



NMFA BOARD MEETING

Thursday, August 28, 2025
9:00 AM

NMFA Board Room

AGENDA

1. Call to Order and Roll Call

2. Approval of Agenda

Action Item

2.1 Approval of Agenda

Yes

3. Approval of Board Minutes

Action Item

3.1 Approval of the July 24, 2025 Board Minutes

Yes

4. Report from the CEO

Action Item

4.1 Report from the CEO (Marquita Russel, Chief Executive Officer)

No

5. Other Items

Action Item

5.1 Recommendation for Approval to the Board of the Portfolio Management Policy. (Marquita Russel, Chief Executive Officer & Bryan Otero, Chief Risk Officer)

Yes

5.2 Approval of Child Care Facility Revolving Loan Fund Policy. (John Brooks, Chief of Programs)

Yes

5.3 Approval of Amended and Restated Rules Governing the Public Project Revolving Fund. (Mark Chaiken, General Counsel)

Yes

6. Public Lending Committee

Action Item

- 6.1 Update on Activities *(Alison Nichols, Chair)* No

7. Consent Agenda

Action Item

- 7.1 County of San Juan. PG-6806. \$78,000. Affordable Housing Act Plan. *(Susan Rodriguez, Senior Program Administrator)* Yes
- 7.2 Las Cruces (Dona Ana County). PG-6809. \$100,000. Metropolitan Redevelopment Act Plan. *(Susan Rodriguez, Senior Program Administrator)* Yes
- 7.3 City of Sunland Park (Dona Ana County). CIF-6409. \$197,190. Memo to Change Loan from CRRUA to Sunland Park *(Carmela Manzari, Regional Finance Manager & Rata Navabhaktula, Lead Credit Analyst)* Yes
- 7.4 San Pablo MDWCA. CIF-6435. Additional Funds - Construction Cost Overrun. *(Angela Quintana, Program Manager)* Yes
- 7.5 Village of Ruidoso (Lincoln County). WPF-5981. Additional Funds - Construction Cost Overrun. *(Angela Quintana, Program Manager)* Yes

8. Regular Agenda

Action Item

- 8.1 Los Lunas School District (Valencia County). PPRF-6810. \$6,000,000. *(Angelo Jaramillo, Regional Finance Manager & Zane Ration, Credit Analyst)* Yes
- 8.2 Tatum Municipal School District (Lea County). PPRF-6813. \$2,250,000. *(Ryan Olguin, Lead Finance Manager & Zane Ration, Credit Analyst)* Yes
- 8.3 Mora Independent School District (Mora County). PPRF-6816. \$2,500,000. *(Angelo Jaramillo, Regional Finance Manager & Jake Adams, Credit Analyst)* Yes
- 8.4 Quay County. PPRF-6685. \$21,630,000. 2025 Building Loan. *(Carmela Manzari, Senior Finance Manager & Jeff Baade, Lead Credit Analyst)* Yes

9. Economic Development Committee

Action Item

- 9.1 Update on Activities *(Sam Collins, Chair)* No
- 9.2 Pilsner Place (Bernalillo County). SLP-5338. \$1,867,500. Memo to Request a Change of Ownership. *(Aaron Kayser, Managing Director, Credit)* Yes

- | | | |
|-----|---|-----|
| 9.3 | Affordable Housing Presentation. <u>(Josh Young, Lead Credit Analyst)</u> | No |
| 9.4 | Nueva Acequia 4 (Santa Fe County). OEF-HD-6818. \$3,180,000. <u>(Josh Young, Lead Credit Analyst)</u> | Yes |
| 9.5 | San Mateo Manor L.P. (Bernalillo County). OEHD-6814. \$1,348,000. <u>(Jeff Baade, Lead Credit Analyst)</u> | Yes |
| 9.6 | NewSpace Nexus. OECD-6750. Revised Loan Approval. <u>(John DuBois, Regional Finance Manager, Jeff Baade, Lead Credit Analyst)</u> . | Yes |

10. Finance & Disclosure Committee

Action Item

- | | | |
|------|--|-----|
| 10.1 | Update on Activities <u>(Martin Suazo, Chair)</u> | No |
| 10.2 | Authorizing and Delegating Resolution for the Subordinate Lien Public Project Revolving Fund Revenue Bonds, Series 2025C, Preliminary Official Statement, Subordinated General Indenture of Trust and Pledge, as amended and supplemented by the Twenty-Fifth Supplemental Indenture of Trust & Related Documents. <u>(Chip Pierce, Chief Financial Strategist, Mark Chaiken, General Counsel, and Jerry Kyle, Jr., Disclosure Counsel - Orrick, Herrington & Sutcliffe, LLP/ Brad Patterson, Bond Counsel - Gilmore & Bell)</u> | Yes |
| 10.3 | FY 2025 Budget Performance Report as of June 30, 2025 | Yes |
| 10.4 | Proposed Award for Third-Party Recordkeeper Services for the New Mexico Finance Authority Retirement Plan for Employees. <u>(Carmela Manzari, Senior Finance Manager & Susan Pittard, Associate Attorney)</u> | Yes |

11. Audit Committee

Action Item

- | | | |
|------|---|-----|
| 11.1 | Update on Activities <u>(Andrew Burke, Chair)</u> | No |
| 11.2 | Presentation and Acceptance of the Financial Statements and Performance Indicators for June 2025 <u>(Oscar Rodriguez, Chief Financial Officer & Norman Vuylsteke, Controller)</u> | Yes |

12. Next Board Meeting Thursday, September 25, 2025 9:00a-12:00p

New Mexico Finance Authority Board Room
810 W. San Mateo
Santa Fe, NM 87505

13. Adjournment