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NEW MEXICO STATE ARMORY BOARD
REGULAR BOARD MEETING
June 20, 2019
10:00 a.m.
Clovis National Guard Armory
601 S. Norris Street
Clovis, New Mexico 88101

REPORTED BY: Jan A. Williams, RPR, NM CCR 14

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BOARD MEMBERS

Major General Kenneth A. Nava, Chairman
Command Sergeant Major Jerry H. Garcia, State Command
Sergeant Major, Secretary
Colonel Daniel M. Stark, Commission Officer
Command Sergeant Major (Retired) John B. Torres,
Member-at-Large
Major (Retired) Mark F. Gonzales, Member-at-Large
Theresa V. Martinez, Executive Director

BOARD MEMBERS ABSENT

Colonel (Retired) James T. Keefner, Member-at-Large

ALSO PRESENT

Sonya Carrasco-Trujillo, General Counsel
Lawrence Montano, Deputy Director
Joseph M. Dworak, Esq.

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1 ITEM NO. 1: CALL TO ORDER

2 MG NAVA: Good morning, everybody. It is
3 ten a.m. I would like to call to order the State
4 Armory Board meeting scheduled for ten a.m. at the
5 Clovis National Guard Armory.

6 ITEM NO. 2: INTRODUCTION OF GUESTS

7 MG NAVA: I'll begin with introduction of
8 guests. We have Mary Vigil from the New Mexico Gas
9 Company. Mary, hello. Thank you for being here,
10 Mary. Ken Tekin from New Mexico Gas Company. Thank
11 you, Ken. We have Brandon Kauffman from New Mexico
12 Gas Company. Hello, Brandon.

13 And we have Gary Waldrop from -- well, you're
14 from Carlsbad. But the organization you're
15 representing?

16 MR. WALDROP: Santo Petroleum.

17 MG NAVA: Santo Petroleum. Very good. Thank
18 you so much.

19 Do we have any other guests? The rest of us
20 are military. Very good.

21 ITEM NO. 3: INVOCATION

22 MG NAVA: Sergeant Major Torres, could I call
23 on you please to begin our meeting with the
24 invocation.

25 (Invocation.)

1 ITEM NO. 4: PLEDGE OF ALLEGIANCE

2 MG NAVA: Sergeant Major Garcia, would you
3 lead us in the Pledge of Allegiance. And we have
4 plenty of flags around the room right here.

5 (Pledge of Allegiance.)

6 ITEM NO. 5: ROLL CALL

7 MG NAVA: If we could, I guess, Larry, you're
8 acting in Melissa's stead.

9 MR. MONTANO: Yes, sir.

10 MG NAVA: Would you please conduct the roll
11 call.

12 MR. MONTANO: Major General Nava.

13 MG NAVA: Here.

14 MR. MONTANO: Ms. Martinez.

15 MS. MARTINEZ: Here.

16 MR. MONTANO: State Command Sergeant Major
17 Garcia.

18 CSM GARCIA: Here.

19 MR. MONTANO: Colonel Stark.

20 COL STARK: Present.

21 MR. MONTANO: Colonel (Retired) James
22 Keefner.

23 (No response.)

24 MR. MONTANO: State Command Sergeant Major
25 (Retired) John Torres.

1 CSM (R) TORRES: Here.

2 MR. MONTANO: And Major Mark Gonzales.

3 MAJ (R) GONZALES: Here.

4 MR. MONTANO: Sir, we have a quorum.

5 MG NAVA: Thank you very much.

6 ITEM NO. 6: APPROVAL OF AGENDA

7 MG NAVA: Okay. In front of you, you have a
8 copy of the agenda. This has been published. So,
9 Board Members, can I have a motion to accept the
10 agenda as published.

11 COL STARK: So moved.

12 MAJ (R) GONZALES: Second, sir.

13 MG NAVA: Okay. I have a motion and a
14 second. Any discussion? All in favor say aye.

15 (The Board Members voted unanimously.)

16 MG NAVA: All opposed say nay. Let the
17 record reflect that it passed unanimously.

18 ITEM NO. 7: APPROVAL OF MINUTES

19 MG NAVA: The April 17 minutes were sent out
20 as were the minutes of the May 24 meeting. Can I have
21 a motion to accept the meeting minutes as they were
22 published.

23 MAJ (R) GONZALES: Sir, I will make that
24 motion, sir.

25 COL STARK: I'll second.

1 MG NAVA: We have a motion and a second. Any
2 discussion? All in favor say aye.

3 (The Board Members voted unanimously.)

4 MG NAVA: All opposed say nay. Okay. That
5 passed unanimously.

6 ITEM NO. 8: NEW BUSINESS

7 MG NAVA: Moving to new business, Mr. Dworak,
8 you have an Open Meeting Act Resolution that you would
9 like to present to the Board for consideration.

10 MR. DWORAK: General Nava, Members of the
11 Board, every year every public body in the state is
12 required to determine what constitutes reasonable
13 notice for public meetings. And so the standard is to
14 adopt a resolution. This resolution is just updated
15 from the last year.

16 The only change I would suggest is just the
17 footer needs to be updated with 2019. And I know the
18 signature line at the bottom should just be updated
19 with this date for the meeting today.

20 But I'm happy to answer any questions. The
21 resolution itself complies with all the minimum
22 requirements of the New Mexico Open Meetings Act. And
23 the public notice is posted in the newspaper.

24 It's required that a public body determine a
25 public location to post or publish notice. And so a

1 newspaper is the easiest way to do that. So that's
2 what this Board does.

3 MG NAVA: Very good. So no significant
4 changes. So, Board Members, if I could have a motion
5 to accept this resolution. And I would sign on behalf
6 of the State Armory Board with the changes to the
7 current date, which is June 20, 2019, and the footer
8 to be a 2019 Open Meetings Act Resolution.

9 COL STARK: So moved, sir.

10 MAJ (R) GONZALES: Second, sir.

11 MG NAVA: Any further discussion? All in
12 favor say aye.

13 (The Board Members voted unanimously.)

14 MG NAVA: Opposed say nay. All right. Very
15 good. So we will make those edits to this Open
16 Meetings Act and we'll sign it on behalf of the State
17 Armory Board.

18 Next we have approval for the Las Cruces
19 storefront lease. I assume that's going to be Kelly
20 talking about that.

21 MS. SEYAL: So we have the current lease at
22 the mall in Las Cruces. And the challenge is that the
23 landlord would like us to move into a space that's not
24 acceptable for the recruiting folks, increase the
25 rent, and give them a location that does not have

1 24-hour exterior access.

2 And so the recruiters have gone out and found
3 another location at the Telshor Tower. They are able
4 to occupy that location next month. And it meets all
5 of their requirements, it's very close to the mall and
6 their current location, and would be an easy move for
7 us.

8 And the location is actually willing to take
9 their stuff now to get them out of the mall and store
10 it until the lease actually goes into place. And we
11 have a lease I believe that Sonya has already
12 reviewed. And we're just awaiting Armory Board
13 approval to move forward.

14 MG NAVA: Joe, have you seen that lease?

15 MR. DWORAK: Yes, sir.

16 MG NAVA: Okay. Any concern from your
17 perspective?

18 MR. DWORAK: No, sir. It follows the
19 template which our office drafted, which is good. As
20 long as it complies with fair market value, which it
21 does is my understanding.

22 MG NAVA: Okay. Very good. Board Members,
23 so again the recruiters are being moved out of the
24 Mesilla Valley Mall. And based on some actions
25 happening with the landlord, they need a suitable

1 place. This location is actually very close to their
2 current location.

3 If you orient yourself on Telshor Boulevard
4 and you think about the Hotel Encanto, there's a
5 little Wingstop that's close by. They're in that same
6 vicinity. So still in the same area.

