



NEW MEXICO LEGISLATURE

**PUBLIC SCHOOL
CAPITAL OUTLAY
OVERSIGHT TASK FORCE**

2025 INTERIM FINAL REPORT

LEGISLATIVE COUNCIL SERVICE
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INTERIM SUMMARY

Public School Capital Outlay Oversight Task Force 2025 Interim Summary

The Public School Capital Outlay Task Force held one planning meeting and three substantive meetings during the 2025 interim. In accordance with the Public School Capital Outlay Act (PSCOA), the task force:

1. monitored the overall progress of bringing all public schools up to the statewide adequacy standards;
2. monitored the progress and effectiveness of the programs administered pursuant to the PSCOA and the Public School Capital Improvements Act;
3. monitored the existing permanent revenue streams to ensure that they remain adequate long-term funding sources for public school capital outlay projects; and
4. conducted oversight of the Public School Capital Outlay Council (PSCOC), the Public School Facilities Authority (PSFA) and the implementation of the statewide process for making grant awards to fund capital outlay projects.

Regarding the statewide adequacy standards, the task force reviewed the updated statewide adequacy standards approved by the PSCOC in 2025 and heard feedback from school districts and charter schools. The task force also monitored the PSFA's development of the corresponding adequacy planning guide, which is the essential reference for school districts and charter schools during the application, design and construction phases of projects approved pursuant to the PSCOA.

In monitoring the progress and effectiveness of the programs established pursuant to the PSCOA, the task force focused on existing programs, such as the teacher housing pilot project and the preventive maintenance program. The task force examined the financial and administrative viability of the teacher housing pilot project and received an update on the success of the preventive maintenance program. In addition to focusing on existing programs, the task force focused on the development of the newly created electric vehicle and charging infrastructure program that was funded through the Community Benefit Fund in the 2025 legislative session.

The task force's general oversight of the PSCOC and the PSFA prioritized staffing at the PSFA and monitored the PSFA's hiring of a new deputy director of capital operations and a new staff attorney and the PSCOC's hiring of a new executive director. The task force planned to review revenue streams and other financial considerations in a meeting scheduled for November 10, 2025; however, because the governor called a special session for that date, the task force canceled the meeting and was unable to reschedule.

WORK PLAN AND MEETING SCHEDULE

2025 APPROVED
WORK PLAN AND MEETING SCHEDULE
for the
PUBLIC SCHOOL CAPITAL OUTLAY OVERSIGHT TASK FORCE

Members

Rep. G. Andrés Romero, Chair	Cindy Montoya
Sen. William P. Soules, Vice Chair	Sen. George K. Muñoz
Johnny Benavidez	Brandy Murphy
Sen. Pat Boone	Antonio Ortiz (Designee for Secretary of Public Education)
Steve Carlson	Mariana Padilla
Rhiannon Chavez	Sen. Shannon D. Pinto
Rep. Catherine J. Cullen	Wayne Propst
LeAnne Gandy	Amber L. Romero
Sen. Steve D. Lanier	Stan Rounds
Ashley Leach (Designee for Secretary of Finance and Administration)	Ignacio Ruiz
Rep. Derrick J. Lente	Rep. Debra M. Sariñana
Julie Lucero	Rep. Nathan P. Small
Rep. Javier Martínez	Sen. Mimi Stewart
Rep. Tanya Mirabal Moya	

Background

The legislature created the Public School Capital Outlay Oversight Task Force (PSCOOTF) in 2001 and charged it with overseeing the Public School Capital Outlay Council's (PSCOC) and the Public School Facilities Authority's (PSFA) implementation of the Public School Capital Outlay Act (PSCOA). The task force consists of 25 members and includes legislators, appointed state and local officials and members of the public. The task force holds five meetings during the interim, and most of its agenda is required by statute; however, as time permits, it will also explore and analyze issues relevant to its statutory obligations. Before the start of each regular legislative session, the task force is required to report its findings and recommendations to the governor and the legislature.

