

*New Mexico Finance Authority*  
**810 W. San Mateo Rd., Santa Fe, New Mexico 87505**  
**(505) 984-1454**  
**NMFA Board Meeting Minutes**  
**February 27, 2025**  
**Zoom**

**Members Present:**

Kathy Keith, Chair	Public Member, Los Alamos Natl. Laboratory
Martin Suazo, Vice Chair	Public Member, Las Vegas, NM
Andrew Burke	Public Member, Las Cruces, NM
Richard Garcia	Designee, New Mexico Counties
Marcos Trujillo	Designee, NM Dept. of Finance and Administration
Sam Collins	Designee, NM Economic Development Dept.
Kelsey Rader	Designee, NM Environment Department
Alison Nichols	Designee, NM Municipal League
Melanie Kenderdine	Secretary, Energy, Minerals & Natural Resources Dept.
Teresa Costantinidis	Public Member, University of New Mexico

**Members Absent:**

Ronald Lovato	Public Member, Ohkay Owingeh
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**New Mexico Finance Authority Staff:**

Aaron Kayser	Laura Williams
Angelo Jaramillo	Leslie Medina
Angie Hunt	Luanna Salazar
Anthony Maestas	Mark Lovato
Bradley Fluetsch	Marquita Russel
Brian DuBoff	Nkolika Onyia
Bryan Otero	Norman Vuylsteke
Carmela Manzari	Paul Romero
Charlotte Larragoite	Ratna Navabhaktula
Chip Pierce	Rio Trujillo
Delanne Reichard	Ron Cruz
Donnie Quintana	Ryan Olguin
Dora Cde Baca	Ryan Marie Decker
Eric Friedland	Susan Pittard
Erika Falance	Susan Rodriguez
Fernando Martinez	Teresa Miller
Jeff Baade	Theresa Garcia
Joanne Johnson	Todd Johansen
John Brooks	Oscar Rodriguez
John DuBois	
Jolin Anaya	
Josh Young	
Juliana Baumgartner	
Kryshana Madrid	

**Guests:**

Alan Berg  
Dan Opperman  
Diron Hill  
David Bailey  
Kaeley Weimerskirch  
Isaac Leon  
Rich Wood  
Rob Burpo  
Suzanne Bruckner  
Wayne Johnson

Tyrone Water Association  
Taft Stettinius & Hollister LLP  
Tyrone Water Association  
  
RBC Capital Markets  
Sutin, Thayer & Browne, APC  
BOKF  
Financial Advisor for Sandoval County  
Sutin, Thayer & Browne, APC  
Sandoval County

1. **Call to Order and Roll Call.** Chairman Keith called the meeting to order at 9:00 a.m. A quorum was established.

2. **Approval of Agenda.** Member Suazo moved, seconded by Member Trujillo to approve the agenda. The motion passed 10 – 0.

3. **Approval of Board Minutes.**

3.1 Member Suazo moved, seconded by Member Costantinidis, for approval of the January 30, 2025, Board Minutes. The motion passed 10 – 0.

4. **Report from the Chief Executive Officer (“CEO”), Marquita Russel.**

4.1 **Report from the CEO.** CEO Russel provided a staffing update. Half-way through the legislative session and all has remained relatively quiet for NMFA. As of Friday, February 21<sup>st</sup>, our endorsed, core legislation is making its way through their originating chamber with all five bills waiting for their respective finance committees to hear the bills:

- HB 196 (Rep. Garratt) – Behavioral Health, Primary Care & Child Care Appropriations
- HB 206 (Rep. Herrera) – Water Project Fund Authorizations
- HB 240 (Rep. Herrera) – Drinking Water Act Changes
- SB 115 (Sen. Padilla) – PPRF Authorizations

Other bills impacting NMFA have been introduced and are making their way through their first chamber:

- HB 128 (Rep. Szczepanski) – NMFA Local Solar Access Fund: Partners NMFA with Energy, Minerals and Natural Resources Department in operating a renewable energy grant program for certain local governments. Appropriation in HAFC/CS HB 2: \$20 million.
- HB 145 (Rep. Hochman-Vigil) – Additional Highway Project Bonding: Authorizes the State Transportation Commission to issue \$1.5 billion in bonds to finance state highway projects. HB 145 provides that the Commission may issue the bonds directly or through the NMFA.