7 Can I have a motion to accept this or to
8 approve this Las Cruces storefront lease.

9 MS. MARTINEZ: So moved, sir.

10 MG NAVA: Do I have a second?

11 CSM (R) TORRES: Second.

12 MG NAVA: I have a motion and a second. Any
13 further discussion on this? All in favor say aye.

14 (The Board Members voted unanimously.)

15 MG NAVA: All opposed say nay. Very good.

16 So, Mr. Gary Waldrop, we have a request for a
17 road easement in Carlsbad, New Mexico. Give us a
18 second to pull up the presentation you have here.
19 This is agenda item 8C. Okay, sir. Your show.

20 MR. WALDROP: Okay. The Armory owns a
21 nine-acre tract of land off of Fiesta Road in
22 Carlsbad. We are in a drilling process. We've leased
23 the entire town of Carlsbad, about 4,700 oil and gas
24 leases there.

25 And our plans are to drill from the edge of

1 town. With technology now, with the horizontal
2 drilling, we'll drill under the city this way. One of
3 the parcels that we need to use as a drill site is
4 landlocked.

5 And the Armory -- if we could get an easement
6 across that tract, it will allow us access to this
7 parcel and minimize disruption off of major streets of
8 trying to get a road there to this site.

9 So we would request -- the Armory sold a
10 one-acre parcel on the very north end of this tract
11 many years ago to the Southwest Public Utilities
12 Service and granted an easement up the side of it. So
13 there's already a ten-foot easement there.

14 We ask for 20 feet or -- right beside it.
15 And then we'll turn and it goes into the 30-foot, it
16 goes over to the tract of land that we would like to
17 buy. I have some aerial photographs of it, if you
18 would like to see them.

19 MG NAVA: So part of the job of this Board is
20 to manage the properties. And so this is absolutely
21 the right place to come talk to about this easement.

22 Part of our requirement is to look at
23 compensation for such things as this. And so I'm
24 looking at your stuff here. I would like to look at
25 the map.

1 We'll go off the record in a minute to look
2 at your map. What are you guys proposing as far as
3 compensation for that?

4 MR. WALDROP: I scaled it off of Google
5 Earth. We'll actually do a survey of it, if the
6 easement is granted, and attach a survey plat to it
7 before we record it.

8 But just going off of Google Earth, it was
9 about 1,500 feet. At \$50 a rod -- that's 90.9 rods.
10 A rod is 16 and a half feet. That's the standard that
11 we use in the industry to pay for roads. And it's \$50
12 a rod which would be \$4,545, which would be the
13 compensation for granting the easement.

14 MG NAVA: If it's okay with the other Members
15 of the Board, I would like to go off the record for
16 just a minute to take a look at the maps that he
17 provided.

18 (Discussion off the record.)

19 MG NAVA: Okay. I have 10:16. And so we
20 will go back on the record.

21 Thank you very much for the maps, that's very
22 helpful in helping us understand what we're looking at
23 here.

24 Board Members, does anybody have questions
25 for Gary?

1 MAJ (R) GONZALES: I just have one, sir. On
2 that aerial where those abandoned cars are at, do they
3 know who owns them? Is that on National Guard
4 property?

5 MR. WALDROP: Yes, sir. You know, either I
6 can locate the owners or we can have the sheriff's
7 office locate them and put a sticker on there. That's
8 how they do abandoned cars. And then they can tow
9 them legally and get them off the property.

10 I don't remember. That aerial is not real
11 current. But I know there's a motor home out there, a
12 broke down motor home, and maybe a trailer or two and
13 a car or two.

14 The people that live in the subdivision kind
15 of use that as an alley. And when we put the gate up,
16 it will stop some of that. And, you know, the
17 liability of people being on your property and that
18 kind of thing. I think it would actually help
19 everybody.

20 MG NAVA: So again the map indicated that we
21 have already given a right-of-way and easement there
22 that exists. So what they're really talking about is
23 just expanding it, making it wider, and putting a gate
24 on there to help us kind of maintain control of that
25 part of the National Guard's property.

1 The National Guard would be entitled to
2 royalties assuming there was --

3 MR. WALDROP: If we're successful in our
4 drilling.

5 MG NAVA: If they're successful and they get
6 some oil, we would be beneficiaries of that.

7 Any other questions for him?

8 COL STARK: So excuse my ignorance. But the
9 payment for the easement, it's a one-time payment?

10 MR. WALDROP: Yes, sir. It's a one-time
11 payment. And I can pay you right now or when we get
12 it surveyed and the final document, before recording
13 it, we can pay it then. It's just whatever you want
14 to do.

15 Like I said, I only estimated it. And I
16 had -- we put a little extra on it just to make
17 certain that I had it covered. But if you want to
18 wait until I actually have it surveyed and the field
19 notes drawn up, which we will attach to the easement
20 prior to recording, I can pay it then.

21 MG NAVA: I think our preference or what
22 we've done with others in similar situations is
23 required the appraisal to be done and a survey and all
24 that done ahead of time to make sure that we're good.

25 Joe, from your perspective?

1 MR. DWORAK: General Nava, Members of the
2 Board, I think just a little bit more information
3 about the value of the property, what type of
4 royalties might be included. And then to double-check
5 if any other issues -- I mean I think a survey would
6 cover this.

7 But any other issues with the land itself, if
8 there are any other rights that have been granted or
9 the land has been -- I'm pretty sure it's owned by the
10 State. But I want to make sure that we check the last
11 deed and title and everything.

12 MG NAVA: I think he has that.

13 MR. WALDROP: We actually own the title
14 company in Eddy County.

15 MR. DWORAK: Okay. That makes it easy.

16 MR. WALDROP: I've been a land man for 42
17 years. I've already checked the title. And I'm
18 satisfied that the Armory owns it and has good, clean
19 title to it.

20 MG NAVA: There's a quit claim deed here,
21 State of New Mexico, State Armory Board.

22 MR. WALDROP: Yes. I brought all those
23 copies. I'm not worried that you own it. And as far
24 as the royalties, the Armory granted an oil and gas
25 lease -- I don't know if I have a copy of it with

1 me -- years and years ago. Here it is. 1973. And
2 it's been held since '73.

3 And the royalties in that lease are I believe
4 three-sixteenths. So the Armory would get
5 three-sixteenths about -- from under that nine acres.
6 It's going to be a 1,280-acre unit.

7 So you do the math. Three-sixteenths of 9.8
8 acres divided by 1,280. That's the royalty
9 calculation. If the well made \$10 million a month,
10 you could calculate your royalty based on that.

11 MG NAVA: Okay. I think that, from looking
12 at the map which you showed, this is a minimal impact
13 to us really. Actually no impact and, in fact, we may
14 derive some benefit by having a gate put on that
15 property.

16 I think that we would like to have everything
17 all put together and packaged all up at once to
18 include the survey that you're going to do and have
19 everything done.

20 I don't have a sense that there's anybody
21 that's in opposition. I think we're all good with the
22 idea. I think we all just need to get it all packaged
23 up and we can get this done.

24 MR. WALDROP: All right. I'll have it
25 surveyed or pretty tied up. It will take me probably

1 a couple weeks to get it done.

2 CSM GARCIA: So I just have one concern,
3 sir. So looking at those residents, several of them
4 use that as access, right, to park cars?

5 MR. WALDROP: Well, they've trespassed.

6 CSM GARCIA: So, yeah, they've trespassed.
7 So we're going to put a lock on there. I'm just
8 looking at it on my Google Maps. There's tons of
9 people parking back there and using that as access to
10 their properties. It's going to get locked.

11 MG NAVA: I don't think that's really -- I
12 think, if anything, we are incurring liability right
13 now.

14 MR. WALDROP: There are no tres -- no
15 trespass signs there.

16 MG NAVA: The one comment I will say, though,
17 is that his map and this discussion has put something
18 in the back of my mind. When it comes time to and as
19 we're talking about Carlsbad, we may want to rethink
20 exactly how we work with the Carlsbad Amory with GSD
21 and maintain that north part of that property under
22 our control.