Work Plan

Pursuant to its statutory obligations, the PSCOOTF will:

- A. monitor the overall progress of bringing all schools up to the statewide adequacy standards developed pursuant to the PSCOA;
- B. monitor the progress and effectiveness of programs administered pursuant to the PSCOA and the Public School Capital Improvements Act;
- C. monitor the existing permanent revenue streams to ensure that they remain adequate long-term funding sources for public school capital outlay projects; and
- D. oversee the work of the PSCOC and the PSFA as they perform functions pursuant to

the PSCOA, particularly as they implement the statewide-based process for making grant awards.

Additionally, as time permits, the PSCOOTF will:

E. review the history of and receive an update on current developments in the *Zuni* lawsuit;

F. review the changes to the public school capital outlay system made by legislation passed during the 2025 regular legislative session;

G. examine the impact of inflation on school construction and maintenance costs and the ability of the current funding framework to respond to changing costs;

H. receive an updated forecast of supplemental severance tax bond proceeds and review the long-term trends in severance tax revenue, along with the range of upside and downside risks;

I. review the expenditure of federal funds and possible additional federal funding opportunities;

J. analyze the formula provided for in the PSCOA to determine state and school district shares for projects approved by the PSCOC; and

K. address other matters within the task force's purview as it deems necessary.

**Public School Capital Outlay Oversight Task Force
2025 Approved Meeting Schedule**

<u>Date</u>	<u>Location</u>
June 9	Santa Fe
July 14	Santa Fe
September 9	Santa Fe
October 10	Santa Fe
November 10	Santa Fe

AGENDAS AND MINUTES

Revised: June 5, 2025

**TENTATIVE AGENDA
for the
NINETY-SEVENTH MEETING
of the
PUBLIC SCHOOL CAPITAL OUTLAY OVERSIGHT TASK FORCE**

**June 9, 2025
State Capitol, Room 307
Santa Fe**

Monday, June 9

- 9:30 a.m. **Call to Order and Introductions**
—Representative G. Andrés Romero, Chair
—Senator William P. Soules, Vice Chair
- 9:45 a.m. (1) **Joint Update from the Public School Capital Outlay Council and the Public School Facilities Authority (PSFA)**
—Iris Romero, Executive Director, PSFA
- 10:30 a.m. (2) **2025 Legislative Session Update**
—Mark A. Montoya, Senior Policy Analyst, Legislative Education Study Committee
- 11:30 a.m. (3) **Proposed Work Plan for the 2025 Interim and Task Force Discussion**
—Simon D. Suzuki, Staff Attorney, Legislative Council Service
- 12:30 p.m. **Public Comment***
- 1:00 p.m. **Adjourn**

*Members of the public may make virtual public comments during the public comment period of the meeting by following the instructions under the "Virtual Public Comment" section of the Public School Capital Outlay Oversight Task Force [web page](#).

MINUTES
for the
NINETY-SEVENTH MEETING
of the
PUBLIC SCHOOL CAPITAL OUTLAY OVERSIGHT TASK FORCE

June 9, 2025
State Capitol, Room 307
Santa Fe

The ninety-seventh meeting of the Public School Capital Outlay Oversight Task Force was called to order by Representative G. Andrés Romero, chair, on Monday, June 9, 2025, at 9:35 a.m. in Room 307 of the State Capitol in Santa Fe.

Present

Rep. G. Andrés Romero, Chair
Sen. William P. Soules, Vice Chair
Johnny Benavidez
Sen. Pat Boone
Rep. Catherine J. Cullen
LeAnne Gandy
Rep. Derrick J. Lente
Rep. Tanya Mirabal Moya
Ashley Leach, Designee for Secretary of
Finance and Administration
Amanda Lupardus-Hernandez, Designee for
Secretary of Public Education
Sen. Shannon D. Pinto
Rep. Debra M. Sariñana
Sen. Mimi Stewart

Absent

Sen. Steve D. Lanier
Julie Lucero
Rep. Javier Martínez
Cindy Montoya
Sen. George K. Muñoz
Brandy Murphy
Amber L. Romero
Stan Rounds
Rep. Nathan P. Small

Staff

Rebecca Griego, Records Officer, Legislative Council Service (LCS)
Joanne Montague, Senior Legislative Librarian, LCS
Simon D. Suzuki, Staff Attorney, LCS

Guests

The guest list is in the meeting file.