**Informational Only.**

**5. Public Lending Committee.**

**5.1 Public Lending Committee Report.** *Committee Members are Mr. A.J. Forte, Chair, (Ms. Alison Nichols), Secretary Wayne Propst (Mr. Marcos Trujillo), Secretary James Kenney (Ms. Kelsey Rader), Ms. Joy Esparsen (Mr. Richard Garcia) and Mr. Ron Lovato.*

**5.1 Update on Activities.** A quorum of the Public Lending Committee met on February 19, 2025, via Zoom. Member Alison Nichols chaired the meeting, with members Richard Garcia, Kelsey Rader, and Ron Lovato in attendance.

Staff presented one PG, one DWSRLF and six PPRF applications. The committee recommends for approval of these items.

**Informational Only.**

**6. Consent Agenda.**

**6.1 Coyote MDWC & MSHA (Rio Arriba County). PG-6676. \$50,000.** Coyote is requesting funding to complete a Preliminary Engineering Report (“PER”) to identify new efficiencies to increase and stabilize water pressure throughout the entire system, and identify and replace outdated waterlines, meters and other system components. Coyote plans to utilize the PER in their application for future WTB funding.

**6.2 Village of Hatch (the “Village”) (Dona Ana County). DWL-6671. \$325,500.** The Village has applied to the DWSRLF to finance an inventory/survey to determine the status of the Village’s lead lines. The project consists of work to complete the required system wide lead service line inventory and comply with the revised Lead and Copper Rule (2021) and the EPA’s August 4, 2022, guidance. This work may be done internally or can be contracted to a service professional. Purchase of eligible equipment and supplies are allowed for this program. All related appurtenances associated with the survey are eligible. The project was ranked number one on the SFY 2025 Fall Supplemental List for BIL Lead Service Line Funding.

**6.3 Melrose Schools (the “District”) (Curry County). PPRF-6652. \$300,000.** The District applied to the PPRF for financing of District wide improvements to provide and maintain adequate educational facilities. In November 2021, the District received voter approval of \$600,000 to construct, remodel, make additions and furnish school buildings, purchase or improve school grounds. This approval is valid for a period of four years. The District will issue half of General Obligation Bonds (\$300,000), which NMFA will purchase with the PPRF. The proceeds will be used for projects identified on the district’s 2023-2028 Facility Master Plan.

**6.4 Carrizozo Law Enforcement (the “Town”) (Lincoln County). PPRF-6660. \$157,983.** The Town has applied to the PPRF to finance the purchase of two new police vehicles. The Town will pledge its State Law Enforcement Protection Funds as the revenue source.

**6.5 Tyrone WWA (the “Association”) (Grant County). PPRF-6659. \$586,818.** The Association has applied to the PPRF to refund its Series 2012 USDA Loan. The Series 2012 loan was for undertaking a project of acquisition, construction, enlargement, capital improvements of a water, waste system. The total project cost was estimated at \$661,000 with the pledged revenue being the Net System Revenue of the Association. Due to the delays in getting USDA consent for CIF-6433 and CIF-6444 as additional debt, and these loans have been unable to close utilizing the same pledged revenue, the Association has requested the technical refunding of the Series 2012. The restructuring will allow for the closing of the Colonias loans and funding to be made available for much needed projects, which have already been approved by the NMFA Board. Discussion regarding the refunding ensued with staff and representatives of Tyrone Water Association answering questions.

**Member Suazo moved, seconded by Member Collins, for approval of agenda items 6.1-6.5. The motion passed 10-0.**

**7. Regular Agenda.**

**7.1 Sandoval County. PPRF-6664. \$2,607,000.** The County received voter approval for one series or more, in an aggregate principal amount not exceeding \$2,607,000. The voters authorized the County to issue general obligation bonds for the purpose of acquiring vehicles, paving roads, acquiring equipment, and making improvements to County facilities. The approval is valid for a period of four years. The County will issue General Obligation Bonds in the amount of \$2,607,000, which NMFA will purchase with the PPRF.