23 And so I don't know. Do we have the ability
24 to kind of subdivide the property?

25 MR. DWORAK: It depends for what purposes.

1 MG NAVA: To maintain the ability to derive
2 the potential royalties that would be received.

3 MR. DWORAK: Yeah. And that's the other
4 thing that I would want to check.

5 MR. WALDROP: You can always sever them now.
6 You can sell the surface and retain the mineral
7 rights. And so the Armory would always own those
8 mineral rights, but you could sell the surface.

9 MG NAVA: As you noted we're not in that
10 Armory right now. The State Police are using it.
11 We're looking at trying to figure out a method to
12 transfer that to them.

13 But again, if we're going into this
14 relationship with you here, we might want to look at
15 something different on that north part of the land.

16 MR. DWORAK: If there's an easement, it would
17 transfer with the transfer of the property. So it
18 would just need to be memorialized in that transfer,
19 if it was transferred to the city.

20 MG NAVA: We're not transferring to the city.
21 We're talking about transferring to GSD. And then GSD
22 would give the building to State Police for their use.

23 So what I'm proposing is, before we give it
24 to GSD, figure out an arrangement where that northern
25 part we keep. Again hopefully you guys get a ton of

1 oil there and then that would be great.

2 MR. WALDROP: We hope so too.

3 MG NAVA: So I think the sense of the Board
4 is we don't see a lot of problems with this. We would
5 just like to get it all packaged up together and then
6 we can bring it before the Board.

7 MR. WALDROP: When I get it surveyed, do I
8 send it back to Major Dipour?

9 MG NAVA: Major Dipour or this is his deputy
10 right here, Kelly Seyal.

11 MR. WALDROP: We met in Santa Fe. Actually
12 we have a relationship. Her daughter works for some
13 of our family members.

14 MG NAVA: She's from that part of the state.

15 MR. WALDROP: Yeah. Small world. The Yates
16 family that owns Santo -- I'll tell you a little bit
17 about us. They drilled the very first oil well in the
18 State of New Mexico in 1924. Santo is one of the
19 Yates family members. We have a very large stake in
20 this state and have been here for a very long time.

21 MG NAVA: Fantastic. Gary, thank you very
22 much for your presentation. Do you have any other
23 questions of us?

24 MR. WALDROP: No.

25 MG NAVA: So again, working with the FMO

1 office, so Major Dipour and Ms. Seyal, if you get them
2 the documents, we'll continue proceeding with this.

3 MR. WALDROP: Okay. Thank you for letting me
4 come.

5 MG NAVA: Thank you, sir.

6 All right. Item 8D under new business is
7 discussion for Local Armory Board funding at the
8 Wyoming Armory. Lieutenant Tyra George. LT, how is
9 it going?

10 2LT GEORGE: It is going. It's a long day, a
11 long drive. First time in Clovis.

12 Good morning, Board Members. The Wyoming
13 Readiness Center has limited funding, we only have
14 like \$17.13 left in our account. So we're asking for
15 \$2,500 to be put into our account so we can fix the
16 following things.

17 The mailbox with the keys. The gate, we're
18 requesting new gate signs to put on there because
19 we've had a few accidents with the gate. The faucet
20 sensors, they're going out now on the faucets. And to
21 replace them is about \$350.

22 The oil separator that came up with the EPA,
23 they looked at that. And that was going to be about
24 \$500 to get that rectified. The lights around the
25 building, some of the sensors have gone out. So those

1 need to be replaced. And a broken window.

2 MG NAVA: These items that you're asking for
3 funding from the State Armory Board, have they been
4 submitted as work orders through the FMO?

5 2LT GEORGE: Yes, sir.

6 MG NAVA: And they have been deferred because
7 of money?

8 2LT GEORGE: Yes, sir.

9 MG NAVA: And the current balance of our
10 State Armory Board?

11 MS. MARTINEZ: Zero.

12 MG NAVA: Zero. We're zeroed out right now.
13 Again this is the end of the State fiscal year. And
14 we would anticipate payments for the cell phone towers
15 and all that kind of stuff.

16 MS. MARTINEZ: We do anticipate payments for
17 them. But they come in on different months. So we
18 don't expect anything immediately July 1.

19 MG NAVA: So I think that we've got your
20 request. We don't have the funding right now to be
21 able to help you out with that.

22 So again, in the whole scheme of things, you
23 know, the prioritization of the money that we did just
24 spend for your Armory, some of these things might have
25 moved up towards the top of the list. But that's

1 neither here nor there.

2 Right now we don't have the funding to be
3 able to help you out with this request. The State
4 fiscal year begins on July 1. And so there will be
5 some more money that comes into the State that we can
6 use.

7 So some of the work orders that have been
8 deferred for lack of funding will be in a different
9 situation once we get our money for the State fiscal
10 year.

11 MS. MARTINEZ: I'll meet with Kelly, because
12 I know that we did have a little bit of 50/50 left.
13 But I don't know if you had your match or not.

14 MG NAVA: Probably not, because we had to
15 stop everything because of our payroll issue.

16 MS. MARTINEZ: Okay. If we have our 50/50,
17 we can do 100 percent to them. But it would have to
18 be like within the next two weeks.

19 MR. MONTANO: Ten days.

20 MG NAVA: So do we have 50/50 money left?

21 MS. MARTINEZ: Yes.

22 MG NAVA: Okay. So the State Armory Board
23 can't help you out, but State Programs may be able to
24 help you out with those issues. So the work orders
25 are still active or have they been closed out?

1 2LT GEORGE: Yes, sir. They're still active.

2 MG NAVA: Okay. Kelly, if you will get with
3 Theresa afterwards and let's see if we can't take care
4 of it with State Programs. There's going to be some
5 work that we're going to need from you, LT, to help
6 get that done. Okay?

7 2LT GEORGE: Yes, sir.

8 MS. MARTINEZ: We're going to need it pretty
9 immediate because we have a very short window. And so
10 you need to get price quotes and stuff like that,
11 we're going to need it pretty immediately.

12 2LT GEORGE: We have those.

13 MS. MARTINEZ: Are they over 30 days old?

14 2LT GEORGE: Oh. We can get them updated.

15 MS. MARTINEZ: Okay. I'll work with you
16 directly and Kelly.

17 MG NAVA: Excellent. Okay. Thank you there,
18 LT. Anything else?

19 2LT GEORGE: Yes, sir. For the Deming
20 Armory, we're asking for an MOU so that the Deming
21 Elementary Schools, they could use it as an evacuation
22 site.

23 MG NAVA: Okay. That was discussed at our
24 last State Armory Board meeting. And so we don't want
25 to sign an MOU just yet. We want to go meet with them

1 and figure out exactly what they're trying to
2 accomplish with this.

3 So we had the mayor, the county manager was
4 on the phone with us. Are you working with them
5 directly, Lieutenant?

6 2LT HAZEN: Yes, sir. I was talking to them.

7 MG NAVA: So there is an MOU in place right
8 now for them to use it for migrant temporary housing.
9 But they're talking about the school. If they had an
10 issue at the school and they needed to evacuate the
11 school, to use it as a contingency.

12 One of the things I described to them --
13 again the mayor and the county manager were on the
14 line -- was that we typically don't do that. Because
15 if there's a situation that requires the kids to be
16 evacuated, it might be the same type of situation
17 where we're putting soldiers into that facility.

18 So we need to go talk with them about it. So
19 it really probably needs to be elevated above your
20 level, to somebody on Colonel Stark's staff, to go
21 with her to help facilitate that. When was the last
22 time that you had a discussion with them?

23 2LT HAZEN: Probably about a month ago.