Handouts

Handouts and other written testimony are in the meeting file and posted on the legislature's website.

References to Webcast

The time reference noted next to each agenda item in this document is cross-referenced to the webcast of the task force meeting, which can be found at www.nmlegis.gov, under the

"Webcast" tab. The presentations and task force discussions for agenda items can be found on the recorded webcast for this meeting.

Monday, June 9

Welcome and Introductions (9:35 a.m.)

Representative Romero welcomed task force members, guests and presenters. Task force members and staff introduced themselves.

Joint Update from the Public School Capital Outlay Council (PSCOC) and the Public School Facilities Authority (PSFA) (9:39 a.m.)

Iris Romero, executive director, PSFA, provided an overview of the organizational structure of the PSCOC and the PSFA and the programs administered by the PSFA. Ms. Romero then discussed staff vacancies at the PSFA and updated the task force on the PSCOC's awards, including completed projects for fiscal year 2025.

2025 Legislative Session Update (10:04 a.m.)

Mark A. Montoya, senior policy analyst, Legislative Education Study Committee, reviewed the legislation relating to public school capital outlay that passed during the 2025 legislative session. The presentation materials can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=PSCO&Date=6/9/2025&ItemNumber=2>.

Approval of Agenda (10:16 a.m.)

On a motion made and seconded, and without objection, the task force approved the agenda for the ninety-seventh meeting of the task force.

Review of Proposed Work Plan for the 2025 Interim (10:17 a.m.)

Mr. Suzuki presented the proposed work plan for the 2025 interim.

Approval of Work Plan (10:33 a.m.)

On a motion made and seconded, and without objection, the task force approved its work plan for the 2025 interim. The approved work plan can be found here:

https://www.nmlegis.gov/Publications/Work_Plans/PSCOWorkplan25.pdf.

Adjournment

There being no further business before the task force, the meeting adjourned at 10:35 a.m.

**TENTATIVE AGENDA
for the
NINETY-EIGHTH MEETING
of the
PUBLIC SCHOOL CAPITAL OUTLAY OVERSIGHT TASK FORCE**

**July 14, 2025
State Capitol, Room 307
Santa Fe**

Monday, July 14

- 9:15 a.m. **Call to Order and Introductions**
—Representative G. Andrés Romero, Chair
—Senator William P. Soules, Vice Chair
- 9:30 a.m. (1) **[2025 Statewide Adequacy Standards and Maximum Gross Square Foot Per Student Calculator](#)**
—Iris Romero, Executive Director, Public School Facilities Authority (PSFA)
—Andrew Martinez, Manager, Facilities Assessment Database, PSFA
- 11:00 a.m. (2) **[2025 Statewide Maintenance Performance Update](#)**
—Larry Tillotson, Deputy Director, Operations, Outreach and Quality Assurance, PSFA
—Jeffrey McCurdy, Manager, Maintenance and Operations Support, PSFA
- 12:00 noon (3) **[Panel Discussion: School District Perspectives](#)**
—Alamogordo Public School District
—Penasco Independent School District
—Public Charter Schools of New Mexico (invited)
—Rio Rancho Public School District
- 1:00 p.m. **Public Comment***
- 1:30 p.m. **Adjourn**

*Members of the public may make virtual public comments during the public comment period of the meeting by following the instructions under the "Additional Information" section of the Public School Capital Outlay Oversight Task Force [web page](#).

**MINUTES
for the
NINETY-EIGHTH MEETING
of the
PUBLIC SCHOOL CAPITAL OUTLAY OVERSIGHT TASK FORCE**

**July 14, 2025
State Capitol, Room 307
Santa Fe**

The ninety-eighth meeting of the Public School Capital Outlay Oversight Task Force was called to order by Representative G. Andrés Romero, chair, on Monday, July 14, 2025, at 9:16 a.m. in Room 307 of the State Capitol in Santa Fe.

