North Central
NEW MEXICO
ECONOMIC DEVELOPMENT DISTRICT

Board of Directors Regular Meeting Minutes

Thursday, October 23, 2025, 1:00 pm
New Mexico Rural Electric Cooperatives Association Conference Room
614 Don Gaspar, Santa Fe, NM, 87505
Or Virtual Option via Zoom: https://us02web.zoom.us/j/83591244607
Meeting ID: 835 9124 4607, Dial In: 1-253-205-0468

A. Call Meeting to Order

President Ernesto Salazar called the meeting to order at 1:03 pm.

B. Pledge of Allegiance

Member Shelly O'Neill led the Pledge of Allegiance.

C. Roll Call

Executive Director Santiago Chavez took roll call. A quorum was established with 17 members initially present.

	Name	Present	Absent	Notes
1	Lori Chatterley		X	Excused
2	Brandy Dietz	X		
3	Si Trujillo	X		
4	Shelley O'Neill	X		
5	Jim Hall	X		Virtual, Joined at 1:22 pm
6	Melanee Hand	X		
7	Ryn Herrmann		X	Excused
8	Thomas Garcia	X		Virtual
9	George Trujillo		X	
10	Eldie Cruz		X	Excused
11	Joseph Sanchez	X		Virtual
12	Felicia Archuleta-Toya	X		Virtual
13	Christine Bustos	X		
14	Dora Dominguez	X		Virtual
15	Alex Naranjo		X	Excused
16	Courtenay Eichhorst	X		Arrived at 1:12 pm
17	Ernesto Salazar	X		
18	Max Trujillo		X	
19	David Romero	X		Arrived at 1:44 pm
20	Joy Ansley	X		Arrived at 1:18 pm
21	Justin Greene	X		
22	Stephanie Martinez	X		Virtual, Joined at 1:24

	Name	Present	Absent	Notes
23	Juan Torres	X		
24	Michael Garcia	X		
25	AnJanette Brush	X		Virtual
26	Linda Calhoun	X		
27	Marietta Fambro	X		Virtual
28	Dan Barrone		X	
29	Daniel Tafoya	X		

D. Approval of Agenda

Motion to amend the agenda to remove Consent Agenda Item 2a: Sole Source Contract for Community Strategies, LLC, from the agenda.

Motion	Greene
Second	Trujillo
Yes	17
No	0
Abstain	0

E. Approval of Minutes

August 28, 2025 Regular Meeting

Motion to approve the August 28, 2025 Regular Meeting minutes, as presented.

Motion	Torres
Second	Tafoya
Yes	17
No	0
Abstain	0

F. Board of Directors Appointment: Los Alamos County Economic Development Representative Elias "Eli" Issacson.

Motion to approve the Board of Directors Appointment for Elias "Eli" Issacson.

Motion	Greene
Second	Bustos
Yes	17
No	0
Abstain	0

G. Public Participation: An individual who would like to address the Board will be able to do so at this time. Comments will be limited to 3 minutes. If further time is needed, concerns should be addressed to the Executive Director. **Personnel matters will not be discussed in a public meeting.**

1. Staff
2. Community

No members of the public signed in for public participation.

Executive Director Santiago Chavez introduced himself and staff members present at the meeting: Assistant Finance Director Jenae Morales, new Finance Director David Mahooty, outgoing Non-Metro AAA Director Neil Segotta, incoming Non-Metro AAA Director Danny Osborn, and Community Director Felicity Fonseca. Former Executive Director Monica Abeita was also in attendance.

Member Courtenay Eichhorst arrived at 1:12 pm.

H. Consent Agenda

Agenda Item	Executive Committee Approval Date
1. Resolution 2026-03: Designating the new Executive Director as Authorized Signatory for NCNMEDD	September 11, 2025
2. Contract and Grant Awards:	
b. Request for Proposals 2026-03: WIN Transitional Housing: New Mexico Reentry Center	October 23, 2025
3. Procurement Items	
a. Invitation to Bid (ITB) 2026-01: Senior Mobile Home Replacement Program	September 11, 2025
b. Request for Proposals 2026-04: Non-Metro Area Agency on Aging Providers for FY 2027-2030	October 23, 2025
c. Request for Proposals 2026-05: Grant Writing and Technical Assistance	October 23, 2025
a. Amendment to the Memorandum of Agreement between NM Cares and NCNMEDD for WIN Supportive Services	October 23, 2025

Motion to approve the Consent Agenda items as amended.