24 MG NAVA: Okay. My commitment to them was
25 that we get this taken care of before the school year

1 starts. So we have a little bit of time. But, Dan,
2 we're going to have to get hot on that.

3 One of our do-outs from our last State Armory
4 Board meeting was to go do a little tabletop exercise
5 with their emergency planners to discuss this. And so
6 I don't believe we did that.

7 So Colonel Stark will help you get that taken
8 care of. Okay. Thank you. Anything else?

9 2LT GEORGE: No. That is all, sirs.

10 MG NAVA: Thank you very much. Good job.

11 Moving to the next item under new business,
12 under 8E we have Local Armory Board reports. We have
13 Hobbs, Belen, and Farmington. So who is representing
14 Hobbs?

15 SGT McCOY: I am, sir.

16 MG NAVA: Hello, Sergeant. Hang on a second,
17 let me pull up your presentation here real quick.
18 Hobbs. We don't have your presentation, but you're
19 going to give it anyway. Sergeant, go ahead.

20 SGT McCOY: Good morning, General Nava,
21 Colonel Stark, and State Armory Board Members. I am
22 Sergeant Rachel McCoy. I am currently the recruiting
23 and retention NCO based out of Hobbs. I'm also a
24 Member of the Armory Board.

25 The other Local Armory Board Members are

1 Captain Kessel, the chairman; Sergeant Rivera, who is
2 the secretary; of course, me being the treasurer; and
3 then our civilian member is Mr. Donald Tackett.

4 In the month of May, we generated \$400. On
5 the 11th of May, \$200; and then on the 17th of May, we
6 generated \$200 based on rentals for the Armory.

7 Currently our balance -- well, in
8 January 2019 to May of 2019, we had \$1,512.34 in our
9 account. And then last month it dropped just a little
10 bit to \$1,475.89.

11 For our obligation plan, we've decided to
12 purchase duplicate keys for the building, replace
13 water fountains, maybe look into wi-fi for the Armory,
14 and we want to cover the dirt patches on the east side
15 of the building.

16 If you had the presentation in front of you,
17 we actually took a picture of the side of the
18 building. Right now it's just dirt and it doesn't
19 really have that aesthetic look. So we want to make
20 it better.

21 We currently have four work orders that are
22 active. The flagpole is currently damaged. That was
23 submitted on May 28th of 2019. Mailbox replacement,
24 they should be doing that tomorrow as far as I'm
25 aware. But that was submitted May 23rd.

1 There's another one for repainting Armory
2 doors, which was submitted on the 23rd as well. And
3 then the sprinkler system is currently inoperative on
4 one side, which I guess is a sensor issue, which was
5 submitted April 19th of this year.

6 MG NAVA: And that's the Roswell team that
7 comes out to Hobbs to take care of your building?

8 SGT McCOY: Yes, sir. So I also included the
9 completed work orders. On the 23rd of May, we had the
10 air-conditioner serviced which is why we had the drop
11 in the funding; because we had to purchase the
12 equipment or the parts for that.

13 Also our ice machine was inoperative, but it
14 is now fixed and giving us ice. On February 19th the
15 heating duct fire suppression system was worked on.
16 I'm not exactly sure what all that entailed.

17 So our self-help projects for the last six
18 months were key box control replacement, resurface the
19 motor pool to clear out vegetation and debris. We
20 organized the CONEX equipment. And we removed weather
21 damage and debris from the property.

22 For self-help projects for the next six
23 months, we plan on organizing the supply storage area,
24 which is going to be taken on by me and Specialist
25 Rivera because we're the only full-timers. Removal of

1 weather damage and debris. There's always stuff
2 flying around out there. And then organizing the POL
3 storage CONEX.

4 So progress with the State Maintenance, we
5 had the installation of door key card and keypad entry
6 with camera. There's one on each side of the
7 building.

8 MG NAVA: Is it working?

9 SGT McCOY: Yes. It is operational except
10 for the key card entry. We don't have the -- I don't
11 know what they use with the magnetic sensors or
12 whatever. But we do have visibility on either side of
13 the exterior building.

14 MG NAVA: So the key card doesn't work as the
15 actual key to open the door?

16 SGT McCOY: No, sir, it does not.

17 Again installation of cameras at all exits.
18 The damaged carpet, because there was some weather
19 damage, of course, inside the building. The damaged
20 carpet was replaced in the front office. Ceiling
21 tiles were replaced from the water damage.

22 Interior light bulbs have been replaced
23 throughout the building. And the indoor firing range
24 has been cleaned, painted, and epoxied.

25 For our three-month drill status average, we

1 have had 31 personnel as the average. The number of
2 authorized is 45. The number of assigned is 38. And
3 there are roughly 38 attending drill. The units
4 drilling at the Hobbs Readiness Center is the 920th
5 Engineer Company Detachment 1.

6 Concerns and issues we might have, no means
7 of getting online for soldiers during drill for online
8 systems. But at the same time, we don't necessarily
9 have a distance learning center. So we just have our
10 two AGR computers.

11 And then the sprinkler system is inoperable.
12 So like one side of our yard is real nice and the
13 other one is not that nice.

14 At this time are there any questions?

15 MG NAVA: A couple questions. Relax. First
16 of all, relax. So you said you worked for the
17 Recruiting and Retention Battalion.

18 SGT McCOY: Yes, I do.

19 MG NAVA: So you replaced Floyd?

20 SGT McCOY: Yes, I did.

21 MG NAVA: Okay. So you work out of the
22 Armory?

23 SGT McCOY: Yes, sir.

24 MG NAVA: Okay. How is recruiting going?

25 SGT McCOY: It's going splendidly.

1 MG NAVA: Do you have bonuses for engineers?

2 SGT McCOY: Yes, we do.

3 MG NAVA: The goal is to get you to 45 out of
4 45 instead of 31 drilling out of 45. So Specialist
5 Rivera is the full-timer from the unit perspective?

6 SGT McCOY: Yes, sir.

7 MG NAVA: Is there anybody else there?

8 SGT McCOY: No, sir.

9 MG NAVA: Okay. I probably need to look at
10 that a little bit. So first of all, thank you for
11 coming to present to us. Good job. You did great.
12 What was your balance, \$1,500-ish, something like
13 that?

14 SGT McCOY: Right now it's 1,475.

15 MG NAVA: Okay. And so working with
16 Galassini and the guys out of Roswell, with some of
17 that money, you can probably take care of some of the
18 issues. So if the sprinkler issue is just a sensor or
19 something like that, they can probably help out with
20 that and get that going again.

21 SGT McCOY: We've already purchased the rope
22 and the mailbox for the first two issues that I
23 stated. The Armory doors, I guess we're waiting on
24 authorization for what colors we can paint it. But we
25 can purchase that out of that I would imagine.

1 And then the sprinkler system, as soon as we
2 figure out exactly what they need when Maintenance
3 comes down, then we can use that money.

4 MG NAVA: So your method, right, you want to
5 put stuff in for work orders. So let that work
6 through the FMO's process. If they say, hey, we got
7 it, this is a valid work order, it's not an emergency
8 work order, it's not a life safety kind of issue, we
9 can't pay for it right now, then that's when you're
10 going to use your State Armory Board funds to help
11 figure out what you're going to get taken care of.

12 So as far as rentals, do you anticipate more
13 rentals?

14 SGT McCOY: Yes. I'm constantly getting
15 phone calls about rentals for the Armory.

16 MG NAVA: Did we put some kind of
17 air-conditioning type thing in the drill hall. Do you
18 have a swamp cooler?

19 SGT McCOY: We have a swamp cooler. I know
20 we ran into an issue in the winter that our heater
21 wasn't working. So we had rented the Armory. And
22 they ended up having to use kerosene heaters.

