

NEW MEXICO STATE BOARD OF FINANCE

REGULAR MEETING

Santa Fe, New Mexico

October 21, 2025

A regular meeting of the New Mexico State Board of Finance was called to order on this date at 9:09 a.m. in the Governor's Cabinet Room, fourth floor, State Capitol Building, Santa Fe, New Mexico.

1. ROLL CALL -- QUORUM PRESENT

Members Present:

The Hon. Howie Morales, Lt. Governor

Mr. Paul Cassidy, Public Member [virtual attendance]

Mr. Michael S. Sanchez, Secretary, Public Member

Ms. Wendy Trevisani, Public Member [virtual attendance]

Mr. Joseph Lujan, Public Member

Members Excused:

The Hon. Michelle Lujan Grisham, President

The Hon. Laura M. Montoya, New Mexico State Treasurer

Staff Present:

Ms. Ashley Leach, Director

Mr. Marcos B. Trujillo, Deputy Director

Mr. Roberto Vasquez, Board Administrator

Mr. Zachary Shandler, Board Legal Counsel

2. APPROVAL OF AGENDA

Member Lujan moved for approval of the agenda. Member Sanchez seconded the motion, which passed unanimously.

3. APPROVAL OF MINUTES: September 16, 2025

Member Cassidy moved approval of the September 16, 2025, meeting minutes. Member Lujan seconded the motion, which passed unanimously.

CONSENT AGENDA (Items 4-16)

Submitted by: Joe Brown, Director of Capital Projects, Higher Education Department

4. Eastern New Mexico University, Roswell—Requests Approval of Capital Expenditures for Greenhouse Project Construction (\$297,921.58)
5. University of New Mexico—Requests Approval of Capital Expenditures for the Acquisition of Real Property, Located at 1826 Mesa Vista Road NE, in Albuquerque (\$212,500)
 - Contingent upon director's and counsel's receipt and review of a fully executed warranty deed

Submitted by: Ashley Sisneros, Real Property Specialist, Santa Fe County

6. Santa Fe County—Requests Approval of the Lease of Real Property, Located at 205A Juan Medina Road in Chimayo, to the United States Postal Service (\$27,889.96/year)
 - Contingent upon director's and counsel's receipt and review of a revised and fully executed lease agreement
7. Santa Fe County—Requests Approval of the Lease of Real Property, Located at 2052 Galisteo Street in Santa Fe, to Behavioral Health Services Inc., DBA NM Solutions (\$164,256/year)
 - Contingent upon director's and counsel's receipt and review of (1) a fully executed lease agreement and (2) a resolution of the County Commission evidencing approval of the lease.
8. Santa Fe County—Requests Approval of the Lease of Real Property, Located at 2052 Galisteo Street in Santa Fe, to Santa Fe Recovery Center, Inc. (\$164,436/year)
 - Contingent upon director's and counsel's receipt and review of (1) a fully executed lease agreement and (2) a resolution of the County Commission evidencing approval of the lease.

Submitted by: Sylvia Tillbrook, Executive Assistant Otero County

9. Otero County—Requests Approval of the Lease of Real Property, Located at 1110 New York Avenue in Alamogordo, to the Flickinger Center for Performing Arts (\$64,668/year)

Submitted by: Tyra Thornton, Coordinator of Leased Facilities, Los Alamos Public Schools

10. Los Alamos Public Schools—Requests Approval of the Subletting and Assignment of the Lease of Real Property, Located at 1900 Diamond Drive in Los Alamos, with the United States of America

- Contingent upon director's and counsel's receipt and review of a fully executed agreement of assignment of lease.

Submitted by: Jody Young, Jetport Administrator, Doña Ana County International Airport

11. Doña Ana County—Requests Approval of the Lease of Real Property, Located at Doña Ana International Jetport in Santa Teresa, with RPSEP, LLC (\$7,123.20/year)

- Contingent upon director's and counsel's receipt and review of a fully executed lease agreement

12. Doña Ana County—Requests Approval of the Lease of Real Property, Located At the Doña Ana International Jetport in Santa Teresa, with Creative Pro Aviation Storage, LLC (\$4,414.80/year)

- Contingent upon director's and counsel's receipt and review of a fully executed lease agreement

Submitted by: Sara Love, Real Estate Coordinator, Bernalillo County

13. Bernalillo County—Requests Approval of a Waiver of the Requirement for a Real Property Appraisal and Taxation and Revenue Department Appraisal Review for the Donation of Real Property, Located at 133 Virginia St. NE in Albuquerque

Submitted by: Marcos Gonzales, Executive Development Officer, Bernalillo County

14. Bernalillo County—Requests an Additional Private Activity Volume Cap Allocation for the Casitas del Camino Apartments Project in Albuquerque and a Volume Cap Extension \$3,500,000)

Submitted by: Julie Lovato, Contract Specialist, Energy Minerals and Natural Resources Department

15. Energy, Minerals and Natural Resources Department—Requests Approval of an Assignment of Interest in its Concession Contracts with NM Marina Management, LLC for Rock Canyon Service Center and Marina del Sur at Elephant Butte Lake State Park

Submitted by: Ashley Leach, Director, State Board of Finance

16. Amendment to the Contract with Rodey, Dickason, Sloan, Akin & Robb For Bond Counsel Services

Member Cassidy moved for approval of Items 4-16, with the contingencies. Member Trevisani seconded the motion, which passed unanimously.

