



Michelle Lujan Grisham
Governor

Howie Morales
Lieutenant Governor

**STATE OF NEW MEXICO
INDIAN AFFAIRS DEPARTMENT**

Wendell Chino Building, 2nd Floor
1220 S. St. Francis Dr.
Santa Fe, NM 87505
Phone (505) 476-1600
www.iad.nm.gov



Josett D. Monette
Cabinet Secretary

**MEETING MINUTES
TRIBAL INFRASTRUCTURE FUND BOARD
Regular Board Meeting
May 29 – 30, 2025
9:00 a.m.**

Location: National Indian Programs Training Center (NIPTC) – 1011 Indian School Rd., NW Suite 254, Albuquerque, NM 87104

Voting Members Present

Josett Monette, IAD, Chairwoman
Wesley Billingsley, DFA Designee
Janet Johnson, NMDOH Designee
Mark Thompson, Pueblo Representative
Michael Vonderheide, NMFA Designee
Robert Rice, Mescalero Apache Representative

Non-Voting Members Present

Westen Knudsen, IHS, ABQ

IAD Staff Present

Adelina Gomez Tenorio, IAD General Counsel
Brigitte Jordan-Mincks, Executive Assistant
Jeffrey Christianson, TIF/CO Administrator
Vanessa Gutierrez, TIF/CO Administrator
Tsoniki Crazy Bull, TIF/CO Administrator
Monica Cordova, TIF/CO Administrator

1. Call to Order, Roll Call

Chairperson Secretary Josett D. Monette called the meeting to order at 9:12 a.m. The meeting commenced following a roll call and confirmation of a quorum.

2. Welcome and Introductions of the Board

Board Members present: Michael Vonderheide, NM Finance Authority, Wesley Billingsley, NM Department of Finance, Robert Rice, Mescalero Apache Representative, Secretary Josett Monette, IAD, Mark Thompson, Pueblo Representative, Janet Johnson, NM Department of Health, and Westen Knudsen, IHS-ABQ.

3. Approval of the Agenda

Chairwoman Monette called for a motion to approve the meeting agenda. Board Member Thompson moved to approve the agenda, with a second by Board Member Johnson. No discussion. A roll call was taken on motion. Motion passed unanimously.

4. Approval of Meeting Minutes from February 28, 2025

Chairwoman Monette called for a motion to approve the minutes from the TIF Board Meeting held on February 28, 2025. Board Member Vonderheide moved to approve the minutes, and the motion was duly seconded by Board Member Thompson. A roll call was taken on motion. Motion passed unanimously.

5. New Business

- a. TIF Project Expenditure Report 2021-2024, TIF/CO Administrator Monica Cordova gave a summary of 2020, 2021, 2022, 2023 and 2024 TIF Project Expenditure Report for informational purposes and did not require any action.

| <u>Appropriation Year</u> | <u>Amount Awarded</u> | <u>Balance</u> |
|---------------------------|-----------------------|-----------------|
| 2020 - | \$19,896,635.25 | \$ 6,381,137.48 |
| 2021 - | \$26,630,794.00 | \$ 6,365,855.16 |
| 2022 - | \$38,140,000.00 | \$21,359,187.84 |
| 2023 - | \$67,500,000.00 | \$55,670,796.79 |
| 2024 - | \$62,310,000.00 | \$60,444,753.99 |

Chairwoman Monette asked if there were any questions, Board Member Mark Thomspon asked if all IGAs have been fully executed. Chairwoman Monette mentioned IGAs were sent out the first week in July 2024, not all have been fully executed.

Mr. Wesley Billingsley mentioned that if any funds are needed to complete TIF projects to reach out to him to find funds that might be available.

Chairwoman Monette at this time asked for Board Member Sara Rhoton, NM Environment Department Designee who arrived at 9:15 am and Board Member Nathan Notah, Navajo Nation Representative who arrived at 9:26 am, to introduce themselves.

b. TIF Project Presentations (each presenter has 10 minutes):

1. **Mescalero Apache** Ad'diidi Ni'kuwaa - Presented by Christopher Little for the Mescalero Permanent Supportive Housing – Construction in the request amount of \$4,345,666.33.

2. **Acoma Pueblo** – presented by Tribal Planner Nadine Kowice for the SP30 Pueblo Road Design Project – Design in the request amount of \$3,515,292.00.

3. **Acoma Pueblo** – presented by Tribal Planner Nadine Kowice for the SP38 Haak'u Road Construction – Construction in the request amount of \$12,086,100.00.

Questions: Board Member Wesley Knudson inquired whether the project phases could be extended if full funding is not awarded. Ms. Kowice indicated that the Pueblo will continue seeking additional funding sources to complete the remaining phases.

4. **Pueblo of Isleta** – presented by Merrill Yazzie for the Brown Property Development – Planning in the request amount of \$614,622.00.

5. **Pueblo of Isleta** – presented by Ramon Barela of CPMI for the Design for New Tribal Administration Building – Design in the request amount of \$3,268,937.24.