Motion	Garcia
Second	Torres
Yes	18
No	0
Abstain	0

I. Action Items

1. Amendments to the Policy and Procedure Manual: Leave Bank

Former Executive Director Moncia Abeita provided an overview of the two options contained in the board packet:

- Option 1 includes minor editorial clean ups to the policy and adds that leave bank leave will be taken concurrent with Family Medical Leave Act (FMLA) leave. The leave bank policy was adopted prior to FMLA and the relationship between the two was not established in the policy when FMLA was added.
- Option 2 includes same changes as Option 1 but makes the leave bank process administrative with an appeal process to the Executive Director. The intent of this is to address privacy concerns that may come up with other employees and a board member sitting on the committee and reviewing potentially sensitive information. This option was recommended two-to-one, with Vice President Garcia as the dissenting vote, in a meeting of the Leave Bank committee. Option 2 was then approved by the Executive Committee at its September 11, 2025 meeting, with Vice

President Garcia casting a no vote, which made the item ineligible for the consent agenda.

Member Joy Ansley arrived at 1:18 pm.

Motion to approve the Amendments to the Leave Bank Policy-Option 2.

Motion	Tafoya
Second	Dietz
Yes	18
No	Garcia-1
Abstain	0

2. **NCNMEDD Comprehensive Economic Development Strategy (CEDS), 2026-2030**

Member Jim Hall and Treasurer Stephanie Martinez joined the meeting during this presentation, at 1:22 and 1:24 pm respectively.

Community Development Director Felicity Fonseca presented the new proposed Comprehensive Economic Development Strategy (CEDS), which is required every five years by the EDA. The draft was released on October 14 and the 30-day public comment is in progress. It will run through November 12. Ms. Fonseca presented the pillars from the plan and objectives for each:

1. Housing
2. Foundational Infrastructure
3. Economic Mobility, Workforce Development, and Quality of Life
4. Diversification and Business Services
5. Government Efficiency, Capacity, and Collaboration

In terms of the comment period, Ms. Fonseca explained that she had received comments from four individuals so far. Most feedback was positive, helpful, and substantive, with several comments on the evaluation metrics.

Member Juan Torres asked about the process for approving the draft and what changes might come back for approval. Ms. Fonseca explained that she is requesting approval of the draft today and that changes from the comment period may need to be approved at the January annual meeting. Most changes will probably be to the metrics.

Ms. Fonseca thanked and read out the list of steering committee members. Member Melanee Hand asked if new board member Eli Issacson could replace Shanna Sasser (former board member representing Los Alamos County) for any additional work and comments on the steering committee. Ms. Fonseca agreed.

Member Christine Bustos stated that she learned a lot, in particular about the destination stewardship approach. She and members Juan Torres and Brandy Dietz were the most heavily involved. She suggested tapping some experts for specific areas, for example, housing.

Member Juan Torres thanked Ms. Fonseca and the staff. He stated he loves the dashboard and commented that the staff did a great job putting the CEDS together.

Motion to approve the draft Comprehensive Economic Development Strategy (CEDS), 2026-2030.

Motion	Torres
Second	Dietz
Yes	21
No	0
Abstain	0

J. Board Member Discussion

President Ernesto Salazar asked that the board members share what is going on in their communities now and into the new year.

- Mayor Linda Calhoun of Red River stated she is winding up tourism season and trying to finish infrastructure projects. The Village is trying to replace the two old hotels and has 5.5 acres set aside for workforce housing.
- Councilor Michael Garcia stated that the living wage update from $15.00 to $17.50 per hour will come up for a vote on Nov. 12. He strongly believes this will pass. Staff are working on an update to the land use code which will promote new affordable housing incentives for densification.
- Commissioner Si Trujillo stated that Colfax County has a new county manager, Cheryl Navarette. He talked about the upcoming Raton Economic Summit. The County is working with City of Raton on evaluating data centers and available space as the first films are starting to be shot up there. The county is receiving and installing safe haven infant surrender boxes and helping to fund another one in Angel Fire, which will also serve Taos and Mora.

