

*New Mexico Finance Authority*  
207 Shelby St. Santa Fe, N.M. 87501  
(505) 984-1454  
NMFA Board Meeting Minutes  
August 29, 2024  
New Mexico State Capitol, Room 322  
490 Old Santa Fe Trail, Santa Fe, New Mexico

**Members Present:**

Kathy Keith, Chair	Public Member, Los Alamos Natl. Laboratory
Martin Suazo, Vice Chair	Public Member, Las Vegas, NM
Andrew Burke (via zoom)	Public Member, Las Cruces, NM
Joy Esparsen	New Mexico Counties
Marcos Trujillo	Designee, NM Dept. of Finance and Administration
Sam Collins	Designee, NM Economic Development Dept.
Ronald Lovato (via zoom)	Public Member, Ohkay Owingeh
Kelsey Rader (via zoom)	Designee, NM Environment Department
Alison Nichols (via zoom)	Designee, NM Municipal League
Teresa Costantinidis	Public Member, University of New Mexico
Ben Shelton	Designee, Energy, Minerals & Natural Resources Dept.

**Finance Authority Staff:**

Anthony Maestas	Luanna Salazar
Angela Quintana	Lynn Taulbee
Bryan Otero	Maria Ruelas
Carmela Manzari	Marquita Russel
Cherise Martinez	Oscar Rodriguez
Chip Pierce (via zoom)	Paul Romero
Dan Opperman	Rick Herrman
Donnie Quintana	Ron Cruz
Fernando Martinez	Ryan Olguin
John Brooks	Ryan Marie Decker
Jolin Anaya	Theresa Garcia
Kryshana Madrid	Todd Nordby
Laura Williams	
Leslie Medina	

**Guests:**

Phillip Gesue	Midtown Santa Fe Productions
Jerry Kyle	Orrick, Herrington & Sutcliffe LLP
Brad Patterson	Gilmore & Bell
Evelyn Huff (via zoom)	Finance Director, Alamogordo
Neal Skiver (via zoom)	LVL Finance, LLC
Gabielle Perez (via zoom)	Turquoise Childhood Development Center
Tara Trafton (via zoom)	Yearout Energy
Michelle Chavez (via zoom)	Turquoise Childhood Development Center

1. **Call to Order and Roll Call.** Chair Keith called the meeting to order at 9:01 a.m. A quorum was established.
2. **Approval of Agenda.** Member Suazo moved, seconded by Member Esparsen to approve the agenda as amended to delay Item 11.5, which will be on the September agenda. The motion passed 11 – 0.
3. **Approval of Board Minutes.**

**3.1 Member Suazo moved, seconded by Member Trujillo, for approval of the July 25, 2024, Board Minutes. The motion passed 11 – 0.**

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

#### **4.1 Report from the CEO.**

Earlier this month, Cherise Martinez, NMFA Board Administration Manager for the past several years, left NMFA to become the Dean of Academics at St. Michaels in Santa Fe, and we hope to have this critical position filled shortly. My deep appreciation to the staff who have been helping fill Cherise’s job: Laura Williams, Kryshana Madrid, Luanna Salazar, Anthony Maestas and Joe Maldonado. On a positive note, Nkolika Onyia, our contract Scrum Master for the past year, has agreed to join NMFA as our new Technical Operations Manager where she will develop key data processes and continue to assist the Operations Innovation team. She’ll begin on September 2<sup>nd</sup> and will report to Chief Technology Officer Paul Romero.

Currently, NMFA has three major projects in various stages of development:

**Risk Rating project:** NMFA’s Credit Team is working with contractor FRU to develop a proprietary risk rating methodology for all NMFA’s programs. The risk rating system will allow NMFA to standardize risk profiles as well as summarize and quantify risk at a portfolio level. The project is anticipated to be complete by the summer of 2025.

**Integrated Business Application project:** NMFA’s FY25 budget provides for the planning of a comprehensive technology integration project that connects all NMFA’s programs and platforms into a single data source or into two connected systems.

