



NMFA BOARD MEETING

Thursday, August 27, 2026

9:00 AM

NMFA Board Room
810 W. San Mateo Rd.
Santa Fe, NM 87505

Or Via Zoom Webinar:

<https://nmfa-net.zoom.us/j/84299480283?pwd=g9yZuuJDZdbgn9hawELOIOqvhhMTbk.1>

Webinar ID: 842 9948 0283

Passcode: 800381

Phone one-tap:

+17193594580

AGENDA

1. Call to Order and Roll Call

2. Approval of Agenda

2.1 Approval of Agenda

Action item

Yes

3. Approval of Board Minutes

3.1 Approval of the July 23, 2026 Board Minutes

Action item

Yes

4. Report from the CEO

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

Action item

No

5. Other Items

5.1 Integrated Business Application (IBA) Update (*Adam Johnson, Chief*)

Action item

No

- 5.2 Presentation of the 2025 Venture Capital Annual Report (Rick Herrman, Senior Capital Strategist and Ryan Marie Decker, Private Markets Consultant, Meketa Investment Group)

Action item

No

6. Public Lending Committee

- 6.1 Update on Activities (Alison Nichols, Chair)

Action item

No

7. Consent Agenda

- 7.1 Approval of Consent Agenda

Action item

Yes

8. Water Trust Board Consent Agenda

- 8.1 Funding Recommendation for the 2026 Water Trust Board Application Cycle (Angela Quintana)

Action item

No

- 8.2 Village of Fort Sumner (De Baca County). WWP Improvements. WPF-6860. \$4,500,000. (Angela Quintana, Program Manager & Ratna Navabhaktula, Lead Credit Analyst)

Action item

Yes

- 8.3 EMWT Regional Water Association (Torrance County). Sunset Acres Water System Improve. WPF-6856. \$420,000. (Angela Quintana, Program Manager & Jolin Anaya, Credit Analyst)

Action item

Yes

- 8.4 EMWT Regional Water Association (Torrance County). Homestead Estates Water System Improve. WPF-6857. \$341,000. (Angela Quintana, Program Manager & Jolin Anaya, Credit Analyst)

Action item

Yes

9. Regular Agenda

- 9.1 Wagon Mound Public Schools (Mora County). General Obligation Bond. PPRF-7188. \$500,000. (Kaitlyn Bailey, Regional Finance Manager & Jolin Anaya, Credit Analyst)

Action item

Yes

- 9.2 Cimarron Municipal School District 3 (Colfax County). General Obligation Bonds. PPRF-7277. \$2,500,000. (Sam Collins, Senior Finance Manager & Jolin Anaya, Credit Analyst)

Action item

Yes

- 9.3 City of Deming (Luna County). General Obligation Bond. PPRF-7285.

Action item

Yes

\$2,500,000. (Carmela Manzari, Senior Finance Manager & Luke Soule, Credit Analyst)

Action item

Yes

- 9.4 City of Truth or Consequences (Sierra County). General Obligation Bond. PPRF-7286. \$630,000. (Carmela Manzari, Senior Finance Manager & Luke Soule, Credit Analyst)

Action item

Yes

- 9.5 Clayton Municipal Schools (Union County). General Obligation Bond. PPRF-7287. \$1,500,000. (Kaitlyn Bailey, Regional Finance Manager & Luke Soule, Credit Analyst)

Action item

Yes

- 9.6 Pojoaque Valley Public Schools (Santa Fe County). Education Technology Note. PPRF-7284. \$700,000. (Sandro Tonini, Senior Finance Manager & Zane Ration, Credit Analyst)

10. Economic Development Committee

Action item

No

- 10.1 Update on Activities (Isaac Romero, Chair)

Action item

Yes

- 10.2 New Mexico Learning Academy (Bernalillo County). Facility Expansion CCRLF-7349. \$150,000. (Sandro Tonini, Senior Finance Manager & Ratna Navabhaktula, Lead Credit Analyst)

Action item

Yes

- 10.3 Child Care Facility Revolving Loan Fund Program Policy (John Brooks, Chief of Programs, Antoinette Vigil, Managing Director, Community and Economic Development & Sandro Tonini, Senior Finance Manager)

Action item

Yes

- 10.4 SKLL Ventures LLC/Keck Enterprises LLC (Bernalillo County) Cash out Refinance of 415 Luna St., Los Lunas (Valencia County). SSBC2-7292. \$136,710. (Sam Collins, Senior Finance Manager & Luke Soule, Credit Analyst)

