

State Armory Board Meeting

March 15, 2023

11:00a.m.

Joint Forces Headquarters

47 Bataan Boulevard

Santa Fe, NM 87508

1. Call to Order. MG Aguilar officially called the meeting to order on March 15, 2023, at 10:00a.m. in JFHQ, TAG's conference room, 4th floor, 47 Bataan Blvd, Santa Fe, New Mexico.

2. Introduction of Guests. Marty L. Burney, State Armory Board Administrator, introduced the following guests:

Ms. Jody Wall, Lease Consultant, Verizon Wireless

Ms. Kelly McClellan, Community Services Director, City of Portales

Ms. Donna Bevacqua-Young, Assistant Attorney General (AAG) – Called In

Mr. Lorren Deakin, Deputy Chief of Staff, Installations & Environment (G9)

Ms. Stephanie LeMaster, Master Planner, Installations & Environment (G9)

3. Pledge of Allegiance – The Pledge of Allegiance was conducted.

4. Roll Call. Mr. Marty Burney conducted the Roll Call for the New Mexico State Armory Board. For the record, there was a quorum present for the State Armory Board meeting.

Present

MG Miguel Aguilar, Chairman

Ms. Theresa Martinez, Executive Director

COL Nathaniel Carper, Board member

SCSM Richard G. Smith, Board member

COL (RET) James Keefner, Board member – Called In

COL (RET) David Chacon, Board member – Called In

Absent

5. Approval of Agenda. MG Aguilar asked for motion to approve the March 15, 2023, Agenda as written. Ms. Martinez moved to accept the agenda as written: COL Carper seconded the motion. All were in favor and none were opposed. The motion passed and the March 15, 2023, agenda was approved.

6. Approval of the December 15, 2022 Minutes. MG Aguilar asked for a motion to accept the December 15, 2022, minutes as written. Ms. Martinez moved to accept the agenda as written and SCSM Richard G. Smith seconded the motion. All were in favor, and none were opposed. The motion passed and the minutes from December 15, 2022, State Amory Board were approved as written.

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7. New Business:

- a. **Verizon Discussion.** Ms. Jody Wall addressed the State Armory Board. Ms. Wall provided a proposal along with the mailer. Verizon is wanting to take the current rent from \$3,107.37 to \$2,500.00 per month and changing the escalator from 4% annually to 15% every five years. In addition, extending the lease from 2030 to 2053. These changes are for the board's discussion and consideration. If the new proposal is not accepted, Verizon will exercise their termination rights and look for an alternative site. Ms. Wall is requesting the new amendment take place effective June 1, 2023. MG Aguilar tasked Ms. Martinez and Mr. Burney to present a recommendation to the board.
- b. **Revision of motions for divestments for Deming, Carlsbad, and Portales Properties as per SBOF guidelines.**

MG Aguilar asked for a motion to divest Deming Readiness Center transfer to Luna County. COL Carper moved to accept the motion for approval to divest the Deming Readiness Center, as excess, and to donate the property to Luna County. The property is no longer necessary or suitable for military purposes. The donation of this property is subject to approval from the State Board of Finance. The State Armory Board delegates authority to Stephanie LaMaster of the Planning and Programing Department to execute and revise any documents pursuant to the State Board of Finance approval and guidelines. Ms. Martinez seconded the motion. Mr. Burney conducted a roll-call vote of all board members. All were in favor and none were opposed. The motion to divest the Deming Readiness Center and transfer to Luna County passed.

MG Aguilar asked for a motion to divest Carlsbad Readiness Center transfer to New Mexico State General Services Department. COL Carper moved to accept the motion for approval to divest the Carlsbad Readiness Center, as excess, and to donate the property to the New Mexico State General Services Department. The property is no longer necessary or suitable for military purposes. The donation of this property is subject to approval from the State Board of Finance. The State Armory Board delegates authority to Stephanie LaMaster of the Planning and Programing Department to execute and revise any documents pursuant to the State Board of Finance approval and guidelines. Ms. Martinez seconded the motion. Mr. Burney conducted a roll-call vote of all board members. All were in favor and none were opposed. The motion to divest the Carlsbad Readiness Center to New Mexico State General Services Department passed.

MG Aguilar asked for a motion to divest the Portales Readiness Center to sell the property thru the State Purchasing Division's Request for Proposal (RFP) process. COL Carper moved to accept the motion for approval to divest the Portales Readiness Center to sell the

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property thru the State Purchasing Division's Request For Proposal (RFP) process. The property is in excess and no longer necessary or suitable for military purposes. The sale of this property is subject to approval from the State Board of Finance. The State Armory Board delegates authority to Stephanie LaMaster of the Planning and Programming Department to execute and revised documents pursuant to the State Board of Finance approval and guidelines. Ms. Martinez seconded the motion. The motion was withdrawn by COL Carper. Pending further research and discussion.

- c. **Rezoning of the Portales Readiness Center.** Ms. Kelly McClellan addressed the State Armory Board. Ms. McClellan states when the property was annexed in 2014 with the airport, the property was annexed as single family residential. According to the ordinance, it can only be used as a single-family home. The airport is zoned the same. The City is holding a public hearing on Monday March 20, 2023 to have it rezoned to an M2, which is a heavy manufacturing that allows any business to operate both on the 109 property which is the Readiness Center and the 181 property which is the airport itself.
- d. **Santa Clara MOU/MOA.** Ms. Donna Bevacqua-Young addressed the State Armory Board. Ms. Bevacqua-Young stated in the original memorandum of agreement it seemed like the language needed to be tightened up. She is concerned about the liability on behalf of the National Guard. We wanted to make sure there was something called the hold-harmless clause in the memorandum of agreement that would protect the employees of the National Guard. Let's say in case other people come in and damage the property or steal property, we want to make sure that the National Guard is not blamed for it. She revised the memorandum of agreement and added a whole bunch of different languages and tightened up the document. She made it more specific so that it covers us and covers the National Guards' liability. Also, if the property leased by the National Guard is valued at \$25,000.00 or more, it would need to be approved by the State Board of Finance.

8. Old Business: No Old Business to discuss.

9. Other Business.

- a. **Facility Management Office Update.** Mr. Lorren Deakin provided an FMO update. He is continuing to coordinate with Springer on the environmental surveys. His staff is also working with Lordsburg to determine if there are any errors for the property based on the reversion laws of the deed. They are continuing to work on our restoration programs for all the readiness centers.
- b. **SAB Balance/Budget/LAB Balances.** Mr. Burney provided an updated status on the Local Armory Board (LAB) balances. Ms. Martinez stated that both Mr. Burney and her

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will follow up on the late reports. All reports are due NLT 15th of every month. MG Aguilar stated that the SAB SOP should be revised with changes addressing late reports.

10. Announcements. COL Carper provided an update on the Clear Channel proposal. Clear Channel is looking at installing a digital billboard on the Santa Fe complex, which is a source of revenue.

11. Issue from the Floor. None

12. Next Meeting. The next meeting is scheduled for Thursday, June 22, 2023 at 1000hrs.

13. Closing Remarks.

MG Aguilar asked for a motion to adjourn the meeting. COL Carper moved to adjourn the meeting and COL(RET) Keefner seconded the motion. Mr. Burney conducted a roll-call vote of all board members. All were in favor and none were opposed. The motion passed.

The meeting was adjourned at 10:45 a.m.

3/31/2023
Date


Marty L. Burney
SAB Administrator