

**MINUTES OF THE  
NEW MEXICO STATE FAIRGROUNDS DISTRICT  
BOARD**

**OCTOBER 30, 2025**

The 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 October was called to order by The Honorable Michelle Lujan Grisham, Governor and Chair, on October 30<sup>th</sup>, 2025, at 10:10 a.m. at the African American Performing Arts Center located at 300 San Pedro, NE. Albuquerque, 87108.

**Members Present:**

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  
Dr. Peter Belletto, President, District 6 Neighborhood Coalition

**Staff:**

Cecilia Mavrommatis, Clerk and Treasurer  
Joseph Holloway, Esquire

**Guests:**

Nancy Locke, Stantec  
Justin Horwitz, Rodey Law Firm

**Thursday, October 30<sup>th</sup>**

**Call to Order (10:10 a.m.)**

The meeting was called to order at 10:10 a.m. by Governor Michelle Lujan Grisham, serving as Chair of the State Fairgrounds District Board.

Roll call was conducted, confirming the presence of a quorum.

The Chair welcomed members, staff, and community participants, extending appreciation for their continued engagement in shaping the future of the State Fairgrounds District. Introductions followed, including acknowledgment of the State Fair/Expo New Mexico leadership and the Clerk-Treasurer, who was recognized for maintaining the official record of the proceedings.

**Approval of Agenda (10:15 a.m.)**

Following introductions, the Chair requested a motion to approve the meeting agenda as

published. A motion was made, seconded, and carried without opposition.

The agenda was formally adopted.

**Approval of Minutes from September 25, 2025 (10:18 a.m.)**

The Board moved to approve the minutes of the September 25, 2025 meeting.

Member discussion centered on the inclusion of language referencing Member Rogers' amendment and the related ruling under the Open Meetings Act.

After clarification, a motion was made to amend the minutes to explicitly include this language and reference the CVS lot addition discussed in that prior meeting.

The motion was seconded and passed unanimously. With that action, the September minutes were approved as amended and entered into the official record.

**Phase B Pre-Development Plan Presentation (10:25 a.m.)**

At 10:25 a.m., the Chair introduced Nancy Locke of Stantec to present the Phase B Pre-Development Plan. Locke provided a comprehensive overview of the plan's objectives, emphasizing its alignment with the master plan currently underway. The presentation highlighted the project's intent to establish enabling infrastructure and public amenities designed to revitalize the area surrounding the State Fairgrounds.

Locke outlined three major investment areas totaling \$67.3 million:

- **Area 1:** Land preparation and selective demolition (\$15.7 million)
- **Area 2:** Internal roadways and utility infrastructure (\$26.7 million)
- **Area 3:** Ten-acre public park and off-site pedestrian improvements (\$24.7 million combined)

The presentation detailed strategies for improving pedestrian safety, introducing more green space, and supporting mixed-use housing and commercial development. Locke underscored the project's dual focus on economic activation and community benefit, noting that a public workshop scheduled for **November 18** would invite local input on the proposed design concepts.

**Board Discussion and Questions (10:55 a.m.)**

Following the presentation, the Board engaged in a discussion. Albuquerque Mayor Tim Keller opened with questions regarding jurisdiction over utilities, flood control, and infrastructure maintenance. Legal counsel Justin Horwitz clarified ownership of the land, while the District Board's primary responsibility lies in authorizing financing mechanisms, not in direct project management.

Governor Lujan Grisham and several members discussed the collaborative nature of implementation, emphasizing coordination among state, city, and county entities. The

conversation also touched on the funding process, requiring review by the State Board of

Finance and approval by the Legislature before any bond issuance could proceed. Horwitz noted that bond issuance could occur by mid-2026, after which the project would progress in phased construction.

The discussion transitioned to community engagement and public transparency. Members reaffirmed the commitment to ongoing dialogue with residents and local organizations throughout the master planning process. The Governor stressed the transformative potential of the project, particularly its focus on pedestrian safety improvements within one of Albuquerque's most dangerous corridors.

#### **Adoption of Resolution No. 12 (11:20 a.m.)**

At approximately 11:20 a.m., the Chair called for consideration of **Resolution No. 12**, authorizing adoption of the District Development Plan for Phase B activities and approving related financing actions. Legal counsel read the resolution into the record.

The Chair commended the Board and community partners for their commitment to moving the project from concept to execution, noting that the approval represents a significant milestone for the State Fairgrounds District and the broader Albuquerque community.

A motion to approve the resolution was made, seconded, and passed unanimously. With this vote, the Board formally authorized up to \$67 million in infrastructure investment to support the pre-development phase, enabling critical groundwork for future housing, commercial, and public space development.

#### **Future Meeting Schedule (11:30 a.m.)**

Before adjourning, the Board discussed scheduling its next meeting in advance of the 2026 Legislative Session to ensure timely coordination with the Board of Finance and legislative committees. After brief discussion, the Board agreed to hold its next meeting on **December 11, 2025**, with official notice to follow. The session will focus on legislative preparation and continued progress on the master plan.

#### **Adjournment (11:35 a.m.)**

With no further business before the Board, a motion to adjourn was made, seconded, and unanimously approved. The meeting adjourned at **11:35 a.m.**

Governor Lujan Grisham concluded by thanking the Board, staff, and community attendees for their active participation and shared commitment to revitalizing the State Fairgrounds District