AMENDED MINUTES

of the

NEW MEXICO STATE FAIRGROUNDS DISTRICT BOARD

September 25, 2025

Alice K. Hoppes African American Pavilion

300 San Pedro, N.E.

Albuquerque, New Mexico 87108

The meeting of the New Mexico State Fairgrounds District Board for September 2025 was called to order by Martin J. Chavez, Acting Chair, on September 25th, 2025, at 10:10 a.m. at the Alice K. Hoppes African American Pavilion located at 300 San Pedro, NE. Albuquerque, 87108.

Members Present:

Martin J. Chavez, Acting Chair

The Honorable Tim Keller, Mayor

The Honorable Mimi Stewart, State Senator

The Honorable Janelle Anyanonu, State Representative

The Honorable Nichole Rogers, City Councilor

The Honorable Adriann Barboa, County Commissioner

Dr. Peter Belletto, President, District 6 Neighborhood Coalition

Staff:

Cecilia Mavrommatis, Clerk and Treasurer

Joseph Holloway, Esquire

Guests:

Justin Horwitz, Rodey Law Firm

Nancy Locke, Stantec

Ben Lewinger, Fable Communications

Handouts:

Handouts and other written materials are in the meeting file and posted on the EXPO NM website.

Thursday, September 25th,

Call to Order (10:10 a.m.)

Introduction of Agenda (10:16 a.m.)

Agenda presented by Clerk and Treasurer to the Board for approval

The agenda was adopted by all members present voting yes.

Approval of August 21st Meeting Minutes (10:20 a.m.)

The meeting minutes were adopted by all members present voting yes.

Resolution Item 11- District Development Plan and Issuance of Revenue Bonds (10:25 a.m.)

Presentation by Justin Horowitz, counsel to the General Services Department (GSD) and bond advisor.Authorizes initiation of bonding process under the State Fairgrounds District Act.

Key details:

Plan enables up to $22 million bond issuance.

Legislative ceiling for bonding capacity: $500 million.

Anticipated acquisition: first half of 2026.

Purpose: secure district permanence by issuing bonds before June 30, 2029

Board agreed to revisit community benefit additions at next meeting.

The resolution was adopted unanimously via roll call by the Board.

Presentation: Phasing and Master Planner Update (11:35 a.m.)

Discussion led by Ms. Nancy Locke (Stantec). Overview of Phase 2 Projects (~$80 million total, $10 million La Mesa School allocation):

Demolition & site preparation.

Pedestrian safety improvements (Central/San Pedro).

Internal roadways & green infrastructure.

Creation of 10-acre park.

School and community enhancements

Board General Discussion (11:45 a.m.)*

The proposed plan included projects for land preparation, pedestrian safety, internal roadways, a 10-acre community park, and school improvements. Discussion centered on ensuring transparency, prioritizing visible community outcomes, and coordinating future phases with ongoing fairground operations.

Closing Remarks (11:55 p.m.)

The board moved toward concluding remarks and next steps. Chair Martin Chavez commended the progress made in outlining the district's development path and directed staff to compile additional fiscal data — including gross receipts revenue projections associated with proposed improvements and coordination with city and county capital funding priorities. The chair reaffirmed that the subsequent meeting would be devoted to Phase Two deliberations, focusing on community benefits, economic development impacts, and public engagement milestones. Members expressed appreciation for the collaboration between state, city, and county partners, recognizing that sustained cooperation would be vital to realizing the long-term vision of the State Fairgrounds District.

Next meeting tentatively agreed upon as October 30th, 2025.

Adjournment (12:01pm)

Motion to adjourn presented by the Chair, second by Senator Stewart.

***Amendment to add**

*****At approximately 11:45 a.m., the meeting transitioned into an in-depth discussion led by Nancy Locke of Stantec, who presented the bonding capacity and Phase Two development framework for the State Fairgrounds District. Locke outlined an estimated $80 million in proposed projects, emphasizing that the work was conceptual and intended to guide community engagement and infrastructure planning rather than authorize immediate construction. Her presentation detailed several priorities — including demolition and land preparation, pedestrian safety enhancements along Central Avenue and San Pedro, creation of new internal roadways with green infrastructure, and the development of a 10-acre park envisioned as a multi-use community gathering space. The proposal also included a $10 million allocation toward La Mesa Elementary School improvements, as authorized under the District's statutory authority to invest in impacted schools.

This presentation prompted an open dialogue among board members, the mayor, and the public regarding community benefits, acquisition opportunities, and equitable development. Mayor Keller noted that the CVS property across Central Avenue was about to enter foreclosure, suggesting a potential acquisition opportunity aligned with the board's goals. Councilwoman Rogers echoed her earlier interest in revitalizing that site and emphasized community expectations for early visible improvements. Other members, including Senator Stewart and Commissioner Barboa, praised the vision's emphasis on sustainability, pedestrian safety, and livability but urged greater transparency and accessibility of meeting materials, as well as prioritization of projects that most directly benefit residents near the fairgrounds. The discussion reflected a growing consensus on the importance of integrating public input, maintaining statutory compliance, and balancing development ambitions with community needs.

By 11:55 a.m., the board moved toward concluding remarks and next steps. Chair Martin Chavez commended the progress made in outlining the district's development path and directed staff to compile additional fiscal data — including gross receipts revenue projections associated with proposed improvements and coordination with city and county capital funding priorities. The chair reaffirmed that the subsequent meeting would be devoted to Phase Two deliberations, focusing on community benefits, economic development impacts, and public engagement milestones. Members expressed appreciation for the collaboration between state, city, and county partners, recognizing that sustained cooperation would be vital to realizing the long-term vision of the State Fairgrounds District. The meeting adjourned at 12:01 p.m