

## 49 Questions from the Audience on November 5, 2007

### **General structural questions**

Has the University or the non-profit corporation signed any contracts in relation to developing the golf course?

If yes, what is the timeframe for development?

Has the University transferred the golf course land to the non-profit corporation?

What alternate strategies is the University pursuing?

What steps are UNM taking to preserve the golf course on a long-term basis?

When will the next public meeting be?

Does the plan need to be approved by the Regents?

What process will you commit to today, to assure community input and transparency?

Will the development go through the city zoning & site plan approval process?

The public should select its own representatives on the Commission. Would you agree with this suggestion? [signed] Bea Benell

One of Dr. Schmidly's first slides indicated a planning effort to take place to deal with UNM lands. Why is UNM even considering the development of the UNM North Golf Course in advance of an overall land use plan?

Does the University have any legal obligation to preserve the intent of the donors of the property?

1. Has UNM asked the community to clearly state the MINIMUM long term footprint for the North Course Green Space?
2. After "1", what revenue is possible from the land "open" to commercial development?
3. Is the legislature willing and open to provide the funding "differential"?

### **Questions about the CRSA Proposal**

Is CRSA a non-profit entity? How does the University anticipate Lobo Village being governed?

Many CCRCs are non-profits and are not significant revenue generators. Are you looking at a for-profit CCRC? How does that fit with the mission of the University?

How many residents will this plan accommodate?

How many residents would live at “Lobo Village”?

Provide the economic and legal justification for a community (Lobo Village) developed for a select group of UNM affiliates using PUBLIC Lands for the benefit of a select few.

Will the jogging path around the perimeter be preserved under this plan?

You have said the Retirement Community is a suitable long-term transitional use. What would the transition be to? Secondly, do you have any personal financial or institutional tie to the CRSA Corporation?

What guarantees is UNM willing to give that if this CRSA project goes through, the green space will be permanently set aside?

### **Questions about Alternative Locations/Strategies**

UNM owns many acres of land adjacent to the main campus outright or via Sandia Foundation. Many of these sites are occupied by dilapidated buildings. Why not develop there, rather than this green space?

With all of the land that UNM wants to develop, why start with the North Golf Course?

If you are not using most of the “parcel,” why not use another, smaller one?

Have you considered a business operated through the university to provide at home health care to the whole city, instead of a limited retirement community? Students could provide the services, it would be lower overhead and folks who need health care could receive it where they want – in their homes.

What does a retirement community have to do with an institution of higher learning? Have you considered developing the South UNM Golf Course? Based on your past forceful methods of development at Oklahoma University, why should we trust that you are sympathetic to the retention of the North Golf Course?

You’re taking the easy, quick way out. There’s this land. Why not protect the little green space this city has and look into other ways of raising money? Also, how much investigation has gone in to whether retired UNM people want this?

Many retirement communities are being bought over, more than once, mostly for lack of profit. What kind of analysis has been done to make sure this will not be another Alvarado Hotel?

Consider the purchase or lease of “Vista del Rio” across the arroyo. It is currently (& always) only ½ full. A ready-made senior residence.

Why not develop some of the other UNM land plots that are currently unsightly and occurring between parking lots, instead of an area that is already beautiful and provides an established wildlife population?

Historically, universities have fostered public spaces that encourage interchange between the universities and the cities they are in. Such places come about by accident as by design. The north golf course is one highly successful such place. UNM owns a large number of single story, small houses, many containing a single university office. I understand the university has a need to grow – why not grow through making better use of already developed land and preserve the open space? We won't ever get it back.

Have you considered a long term land conservation trust?

Why could this development opportunity not be implemented at Mesa del Sol in lieu of the North Golf Course?

UNM owns the land that is now occupied by the eyesore Winrock mall. It also owns the land now occupied by Lockheed Martin, the world's largest war profiteer. Why not oust these two and improve those lands? Does UNM respect its word to the community? What kind of neighbor is UNM?

Why can't UNM use other land for development? The empty area where the car (nothing more is written, the handwriting is one of an elderly person.)

I'd like to suggest an alternative – build a multilevel parking structure on the M lot and use the rest of "M" parking lot for retirement community.

Why don't you develop the old Elks Club or UNM-owned land to build a senior community (Lobo Village)?

Has any other parcel of land been considered for this type of project? Why not? Is it because mid to upper middle class people will not want to live in less safe areas of UNM?

Now that you've got a more "concentrated development" that leaves a larger course and a wider buffer zone, why not move the project to another property?

If you build this retirement development, where will you build future buildings for the health campus – for instance, a dental school – this proposal forecloses many future options. Even better, leave it as a park for the students, employees, alumni, and wider community. Thank you.

### **Questions about Stopping Development**

We have 7 degrees from UNM in my family, all without getting rid of the golf course. The alternative course will not protect our indigenous animals or the citizens' needs for healthy recreation. We like UNM the way it is. What provisions have been made for these concerns?

Is there any hope that this area can be kept as it is? Is that an option at all? Or is it certain that it will be changed in some way?

These plans are completely unacceptable to this community. The UNM belongs to the people, this land is ours, not yours. Where is Gov. Richardson?

I would like to know what happened to the original family that donated the land in perpetuity for the specific use as a golf course. I believe that they are in California. At one time [they] threatened to take it back if not maintained as is for 9 holes. Princeton is currently being sued for misusing money donated years ago in a manner not intended.

### **General Questions**

How does the UNM administration and Regents intend to respond to immediate global warming issues by building more buildings?

What makes us believe that UNM will tell us the truth? How do we know you won't change the concept back to the original?

Just to show Dr. Schmidly – show of hands:

How many people went to UNM?

How many work at UNM or UNMH?

How many have children who went to UNM or are at UNM?

We are UNM!!

### **Court of Appeals**

Will the Board of Regents honor its resolutions in support of the Court of Appeals as approved on December 13, 2005 and November 14, 2006, and on which the legislature relied in appropriating \$9 million?

### **General Statement**

Mr. President, you look towards the future in terms of change, look at the future in terms of preservation. I implore you to remember the disastrous consequences of urban renewal of the 1970's. Remember that we who live in the university area have chosen to live here because of the university. It is right now not a win-win future.