**Records Retention and Data Management project:** This project has completed its planning phase and NMFA is preparing to RFP for a contractor to help design and implement an appropriate data structure. This is a multi-phase project that weaves into the Integrated Business Application project.

Because the Integrated Business Application and Records Retention & Management projects are highly dependent on one another, the Operations Innovation Team and Information Technology Team are being merged so that their expertise and skills can be applied seamlessly and synergistically to these major initiatives and program development activities. The departments will technically remain separate but will work under a cross functional Information Systems Team umbrella. The groups began this integrated approach several weeks ago and they meet daily. They will provide an overview of their work at next month’s meeting.

**Program Development Update:**

The PPRF Debt Management Committee is recommending final approval of a consolidated Debt Management Policy, which is being presented to the Board today. The policy combines and replaces several stand-alone policies that govern various aspects of bond issuance and administration. This is the first time in many years that the PPRF Debt Management Policy, Loan Management Policies and Rules have been reviewed holistically and we have been able to eliminate duplication amongst the three documents. The PPRF Rules were approved by the NMFA Oversight Committee earlier this month with no changes and are being presented for final adoption today.

Opportunity Enterprise Programs Final amended rules and policies for the Opportunity Enterprise Revolving Fund, and new policies for the Housing Development Revolving Fund are being presented today for final approval. The Housing Development Revolving Fund Rules will be presented next month. The two sets of rules were approved by the NMFA Oversight Committee earlier this month. The Housing Development policies received input from various stakeholders, including the Opportunity Enterprise and Housing Development Board, and are presented today with highlighted changes since the Opportunity Enterprise Board's review earlier this month. With these rules in final form, NMFA is poised to open the new application round for both programs on September 4th.

Water Trust Board Technical Assistance Program The WTB has approved in concept a technical assistance plan to support water system planning and regionalization and has authorized up to \$3.5 million to be available to hire a variety of contractors. Staff is requesting the approval of the Board to issue RFPs for the contractors because this activity was not contained in the FY 2025 budget. A more detailed technical assistance plan – with clear criteria and requirements for assistance – is being developed and will be presented to the Water Trust Board and NMFA Board later this fall.

Child Care Revolving Fund - A loan request from a child care development center in Tucumcari to help it open a second facility in this child care desert. This project will be funded from the newly capitalized Child Care Revolving Fund which received a \$1.75 million special appropriation from HB 2 and a \$1.1 million transfer of excess revenue from the recently closed Child Care Building Supply Grant. NMFA is working with ECECD to update the rules and the processes for the program, but one waiver to allow a loan greater than \$50,000 is needed for today's project.

Land Grant Merceds - Staff is proposing the first loan to a land grant merced this month. We consider this a pilot project and will hold this loan as an equity loan (e.g., not bond reimbursed) in the PPRF's new Junior Lien while we closely monitor the loan and understand how to best mitigate the risks for other similar projects. The NMFA Credit and Lending teams have developed a conservative model for estimating likely revenues received by the Land Grants over the life of the loan.

Small Business Recovery Loan Program - Negotiations with Lendistry have been underway for the past several weeks. Lendistry has crafted a scope of work, including SOPs, which NMFA is reviewing. We anticipate executing a contract in the coming weeks and transitioning the loan portfolio to Lendistry sometime in September.

Legislative Update August has a busy legislative interim committee schedule. Staff traveled to Gallup earlier in the month to present to the NMFA Oversight Committee an overview of the PPRF, an update of the Opportunity Enterprise and Housing Development Review Board, an update on the Water Trust Board and its proposed Technical Assistance Plan, an update on the Small Business Recovery Loan Fund, and

the approval of three sets of rules. Later that week, Chip Pierce and Ryan Decker presented to the Public School Capital Outlay Oversight Task Force on options for public school financing, including charter schools. And Ryan Decker and Fernando Martinez are presenting to the Investment, Pensions and Oversight Committee on the status of the Venture Capital Program on August 29<sup>th</sup>.

**Strategic Plan:** Staff is currently working through the timelines of the Data Governance projects and will have proposed objectives for the Strategic Goals for the Executive Committee’s review in September.