23 MG NAVA: That's not good.

24 SGT McCOY: No. That's not good.

25 MG NAVA: But the summer in Hobbs is hotter

1 than --

2 SGT McCOY: It's really hot.

3 MG NAVA: Yeah. So is the swamp cooler
4 working?

5 SGT McCOY: I would have to check. I can get
6 you an answer.

7 MG NAVA: It's starting to get warm now. So
8 if it hasn't been serviced and taken care of, you
9 might need to spend a little bit of money on that.
10 Because renting it in the summertime, if you can't
11 cool it down at all, it's not going to work.

12 SGT McCOY: Yes, sir.

13 MG NAVA: Board Members, do you have any
14 questions for Sergeant McCoy?

15 MS. SEYAL: Sir, I have a comment only. Due
16 to the CFMO budget restrictions, we have told the
17 Maintenance guys that they can no longer travel. So
18 what we're trying to do right now is work out maybe a
19 schedule where they come to armories outlying from
20 where their home base is maybe once a month.

21 So talk to me offline about your sprinkler.
22 And we'll see if we can't get them out there. But
23 we're trying to cut those travel costs down.

24 MG NAVA: There shouldn't be much travel
25 associated with going from Roswell to Hobbs.

1 MS. SEYAL: True.

2 MG NAVA: Use a State vehicle. We'll figure
3 it out. It shouldn't be that difficult. Your point
4 is well-taken. But I think, going from Roswell to
5 Hobbs, they should be able to swing an hour and a half
6 drive. Okay.

7 Thank you, Sergeant. Appreciate it.

8 Okay. So Belen.

9 SFC ROMERO: Good morning, sir.

10 MG NAVA: Good morning. I think we have your
11 presentation. Hold on one second. Okay. Sergeant.

12 SFC ROMERO: Good morning. I'm Sergeant
13 First Class Romero. I just recently took over for
14 Sergeant First Class Adam Ortega at the Belen
15 Readiness Center.

16 So if you jump to slide three, our balance is
17 showing 348.12. We actually just did a deposit of
18 \$2,000. So our balance is now \$2,348.12.

19 MG NAVA: And the source of income?

20 SFC ROMERO: It was State Armory Board, sir.

21 MG NAVA: Okay.

22 SFC ROMERO: So the reason we got that was to
23 fix our sprinklers. We actually called them in. And
24 they were able to fix our sprinklers for like \$3. So
25 what we wanted to use that money for is to rekey the

1 Armory, because right now we're working off of three
2 master keys. So we're trying to meet the physical
3 security requirements.

4 Slide four, our priorities. I'm sure it's
5 been brought up in the past, our perimeter fencing.
6 Lately we've had some vehicle break-ins, State
7 Maintenance trucks, soldiers' vehicles. And I'm not
8 sure if it's been brought up, but we had some gas
9 siphoned from our humvees. So the perimeter fencing
10 is a huge priority for us.

11 Our motor pool gate needs to be adjusted.
12 Right now, if anyone wanted to get under it, they can
13 probably slide right under it. So we talked to State
14 Maintenance about that. And we did do a work order.
15 And they're tracking it to come in. It should be no
16 cost, they've just got to adjust a couple of things.

17 The motor pool bay door as you know, sir, was
18 taken out by a vehicle. That's still under
19 investigation. Parking lot lights, right now we
20 currently don't have any lights operational.

21 Our dish sanitation device, it's not reaching
22 the current right temperature to actually sanitize our
23 dishes. So we're doing what we can with just the hot
24 water and Clorox or bleach, whatever the cooks need.

25 And then we've had physical security come

1 down and do an inspection of our AO. And they were
2 just telling us that we have a lot of vegetation where
3 if people, you know, wanted to come in and hide out,
4 camp, whatever, that could be an issue.

5 So they wanted us to clear the vegetation and
6 again just work on the perimeter fencing. Right now
7 we actually were able to go out and clear up some
8 vegetation using just our chain saws and stuff, cut
9 the trees. We have soldiers coming in and clearing it
10 a little bit.

11 We also did a request through State
12 Maintenance for that as well. Right now it's just
13 pending. They want to come out and actually survey
14 the area and check it out.

15 Other than that, sir, that's where we're at
16 in Belen. Like I said, the biggest concern is just
17 our perimeter fencing. But I know that's been an
18 issue for years. Any questions?

19 MG NAVA: Was there funding that was going to
20 be coming for perimeter fencing?

21 MS. SEYAL: Yes, sir. I was just going to
22 say, so Master Sergeant Gomez transferred I believe it
23 was \$68,000 into FMO accounts. And we are working
24 that particular fencing issue right now. So that
25 fencing will be in place as soon as we get the

1 details.

2 SFC ROMERO: Awesome.

3 MG NAVA: That's good to know.

4 CSM GARCIA: How is that being prioritized?

5 Are we looking at all the needs and racking and
6 stacking them or is it just first come, first served?

7 MS. SEYAL: So these QPSM dollars, that
8 belongs to Master Sergeant Gomez. So we are doing it
9 in whatever order he tells us to do it. So it's not
10 FMO funding. We prioritize our own funding. But if
11 somebody else wants to give us money for their
12 project, then we're happy to do it.

13 CSM GARCIA: So I guess I'll just stick in,
14 hey, we've already had damage to vehicles, gas
15 siphoned. Like maybe that's a higher priority than
16 some of the other projects out there.

17 COL STARK: That's why they got the funding.

18 CSM GARCIA: Okay.

19 MS. SEYAL: That funding specifically came
20 from physical security.

21 SFC ROMERO: So it is locked in for the
22 Armory in Belen?

23 MS. SEYAL: Yes.

24 MG NAVA: Is there more QPSM money for that
25 type of work?

1 COL STARK: There's not a great deal.

2 MG NAVA: All right. It sounds like you have
3 a fence on the way. That's good. Are you
4 representing the battalion too?

5 SFC ROMERO: I am, sir. So I didn't do -- I
6 didn't get to talk to Sergeant Vezino much on it.
7 But I'll brief in. And if there are any questions,
8 I'll take notes and take them back to him.

9 CSM GARCIA: And one more quick question.
10 Are you guys doing raw rations and cooking pretty much
11 every drill weekend?

12 SFC ROMERO: So if we're in the field, we're
13 doing -- it's raw. It's raw.

14 CSM GARCIA: So raw either in the mobile or
15 in the kitchen?

16 SFC ROMERO: Yes. Any questions on Belen
17 Readiness Center?

18 MAJ (R) GONZALES: I have one, sir. I was
19 reviewing some records that I had because I was
20 cleaning up some stuff and I keep records from the
21 past. And I just want to bring it to your attention
22 because I don't know if it ever got resolved when I
23 left. Did they ever get the water situation for the
24 hydrants figured out for you?

25 SFC ROMERO: As far as what, sir?

1 MAJ (R) GONZALES: They were dead. And they
2 were dead because the well that's next to you guys,
3 the Highway Department controls it. And they had cut
4 the water off to those hydrants.

5 And when I was the fire marshall, they had
6 never resolved that. And if a fire starts at that
7 Armory, they would have to bring a tanker in from
8 Belen.

9 SFC ROMERO: And you're talking the hydrant
10 that's outside, sir?

11 MAJ (R) GONZALES: They were dead the last
12 time when I was still working that issue. I left and
13 I never knew if that ever got resolved. But I don't
14 want to see that Armory sitting without water for
15 those fire hydrants. It's been bugging me for awhile.

16 MG NAVA: I certainly hope it's been taken
17 care of. Sergeant Romero, if you would get the fire
18 department to come out and check that out.