Present

Rep. G. Andrés Romero, Chair
Sen. William P. Soules, Vice Chair
Sen. Pat Boone
Rhiannon Chavez
Rep. Catherine J. Cullen
Sen. Steve D. Lanier
Ashley Leach, Designee for Secretary of
Finance and Administration Wayne
Probst
Amanda Lupardus-Hernandez, Designee for
Secretary of Public Education
Mariana Padilla
Rep. Tanya Mirabal Moya
Cindy Montoya
Rep. Debra M. Sariñana
Sen. Mimi Stewart

Absent

Johnny Benavidez
Steve Carlson
LeAnne Gandy
Rep. Derrick J. Lente
Julie Lucero
Rep. Javier Martínez
Sen. George K. Muñoz
Brandy Murphy
Sen. Shannon D. Pinto
Amber L. Romero
Stan Rounds
Ignacio Ruiz
Rep. Nathan P. Small

Staff

Simon D. Suzuki, Staff Attorney, Legislative Council Service (LCS)
Marisa Garcia-Hart, Administrative Assistant, LCS
Rebecca Griego, Records Officer, LCS

Guests

The guest list is in the meeting file.

Handouts

Handouts and other written testimony are in the meeting file and posted on the legislature's website.

References to Webcast

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Monday, July 14

Welcome and Introductions (9:16 a.m.)

Representative Romero welcomed task force members, guests and presenters.

2025 Statewide Adequacy Standards and Maximum Gross Square Foot Per Student Calculator (9:19 a.m.)

Iris Romero, executive director, Public School Facilities Authority (PSFA), provided an update about the PSFA's operations. Andrew Martinez, manager, Facilities Assessment Database, PSFA, reported on updated adequacy standards and the new calculator for gross square footage. The presentation materials can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=PSCO&Date=7/14/2025&ItemNumber=1>.

2025 Statewide Maintenance Performance Update (9:40 a.m.)

Larry Tillotson, deputy director, operations, Outreach and Quality Assurance, PSFA, reported on the PSFA's statewide maintenance program. The presentation materials can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=PSCO&Date=7/14/2025&ItemNumber=2>.

Panel Discussion: School District Perspectives (12:03 p.m.)

Patrick Martinez, executive director of facilities, Rio Rancho Public School District, advised that he had no information to share on behalf of his district. Michael Crabtree, superintendent, Alamogordo Public School District, and Scott Ficklin, senior capital outlay and facilities manager, Alamogordo Public School District, gave positive feedback regarding the new updated adequacy standards and gross square footage calculator. They requested that the PSFA update the adequacy planning guide that is published to assist school districts with planning projects. Michelle Gonzales, superintendent, Penasco Independent School District, inquired if funding for new schools will be affected. She reported that her school district is experiencing delayed responses from the PSFA but clarified that the PSFA has been helpful.

Public Comment

There was no public comment.

Adjournment

There being no further business before the task force, the meeting adjourned at 12:23 p.m.