**7.2 Sandoval County. PPRF-6663. \$3,100,000.** The County received voter approval to issue its general obligation bonds, in one or more series, in an aggregate principal amount not exceeding \$3,100,000. The voters authorized the County to issue general obligation bonds for the purpose of improving library facilities within the County and purchasing books and other library resources. The approval is valid for a period of four years. The County will issue General Obligation Bonds in the amount of \$3,100,000, which NMFA will purchase with the PPRF.

**7.3 Sandoval County. PPRF-6662. \$6,200,000.** In November 2024, the County received voter approval for one or more series, in an aggregate principal amount not exceeding \$11,200,000. The voters authorized the County to issue general obligation bonds for the purpose of planning and expanding the County’s fire department water delivery systems, the County’s public safety and government telecommunication systems and equipment, and related County buildings. The approval is valid for a period of four years. The County will issue General Obligation Bonds in the amount of \$6,200,000, which NMFA will purchase with the PPRF.

**Member Suazo moved, seconded by Member Rader, for approval of agenda items 7.1-7.3. The motion passed 10-0.**

**8. Economic Development Committee Report.** *Committee members: Secretary Rob Black, Chair (Mr. Sam Collins), Secretary Dylan Fuge (Mr. Ben Shelton), Ms. Teresa Costantinidis, Secretary Wayne Propst (Mr. Marcos Trujillo), and Mr. Ronald Lovato.*

**8.1 Update on Activities.** A quorum of the Economic Development Committee met on February 18, 2025, via Zoom Member Sam Collins chaired the meeting, with members Ben Shelton, Marcos Trujillo, Ron Lovato, and Teresa Costantinidis in attendance.

Staff recommended a revised approval of the EQ2 investment commitment to the New Mexico Climate Investment Center to allow for its investment match to come in the form of a loan from the Coalition for Green Capital. The committee recommends approval of the waiver. Staff recommended approval of the new priority list for NMTC round 33, a rural-only application round. The committee recommends approval of the proposed priority project ranking. Staff presented the February 2025 Program Monitoring Report as an information item.

### **Informational Only.**

**8.2 Revised Approval of EQ2 Investment Commitment to the New Mexico Climate Investment Center (“NMCIC”) (Waiver of Green Lender Investment Policy Match Definition).** Staff presented a policy waiver recommendation for the EQ2 investment commitment to the NMCIC. To meet the requirements of the Venture Capital Program Act, the Green Lender Investment Policy contains a match requirement which restricts investments in any one Green Lender cannot exceed fifty-one percent (51%) of the total investment capital in the Green Lender. Policy defines total investment capital is defined as total net assets including EQ2 investments. NMCIC had anticipated raising federal and private grant funding to fulfill the match requirement. In January 2025, the NMCIC was successful in raising \$10 million of federal funding in the form of a senior secured loan from the Coalition for Green Capital (“CGC”). CGC loan proceeds may only be used for lending purposes. Allowing the CGC loan to count as match would make the total EQ2 commitment available to NMCIC, subject to NMCIC achieving business development milestones and complying with the terms and covenants of the EQ2 agreement. NMFA staff believe this is an acceptable use of the EQ2 commitment given the intended use of the special appropriation, and NMCIC’s immediate accessibility to lending capital. Staff recommends a waiver of the requirement in the Green Lender Investment Policy as presented.

**Member Suazo moved, seconded by Member Kenderdine, for approval of agenda item 8.2. The motion passed 10-0. Member Kenderdine left the meeting after item 8.2.**

**8.3 Prioritization of Round 33 New Markets Tax Credit (“NMTC”) Applications.** Staff presented an updated prioritization for the ranking of the NMTC applications for Rural Projects Only. In October, the Board approved the prioritization ranking for Rural Round 33. During the underwriting process, the projects did not meet the NMTC Lending and Credit policy standards which include adequate collateral or sufficient debt service coverage.

