

**MINUTES**  
**of the**  
**NEW MEXICO STATE FAIRGROUNDS DISTRICT BOARD**

**August 21, 2025**  
**African American Performing Arts Center**  
**300 San Pedro, N.E.**  
**Albuquerque, New Mexico 87108**

The meeting of the New Mexico State Fairgrounds District Board for August 2025 was called to order by Martin J. Chavez, Acting Chair, on August 21st, 2025, at 10:03 a.m. at the African American Performing Arts Center 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 (Attended Virtually)

Dr. Peter Belletto, President, District 6 Neighborhood Coalition

**Staff:**

Cecilia Mavrommatis, Clerk and Treasurer

Joseph Holloway, Esquire

**Guests:**

Ben Lewinger, Fable Communications

Nancy Locke, Stantec

Rob Debuck, Retired Albuquerque Police Captain

Kelly O'Donnel, Economist

### **Handouts:**

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

### **Thursday, August 21<sup>st</sup>**

#### **Welcoming Remarks (10:06 a.m.)**

#### **Introduction of Agenda and Amendments (10:06 a.m.)**

Agenda amendments to remove resolution items 6 presented by Member Dr. Peter Belleto President, District 6 Neighborhood Coalition.

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

#### **Approval of July 3<sup>rd</sup> Minutes (10:12 a.m.)**

The meeting minutes were adopted unanimously via roll call by the Board.

#### **Presentation by Ben Lewinger, Fable Communications and Nancy Locke, Stantec (10:19 a.m.)**

Presentation by **Ben Lewinger (Stantec)** on independent district website and community engagement as subcontractor of Stantec.

Discussed:

- Community interviews (14 completed)
- Draft staging site to launch next week
- Priority themes: walkability, green space, housing, economic development, safety

Board members voiced concern about negative imagery used in Fable/Stantec website draft.

#### **Resolution Item 7- Communication Plan (10:55 a.m.)**

Amendment to include Board Approval as part of the communication plan presented by Nichole Rogers, City Councilor. Motion to Amend was made by Senator Stewart, Second by Representative Anyanonu.

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

### **Resolution Item 9- 2026 Tentative Budget (11:05 a.m.)**

Items in resolution discussed and confirmed as standard state procurement procedures. Budget presented by Clerk/Treasurer included conservative revenue forecast based on gaming taxes and fair operations.

Key questions discussed:

- \$5M allocated to contracts as flexible placeholder
- Board retains control over local BARs; no Board of Finance approvals required
- \$500K included for anticipated bonding
- Clarified that two positions are included in personnel line
- Mayor Keller raised urgency to act swiftly and ensure bonding readiness

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

### **Resolution Item 10- Approval of Report for 6-35-12 Laws of 2025, Chapter 83 (11:22 a.m.)**

Report summarizes board activities to date; reflects two meetings and several policies/resolutions for statutory requirement to submit to the Department of Finance and Administration and the Legislative Finance Committee.

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

### **Crime Data & Statistics Presentation by Rob Debuck (11:35 a.m.)**

The presentation focused on quality of life and raw crime data.

It was noted members emphasized need for current, expert data presented in the future. Mayor Keller proposed future inclusion of BCSO, DA, and APD data teams.

### **Economic Data and Analysis Presentation by Kelly O'Donnell (11:55 p.m.)**

The analysis presented showed that various redevelopment scenarios—depending on the future of the fair, racetrack, and horse facilities—could generate billions in economic activity if designed with compatible uses. Dr. O'Donnell

underscored the importance of development without displacement and aligning plans with both community needs and statutory funding obligations.

**Master Planner Updates Presented by Nancy Locke (12:18 p.m.)**

Nancy Locke, procurement consultant, presented a governance overview and outlined foundational policies such as ethical vendor engagement, conflict-of-interest safeguards, and the importance of documented sourcing decisions. Her presentation provided a framework for the board to begin shaping its internal controls and procurement protocols as part of long-term operational readiness. The board did not take action during this session but acknowledged the presentation as critical groundwork for future policy adoption.

**Next meeting tentatively agreed upon as September 25<sup>th</sup>, 2025.**

**Adjournment (12:22 p.m.)**

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