**TENTATIVE AGENDA
for the
NINETY-NINTH MEETING
of the
PUBLIC SCHOOL CAPITAL OUTLAY OVERSIGHT TASK FORCE**

**September 9, 2025
State Capitol, Room 307
Santa Fe**

Tuesday, September 9

- 9:30 a.m. **Call to Order and Introductions**
—Representative G. Andrés Romero, Chair
—Senator William P. Soules, Vice Chair
- 9:45 a.m. (1) **Joint Update from the Public School Capital Outlay Council (PSCOC) and the Public School Facilities Authority (PSFA): General Update, Status of Executive Director Search and Subcommittee Reports**
—Joe Guillen, Chair, PSCOC
—Ashley Leach, Chair, Administration, Maintenance and Standards Subcommittee, PSCOC
—Charles Sallee, Chair, Awards Subcommittee, PSCOC
—Larry Tillotson, Interim Executive Director, PSFA
- 10:15 a.m. (2) **Review of Updated PSCOC Rules**
—Joe Guillen, Chair, PSCOC
—Ashley Leach, Chair, Administration, Maintenance and Standards Subcommittee, PSCOC
—Charles Sallee, Chair, Awards Subcommittee, PSCOC
—Larry Tillotson, Interim Executive Director, PSFA
- 11:15 a.m. (3) **Overview of Charter School Financing**
—Mark A. Montoya, Senior Policy Analyst, Legislative Education Study Committee
—Matthew Pahl, Executive Director, Public Charter Schools of New Mexico
- 11:45 a.m. (4) **Charter School Panel Discussion**
—John Binnert, Executive Director, Cottonwood Classical Preparatory School
—Benjamin Garcia, Principal, Cottonwood Classical Preparatory School
—Mark A. Montoya, Senior Policy Analyst, Legislative Education Study Committee
—Michael S. Ogas, Superintendent, School of Dreams Academy
—Matthew Pahl, Executive Director, Public Charter Schools of New Mexico

12:45 p.m. **Public Comment***

1:15 p.m. **Adjourn**

*Members of the public may make virtual public comments during the public comment period of the meeting by following the instructions under the "Additional Information" section of the Public School Capital Outlay Oversight Task Force [web page](#).

MINUTES
for the
NINETY-NINTH MEETING
of the
PUBLIC SCHOOL CAPITAL OUTLAY OVERSIGHT TASK FORCE

September 9, 2025
State Capitol, Room 307
Santa Fe

The ninety-ninth meeting of the Public School Capital Outlay Oversight Task Force was called to order by Representative G. Andrés Romero, chair, on Tuesday, September 9, 2025 at 9:37 a.m. in Room 307 of the State Capitol in Santa Fe.

Present

Rep. G. Andrés Romero, Chair
Sen. Pat Boone
Rhiannon Chavez
Rep. Catherine J. Cullen
Sen. Steve D. Lanier
Ashley Leach, Designee for Secretary of
Finance and Administration Wayne
Propst
Julie Lucero
Amanada Lupardus-Hernandez, Designee
for Secretary of Public Education
Mariana Padilla
Cindy Montoya
Sen. George K. Muñoz
Sen. Shannon D. Pinto
Stan Rounds
Rep. Debra M. Sariñana
Sen. Mimi Stewart

Guest Legislator

Rep. Tara L. Lujan

Staff

Marisa Garcia-Hart, Administrative Assistant, Legislative Council Service (LCS)
Rebecca Griego, Records Officer, LCS
Simon D. Suzuki, Staff Attorney, LCS

Guests

The guest list is in the meeting file.

Absent

Sen. William P. Soules, Vice Chair
Johnny Benavidez
Steve Carlson
LeAnne Gandy
Rep. Derrick J. Lente
Rep. Javier Martínez
Rep. Tanya Mirabal Moya
Brandy Murphy
Amber L. Romero
Ignacio Ruiz
Rep. Nathan P. Small

Handouts

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References to Webcast

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Tuesday, September 9

Welcome and Introductions (9:37 a.m.)

Representative Romero welcomed task force members, guests and presenters.

Joint Update from the Public School Capital Outlay Council (PSCOC) and the Public School Facilities Authority (PSFA): General Update, Status of Executive Director Search and Subcommittee Reports (9:40 am)

Joe Guillen, chair, PSCOC, introduced the panel and reviewed what would be presented. Mr. Guillen provided information about the PSCOC's search for a new executive director and advised that Larry Tillotson will serve as interim executive director until a hiring decision is made. Mr. Tillotson presented on behalf of PSFA and reviewed PSFA's current and completed projects.

Charles Sallee, chair, Awards Subcommittee, PSCOC, provided additional insight into the PSCOC's current and completed projects as well as an update on PSCOC's rule changes. Ashley Leach, chair, Administration, Maintenance and Standards Subcommittee, PSCOC, explained the PSFA's three-year strategic plan approved in January 2025 and advised that the update to the PSCOC's "Adequacy Planning Guide" will be finalized shortly. The presentation materials can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=PSCO&Date=9/9/2025&ItemNumber=1>.