HIGHER EDUCATION

CAPITAL EXPENDITURES

Presenters: Joe Brown, Director of Capital Projects, Higher Education Department; Berta Zubiarte, University Architect, NSU; Jose Loera, Executive Director of Project Development, NMSU; Scott Eschenbrenner, Interim ADD, Facilities & Services; Dr. Timothy Wright, Director and Coordinator, NMSU Biology Department; Chris Kinsley, Interim Vice President, Administration & Finance

17. New Mexico State University—Requests Approval of Capital Expenditures for the Biomedical Research Center Expansion (\$16,336,640)

Mr. Brown stated that this project includes adding 10,748 gross square feet of research and support space and a new wild animal vivarium. The existing building already has utilities and connections to accommodate the expansion, but some minor renovations will be needed to adjoin the two structures. The operations and maintenance funding will be provided by the Biomedical Research Department. The project was included in the NMSU 2024 annual capital outlay plan and will be funded with \$7,084,640 from the National Institutes of Health, \$4,752,000 from a 2023 general fund appropriation, and \$4,500,000 from a 2025 STB appropriation.

Mr. Eschenbrenner and Dr. Wright made a slide presentation.

Responding to Member Cassidy regarding any potential threat to the NIH funding, Dr. Wright said the grant program officer told him that he has not heard of any concerns at this time.

Member Lujan moved for approval. Member Sanchez seconded the motion, which passed unanimously.

EMERGENCY FUNDING

Presenters: Steve Chavez, Chief, Roswell Fire Department; Derek Washichek, Deputy Chief, Roswell Fire Department

18. City of Roswell—Requests Approval of an Emergency Operating Grant to Purchase Two Emergency Response Vehicles (\$970,000)

Roswell Fire Chief Steve Chavez presented this request, which was for an emergency grant of \$970,000 to purchase two emergency response vehicles due to a catastrophic flood that took place in October 2024. The city's fire department lost multiple critical vehicles to the flood, including structural pumpers, command vehicles, and a new brush/rescue truck. In addition, the department has a 28-year-old brush truck that has met its operational lifespan.

and is functionally unreliable. The department is borrowing two rescue vehicles, one from the Grants Fire Department and the other from Albuquerque Fire Rescue.

Deputy Chief Washichek added that, without brush trucks, they are having to use regular size fire trucks on the back roads, which is causing their maintenance and repair bills go through the roof. They cover over 6,000 square miles in Chavez County, not counting the mutual aid responses they have with Eddy County and Lincoln County.

Ms. Leach stated that they partnered with the Department of Homeland Security to ensure there wasn't FEMA funding or other federal funding that might be available to cover this request, and it was confirmed that there wasn't. Some vehicles were totaled in the flooding that were replaced through the New Mexico Insurance Fund, so the city and the fire department have sought other funding sources to make their fleet whole again and to deal with the damages.

Ms. Leach noted that when this first came forward, the big concern, and why it rose to the level of an emergency, was the timeline for getting the vehicles. It was reported by the fire department that the lead time from ordering the vehicles to receiving them could be up to two years. Two vehicles were on hand that could be delivered within six to eight months, however, so the timing was critical.

Ms. Leach said application included a letter of support from Environment Department Deputy Secretary Rhoderick. He is very supportive of this emergency request given the critical threat of fire within the Roswell area.

Ms. Leach said the fire department has four lease-purchase loans outstanding for vehicles that they purchased previously, and unfortunately two of those were totaled, so they do have a debt burden they are having to deal with.

Member Sanchez moved for approval of the emergency funding with any contingencies. Member Lujan seconded the motion, which passed unanimously.

[Lt. Governor Morales and Member Cassidy left the meeting.]

PRESENTATIONS

Presenter: Alex Greenberg, Economic Development Policy Advisor, Office of the Governor

19. Presentation on State Fairgrounds District Development Plan

Mr. Greenberg made a slide presentation.

Responding to Member Lujan on community outreach, Mr. Greenberg said part of the Stantec contract includes a subcontract to a firm called Fable, which has held several town

halls and plans several more. In addition, a stakeholder group meets biweekly which includes key neighborhood leaders from surrounding areas.