19 SFC ROMERO: I'll double-check, sir. Thanks
20 for bringing that up.

21 MG NAVA: Anything else for Belen?

22 Okay. Sergeant Romero, let's talk about
23 Farmington.

24 SFC ROMERO: All right, sir. At the
25 Farmington Readiness Center, their Local Armory Board

1 Members are Colonel Olson, Sergeant First Class
2 Vezino, and Randolph Velarde.

3 Their generated rental revenue has March with
4 zero. February was the last time it looks like they
5 had any funds, and they accrued \$273.43. Their LAB
6 bank balance right now is showing 338.39. No change
7 from February.

8 So self-help projects that they're working
9 on, there was some landscaping completed. I believe
10 there were just a lot of weeds out there and they went
11 out and pulled some weeds.

12 The irrigation pipe was fixed. Rain gutters
13 were repaired and are no longer leaking into the drill
14 hall. The next six months they're just concerned
15 about their landscaping still.

16 So State Maintenance was able to repair the
17 irrigation pipe that had busted. So that doesn't seem
18 to be an issue anymore.

19 Their three-month drill status, they are
20 authorized 141, assigned 134. They currently have 118
21 attending drill. The current units drilling in
22 Farmington are HHD 226th MP Battalion, DET 2 1115th,
23 DET 2 126th, and Recruiting and Retention, RSP.

24 MG NAVA: Okay.

25 SFC ROMERO: So the concern is getting the

1 landscaping completed. I believe it's just dirt right
2 now. So they wanted to get some irrigation and try to
3 get some grass out there.

4 The cost of landscaping is outside of the
5 budget. So I'm assuming they're trying to get a plus
6 up on their funds. If you look at the next slide,
7 you'll see their motor pool. And then the front of
8 the building is where they're concerned about the
9 landscaping.

10 MG NAVA: This is a sore subject with this
11 group, especially me. But it's all good.

12 So as you heard with Lieutenant George, we
13 don't really have funding right now from the State
14 Armory Board to be able to help them out with respect
15 to the landscaping. It is an issue, we're tracking
16 it, we'll get back with them.

17 SFC ROMERO: Sounds good, sir. I'll let them
18 know. Any questions on Farmington?

19 MG NAVA: Board Members? Thank you, Sergeant
20 Romero. The next item is Local Armory Board and State
21 Armory Board balances. Larry.

22 MR. MONTANO: Currently we have 17 LAB
23 accounts. And I'll be positive. Out of the 17, 11
24 are up-to-date. So we're missing six reports. Some
25 as late as February. Or November actually.

1 MG NAVA: Okay. So with regards to this, I
2 notice she's done it at least once. But if Melissa
3 will reach out to Colonel Stark. And Colonel Stark
4 will help energize people to get this taken care of.

5 MR. MONTANO: Okay. I'll keep you in the
6 loop, sir.

7 MG NAVA: So we really don't know how much is
8 out there in the Local Armory Boards because they
9 haven't sent any reports.

10 MS. MARTINEZ: Correct. They haven't sent
11 the reports since the months that are in parentheses,
12 that's last time she received it.

13 COL STARK: Sir, I don't know if that jibes.
14 So in February we were working hard to make sure that
15 everybody had a balance below 2,500. And I worked
16 with Ms. Silva to make sure that we had that done.

17 And so we were reaching out to all of the
18 Armory Boards. And she at that point assured me that,
19 yes, all of them were below 2,500. So I don't know
20 how she would be able to make that statement if we
21 hadn't heard from Hobbs since November and some of
22 these others.

23 MG NAVA: I was just briefed. They have
24 \$1,400 in their account. So that might be, in fact,
25 true. But you've had turnover of personnel over there

1 in Hobbs.

2 I think part of the issue is just her
3 labeling on the slide. Where it says bank balance as
4 of August 2018, that's not really what she means. She
5 means Las Vegas updated as of May, Rio Rancho updated
6 as of June, and Roswell updated as of March, right?
7 That's what she means.

8 MS. MARTINEZ: Yes.

9 MG NAVA: So there are a few of them. Not
10 all of them are outdated, Dan. But the bottom line is
11 they have a monthly requirement to submit their
12 balance information to her.

13 And so anybody that doesn't say June -- okay.
14 You can say May. If it says May, they're probably
15 cool. But it should say at least May.

16 MS. MARTINEZ: Yes. So Ms. Silva is now
17 going back to human resources. So Larry and I are
18 going to be working these until he hires his new
19 assistant.

20 MG NAVA: Dan will help.

21 MR. MONTANO: The good news is, for the Joint
22 Forces LAB account, I sent the invoice to DCA,
23 Department of Cultural Affairs, for our annual -- you
24 know how we get 50 percent of the revenue from their
25 gate.

1 MG NAVA: So we should be getting some money
2 in the State Armory Board here.

3 MR. MONTANO: Yeah. For Joint Forces
4 Headquarters. Yes, sir.

5 MS. MARTINEZ: That goes into Joint Forces,
6 not into the State Armory Board.

7 MG NAVA: In DCA.

8 MS. MARTINEZ: Yes. All that money goes back
9 into the museum.

10 MG NAVA: I don't think we should do that.
11 So basically we're telling all the units that their
12 source of income needs to go into a centralized fund.
13 And then we're going to make an exception for us. I
14 don't think we should do that. We need to relook at
15 that.

16 MR. MONTANO: The only issue is, if it comes
17 in after 30 June, it reverts.

18 MG NAVA: Okay. Well, let's figure it out.
19 So again I just want to be transparent and equal to
20 everybody. So if I'm telling Rio Rancho your cell
21 tower income is going to come into a State Armory
22 Board fund and we're going to centrally manage it but
23 then we're doing something differently with Joint
24 Forces Headquarters, we just need to look at it.

25 MS. MARTINEZ: Yes.

1 MR. MONTANO: Then, on the last page, the
2 State balance for the State Armory Board fund is
3 \$1,497.70.

4 MG NAVA: And that was as of March?

5 MR. MONTANO: No. That was as of yesterday.

6 MG NAVA: As of yesterday.

7 MS. MARTINEZ: Tamra told me it was zero
8 yesterday.

9 MG. NAVA: It needs to be zero.

10 MS. MARTINEZ: Tamra said it was zero.

11 MR. MONTANO: So she did spend it. Okay.

12 MG NAVA: So again this is a little
13 different. This is what we have.

14 For you guys out there, what we're trying to
15 do is we're bringing in all these different -- if you
16 do Local Armory Board events, keep your balance below
17 \$2,500. If you exceed that or you have a cell phone
18 tower or you have some type of relationship where you
19 get thousands of dollars, that's going to come to the
20 State Armory Board centralized fund. And we will help
21 take care of everybody.

22 So continue putting your requests in to
23 PRIDE, your work order requests. And if they are
24 unable to be taken care of by our system that we have,
25 then that's what that State Armory Board funding will

1 go towards. So that's the method that we're trying to
2 apply.

3 So if one Armory gets \$8,000 a year and
4 another Armory doesn't, we want to try to take care of
5 all of our facilities. All the facilities are aging
6 and have requirements. We want to make sure they're
7 all being taken care of.

8 MS. MARTINEZ: The reason it went to zero,
9 Larry, is because we are buying weed killer for the
10 Onate folks.

11 MR. MONTANO: Yes. Thank you.

12 MG NAVA: Thank you, Mr. Montano.

13 ITEM NO. 9: OLD BUSINESS

14 MG NAVA: Moving on to old business, 9A, we
15 have the Santa Fe Mainline Project with New Mexico Gas
16 Company. Mary, are you presenting? We have the whole
17 team coming up.

18 MR. TEKIN: My name is Ken Tekin. And Mary
19 and I work with Select ROW. And we're an agent for
20 New Mexico Gas Company. Also we have Brandon Kauffman
21 who actually works for New Mexico Gas Company. We're
22 all going to be coming up together here.

23 So we had come before the Board in April
24 earlier this year. And we had discussed perhaps
25 having the New Mexico Armory Board grant an easement.