Approval of Minutes (11:02 a.m.)

On a motion made, seconded and approved, the task force adopted the minutes of the June 9, 2025 meeting with one change, and on a subsequent motion made, seconded and approved, the task force adopted the minutes of the July 14, 2025 meeting with no changes.

Overview of Charter School Financing (11:04 a.m.)

Mark A. Montoya, senior policy analyst, Legislative Education Study Committee, and Matthew Pahl, executive director, Public Charter Schools of New Mexico, provided a primer on

charter school financing laws and rules in New Mexico with a focus on challenges specific to funding capital projects. The presentation materials can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=PSCO&Date=9/9/2025&ItemNumber=3>.

Charter School Panel Discussion (11:44 a.m.)

John Binnert, executive director, Cottonwood Classical Preparatory School; Benjamin Garcia, principal, Cottonwood Classical Preparatory School; and Michael S. Ogas, superintendent, School of Dreams Academy, joined Mr. Montoya and Mr. Pahl for a panel discussion that built on Mr. Montoya's and Mr. Pahl's presentation. The presentation materials can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=PSCO&Date=9/9/2025&ItemNumber=4>.

Public Comment

There was no public comment.

Adjournment

There being no further business before the task force, the meeting adjourned at 12:57 p.m.

**TENTATIVE AGENDA
for the
ONE HUNDREDTH MEETING
of the
PUBLIC SCHOOL CAPITAL OUTLAY OVERSIGHT TASK FORCE**

**October 10, 2025
State Capitol, Room 322
Santa Fe**

Friday, October 10

- 10:30 a.m. **Call to Order and Introductions**
—Representative G. Andrés Romero, Chair
—Senator William P. Soules, Vice Chair
- 10:40 a.m. (1) **State Workforce Housing Priorities: The Opportunity Enterprise and Housing Development Act**
—Marquita D. Russel, Chief Executive Officer, New Mexico Finance Authority
- 11:30 a.m. (2) **Public School Facilities Authority (PSFA) Roundtable Discussions**
—Larry Tillotson, Interim Executive Director, PSFA
—Matthew Schimmel, Chief Financial Officer, PSFA
- 12:15 p.m. (3) **Update on New PSFA Programs: Operational and Budgetary Considerations**
—Matthew Schimmel, Chief Financial Officer, PSFA
—Larry Tillotson, Interim Executive Director, PSFA
- 1:15 p.m. (4) **Teacher Housing Follow-Up: Home Builders' Perspective**
—Randy Traynor, Lobbyist, New Mexico Home Builders Association and Apartment Association of New Mexico
—Mackenzie Bishop, Owner and Co-Founder, Abrazo Homes
—Wade Messenger, Division President, PulteGroup, Inc.
- 2:15 p.m. **Public Comment***
- 2:30 p.m. **Adjourn**

*Members of the public may make virtual public comments during the public comment period of the meeting by following the instructions under the "Additional Information" section of the Public School Capital Outlay Oversight Task Force [web page](#).

MINUTES
of the
ONE HUNDREDTH MEETING
of the
PUBLIC SCHOOL CAPITAL OUTLAY OVERSIGHT TASK FORCE

October 10, 2025
State Capitol, Room 322
Santa Fe

The one hundredth meeting of the Public School Capital Oversight Task Force was called to order by Representative G. Andrés Romero, chair, on Friday, October 10, 2025, at 10:40 a.m. in Room 322 of the State Capitol in Santa Fe.