**Informational Only.**

- 5. **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.** The Public Lending Committee met on Wednesday, August 21, 2024, via Zoom teleconference. Chair Alison Nichols and Member Richard Garcia attended the meeting however a quorum was not established. Staff recommended for approval two planning grants and three PPRF loans.

Staff reviewed ten awards totaling approximately \$30 million recommended by the Water Trust Board for funding from the 2024 application cycle. These projects did not meet the timeline for award in the spring but have subsequently met all of the application requirements.

**Informational Only.**

- 6. **Water Trust Board (“WTB”) Consent Agenda.**

**6.1 Water Trust Board 2024 Funding Cycle -- Round 2.** Staff presented funding recommendations for the 2<sup>nd</sup> iteration of the 2024 application cycle. The WTB approved ten additional projects. Two projects on this recommended list do not show historic capacity to undertake debt with the minimum 1x coverage; however, NMFA’s readiness to proceed procedures also include verification of increased revenues (rate increases) and verification of the budgeted debt payment prior to converting the construction loan to a permanent loan. Below is a breakdown of the funding available for the 2<sup>nd</sup> iteration.

9% Senior Severance Tax Bonds	\$	124,620,000
HB2 Appropriation	\$	50,000,000
AOC less 2% (HB211)	\$	(3,492,400)
Less OSE Adjudication (HB211)	\$	(4,000,000)
<b>2024 STB Funds</b>	<b>\$</b>	<b>167,127,600</b>
WTF Distribution	\$	4,000,000
Less AOC (2% HB211)	\$	(80,000)
HB211 Technical Assistance	\$	(3,500,000)
<b>Available funds for WTB 2024</b>	<b>\$</b>	<b>167,547,600</b>
<b>Awarded 4/23/2024</b>	<b>\$</b>	<b>136,655,526</b>
<b>2<sup>nd</sup> Iteration Balance Available</b>	<b>\$</b>	<b>30,892,074</b>

The WTB recommends approval of the 10 projects, and NMFA staff has determined the appropriate grant/loan components based upon NMFA procedures and WTB policies.

**6.2 ABCWUA (Bernalillo County) WPF-6263 Expansion of DWTP. \$902,500. 10% Loan 90% Grant.**

**6.3 Canon MDWCSWA (Sandoval County) WPF-6266 Water System Improvements. \$4,854,620. 30% Loan 70% Grant.**

**6.4 Capulin MDWCA (Rio Arriba County) WPF-6267 Water System Improvements Phase I. \$500,000. 100% Grant.**

**6.5 Village of Logan (Quay County) WPF-6291 Canadian River Water Pipeline Crossing. \$381,800. 40% Loan 60% Grant.**

**6.6 Lower Rio Grande PWWA (Doña County) WPF-6293 S. Valley Water Systems Regionalization Project. \$731,655. 10% Loan 90% Grant.**

**6.7 Santa Fe Pojoaque SWCD (Santa Fe County) WPF-6313 Santa Cruz Flood Control Dam Site 1 Reconstruction- \$1,100,000. 100% Grant.**

**6.8 Santa Fe, City of (Santa Fe County) WPF-6314 Canyon Road Water Treatment Plant Improvements \$7,750,000. 40% Loan 60% Grant.**

**6.9 Santa Fe, City of (Santa Fe County) WPF-6315 San Juan-Chama Return Pipeline. \$2,000,000. 40% Loan 60% Grant.**

**6.10 Santa Fe, City of (Santa Fe County) WPF-6316 Nichols Dam Repair. \$5,500,000. 40% Loan 60% Grant.**

**6.11 Sierra Vista MDA (Bernalillo County. WPF-6318 Waterline Replacement. \$6,381,400. 30% Loan 70% Grant.**

**Member Suazo moved, seconded by Member Trujillo, for approval of agenda items 6.1 – 6.11 as presented. The motion passed 11-0.**