Member Lujan asked if there is a financial plan to cover revenue needs if the racetrack is demolished. Mr. Greenberg responded that there is no plan currently because of the complexity of moving the racino to sever the track. Without the racino, there wouldn't be any bonding capacity. A legal analysis shows that, even if there were a desire to sever the track, it would open up the tribal gaming compacts, which this administration would prefer not to deal with.

Responding to Member Sanchez on additional parking, Mr. Greenberg said Stantec is very cognizant of the challenges with ingress and egress related to the state fair specifically given that 500,000 people visit it every year. The 60 acres within the track will still be available for parking, and Stantec will deliver plans if there are any additional changes to make sure that parking needs are addressed.

Member Sanchez said he understands that races happening around the state are very limited now, so the track is not making as much money as before. He asked if that would be having any impact on this. Mr. Greenberg responded that he was not aware of that.

Member Sanchez noted that, if the track is taken away, it would open up the tribal gaming compacts, and the tribe would be able to do what they intended to do in the very beginning. That should be taken into consideration.

Member Sanchez noted that this is a blighted area with a homeless population. He commented that the people making the decisions about this project should be aware that a lot of people are going to be displaced. Given plans for a park in this area, those people without adequate housing would just migrate to the park. He asked if there will be any discussion about this by members of the committee.

Mr. Greenberg responded that this has come up during the planning discussions. The property acquisition would mostly place in 2026, and the park likely wouldn't be constructed for several years after that. The hope is that there will be the ability to create mixed use housing with the necessary park security to make sure that the green space doesn't turn into a tent city.

Member Sanchez commented that, because this is the State Fairgrounds District, people are going to assume that the money is going to be used for the state fair in that area. It should be made very clear to the people that the state fair may be moved elsewhere, and they should understand what the possibilities might be should that happen.

Presenter: Marcos Trujillo, Deputy Director, State Board of Finance; Wesley Billingsley, Infrastructure Policy and Development Division Director

20. Presentation on Capital Outlay Reversions

Mr. Trujillo and Mr. Billingsley made this presentation.

INFORMATIONAL ITEMS

Presenter: Ashley Leach, Director, State Board of Finance

21. General Services Department Capital Buildings Repair Fund and Legislative Capital Projects Financial Status Reports for Month-Ended September 30, 2025

Ms. Leach reported that, as of the end of September, GSD had expended \$27.5 million out of a total of \$30.6 million in awards.

Ms. Leach reported that, for the Legislative Capital Projects Financial Status report, GSD reports that a total of \$184.8 million was expended out of \$507.6 million in appropriations.

22. State Treasurer's Office Investment Report for Month-Ended August 31, 2025

Ms. Leach reported that, at the end of August, the State Treasurer managed \$18.7 billion in assets. During the month, the office earned approximately \$67.6 million. On an unrealized mark-to-market basis, the portfolio increased by \$51.8 million.

23. Emergency Balances – October 21, 2025

	<u>Balance</u>	<u>Appropriation</u>
Operating Reserve Fund	\$4,000,000.00	\$4,000,000.00
FY25-26 Special Appropriation	\$1,356,568.43	\$2,000,000.00
Emergency Water Fund	\$109,900.00	\$ 109,900.00

Ms. Leach reported these balances. Following the board's action today for the City of Roswell, the total amount available for the remainder of the fiscal year is about \$4,386,000. The board will probably pull the emergency funding from the Special Appropriation, leaving about \$386,000.

24. Fiscal Agent and Custodial Bank Fees Report

Ms. Leach reported that the SBOF continued to realize negative net fees for fiscal agent and treasury services. Gross fees, prior to application of the earnings credit, totaled \$99,254, which was nearly identical to fees reported in August. Billing has remained steady for custody bank services, at around \$15,000 per month.

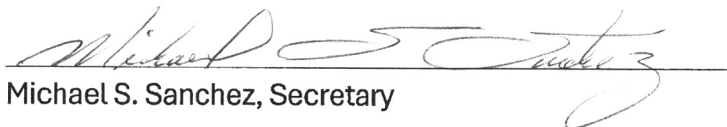
25. Department of Finance & Administration Approved Joint Powers Agreements
for Month-Ended September 30, 2025

Ms. Leach reported that DFA approved six JPAs during September. Two were between Cooperative Educational Services and two separate charter schools for the provision of procurement and other services. Three were between the New Mexico School for the Blind and Visually Impaired (NMSBVI) and three separate school districts for the provisions of services to students who have been referred to NMSBVI. The last JPA was between the City of Albuquerque and the Middle Rio Grande Conservancy District to effectuate the provisions of the Rio Grande Valley State Park Act.

ADJOURNMENT: 10:45 a.m.


Michelle Lujan Grisham, President

11-20-25
Date


Michael S. Sanchez, Secretary

Nov. 20, 2025
Date