  Mayor David Romero arrived at 1:44 pm
  Member Joseph Sanchez left the meeting at 1:46 pm.

- Shelly O'Neill talked about the hail storm that severely damaged the Philmont Scout Ranch. The event increased the workforce by 160+ people who need housing, food, etc., and lit a fire under the community about what things would look like at this capacity. There is a film coming into Raton and affecting Springer. The county is starting to figure out how the film industry works, including what fees should be for locations, etc.
- Courtney Eichhorst talked about the need for construction workforce for new school construction and data center construction in Las Cruces, where several thousand construction workers are needed. Another large data center group is looking at one more data center in northern NM, central NM, or west Texas. We need more workforce for these projects. The opportunity will be ridiculous if you are willing to travel. Any training in the north can work down south, and the pay is $178 per diem. The union is trying to get a hiring requirement for mostly New Mexicans on these projects. Member Eichhorst also reported that the MTU will be in three different locations in northern NM this year, and that the UA 412 training center in Espanola is almost complete.
- Councilor Melanee Hand of Los Alamos County stated that the county is anticipating a shortfall in funding for supporting its strategic direction due to the exemption for manufacturing that reduces gross receipts tax from LANL. This could impact proposed

projects and regional support which the county wants to continue. Therefore, the county is proposing an increase in GRT.

- Commissioner Si Trujillo commented that Colfax County increased its GRT to the full 1%. The county will no longer be paying into the safety net coal fund and this will save money. Member Joy Ansley stated she wanted to speak to Mr. Trujillo about whether the county would opt out of the fund.
- Member Christine Bustos stated that the nursing home project is going up. Rio Arriba County is working with architects on recreation center but they are still short on construction funds. Ms. Bustos has been talking to Daniel Osborne from Los Alamos County about housing to alleviate demand in land-locked Los Alamos, as Rio Arriba has 5-6 acres in Alcalde. She thanked Los Alamos County; they have been great partners on projects with technical assistance and funding. Santa Fe County also helps sometimes. A CDL simulator is coming to Espanola through the WIN project, and Ms. Bustos asked if anyone wanted to join in. Northern NM College is starting its carpentry program as well. There are jobs to be had if people want to work. The county is looking at disaster funding through EDA.
- County Manager Joy Ansley stated that San Miguel County is working with Luna Community College on an internship program for public works. She will follow up with Commissioner Trujillo on the coal fund, as a large portion of the county's indigent GRT is going to that. San Miguel County is nearly ready to work with property tax division on a mass reappraisal which will hopefully increase the revenue base. There have been a lot of losses from the fire but also other losses that have not been kept up with. The county is close to bidding out first FEMA projects.
- Member Eli Issacson talked about two big property sale and development agreements for a 250-unit market rate housing project and mixed income project. Los Alamos County launched LEDA for retail this summer to issue small grants up to $100,000, in addition to the traditional LEDA program with larger amounts. There were 20 interested applicants. The county also created an MRA district in east downtown area. He is excited about the direction the county is headed.
- Commissioner Justin Greene talked about the ribbon cutting in Santa Cruz for the new senior center. Santa Fe County is in the process of purchasing the NCGR building which will be turned into a new youth behavioral health facility with eight different types of services. He stated that the flooding in Chimayo really impacted the acequias; a THIRA emergency management plan ongoing. The county has been dealing with cyber threats impacting various systems. Commissioner Greene stated he has some ideas for the January annual meeting that he will provide later.
- Member Brandy Dietz reported that a Maverick gas station is under construction in Raton and hopefully it will bring down gas prices. She talked about the Restoring our Communities (ROC) program in progress; she and Commissioner Trujillo toured two of the houses. Resound came into town and is working on broadband deployment. Neil Segotta added that deployment will be complete by the end of the year, six months months ahead of schedule. Robust broadband should help attract people to Raton. The new city economic development director is attending training from the Taos Community Foundation on housing and grant funding to launch a housing project. Member Dietz reminded everyone of the Raton Economic Summit on October 28 and 29, timed with the groundbreaking of the film school. She added that the city is working with Luna Community College and UNM to get a college campus in Raton.