**7. Regular Agenda.**

**7.1 Canon Mutual Domestic Water Consumers and Sewage Works Association (the “Association”). (Sandoval County) PG-6499. \$50,000. The Association applied to the Local Government Planning Fund (“LGPF”) to fund a water asset management plan to assist in managing the infrastructure capital assets, minimize the total cost of operations, provide excellent customer service, and achieve sustainable infrastructure. This plan will furthermore provide a long-term funding strategy.**

**Member Suazo moved, seconded by Member Collins, for approval of agenda item 7.1. The motion passed 11-0.**

**7.2 Vallecitos Mutual Domestic Water Consumers Association (the “Association”) (Rio Arriba County) PG-6494. \$50,000. Preliminary Engineering Report (“PER”). The Association has come to**

the LGPF for a PER to address deficiencies identified in a 2023 Sanitary Survey, to improve system operations, and facilitate collaboration with neighboring systems. The Association seeks to identify potential improvements to its current infrastructure and plans to use this PER in applying to the DWSRLF and WTB.

**Member Suazo moved, seconded by Member Lovato, for approval of agenda item 7.2. The motion passed 11-0.**

**7.3 La Merced de Manzano (Torrance County). \$582,828 2024.** La Merced has applied to the Public Project Revolving Fund (“PPRF”) for funding to purchase 764 acres in the Mountainair which is in Torrance County. The 2022 New Mexico Legislature passed House Bill 8, which created the land grant-merced assistance fund and provided a GRT distribution to the newly created fund. Distributions are made to land grant-mercedes based on their annual revenue exclusive of capital outlay, federal revenue, or private grants. Staff will request collateral in the form of a 1<sup>st</sup> lien on the subject property and require approval of all additional debt taken on by the Merced. An appraisal for the subject property will be submitted to the Taxation & Revenue Department as well as any loan counsel’s or NMFA counsel’s requests for review and approval of related loan documents.

**Member Suazo moved, seconded by Member Esparsen, for approval of agenda item 7.3. The motion passed 11-0.**

**7.4 City of Alamogordo (the “City”) (Otero County). PPRF-6293. \$3,000,000.** The City has applied to the PPRF to finance multiple energy efficiency projects. YE and the City have developed a recommended project scope to include reduced energy and water consumption, reduce utility and operational costs, replace existing equipment that has surpassed its useful life, address deferred maintenance and failing infrastructure issues, standardize equipment throughout facilities. These funds are anticipated to be received in late 2026 or early 2027. Discussion ensued with staff answering questions from the Board.

**Member Shelton moved, seconded by Member Suazo, for approval of agenda item 7.4. The motion passed 11-0.**

**7.5 Gadsden Independent School District 16 (the “District”) (Doña Ana County). PPRF-6492. \$9,500,000.** The District has applied to the PPRF for financing of projects to erect, remodel, equip and furnish school buildings, including teacher housing, purchase or improve school grounds; purchase computer software and hardware for student use in public schools; provide matching funds for capital outlay projects funded pursuant to the Public-School Capital Outlay Act. This approval is valid for a period of four years. The District will issue General Obligation Bonds in the amount of \$9,500,000 which NMFA will purchase with the PPRF.

**Member Suazo moved, seconded by Member Burke, for approval of agenda item 7.5. The motion passed 11-0.**

- 8. Economic Development Committee Report.** *(Committee members: Secretary Mark Roper, Chair (Mr. Sam Collins), Secretary Melanie Kenderdine (Mr. Ben Shelton), Secretary James Kenney (Ms. Kelsey Rader), Secretary Wayne Propst (Mr. Marcos Trujillo) and Mr. Ronald Lovato.*

**8.1 Update on Activities.** A quorum of the Economic Development Committee met on August 20, 2024, via Zoom. Member Sam Collins chaired the meeting with Members Teresa Costantinidis, Ron Lovato, Marcos Trujillo and Ben Shelton in attendance. Staff presented a loan request from a Tucumcari childcare provider and Midtown Santa Fe Productions. The Committee recommends the approval of the two loans.