6. **Pueblo of Isleta** – presented by multiple employees from the Pueblo of Isleta for the Westside Wastewater Treatment Plant Expansion – Construction in the request amount of \$12,000,000.00.

7. **Pueblo of Jemez** – presented by Sheri Bozic and Vince Toya for the Community Services Complex Construction Project – Construction in the request amount of \$2,665,357.00.

8. **Ohkay Owingeh** – presented by Governor Ben Lujan for the Yaweh Wowatsi Kay Hakan Téh (Health Center: Intergenerational Center Phase III) – Construction in the request amount of \$12,000,000.00.

9. **Pueblo of Pojoaque** – presented by Christy Ladd and Jill Campoli for the Behavioral Health Building Expansion – Construction in the request amount of \$2,634,809.56.

10. **Pueblo of Pojoaque** – presented by Governor Jenelle Roybal and Christy Ladd for the Eagle Ridge Phase I – Construction in the request amount of \$4,000,000.00.

Comments: Board member Wesley Billingsley commended the pueblo for its proactive efforts and the progress made on this significant development.

11. **Pueblo of Pojoaque** – presented by Governor Jenelle Roybal for the Tribal Administration Building – Design in the request amount of \$808,446.00.

Comments: Board member Mark Thompson commented they have good capacity, good applications, and the best advice is to spend the money.

11:50 AM **BREAK FOR LUNCH (on your own)**

1:00 PM **5.b. New Business Continued - Reconvened the Meeting to continue with Presentations.**

12. **Pueblo of San Ildefonso** – presented by Governor Christopher Moquino, as well as Juan Dorado, Architect, Rick Juliani, Architect, and Lou Baker, project Manager for the Library Expansion Phase 3 & Renovation Phase 4 – Construction in the request amount of \$2,825,341.00.

13. **Pueblo of Sandia** – presented by Governor Felix Chaves and Lance Macavery, Project Manager, for the Sandia Pueblo Land Use Plan – Planning in the request amount of \$500,000.00.

14. **Pueblo of Santa Ana** – presented by Dennis Wing, Utilities Director, for the Santa Ana Pueblo Well No. 5 Arsenic Treatment Plant Project – Construction in the request amount of \$4,871,681.15.

15. **Pueblo of Santo Domingo** – presented by Governor Thomas Moquino, Herman Sanchez, Tribal Administrator, and Nicole Shaw, HWM Engineer for the Santo Domingo Pueblo WWTP Collections – Construction in the request amount of \$11,483,935.00.

16. **Pueblo of Taos** – presented by Crespín Kinney and Shawn Duran for the Taos Pueblo High Pressure Water Main Extension and Tank – Planning in the request amount of \$2,525,000.00.

17. **Pueblo of Taos** – presented by Crespín Kinney and Shawn Duran for the Taos Pueblo Spider Rock Housing Infrastructure, Phase 2 – Construction in the request amount of \$4,606,000.00.

18. **Pueblo of Taos** – presented by Crespín Kinney and Shawn Duran for the Taos Pueblo Wellness Center – Design in the request amount of \$12,000,000.00.

Comments: Board Member Wesley Billingsley shared that he is working with Mr. Kinney on other funding opportunities, for shortfall.

19. **Pueblo of Santa Clara** – presented by Daniel Tafoya, Special Projects, Paul Torrez, Special Projects, and Steven Trujillo for the Santa Clara Pueblo

Water System – Guachupangue Loop II – Construction in the request amount of \$4,071,872.22.

20. **Pueblo of Santa Clara** – presented by Daniel Tafoya for the Santa Clara Pueblo Wastewater System Improvements – Lagoon Rehab – Construction in the request amount of \$4,337,541.00.

6. Recess for the Day

3:10 p.m. The meeting went into recess and will be reconvened on Friday, May 30, 2025, at 1:00 p.m. here in Room 233 at the NIPTC. Chairwoman Monette called for a motion to recess the meeting. Board Member Rice moved to recess the meeting, with a second by Board Member Johnson. No discussion. A roll call was taken on motion. Motion passed unanimously.

Friday, May 30, 2025, at 1:00 p.m. – Room 233

1. Call to Order, Roll Call

Chairperson Secretary Josett D. Monette reconvened and called the meeting to order at 1:10 p.m. The meeting commenced following a roll call and confirmation of a quorum.

Voting Members Present

Josett Monette, IAD, Chairwoman
Sara Rhoton, NMED Designee
Wesley Billingsley, DFA Designee
Janet Johnson, NMDOH Designee
Mark Thompson, Pueblo Representative
Michael Vonderheide, NMFA Designee
Robert Rice, Mescalero Apache Representative
Nathan Notah, Navajo Nation Representative

Non-Voting Members Present

Westen Knudsen, IHS, ABQ

Chairperson Monette called for a brief introduction, the TIF Board and its members and the IAD staff present.