Action item

Yes

- 10.5 SKLL Ventures LLC/Keck Enterprises LLC (Bernalillo County). Cash out Refinance of 8300 Carmel, ABQ. SSBC2-7294. \$612,990. (Sam Collins, Senior Finance Manager & Luke Soule, Credit Analyst)

Action item

Yes

- 10.6 Property Management Plus LLC/Kassis Restaurant Group LLC (Lea County). Approval Modification of Pacific Rim Restaurant Refinance and Remodel. SSBC2-7183. \$1,764,000. (Sam Collins, Senior Regional Finance Manager & Jake Adams, Lead Credit Analyst)

Action item

Yes

- 10.7 Kassis Restaurant Group LLC (Lea County). Modification of Approval of Copper House Steakhouse Build Out. SSBC2-7220. \$752,150. (Sam

Collins, Senior Regional Finance Manager & Jake Adams, Lead Credit Analyst)

10.8 West Central North, LLC. (Bernalillo County). Multifamily Workforce Development. OEHD-7330. \$15,000,000. (Jake Adams, Lead Credit Analyst)

Action item
Yes

10.9 Sendero Clovis (Curry County). Multifamily Workforce Development. OEHD-7328. \$15,000,000. (Jeff Baade, Lead Credit Analyst)

Action item
Yes

10.10 Portales Parkway LLC. (Roosevelt County) Workforce Housing Development. OEHD-7334. \$3,300,000. (Jeff Baade, Lead Credit Analyst)

Action item
Yes

10.11 Portales Parkway LLC. (Roosevelt County) Commercial Retail Development. OECD-7326. \$6,050,080. (Jeff Baade, Lead Credit Analyst)

Action item
Yes

10.12 CLS Development Partners LLC (Dona Ana County). OECD-7320. Building Project \$16,312,294. (AJ Martinez, Credit Analyst)

Action item
Yes

10.13 Miller RE Investments, LLC (Dona Ana County). OECD-7322. Redevelopment Project \$3,941,516. (AJ Martinez, Credit Analyst)

Action item
Yes

11. Finance & Disclosure Committee *The Finance & Disclosure Committee did not meet this month.*

12. Audit Committee *The Audit Committee meeting will take place on Monday August 24, 2026*

12.1 Update on Activities (Andrew Burke, Chair)

Action item
No

12.2 Presentation of the FY Year End Financial Statements as of June 2026 (Oscar Rodriguez, Chief Financial Officer & Norman Vuylsteke, Controller)

Action item
Yes

13. Next Board Meeting *Thursday, September 24, 2026 9:00a-12:00p*

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14. Consent Agenda Appendix

14.1 Gabaldon MDWCA (San Miguel County). Preliminary Engineering Report. PG-7338. \$60,000. <u>(Susan Rodriguez, Senior Program Administrator)</u>	Action item Yes
14.2 Village of Milan (Cibola County). Water Asset Management Plan. PG-7339. \$75,000. <u>(Susan Rodriguez, Senior Program Administrator)</u>	Action item Yes
14.3 Valencia County. Affordable Housing Act Plan. PG-7340. \$100,000. <u>(Susan Rodriguez, Senior Program Administrator)</u>	Action item Yes
14.4 Ojo Caliente MDWCA (Rio Arriba & Taos Counties). Water Asset Management Plan. PG-7343. \$40,000. <u>(Susan Rodriguez, Senior Program Administrator)</u>	Action item Yes
14.5 Union de Llano MDWCA (Taos County). Water Development Plan. PG-7344. \$40,000. <u>(Susan Rodriguez, Senior Program Administrator)</u>	Action item Yes
14.6 Village of Logan (Quay County). Water Asset Management Plan. PG-7345. \$56,250. <u>(Susan Rodriguez, Senior Program Administrator)</u>	Action item Yes
14.7 La Luz MDWC & MSWA (Otero County). Preliminary Engineering Report. PG-7346. \$75,000. <u>(Susan Rodriguez, Senior Program Administrator)</u>	Action item Yes
14.8 MRCOG - Rio Metro Regional Transit District. Technical Assistance. LSAF-0015. \$50,000. <u>(Susan Rodriguez, Senior Program Administrator)</u>	Action item Yes
14.9 Cloudcroft Municipal School District 11 (Otero County). Education Technology Note. PPRF-7279. \$650,000. <u>(Sam Collins, Senior Finance Manager & Jolin Anaya, Credit Analyst)</u>	Action item Yes

15. Adjournment