- Member Juan Torres addressed city and county clerks regarding election security. Speaking to clerks out there, E-ISAC for election Security had been paid for by federal government but has moved to a monthly fee and local governments should consider subscribing. He congratulated Santa Fe Community College on their ribbon cutting for phase I of a three phase project for film training on back lot infrastructure as well as having a rentable back lot. Member Torres highlighted a few grant opportunities: GWEP, (the county is considering an application for post-NTIA period), Community Connect grant for public housing facilities (infrastructure + service), workforce development with city. He announced Navy Week in Santa Fe, November 10-16, including Veterans' Day. There is still time to invite people out for this; contact Member Torres to participate.
- Member Daniel Tafoya spoke about new projects underway at Santa Clara Pueblo, including the governor's office, police station, EDA water facility at the four corners intersection, fiber to the home for all tribal homes (500+). The Pueblo is struggling with Jemez Mountains Electric Cooperative paperwork for pole attachment agreements and is working with surrounding jurisdictions including REDI Net. The Pueblo is looking at more possibilities for workforce housing –there is both need and space. He noted the state emergency declaration on crime; the Pueblo is working on an MOA with the state.
- Mayor David Romero stated that the City of Las Vegas fortunately did not have to deal with flooding like the County did. Numerous grants have been announced and projects are underway: water filter beds have been restored after 30 years, $3.3 million in CDBG was received for a road project, $1.8 million in Transportation Project Funding, and $1.5 for trails. It has been like Christmas. The city has lots of partnerships with the county and schools, including an automotive tech program which works on city vehicles. He is always looking for out of the box ways to solve community problems.
- Commissioner Anjanette Brush stated that Taos County is the landlord for Holy Cross Hospital and is bringing back a mil levy after one year because three-fourths of hospital revenue comes from Medicare and Medicaid funding which is now threatened. The county is still working on a 9-acre workforce housing project for which it has received substantial funding from the state. The county brought in new funding to fill gaps for old courthouse building on the plaza and detox facility and has gotten several road projects completed or close to completion (Blueberry Hill Road and slope stabilization on NM 150 to Taos Ski Valley). Destination Stewardship was brought up earlier; that was a Town initiative and Jessica Stern at Taos County obtained funding for a related cultural treasures project. The question is how we steer tourism in this direction; it is not standard economic development.
- Councilor Marietta Fambro stated that the first seven units of affordable housing at Chamisa Verde are now being 3D-printed by Pangea. The Town of Taos has applied for housing funds to install infrastructure on the remaining lots at Chamisa Verde. Other projects include the update of the town's land use development code, airport terminal (flights to Denver), wastewater treatment plant improvements, and Fred Baca park pickleball courts, new fencing, and parking lot. The Town is also working with Kit Carson Electric Cooperative on the hydrogen project.
- Member Dora Dominguez stated that Sandoval County is in need of construction workforce. A major manufacturer was approved last night in partnership with the State Land Office. The entity is a Department of Defense missile manufacturer and the project is a large, built-to-suit operation. Nothing will be airborne; no missiles are being fired. Metal fabricators Geobrugg and Akins Manufacturing need welders as they are keeping busy with the Intel facility expansion.

- Member Thomas Garcia of Mora County talked about flooding this past summer The County Commission needs to move on recovery efforts, have received some negative press. NM 434 is completely washed out; emergency patching has occurred.
- Councilor Felicia Archuleta-Toya stated that the City of Espanola has hired an Interim City Manager, Lauren Richelt. She talked about the MOU the city signed with the Department of Homeland Security and Emergency Management to use emergency funds to help reduce crime. New projects include a new monument at Veteran's Memorial Wall; a new park in Santa Cruz area, including a walking path and exercise equipment; updated playground equipment at two parts; and water infrastructure improvements funded by $17 million grant from the state water trust board. Councilor Archuleta-Toya thanked Los Alamos County for their financial assistance. She noted that the September Centennial celebration was great success and announced that murals from Moving Arts students are displayed at City Hall. There is a tough decision coming up regarding the special use permit for Pathways Homeless Shelter.

