

MINUTES
of the
FIRST MEETING
of the
NEW MEXICO STATE FAIRGROUNDS DISTRICT BOARD

July 3, 2025

Alice K. Hoppes African American Pavilion
300 San Pedro, N.E.
Albuquerque, New Mexico 87108

The first meeting of the New Mexico State Fairgrounds District Board for 2025 was called to order by Governor Michelle Lujan Grisham, Chair, on July 3, 2025, at 10:00 a.m. at the Alice K Hoppes African American Pavilion located at 300 San Pedro, NE. Albuquerque, 87108.

Members:

The Honorable Michelle Lujan Grisham, Governor
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:

Roger Valdez

Justin Horwitz, Attorney, Rodey Law Firm

Colleen Ruiz, Local Office Lead, Stantec

Ricky Serna, New Mexico Department of Transportation Cabinet Secretary

Dan Mourning, General Manager, EXPO New Mexico

Handouts:

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

Wednesday, July 3**Welcome and Introductions (10:04 a.m.)****Introduction of Agenda and Amendments (10:09 a.m.)**

Agenda amendments to remove resolution items 6 and 7, and General Services Report to the Board were presented by Member Dr. Peter Belleto President, District 6 Neighborhood Coalition.

The amended agenda was adopted unanimously via roll call by the Board.

Resolution Item 1- Adoption of Bylaws and Discussion (10:22 a.m.)

Legal representation clarified by Joseph Holloway, ESQ.

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

Resolution Item 2- Procurement Code and Procedures (10:30 a.m.)

Items in resolution discussed and confirmed as standard state procurement procedures.

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

Resolution Item 3- Open Meetings Act (10:34 a.m.)

Enabling legislation discussed by the Board, minimum two meetings per year required per statutory language.

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

Resolution Item 4- Powers of the Clerk/Treasurer (10:38 a.m.)

Discussion regarding Local Government Division oversight reaffirmed, per legislation.

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

Resolution Item 5- Records Retention Policy (10:42 a.m.)

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

Resolution Item 8- Adoption of Meeting Schedule (10:46 a.m.)

Amendment presented to change language from 'shall' to 'may' meet monthly by Mimi Stewart, State Senator and second by Nichole Rogers, City Councilor.

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

Treasurer Report (10:54 a.m.)

The presented treasurer reported that the District has begun collecting gross receipts taxes, with revenues expected to begin materializing by September due to a standard processing delay.

It was noted while current figures are based on estimates, the District will have a dedicated revenue stream to support future planning and investment.

The presentation materials can be found here:

Legislative Overview Presented by Roger Valdez (10:59 a.m.)

Roger Valdez outlined the legislative origins of Senate Bill 481, highlighting its design to support community benefits like affordable housing, economic development, and public services. He emphasized the District's authority to repurpose underutilized properties as a tool to reduce blight and promote inclusive, locally driven revitalization.

Bonding Capacity Overview Presented by Justin Horwitz (11:09 a.m.)

Attorney Justin Horowitz presented an overview of the State Fairgrounds District's legal foundation and operational structure under Senate Bill 481. The District is established as an independent political subdivision of the state, authorized to undertake

infrastructure and community benefit projects. It must operate under a formal development plan and coordinate with state agencies and local jurisdictions. All major actions, including development and governance procedures, require multiple levels of state approval to ensure oversight and accountability.

Master Planning Overview Presented by Colleen Ruiz, Stantec (11:19 a.m.)

Ms. Ruiz, Local Office Lead, Stantec said that the mission of the master plan is to promote economic development, educate the community and visitors of the district and retain community participation. In addition, Ms. Ruiz provided committee members with a strategic planning presentation.

The presentation materials can be found here:

Property Acquisition Update Presented by Ricky Serna, NMDOT (11:32 a.m.)

This presentation discussed updates on the state's efforts to assist with acquiring key adjacent properties identified for potential redevelopment. Cabinet Secretary Serna explained that the Department of Transportation is supporting the process to ensure legal compliance, fair compensation, and minimal disruption to existing property owners

History of State Fair Presentation by Dan Mourning, EXPO NM (11:43 a.m.)

Mr. Mourning and Board members spoke about the history, people and original architecture of the State Fairgrounds. The presentation materials can be found here:

Adjournment (12:05 p.m.)

Motion to adjourn presented by the Chair, second by Nichole Rogers, City Councilor.