



NMFA BOARD MEETING

Thursday, October 22, 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/82431757190?pwd=xkMFfJatKc7gdFXAWdstlJuZ7k9taL.1>

Webinar ID: 824 3175 7190

Passcode: 328712

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 September 24, 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 Review of Operational Key Performance Indicator Dashboard (*Bryan*)

Action item

No

NMFA Board Meeting
October 22, 2026

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. Regular Agenda

- 8.1 San Luis Cabezón MDWA Revised Approval (Sandoval County). Refunding. PPRF-7196. \$308,299. (Carmela Manzari, Senior Finance Manager & Zane Ration, Credit Analyst)

Action item

Yes

- 8.2 South Central Solid Waste Authority (SCSWA) (Doña Ana County). Land Acquisition. PPRF-7355. \$3,002,280. (Kaitlyn Bailey, Regional Finance Manager & Luke Soule, Credit Analyst)

Action item

Yes

- 8.3 Central Consolidated School District (San Juan County). PPRF-7366. District Facility Upgrades. \$7,200,000. (Sandro Tonini, Senior Finance Manager & Jolin Anaya, Credit Analyst)

Action item

Yes

- 8.4 Village of Angel Fire (Colfax County). Fire Station 1 Build. PPRF-7377. \$1,733,494. (Kaitlyn Bailey, Regional Finance Manager & Zane Ration, Credit Analyst)

Action item

Yes

- 8.5 Middle Rio Grande Conservancy District (Bernalillo County). Purchase of Water Rights. PPRF-7385. \$9,663,412. (Sandro Tonini, Senior Finance Manager & Luke Soule, Credit Analyst)

Action item

Yes

9. Economic Development Committee

- 9.1 Update on Activities (Isaac Romero, Chair)

Action item

No

- 9.2 Gym Magic North LLC (Dona Ana County). Construct Child Care Facility. SSBCI2-7179. \$2,001,650. (Sandro Tonini, Senior Finance Manager & Ratna Navabhaktula, Lead Credit Analyst)

Action item

Yes

- 9.3 342BuenaVista, LLC (Santa Fe County). Refinance of a Bed and Breakfast. SSBC2-7387. \$735,000. (Sam Collins, Senior Finance

Action item

Yes

Manager & Ratna Navabhaktula, Lead Credit Analyst)

- 9.4 Noblespace LLC (*Bernalillo County*). Revised Approval. Redevelopment Downtown Albuquerque. OECD-7122. \$17,500,000. (Jeff Baade, Lead Credit Analyst)

Action item

Yes

- 9.5 Finance New Mexico Strategic Plan (Antoinette Vigil, Managing Director, Community & Economic Development & John Brooks, Chief of Programs)

Action item

Yes

- 9.6 Appointment of Finance New Mexico Advisory Board Members (John Brooks, Chief of Programs)

Action item

Yes

- 9.7 Request to Apply to the Community Development Financial Institutions Fund for New Markets Tax Credit Allocation (Theresa Garcia, Lead Program Administrator)

Action item

Yes

- 9.8 Proposed Revisions to the Conduit Bond Rules (Mark Chaiken, General Counsel)

Action item

Yes

10. Finance & Disclosure Committee

- 10.1 Update on Activities (Martin Suazo, Chair)

Action item

No

- 10.2 Presentation of the Investment Report (Mark Lovato, Treasurer and Deanne Woodring, President GPA)

Action item

No

- 10.3 Authorizing and Delegating Resolution and Preliminary Official Statement for the NMFA State Transportation Revenue Bonds (Subordinate Lien), Series 2026B (Mark Chaiken, General Counsel, Luis Carrasco & Justin Horwitz, Rodey Firm & Jerry Kyle & Lauren Herrera, Orrick Firm)

Action item

Yes

- 10.4 Authorizing and Delegating Resolution and Preliminary Official Statement for the New Mexico Finance Authority Public Project Revolving Fund Bonds (Senior Lien), Series 2026E (Chip Pierce, Chief Financial Strategist, Mark Chaiken, General Counsel, Brad Patterson, Gilmore & Bell, Jerry Kyle & Lauren Herrera, Orrick Firm)

Action item

Yes

11. Audit Committee

- 11.1 Update on Activities (Andrew Burke, Chair)

Action item

No

12. Executive Session

- 12.1 Closed Session to Hold the Exit Conference for the FY2026 Audit, as Protected by the Confidentiality Provisions of the State Audit Act, Section 12-6-5, and Allowed by NMSA 1978, Section 10-15-1(H)

Action item

Yes

13. Next Board Meeting *Thursday, December 10, 2026* *9:00a-12:00p*

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

14. Consent Agenda Appendix

- 14.1 Alcalde Mutual Domestic Water Consumers and Sewage Works Association (Rio Arria County). Preliminary Engineering Report. PG-7384. \$75,000. (Susan Rodriguez, Senior Program Administrator)

Action item

Yes

- 14.2 Village of Corona (Lincoln County). Asset Management Plan. PG-7389. \$37,500. (Susan Rodriguez, Senior Program Administrator)

Action item

Yes

- 14.3 Antelope Valley Irrigation District (Colfax Co). Preliminary Engineering Report. PG-7393. \$60,000. (Susan Rodriguez, Senior Program Administrator)

Action item

Yes

- 14.4 Village of Ruidoso Downs (Lincoln County). Water Development Plan. PG-7395. \$75,000. (Susan Rodriguez, Senior Program Administrator)

Action item

Yes

- 14.5 San Miguel County (San Miguel County). Affordable Housing Act Plan. PG-7542. \$100,000. (Susan Rodriguez, Senior Program Administrator)

Action item

Yes

- 14.6 Garfield Mutual Domestic Water Consumers and Sewage Works Association (Dona Ana County). Preliminary Engineering Report. PG-7545. \$75,000. (Susan Rodriguez, Senior Program Administrator)

Action item

Yes

- 14.7 Town of Hagerman (Chaves County). Police Vehicle Purchases. PPRF-7378. \$180,652. (Sam Collins, Senior Finance Manager & Zane Ration, Credit Analyst)

Action item

Yes

- 14.8 Reserve Independent School District (Catron County). ETN Equipment Upgrades. PPRF-7382. \$445,000.00. (Sandro Tonini, Senior Finance Manager & Luke Soule, Credit Analyst)

Action item

Yes

14.9 Grant County (Gila Cliff Volunteer Fire District). Training Facility Addition. PPRF-7383. \$386,301 <u>(Sandro Tonini, Senior Finance Manager & Luke Soule, Credit Analyst)</u>	Action item Yes
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14.10 Socorro Consolidated School District 1 (Socorro County). Infrastructure Projects. PPRF-7391. \$2,000,000. <u>(Sam Collins, Senior Finance Manager & Zane Ration, Credit Analyst)</u>	Action item Yes
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15. Adjournment