K. Directors' Reports

- Executive Director Santiago Chavez reported for himself and the Finance Department. He stated that he is recruiting for an Executive Assistant and gave special thanks to Jenae Morales for her help during the transition. There are some concerns with the federal shutdown; staff are working on contingency plans. Mr. Chavez stated he is regularly meeting with the Chairman, together they are working on establishing a Finance Committee. Audit fieldwork is complete. Findings are not public yet and there may be an extension. Former Executive Director Monica Abeita made a special plea for local governments to spend their GRO funds as NCNMEDD has the lowest draw down rate of all the councils of governments.
- Non-Metro AAA Director Neil Segotta reported that 1,300 seniors attended the Conference on Aging at the Glorieta Conference Center. LA Hawkins received special recognition for helping to get seniors there. The Advisory Council convened last week in Espanola. The incumbent chairman and vice chairman were reelected; staff made presentations on the Area Plan and RFP and held a provider meeting the next day. The provider meeting focused on nutrition due to rising costs. The average cost per meal is now approaching $10. Catering services in Clovis and Hobbs are more affordable—providers might look into doing that. He closed by talking about the reopening of the Abedon Senior Center. Non-Metro AAA will hold its annual Health Fair in Santa Fe on November 13 and everyone is invited to attend.

Member Juan Torres left the meeting at 2:55 pm.

- Community Development Director Felicity Fonseca, released the SEDS for public comment as you know and we are starting work on an affordable housing plan for San Miguel County, and that plan will address the City of Las Vegas and Village of Pecos as well. We decided, rather than starting with a big community meeting to start with key interviews. that means with the mayor and his planning staff, and then, hopefully with the commission chair, Harold Garcia, and the planning staff of the county. Lots of different, kind of types of projects that we work on. We made a site visit to Springer to map some signage and transportation projects. I consider that to be, like, the preliminary planning that will help them get funding for these projects. Selma's working on a playground project with the Advocate Langer in Merced, and she's, been busy doing that. We're

working with the Village of Cuesta, to help them overhaul their land use, codes and ordinances. Patrick has been really upping his game on the St. Francis at School. He was actually asked to present at the St. Francis School Summit. We presented on these transportation demonstration projects, which is the concept, just, like, low-cost ways to try out new, transportation safety things in your community. So, he's going to be an expert on that. Some funding that I've neglected to announce in here, but the mayor already mentioned that, City of Las Vegas got Transportation Alternatives Program for their Riverwalk. That was, we've been trying for that for at least 2 years, not 3, so I'm very excited that that funding was finally awarded. We did have a surprise federal USDA Gold Business Development Grant award that came through to Village of Pecos. It's, like, about $100,000. It's not, like, huge money, but that money is going to go directly out to small businesses there, so we are excited about that, I think it'll make a big difference. We are doing a lot of work on these CWBG projects, and I just want to say Selma's really coming up to speed on getting a CWBG grant at this year. I'm very thankful to have someone else to work on that with me. So, good morning. The Warren County EMS base, we are almost there to having TFA give us the notice. Then we have been putting a lot of effort into the CityVest annual arrange for this part, CDPG, and we're fulfilled that that's going to launch shortly too. Disaster recovery, we have a new, contractor on board, Carey Gentles, and he's really been working hard on these generator projects with Mutual Domestics, and I believe also the City of Las Vegas. I don't know if he's been doing that much with San Miguel County, but he's, hitting the ground running, he's built a lot of relationships, and he's really good at following up, and he is becoming an expert on these generator, backup generator mitigation project things, so if you need any help with that, he's your person. We are just closing out the VISTA, AmeriCorp VISTA that program is going to close in February.

L. Next Meeting—January 29, 2026, 1:00 p.m.

M. Adjournment

Motion to adjourn the meeting at 3:13 pm.

Motion	Dietz
Second	Greene
Yes	21
No	0
Abstain	0

Approvals

Ernesto J. Salazar
Ernesto Salazar, President

January 29, 2026
Date

Dora Dominguez, Secretary

January 29, 2026
Date