1 And we had provided a footprint of that easement at
2 the previous meeting. We have copies of all that.

3 And we had discussed getting an appraisal
4 done to make sure we get fair market value for the
5 public who is -- you know, you're responsible for
6 maintaining the funds and making sure that you get
7 fair market value for any easement granted.

8 Mary had worked with Melissa Silva and Major
9 Dipour to make sure that we coordinated access for the
10 appraisal. And the appraiser, Brian Godfrey of
11 Godfrey Appraisals, had met with Melissa on-site to
12 conduct the appraisal. And we made sure that we got a
13 copy of the appraisal in your packet.

14 And through that appraisal and looking at the
15 comps in the area and taking into consideration the
16 highest use of the land and what value that appraisal
17 would dictate, it came out to \$11,550 of compensation
18 that the appraiser was recommending.

19 And with that being said, we come before the
20 Board to see if we can entertain a motion basically to
21 proceed with the prescribed easement that we had given
22 everybody.

23 And we don't normally provide the
24 compensation amount in the easement. I know that had
25 come up in the April meeting, saying, hey, it says \$1.

1 But really we have this letter that states
2 what the amount would be. We have a checkbook. And
3 we can write a check, you know, subject to the W-9
4 being filled out and the Armory executing the
5 easement. And so we wanted to get your thoughts on
6 that.

7 MG NAVA: Well, thank you very much for going
8 out and doing this work. This is exactly what we
9 asked you to do.

10 Board Members, do you have any questions?
11 You have a copy of the appraisal, a fair market value
12 estimate of the land that they are asking for the
13 easement.

14 At the last State Armory Board meeting, Major
15 Dipour stated that this did not appear to be any kind
16 of impact to our operations, that the fencing would be
17 down minimally, and the security issues that we have
18 would be addressed.

19 Do we have any additional questions for them
20 at this time? That being said, Joe, anything from
21 your perspective?

22 MR. DWORAK: General Nava, Members of the
23 Board, our office wasn't involved in the negotiations
24 of this. And I don't think there's much to it.

25 I guess the only question that I would have,

1 if you all have any perspective, is is this similar to
2 other agreements with other state entities in terms of
3 compensation.

4 Because I think the one outstanding question
5 is, although the appraisal for that property may be
6 accurate, I think the undetermined amount is it's an
7 easement that's in perpetuity. I mean it could extend
8 forever, it could extend a couple years.

9 I think that's the question, is the value
10 appropriate for an indefinite period of time. And I
11 think the appraisal reflects that. But I don't know
12 if you have any more information on that in terms of
13 whether this is comparable to other state entities
14 that have gone through easements with you.

15 MS. VIGIL: It is. It's a standard
16 appraisal. Typically based at 50 percent of the value
17 is what an easement is.

18 MR. TEKIN: Yeah. And to expand a little bit
19 more on that, with other state entities or any other
20 governmental entity or even private landowners for
21 that matter, the basic process is to go through and
22 look at what the fair market value is upon the time of
23 when the easement is granted, even though it would be
24 in perpetuity; because we do understand, you know,
25 that the land values do change over time.

1 But there wouldn't be any expectation for
2 further compensation down the road, it would be in
3 perpetuity. And that is pretty standard.

4 And there is an easement that the New Mexico
5 State Armory Board did grant for this parcel on the
6 other side of the property with the same terms and
7 conditions in general as the one that's coming before
8 you today. That was PNM Gas Services at that point,
9 it wasn't New Mexico Gas Company.

10 MR. DWORAK: And, General, I think the only
11 point is just to make sure that the Board understands
12 that this is something that is in perpetuity. So
13 assuming that you all know not just now but in the
14 future, both in terms of compensation and use of the
15 property. I mean otherwise I don't think there are
16 any concerns on our end.

17 MG NAVA: I think again they were showing us
18 on the map at the last meeting what we're talking
19 about. It's along the fence line. We're not going to
20 do anything with that, it's going to be pretty
21 unnoticed really. Once it's put in, it's going to be
22 unnoticed. Sergeant Major, any questions?

23 CSM (R) TORRES: No, sir.

24 CSM GARCIA: No.

25 MG NAVA: Board Members, it seems like they

1 have gone and done the work that we've asked them to
2 do.

3 Do I have a motion to accept their proposal
4 for an easement on the property for the purpose of
5 doing this mainline project?

6 COL STARK: So moved.

7 MAJ (R) GONZALES: Second, sir.

8 MG NAVA: I have a motion and a second. Any
9 further discussion? All in favor say aye.

10 (The Board Members voted unanimously.)

11 MG NAVA: Very good. So we'll take care of
12 the paperwork and get you all squared away.

13 MS. VIGIL: Thank you very much.

14 MG NAVA: Okay. Kelly, can you just give us
15 a quick update on the divestment of the Raton Armory.

16 MS. SEYAL: So when we had our prebrief a
17 couple of days ago, I indicated that there had been
18 discussion with Major Dipour that we may need a REIT.

19 We actually have a completed REIT that is
20 submitted and processed -- processed to NGB sometime
21 ago. So I actually forwarded that to you since we've
22 been here. So all we need to do at this point is to
23 begin to plan a ceremony.

24 MG NAVA: So all of our lead remediation is
25 taken care of, all of the issues that we have with the

1 National Guard Bureau, everything is all taken care
2 of. So we're ready to proceed with the City of Raton
3 for divestment.

4 MS. SEYAL: Yes, sir.

5 MG NAVA: Excellent. Thank you. Then under
6 old business, 9C, I know you haven't had an
7 opportunity to necessarily work on this yet. But can
8 you tell the Board Members, Joe, where we're at with
9 the memorandum of agreement with the museum
10 foundation.

11 MR. DWORAK: Yes, sir. General Nava, Members
12 of the Board, first I also want to introduce -- I know
13 most of you have met Angela McDonald. She will be
14 taking over providing legal counsel to the Board from
15 the Office of the Attorney General.

16 So I'll still be available as a resource to
17 her and the Board as needed. But she will be stepping
18 into my role. And Angela will be working on this.
19 And I will be helping her with it as needed.

20 But the update on the museum MOU, basically
21 the foundation is a private entity even though it's a
22 nonprofit. And so there are a couple steps that we
23 would like to be involved with to ensure that the
24 Armory Board is satisfying legal requirements,
25 specifically and most importantly, the antidonation

1 clause with the New Mexico Constitution.

2 So we've seen a few drafts of the MOU with
3 the museum foundation. What we're looking at now is
4 to ensure that any compensation that would be provided
5 by the foundation to the Armory Board for use of the
6 space would be at a fair market value.

7 So that can be done through in-kind services,
8 although it's more complicated because you have to be
9 extremely specific with basically quantifying specific
10 services. And then allocating a dollar amount to
11 those services to ensure that it basically matches
12 fair market value dollar for dollar.

13 So there is some other legalese that we would
14 work on with this agreement. And just so you all
15 understand that we're not making all of this up, we're
16 using resources that both our office has and the
17 Department of Cultural Affairs.

18 There are many public museums around the
19 state that have friends groups or foundations or
20 nonprofits that are attached to the museums. So we're
21 using those as examples.

22 And some of them have been in place for many
23 decades and scrutinized as well, both from a public
24 and legal perspective, to ensure that, you know, this
25 is airtight both for your purpose and for review from

1 the public.

2 MG NAVA: Okay. Thank you. For the Board
3 Members, you may or may not know. But we will be
4 hiring a museum director. Ms. Martinez is working
5 with me with State Programs to announce a position.

6 It will be announced sometime in the July
7 time frame. And hopefully soon thereafter we'll have
8 a museum director that will help kind of shepherd all
9 the efforts at the museum and make sure everything is
10 happening the way it needs to be happening.