Staff reported that an NMTC Small Loan Pool loan to Taos Bakes was repaid prematurely, and the proceeds must be reinvested into another business within 1 year. Staff is recommending that a new Small Loan Pool loan be made to the Silver City Food Cooperative, replacing a direct loan made by Finance New Mexico-Service Company, LLC. The Committee recommends approval.

Staff presented the Monthly Program Monitoring Report. The report provides the status of payments by portfolio and by individual loans and provides updates on individual loans. This was an informational item.

**Informational Only.**

**8.2 Michelle Chavez dba Turquoise Childhood Development Center (“TCDC”) (Quay County). - \$550,000.** TCDC has applied to the Child Care Facility Revolving Loan Fund (“CCFRLF”) for a total project cost of \$500,000 with a 10% contingency. The proceeds will be used to refinance the existing mortgage on the property located at 1300 S. 6th Street, construction costs including fencing and playground equipment, and a permanent mortgage loan. TCDC’s current location at 302 E Tucumcari Blvd services 40 students and 32 families. They have 7 teachers and an Assistant Manager. TCDC has a 76-student waitlist, which the current facility is unable to accommodate. The new location was purchased by Ms. Chavez for \$55,000 in 2021. Currently, the project sits uncompleted as renovations stopped in September 2022 after COVID grant funds were depleted. All contractors used in the renovations have been paid in full and TCDC has supplied staff with paid invoices. NMFA has received current bids to continue the renovations.

Staff will require the borrowers to secure loans with business collateral and will require personal guarantees from all principals with greater than 10% interest in the business. Specific collateral requirements will vary in each circumstance, but at a minimum, the NMFA will file UCC financing statements at the highest lien priority available.

Staff recommends approval of the NMFA policy waiver to allow for an approval of a \$550,000 Child Care Facility Revolving Loan Fund to finance the completion of construction, FFE, 10% contingency, and refinance of existing commercial real estate (property #2).

**Member Esparsen moved, seconded by Member Trujillo, for approval of agenda item 8.2. The motion passed 11-0.**

**8.3 Midtown Santa Fe Productions QOF, LLC. (Santa Fe County). \$11,900,000.** Staff presented for approval Midtown Santa Fe Productions QOF, LLC. (“Midtown Santa Fe”), including an overview of the project description, loan structure, economic impact, and closing conditions.

Mr. Phillip Gesue, Founder, went over the project description, warehouse location, and answered questions from the Board.

The proposed transaction complies with all NMFA policies. Staff recommends approval of the financing terms for Midtown Santa Fe with final approval subject to final terms and documentation acceptable to the NMFA. Discussion ensued with staff answering questions from the Board.

**Member Suazo moved, seconded by Member Esparsen, for approval of agenda item 8.3. The motion passed 11-0.**

**8.4 Redeployment of Small Loan Pool Proceeds to Silver City Cooperative (Grant County). (SLP-5631)** Staff presented a request to redeploy the recaptured \$900,000 from Taos Bakes into a new QLICI with the Silver City Food Cooperative (“Co-Op”). The recaptured funds must be redeployed into another project within twelve months of the date of receipt, July 15, 2024, and will be structured for the remaining life of the original loan (maturing December 29, 2027). Redeploying the repaid funds would provide a more cost-effective financing structure for the Co-Op and resolve NMFA’s issue on redeploying the funds into a qualified project and in a census tract.

**Member Suazo moved, seconded by Member Costantinidis, for approval of agenda item 8.4. The motion passed 11-0.**

**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 Melanie Kenderdine (Mr. Ben Shelton) and Ms. Joy Esparsen (Mr. Richard Garcia).*

**9.1 Update on Activities.** Chair Martin Suazo and Member Richard Garcia were in attendance via Zoom on Wednesday August 21, 2024. A quorum was not established.

Staff provided an overview of the investment/portfolio report as of June 30 and a monthly high-level outlook on demand for the PPRF program as informational items. Staff presented the 2024 year-end budget performance report. The presentation on the proposed senior lien bond issue and changes to the Preliminary Official Statement did not occur due to the lack of quorum and will be presented to the full Board. Staff recommended approval for the issuance of a request for proposals to acquire engineering services and regionalization expertise, including attorneys, accountants, community facilitators, and hydrologists. Because these contracts have not been budgeted, the Finance & Disclosure Committee or the Board of Directors must authorize the issuance of the Request for Proposals.