Present

Rep. G. Andrés Romero, Chair
Sen. William P. Soules, Vice Chair
Johnny Benavidez
Sen. Pat Boone
Rhiannon Chavez
Rep. Catherine J. Cullen
LeAnne Gandy
Rep. Anita Gonzales, Designee for Speaker
of the House of Representatives
Javier Martínez
Sen. Steve D. Lanier
Ashley Leach, Designee for Secretary of
Finance and Administration Wayne
Propst
Amanda Lupardus-Hernandez, Designee for
Secretary of Public Education
Mariana Padilla
Rep. Tanya Mirabal Moya
Sen. Shannon D. Pinto
Stan Rounds
Rep. Debra M. Sariñana

Absent

Steve Carlson
Rep. Derrick J. Lente
Julie Lucero
Cindy Montoya
Sen. George K. Muñoz
Brandy Murphy
Amber L. Romero
Ignacio Ruiz
Rep. Nathan P. Small
Sen. Mimi Stewart

Staff

Simon D. Suzuki, Staff Attorney, Legislative Council Service (LCS)
Marisa Garcia-Hart, Administrative Assistant, LCS
Rebecca Griego, Records Officer, LCS

Minutes Approval

Because the task force will not meet again this year, the minutes for this meeting have not been officially approved by the task force.

Guests

The guest list is in the meeting file.

Handouts

Handouts and other written testimony are in the meeting file and posted on the legislature's website.

References to Webcast

The time reference noted to next each agenda item in this document is cross-referenced to the webcast of the task force meeting, which can be found at www.nmlegis.gov, under the "Webcast" tab. The presentations and task force discussions for agenda items can be found on the recorded webcast for this meeting.

Friday, October 10

Welcome and Introductions (10:41 a.m.)

Representative Romero welcomed task force members, guests and presenters.

Approval of Agenda (10:44 a.m.)

On a motion made, seconded and approved, the task force adopted the agenda for the October 10, 2025 meeting.

Approval of Minutes (10:45 a.m.)

On a motion made, seconded and approved, the task force adopted the minutes of the September 9, 2025 meeting with no changes.

State Workforce Housing Priorities: The Opportunity Enterprise and Housing Development Act (10:46 a.m.)

Marquita D. Russel, chief executive officer, New Mexico Finance Authority, presented on the Opportunity Enterprise and Housing Development Act and explained the process by which housing projects are selected for loans from the Housing Development Revolving Fund. The presentation materials can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=PSCO&Date=10/10/2025&ItemNumber=1>.

Update on New Public School Facilities Authority (PSFA) Programs: Operational and Budgetary Considerations (11:19 a.m.)

Matthew Schimmel, chief financial officer, PSFA, provided the task force with an update on new PSFA programs created pursuant to the legislative appropriations made during the 2025 legislative session. Mr. Schimmel gave an overview of the PSFA's funding and procedures for

awarding grant assistance and explained how the new PSFA programs will be administered. The presentation materials can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=PSCO&Date=10/10/2025&ItemNumber=2>.

PSFA Roundtable Discussions (12:05 p.m.)

Larry Tillotson, interim executive director, PSFA, presented on the PSFA's progress on the teacher housing and pre-kindergarten pilot projects, as well as the PSFA's statewide roundtable discussions regarding the updated adequacy planning guide for school districts. To add context for the following presentation, Mr. Tillotson also provided information about the history of the teacher housing pilot project. The presentation materials can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=PSCO&Date=10/10/2025&ItemNumber=3>.

Teacher Housing Follow-Up: Home Builders' Perspective (1:10 p.m.)

Randy Traynor, lobbyist, New Mexico Home Builders Association and Apartment Association of New Mexico; Mackenzie Bishop, owner and co-founder, Abrazo Homes; and Wade Messenger, division president, PulteGroup, Inc., presented on the financial aspects of residential building developments. Mr. Messenger discussed the challenges in building single-family homes, and Mr. Bishop discussed the New Mexico Home Builders Association's proposed solutions. The presentation materials can be found here:

<https://www.nmlegis.gov/Committee/Handouts?CommitteeCode=PSCO&Date=10/10/2025&ItemNumber=4>.

Public Comment

There was no public comment.

Adjournment

There being no further business before the task force, the meeting adjourned at 2:08 p.m.



LEGISLATIVE COUNCIL SERVICE
SANTA FE, NEW MEXICO