Accordingly, staff re-opened the application between November 2024 and January 2025. One application was received and was deemed eligible. The applicant, Mixed Up Cocktails, located in Deming, NM received a high readiness score. Pursuant to the policy, staff will complete the due diligence to determine if the project can meet NMFA’s underwriting criteria and if it can close within five months. If the project meets the criteria, staff will recommend the project to the Finance New Mexico Advisory Board and the NMFA Board for Preliminary Approval.

**Member Suazo moved, seconded by Member Nichols, for approval of agenda item 8.3. The motion passed 9-0.**

- 9. Finance and Disclosure Committee Report.** *(Committee members: Mr. Martin Suazo, Chair, Mr. A.J. Forte (Ms. Alison Nichols), Secretary Wayne Propst (Mr. Marcos Trujillo), Secretary James Kenney (Ms. Kelsey Rader), and Ms. Joy Esparsen (Mr. Richard Garcia).*

**9.1 Update on Activities.** A quorum of the Finance & Disclosure Committee met February 19, 2025, via Zoom. Member Martin Suazo chaired the meeting, with members Alison Nichols, Kelsey Rader, and Richard Garcia in attendance.

Staff presented the monthly Investment Report for January 2025 as a information item. Staff presented the mid-year NMFA budget performance. The committee recommends approval of the Budget Performance Report, noting the specific change to Contractual Services. Staff presented the December 2024 Bond report and the PPRF Bond Sale as informational items.

**Informational Only.**

**9.2 Report on NMFA PPRF 2025A-1/2025A-2 Senior Lien Bond Sale.** Staff presented an overview of the Bond Sale report noting the PPRF senior lien 2025A bonds were sold February 11, 2025, in the par amount of \$99,210,000, in two separate sub-series. The lead managing underwriter was Stifel with BoA Securities and J.P. Morgan as co-managers. The Board designee was Marcos Trujillo. The bonds will close on February 25, 2025. New investors to the PPRF program are highlighted as well as the 2025A bond issue including final coupons, yields and final debt service schedule and key issuance statistics.

**Informational Only.**

**9.3 FY2025 Mid-Year Budget Performance Report and Approval of Budget Adjustment.** Staff presented the mid-year budget performance reporting the performance of the FY 2025 budget and the projection for year-end based on the experience through December 31, 2024. It also includes a request for approval of a \$61,018 reduction in contractual services and a corresponding increase in the Capital Budget. Staff went over the program appropriations affecting the budget. These additional appropriations should not require any shifting of resources or any change in budget projections and investment interest revenue. All program budgets are performing as expected through this point in the year. Based upon the presented results staff is confident that Operating Expenses will come in at the Approved Budget.

**Member Suazo moved, seconded by Member Garcia for approval of agenda item 9.3. The motion passed 9-0.**

**10. Audit Committee Report.** *Committee members: Mr. Andrew Burke, Chair, Mr. Martin Suazo, Secretary Melanie Kenderdine (Mr. Ben Shelton), and Secretary Rob Black (Mr. Sam Collins), and Ms. Teresa Constantinidis.*

**10.1 Update on Activities.** A quorum of the Audit Committee met February 19, 2025, via Zoom. Member Andy Burke chaired the meeting, with members Sam Collins and Ben Shelton in attendance.

Staff presented the financial statements for the month of December 2024. The committee recommends acceptance of the financial statements. Staff presented an update on the construction project at 810 W. San Mateo. Staff also shared that NMFA approved payment on five change orders for the most recent pay application. This was an information item.

**10.2 Acceptance of the Financial Statements and Performance Indicators for December 2024.** Staff presented an overview of the Statement of Net Position, Statement of Revenues, PPRF Bond Interest

Debt Service payments, Expenses and Changes in Net Position, Statement of Cash Flows, Performance Reports, and Federal Grants and Transfers.

**Member Suazo moved, seconded by Member Costantinidis for approval of agenda item 10.2. The motion passed 9-0.**

**11. Next Board Meeting.** Thursday, March 27, 2025 via Zoom – 9:00 a.m.

**12. Adjournment.** The meeting adjourned at 9:57 a.m.

*AJ forte*

Secretary

03 / 30 / 2025

Date