IAD Staff Present

Adelina Gomez Tenorio, IAD General Counsel
Brigitte Jordan-Mincks, Executive Assistant
Jeffrey Christianson, TIF/CO Administrator
Vanessa Gutierrez, TIF/CO Administrator
Tsoniki Crazy Bull, TIF/CO Administrator
Monica Cordova, TIF/CO Administrator

**2. New Business – 5.b. TIF Project Presentations (each presenter has 10 minutes)
Continued**

a. TIF Project Presentations (each presenter has 10 minutes):

21. **Navajo Nation – Baca Chapter** – presented by Hoskie Kee for the Bluewater Lake Water and Wastewater Improvement project – Planning in the request amount of \$524,500.00.
22. **Navajo Nation – Casamero Lake Chapter** – presented by Kimberly Lester for the 371 Regional Water Supply Project – Planning in the request amount of \$1,972,940.00.
23. **Navajo Nation – Lake Valley Chapter** – presented by Tony Padilla Jr., Lake Valley Chapter President and Brian Yazzie, SMA Engineer, for the Residential Wells – Construction in the request amount of \$1,272,000.00.
24. **Navajo Nation – Mariano Lake Chapter** – presented by Mr. Tom, Mariano Lake Chapter President and Sinclair Morris, Project Manager for IDSHA, for the Multi-Purpose Building Renovation/Addition – Construction in the request amount of \$2,500,000.00.
25. **Navajo Nation – Shiprock** – presented by Delores Greyeyes for the Shiprock Incident Command Center – Construction in the request amount of \$6,555,071.21.
26. **Navajo Nation – Standing Rock Chapter** – presented by Johnny Johnson, Tse’ii’ahi Chapter President for the Tse’ii’ahi Waterline Extensions – Construction in the request amount of \$10,000,000.00.
27. **Navajo Nation – To’Hajiilee** – presented by Derrick Watchman CEO, Canonicito Band of Navajo Health Center for the To’Hajiilee Health Wellness Center – Construction in the request amount of \$12,086,100.00.
28. **Navajo Nation – Lake Valley Chapter** – presented by Dedrick Tolino, Chapter House Coordinator, for the White Horse Lake Sand Springs Waterline Extension Project – Design in the request amount of \$800,000.00.

Chairwoman Monette stated that completed the presentations of the 28 projects, and asked if there were any questions. Board Member Notah stated that we are here to serve, please follow through if you get the award, and he wished the Navajo Nation good luck on projects. “Spend money,” he said.

3. Approval of Funding Cap Change to 5%

This year there is roughly 80 million in TIF funds available. The language in the TIF Guidelines Section 7, Terms & Conditions, number 5., allows the percentage applications apply for to be altered. Chairwoman entertains a motion for discussion, no discussion. Board Member Thompson makes a motion to change the cap from 15% to 5%. Board Member Billingsley seconded the motion.

Board Member Thompson thanked the TIF Review Committee (TRC) as the work is a heavy lift. Fifty-six applications were received, and the TRC reviewed and scored each application. A total of \$243 million dollars was requested through these applications.

Board Member Thompson also stated that when the TIF guidelines were established in 2016 the allocation at that time was a lesser amount. The fund allocations have increased since then, and he also stated that the TIF Board has changed the percentage in the past. Several applications asked for the full 15 %, so the TRC took a deep dive and looked extensively at the projects. By changing the percentage to 5%, half that applied will receive funding, which is 28 projects. The Nations, Pueblos, and Tribes have been developing their capacity.

A roll call was taken for the motion, the majority was in favor, the motion passes for 5% funding cap for this year.

4. Approval and Certification of 2025 Projects

Chairwoman Monette entertained a motion for approval and certification of the 2025 projects. Board Member Thompson makes a motion to approve and certify presentations as heard. Board Member Rice seconded the motion. A roll call was taken on motion. Motion passed unanimously.

Chairwoman Monette entertained a motion to approve Resolution FY 2025-1 as presented as Notification and Certification to the State Board of Finance to sell Severance Tax Bonds for FY 2025, based upon approval and certification of projects above.

Board Member Notah made a motion to approve the Resolution; Board Member Billingsley seconded the motion. A roll call was taken on motion. Motion passed unanimously.

5. No Cost Extension Discussion – Reversion Dates

This is a carry on from a previous meeting, talking about the length of the IGA, no discussion, no action item.

6. Reversions and Redistribution under 2025 HB 450, Section 59

This item is impossible at this time, reversions are unknown until September, we can have discussion on this in a September or October meeting. Chairwoman Monette states the reverted monies will be allocated using the TIF process and will be coming up in the fall. Board Member Billingsley explained that this is legislation, and it will be General Fund reversions from IAD and Aging.

7. Next Meeting Discussion

The Indian Affairs Department CO/TIF team will send poll to board members with dates for next board meeting.

8. Adjournment

Chairperson Monette adjourned the meeting at 3:23 p.m.