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Josett D. Monette
Cabinet Secretary

Aurora Valdez
Deputy Cabinet Secretary

**MEETING MINUTES
TRIBAL INFRASTRUCTURE FUND BOARD
Regular Board Meeting
July 22, 2026
9:00 AM**

***Indian Affairs Department, Wendell Chino Building
1220 S. St. Francis Dr., Suite 201, Santa Fe, NM 87505
and on zoom at
<https://us06web.zoom.us/j/87481475688>***

Voting Members Present

Josett D. Monette, Esq.
Wesley Billingsley, DFA
Jesse Guillén, DFA Proxy
Sara Rhoton, ENVR
Michael Vonderheide, NMFA
Janet Johnson, DOH
Mark Thompson, Pueblo Representative

Non-Voting Members Present

Westen Knudson, HIS ABQ Area Office), Non-Voting Member
Marlene Kelley, BIA (ABQ Area Office), Non-Voting Member

IAD Staff Present

Adelina Gomez, IAD General Counsel
Tsoniki Crazy Bull, IAD TIF/CO Manager
Jeffrey Christianson, IAD TIF/CO Administrator
Winsten Dan, IAD TIF/CO Administrator
Angel Kelly, IAD TIF/CO Administrator
Fenicia Ross, IAD TIF/CO Administrator

1. Call to Order, Roll Call

Chairperson Secretary Monette called the meeting to order at 9:09 a.m. The meeting commenced following a roll call and confirmation of quorum.

2. Welcome and Introductions of the Board

Board Members present: Secretary Josett Monette, IAD; Michael Vonderheide, NM Finance Authority; Wesley Billingsley, NM Department of Finance; Jesse Guillén, NM Department of Finance; Mark Thompson, Pueblo Representative; Janet Johnson, NM Department of Health; Sara Rhoton, NM Department of Environment; Westen Knudsen, IHS-ABQ, and Marlene Kelley, BIA.

3. Approval of Agenda

Chairperson Secretary Monette called for a motion to approve the meeting agenda. Board Member Jesse Guillén moved to approve the agenda with a second by Board Member Mark Thompson. No discussion. A roll call was taken on motion. Motion passed unanimously.

4. Approval of Meeting Minutes

Chairperson Secretary Monette called for a motion to approve the minutes of the TIF Board Meeting held on May 20-21, 2026. Board Member Mark Thompson moved to approve the minutes, and the motion was duly seconded by Board Member Jesse Guillén. A roll call was taken on motion. Motion passed unanimously.

5. New Business

a. HB 450 Section 59 (2025) discussion:

- i. Tohatchi – Tohatchi Public Safety Substation (First Responders Substation) update on funding request - The request was to revise the project scope from planning and design to construction. The project was awarded \$4,028,700 during the November 20, 2025, TIF Board meeting using reverted funding designated for projects in McKinley and San Juan Counties. IAD advised the Board that the project design had been completed, and the entity sought to use the existing award for the construction phase of the same project.

Representatives from the entity requested that the presentation be postponed because the project representative was traveling and the incorrect presentation had been submitted. The Board discussed whether a presentation was necessary because the project purpose remained unchanged and the request involved advancing the same project from design into construction. DFA clarified that planning, design, and construction

were included within the project's legislative language. The Board further discussed that the request did not constitute a change to a different project.

Board Member Nathan Notah made a motion to approve Tohatchi's request. Board Member Mark Thompson seconded the motion.

The motion passed by roll call vote.

- b. Presentation for change in scope of work for TIF project 25TF07 To'Hajiilee Health Wellness Center Construction – Tsoniki Crazy Bull spoke to John Billison who indicated they would like to present at a future TIF Board meeting.
 - i. Tribe requested to postpone its presentation until the next TIF Board meeting. IAD explained that the original award was for construction of a wellness center, but the entity was considering a revised project involving a health center. The proposed work differed from the project described in the original TIF application.

Board Member Mark Thompson made a motion to table the request until the next TIF Board meeting. Board Member Nathan Notah seconded the motion.

The Board discussed that the next anticipated meeting would occur later in the fall, likely in December. IAD staff advised that the entity had been informed of the anticipated meeting timeline and had no objection.

The motion to table the request passed by roll call vote.

- c. No Cost Extension Requests:

- i. **23TF34 Nambe Pueblo Northwest Village Pueblo Subdivision**

Representatives from Nambe Pueblo requested an extension and described the Pueblo's decision to revise its implementation approach. The original project contemplated infrastructure and road development for approximately 150 future home sites. Following community engagement, internal planning, and consultation with tribal leadership, the Pueblo determined that the available funding could provide a more immediate benefit by constructing homes on existing lots where infrastructure was already available.

The Pueblo reported that it anticipated constructing approximately 12 homes, consisting of one-, two-, and three-bedroom units designed to

accommodate varying family sizes and to be adaptable for accessibility needs. The homes would be managed through the Pueblo's housing entity, with rental revenue supporting future housing and maintenance needs.