**Informational Only.**

**9.2 Authorizing and Delegating Resolution for the Senior Lien Public Project Revolving Fund Revenue Bonds, Series 2024B, Preliminary Official Statement, 111th Supplemental Indenture of Trust and Related Documents.** Staff, along with NMFA’s bond counsel and disclosure counsel, presented for review and approval of the substantially final Preliminary Official Statement (“POS”) to be used in the marketing of the NMFA’s Series 2024B Bonds. Member Esparsen will be the Designated Officer representing the Board for the Bond Sale.

It is requested that the POS in substantially the form presented be approved by the NMFA Board so that it can be used in the marketing and sale of the Series 2024B Bonds.



**Member Esparsen moved, seconded by Member Trujillo, for approval of agenda item 9.2. The motion passed 11-0.**

**9.3 Acceptance of FY 2024 Budget Performance Report as of June 30, 2024.** Staff presented the year-end budget performance report. The FY 2024 Budget closed generally as expected with salient variances in both revenue and expenditures, almost entirely for reasons out of NMFA's control. Legislated appropriations and bond market conditions were the main drivers overall. In terms of the operating budget, the year closed with actual expenditures of \$17.1 million. In terms of net total revenues, the FY 2024 budget varied 33.6% from what the Board approved, as revenue exceeded expectations and expenditures came in significantly under budget. Total actual revenues came in \$160.8 million (62.8%) above budget.

Staff recommends acceptance of the FY 2024 Budget Performance Report.

**Member Suazo moved, seconded by Member Costantinidis, for approval of agenda item 9.3. The motion passed 11-0.**

**9.4 Request to Issue RFPs for Water Trust Board Technical Assistance Contractors.** Staff presented a request to Issue RFPs for engineering, legal, accounting, community facilitation, project management, and hydrology services for the WTB Technical Assistance and Capacity Development program. While the revenue to pay for these contracts was included in the FY 2025 budget, the expenses were not included. Staff expects to bring an amended budget request to the NMFA Board in September or October for the sole purpose of incorporating these new contractors.

Staff requests approval to issue RFPs for Technical Assistance Providers.

**Member Burke moved, seconded by Member Costantinidis, for approval of agenda item 9.4. The motion passed 11-0.**

**10. Audit Committee Report.** *Committee members: Mr. Andrew Burke, Chair, Mr. Martin Suazo, Secretary Melanie Kenderdine (Mr. Ben Shelton), and Secretary Mark Roper (Mr. Sam Collins).*

**10.1 Update on Activities.** A quorum of the Audit Committee met on Wednesday, July 17, 2024, via Zoom. Members Andrew Burke, Teresa Costantinidis, and Sam Collins were in attendance.

Staff presented its achievements on improving NMFA's cyber security. This was an information item. Staff presented the year-end Net Position, Statement of Revenues, Expenses and Changes in Net Position, and Statement of Cash Flows Year, noting that they that will be presented to the auditors for the FY 2024 external audit. The Committee reviewed the financials and recommended the Board accept them as presented.

NMFA's external auditors, Moss Adams, reported the FY 2024 Audit is on track for an exit conference at the September Board meeting. Novogradac, LLP, NMFA's external auditor for FNM, reported that the audit was completed successfully, with no findings. These were informational items.

The Committee received an update on the building project, noting that the final shipment of structural steel has been received and the expected completion date has been pushed back to the end of January

2025. Staff reported that three change orders were executed, but the project remains within the approved budget. This was an information item.

### **Informational Only**

**10.2 Presentation and Acceptance of June 2024 Financial Statements and Performance Indicators.** Staff presented the Statement of Net Position, Statement of Revenues, Expenses and Changes in Net Position, Statement of Cash Flows, Performance Reports, and Notes as of June 30, 2024. Note that these statements will be submitted to the auditors for the FY 2024 external audit. NMFA staff recommends acceptance of the June 2024 Financial Statements.

