent property is now being looked at for development. A portion of the property could be considered surplus now, or with channel work, more (or even all) of the property could be declared surplus.



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AMAFCA holds the second parcel, below the Piedras Marcadas Dam at Coors near Eagle Ranch, in fee simple. The parcel could be sold and a drainage easement retained for the channel.

The third parcel contains the Secate Blanco Channel. The Secate Blanco Channel was discussed with the Board during the Project Schedule Work Study sessions in 2007. It could be part of a possible sale or property swap as discussed last year.

The fourth parcel is the property along the North Diversion Channel, adjacent to the UNM North Golf Course and Indian School Road. This parcel is not considered surplus due to future short- and long-term AMAFCA needs but will be included on the tour due to recent interest.

Chairman Hernandez stated that he had told the North Course Group that the only way this parcel could possibly become surplus property would be if all of the repairs on the North Diversion Channel for which this property is needed as a staging area were completed. When that work is completed, or is done for AMAFCA, the Board would consider making this property surplus.

Mr. Kelly added that representatives of UNM and the North Course Group were expected at the March Board meeting, so it would be timely for the Board to visit the site at this time.

The fifth parcel is four lots in North Albuquerque Acres, currently containing the La Cueva Training Dike. Mr. Keeran briefed the Board on a potential project involving these lots in May 2007. The La Cueva Channel would have to be extended past Ventura in order to make these lots surplus. Due to uncertainties in the densities allowed under the La Cueva Sector Plan, Mr. Keeran had not yet brought a firm proposal to staff regarding this parcel.

Mr. Kelly stated that the tour would visit the parcel adjacent to the UNM North Golf Course, the La Cueva Arroyo, the El Camino Diversion, and the property at the South Pino Inlet.

As Director Eichenberg noted that he would not be joining the rest of the group on the field trip tour, item 4a was presented before the recess.

4. Unfinished Business

a. Communication from Senator Bingaman's office regarding FEMA

Mr. Kelly stated that he had provided a copy of a letter from Senator Bingaman to FEMA, and an email from Senator Bingaman's office to AMAFCA. Despite the Senator's efforts, FEMA will not delay issuance of the floodmap revisions, and will not issue the maps in sections. The Senator's office recommends property owners obtain flood insurance before the new maps go into effect and rates go up.



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Mr. Kelly stated that, in his opinion, AMAFCA's best course of action would be to proceed towards a Letter of Map Revision (LOMR) using two-dimensional modeling, at a cost of about \$40,000. This is under his approval limit as an on-call assignment. Staff is attempting to get half of this funding from Bernalillo County. This work could be done, and perhaps approved, prior to the FEMA maps being issued. Instead of 2600 acres in the floodplain, only 1700 acres would be in the floodplain under the LOMR.

Chairman Hernandez recessed the meeting for a tour of selected AMAFCA properties at 10:27 a.m. Just prior to the beginning of the tour, Director Saiers decided to not go on the tour.

Chairman Hernandez reconvened the meeting at 11:51 a.m. There was not a quorum at this time, as the only Board members present were Chairman Hernandez and Director Lyon.

Mr. Kelly summarized the tour by stating that no business had been conducted during the tour, and no decisions were made. The tour had reviewed one potential lease and three potential sale properties. Staff will combine these properties into the report that will go before the Board at the March 20, 2008 Board meeting as a part of the first draft of the budget.

5. New Business

None.

6. Items from the Floor/Public Comment

None.

7. Adjourn

There being no further business, Chairman Hernandez adjourned the meeting at 11:52 a.m.

Tim Eichenberg, Secretary-Treasurer 3/20/08

Recorded by Pam Woodruff, Secretary to the Executive Engineer