The Pueblo completed procurement, reviewed proposals through its established procurement process, selected a contractor, and began preliminary site activities and surveying. The Pueblo reported that necessary planning, engineering, cultural-resource review, and other preparatory activities had substantially progressed.

The Board discussed the appropriate extension date and the interest that may accrue on bond proceeds after four years. The Board also discussed aligning the project expiration date with the state fiscal year.

Board Member Mark Thompson made a motion to approve the extension through June 30, 2028. Board Member Nathan Notah seconded the motion.

The motion passed by roll call vote.

IAD advised the Pueblo that an amendment reflecting the new expiration date would be issued.

- ii. **23TF23 Jemez Pueblo Community Services Complex Construction Project** - Jemez Pueblo requested a no-cost extension for its approximately 13,000-square-foot community services office complex, which also includes three warehouse facilities and relocation or reconstruction of the transfer station.

The Pueblo reported that the general contractor was behind schedule and that the Governor had issued a demand for corrective action. A resource-loaded recovery schedule had recently been provided and was under review. The contractor had increased activity at the site, including construction of the office complex framing and warehouse work.

The total project cost was reported to be approximately \$18 million. The Pueblo stated that approximately \$5.5 million had been expended across the project and that the TIF award was approximately \$6.7 million, with more than \$5 million remaining. The project also included approximately \$3.8 million in ARPA funding, of which approximately \$48,000 remained. The

Pueblo anticipated expending the remaining ARPA funds before beginning substantial drawdown of the TIF award.

The Pueblo stated that an extension through June 30, 2027, would provide sufficient time to complete the project and protect the remaining TIF funds.

Board Member Mark Thompson made a motion to approve the extension through June 30, 2027. Board Member Jesse Gyan seconded the motion.

The motion passed by roll call vote.

IAD advised the Pueblo to expect an amendment reflecting the June 30, 2027, expiration date.

- iii. **23TF32 Taos Pueblo North Pueblo Infrastructure Plan** - Taos Pueblo requested a no-cost extension to complete a master planning project for the North Pueblo area. The project includes recommendations related to infrastructure improvements, housing, commercial zoning, and future development within an area containing culturally sensitive locations.

The project received \$300,000 in TIF funding, with an additional \$30,000 committed by the Pueblo. The Pueblo explained that staff transitions, competing construction activities, internal consultation, and the need to obtain Tribal Council support delayed implementation.

The Pueblo completed its procurement process and selected KLJ, Inc. on May 27, 2026. All project funds were obligated on May 28, 2026. The project kickoff meeting occurred on June 26, 2026, and project meetings were being held every two weeks. The Pueblo stated that the consultant was actively working and that the project had established momentum.

The primary project deliverable is a master plan for the North Pueblo area. The Pueblo requested additional time to allow sufficient public involvement and complete the approved planning deliverables. No additional funding was requested.

Board Member Jesse Gyan made a motion to approve the extension through June 30, 2027. Board Member Nathan Notah seconded the motion.

The motion passed by roll call vote.

IAD advised the Pueblo to review the forthcoming amendment and confirm that the expiration date matched the Board's action.

d. Fall 2026 TIF application cycle

The Board discussed the fall 2026 TIF application cycle and funding made available through the reversion of tribal infrastructure appropriations. Staff explained that, pursuant to Senate Bill 240, Section 75, reverted tribal infrastructure funding from IAD and other state agencies would be transferred for allocation by the TIF Board.

IAD advised that the final amount of reverted funding would likely not be known until October, after the state completed fiscal-year closeout activities. The Board discussed whether the application portal needed to remain closed until the final amount was confirmed.

The Board determined that the final reversion amount was not necessary to begin accepting and reviewing applications. Applicants would be encouraged to apply for the amount needed to complete their projects, subject to the statutory limitation that a single project may receive no more than 15 percent of the available annual funds.

The Board discussed the amount of time needed for applicants to prepare submissions and for the Tribal Infrastructure Fund Review Committee to conduct a thorough evaluation. The Board expressed support for opening the application portal for approximately 30 days rather than conducting a shorter two-week application period.

The Board also discussed the composition of the Tribal Infrastructure Fund Review Committee. State agencies represented on the TIF Board would be asked to identify either their Board representative or another agency designee to participate in the review. Board Member Mark Thompson, as Chair of the review committee, would coordinate membership and provide the final committee list to the Chair and IAD.

The Board discussed whether applicant presentations would be required during the abbreviated fall cycle. Because presentations are not included in the application scoring, the Board considered having the review committee present the recommended rankings instead. No final decision regarding presentations was made during the meeting.

The proposed schedule discussed by the Board included:

- Opening the application portal on or around August 3, 2026
- Keeping the portal open for approximately 30 days
- Closing the portal on or around September 4, 2026
- Allowing the review committee to evaluate applications through November 20, 2026
- Holding the award meeting on or around December 1 or December 2, 2026

IAD would place tentative holds on Board members' calendars and issue additional information regarding the application cycle, presentation requirements, and final meeting date.

6. Adjournment

Chairperson Secretary Monette adjourned the meeting at 10:34 a.m.