**Member Suazo moved, seconded by Member Esparsen, for approval of agenda item 10.2. The motion passed 11-0.**

## **11. Other Items.**

**11.1 Approval of Amended and Restated Public Project Revolving Fund Debt Management Policy.** Staff presented the revisions to the Public Project Revolving Fund Debt Management Policies. The update of those policies is intended to reflect current PPRF debt issuance practices and, in certain cases, to incorporate what had previously been separate policies under the debt management policy umbrella. Staff recommends the adoption of the revised Debt Management Policies.

**Member Trujillo moved, seconded by Member Suazo, for approval of agenda item 11.1. The motion passed 11-0.**

**11.2 Approval of Amended Public Project Revolving Fund Loan Management Policies.** Staff presented the revisions to the Public Project Revolving Fund Loan Management Policies. The update of those policies is intended to streamline, simplify and consolidate the PPRF loan policies by incorporating what had previously been several separate policies under the loan management policy umbrella.

**Member Suazo moved, seconded by Member Trujillo, for approval of agenda item 11.2. The motion passed 11-0.**

**11.3 Approval of Amended and Restated Rules Governing the Public Project Revolving Fund.** Staff presented for approval the amended and restated rules Governing the Public Project Revolving Fund Program. As the result of amendments to the NMFA Act during the 2024 Legislative Session (SB 216), staff has undertaken a massive effort to update the PPRF Rules to incorporate the reality of the capital banking environment, our borrowers' capital access needs, and to make conforming changes due to the legislated changes. Staff recommends the attached rules as presented.

**Member Suazo moved, seconded by Member Shelton, for approval of agenda item 11.3. The motion passed 11-0.**

**11.4 Approval of the Housing Development Revolving Loan Management Policies.** Staff presented the proposed Housing Development Revolving Fund - Loan Management Policy (the "Policy") which will govern the structuring of Opportunity Enterprise Housing Development loans to carry out the provisions of the Opportunity Enterprise and Housing Development Act (the "Act").

Staff solicited comments from various Non-Profit Housing groups throughout the State along with Developers which play a vital role in developing Affordable and Workforce Housing projects and other Financing Authorities outside of the State which have similar programs that have success in housing development. Staff is recommending the adoption of the Policy as presented.

**Member Suazo moved, seconded by Member Costantinidis, for approval of agenda item 11.4. The motion passed 11-0.**

**11.5 This item was removed as part of the approval of the Agenda and will be deferred to the September Board meeting.**

**11.6 Approval of Amended Opportunity Enterprise Revolving Fund Loan Management Policies.** Staff presented the proposed revisions to the Opportunity Enterprise Revolving Fund Loan Management Policies. Based on the approval of the rules, staff began reviewing the policies to ensure consistency between the rules and the Loan Management Policies. Staff solicited feedback on the proposed policies from several stakeholders throughout New Mexico including local economic development representatives, Economists from the NMEDD, City Officials and Local Developers. Staff recommends approval of the revised Opportunity Enterprise Revolving Fund Polices based on changes to the law.


**Member Esparsen moved, seconded by Member Suazo, for approval of agenda item 11.6 as presented. The motion passed 11-0.**

**11.7 Approval of the Amended and Restated Opportunity Enterprise Revolving Fund Rules.** Staff presented for approval the Amended and Restated Rules governing the Opportunity Enterprise Assistance Program. The Rules have been presented previously to NMFA’s Board, then to the Opportunity Enterprise Board, and the NMFA Oversight Committee, who unanimously approved the attached Rules. Staff recommends the attached Rules to the NMFA Board for final approval as presented.

**Member Collins moved, seconded by Member Trujillo, for approval of agenda item 11.7. The motion passed 11-0.**

12. **Next Board Meeting.** September 26, 2024, at 9:00 a.m. at the NM State Capitol, Room 322.

13. **Adjournment.** The meeting adjourned at 11:52 a.m.

  
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Secretary  
10-15-24  
\_\_\_\_\_  
Date