11 So, Angela, welcome to the team. And this
12 will be something that we really want to get done.

13 I discussed with Joe earlier that getting
14 something in place is important, getting the perfect
15 product. You know, let's get something in place and
16 maybe put some provisions in the MOU for a quick
17 check-in or revision, if necessary, if we think that
18 there might be something.

19 Again I believe that using the templates from
20 other museums and what Cultural Affairs has, that
21 should be something that we should be able to take
22 care of relatively quickly. I think we have a good
23 place to start from. But now it's really just kind of
24 negotiating with the foundation and getting that all
25 taken care of. So you'll definitely be a part of that

1 process.

2 MR. DWORAK: If I may, General Nava, one last
3 step just so the Board is apprised of this, because I
4 know it's been on your agenda for many meetings now.

5 I think the next step is having our office
6 involved in some of those negotiations to make sure
7 that, you know, what is being provided makes sense and
8 that we understand the role of the foundation so that
9 it's captured in the agreement.

10 So I think the plan is at the next meeting we
11 would have something that's gone through a couple
12 levels of legal review and would be ready to be voted
13 on.

14 MG NAVA: So I think that's a great goal.
15 Before our next State Armory Board meeting -- this is
16 a quarterly meeting. So that will give us some time
17 to get it all ironed out and taken care of.

18 ITEM NO. 10: ANNOUNCEMENTS

19 MG NAVA: Item No. 10, under announcements,
20 Mr. Joe Dean, if you would come up and give us an
21 update on what's going on with Pop Theater.

22 MR. DEAN: Gladly. Thank you for having me
23 back. Sorry I didn't confirm with everyone.

24 So the last time we spoke I had given a
25 proposal which overviewed the Pop Theater concept.

1 And I have spoken with a couple of members of your
2 team. And we've come up with a strategy on how to
3 approach this project.

4 The version I've sent to you guys is an
5 updated and more refined version that has some
6 details. We created a list of services, which I think
7 would benefit the Guard. And we've left it like a
8 menu almost. So when we approach an agreement, we can
9 choose which services we want to prioritize.

10 I have a couple of ideas I think starting
11 with the marketing. And creating the engine to be
12 able to reach the mass population is going to be one
13 of our biggest pushes initially.

14 So I think a website, marketing, YouTube
15 campaign, a television commercial campaign, and social
16 media side of things is going to bring a lot of
17 attention that's I think missing at the moment for the
18 museum.

19 And partially what we will do is we'll share
20 the marketing with our team. So we'll co-promote
21 everything that we decide to promote on our side.
22 We'll also include the museum as part of the rollout
23 for every campaign we do.

24 For those of you who aren't familiar with the
25 project, a couple months back -- I'm a producer for

1 George R.R. Martin. He approached us to find a
2 theater so that he could start booking larger shows.
3 He owns a smaller theater. He wanted to be able to
4 book larger shows.

5 So we took it upon ourselves to look at a
6 couple of options. We found the Armory as a suitable
7 fit. And we saw the potential for creating a
8 longer-term relationship there.

9 One of the things that he has in his camp is
10 that he's a philanthropist. And he really supports
11 Santa Fe in general on a lot of levels. So we took it
12 upon ourselves to find a suitable venue. And we saw
13 the potential for being able to reach out to the
14 larger community through this project as well as
15 turning it into a for-profit business that we think
16 will be very successful.

17 So what I have proposed is a discounted
18 rental agreement in trade for in-kind services. We've
19 looked at a baseline which was based on square
20 footage. We've identified a couple of the spaces that
21 we would love to take tenancy in. They're included on
22 the last page, which is just a floor plan.

23 So we looked at that. From our side we have
24 limited funds. George is a very rich man, but he's
25 not going to contribute any funds to this project at

1 all. He's giving it support and media endorsement and
2 as well as his network of people.

3 So any projects that we have, we can reach
4 out to his network to be able to tap artists,
5 sculptors. There's a nice, long list of specialists
6 in the proposal there, where we would be able to reach
7 out to any of those teams and help the museum.

8 So with curation, design, with installation,
9 with whatever the museum needs to grow. And that's
10 our goal, is to help the museum grow to the next level
11 and to become very successful, if possible.

12 MG NAVA: Thank you very much for coming to
13 give us this presentation again. So like you said,
14 you've refined it some more. I think there's some
15 more work that we need to do to fully assess what
16 you're proposing.

17 In the short term, though, I know that you
18 had some productions that you were talking about and
19 wanted to do something sooner rather than later.

20 MR. DEAN: Correct.

21 MG NAVA: Do you still require that space
22 now?

23 MR. DEAN: Yes. What we would like to do is
24 we're calling it the onesie-twosie contract. So we'll
25 just go case-by-case as a rental tenant. And we've

1 worked up an agreement that we feel comfortable with.

2 And we've got the insurance certificates, we
3 can issue payment when needed. And we would love to
4 put some dates on the calendar and start to just build
5 the momentum and brand, if possible.

6 MG NAVA: I think that, with the folks that
7 did meet with you and the discussions that they had
8 with me, I think what you're proposing here is going
9 to require -- you see, we're working with our own
10 museum foundation and we're working through this.

11 This is a much more deliberate kind of an
12 effort. So I think, in the short term, I think that
13 we would welcome you all to be the onesie-twosie kind
14 of a renter of that facility.

15 It's currently being renovated right now. We
16 should be able to occupy it again and use it now in
17 July. The work is going to continue into this next
18 year. So the finishing of all the stuccoing and the
19 doors and all that is still going to be continuing.
20 But it should be usable again now in the July time
21 frame.

22 MR. DEAN: That's great.

23 MG NAVA: So I think what we determined is
24 that we do want to invite you as a renter under our
25 Local Armory Board provisions doing the one-time

1 lease. And we'll do that.

2 In the meantime, we can work through this a
3 little bit more and then get our Attorney General
4 folks involved. Again we want to make sure this is
5 all done correctly.

6 Again what you're proposing is good for Santa
7 Fe, it's good for a lot of folks. We had a
8 20-years-plus relationship with Santa Fe Performing
9 Arts in that facility.

10 And so we haven't really been able to either
11 fully come out of that and figure out is that the
12 right kind of place or do we need a co-tenant in that
13 building with us to help make everything successful.

14 So in the meantime, I think this is still
15 something that's still on the table. We want to
16 continue looking at this and refining this proposal.
17 But in the meantime, we'll just do the onesie-twosie
18 kind of rental with you.

19 MR. DEAN: That's great for us. I also
20 provided some media that was specific to the museum
21 culture. I've done a couple of projects that we've
22 curated for Archeology Southwest and another one that
23 we did for the balloon fiesta at the Balloon Museum.

24 And if I could maybe invite you just to
25 gather around. This projector unfortunately doesn't

1 work with this system. So if you're interested, it's
2 a short clip.

3 MG NAVA: We're going to go off the record
4 real quick at 11:16 and look at this video.

5 (Discussion off the record.)

6 MG NAVA: Okay. Back on the record at 11:18.

7 Thank you, Joe, for that presentation. We
8 look forward to continuing to work with you.

9 MR. DEAN: Thank you.

10 ITEM NO. 11: NEXT MEETING

11 MG NAVA: The next meeting is going to be
12 scheduled for when, Larry?

13 MS. MARTINEZ: September 20th.

14 MG NAVA: September 20th is a Friday; is that
15 right?

16 MS. MARTINEZ: Isn't it a Thursday?

17 MG NAVA: September 19 is a Thursday.

18 Our next State Armory Board will be on the
19 19th of September at the Wyoming Armory. And that way
20 the three of us that are at the strategic planning
21 session will have no problem attending.

22 So it will be at ten a.m. on the 19th of
23 September at the Wyoming Armory.

24 Lieutenant, you got the mission, right?

25 2LT HAZEN: Yes, sir.

1 MG NAVA: Okay. So I would like to thank
2 Joe. There will probably be some kind of a formal
3 presentation to you, Joe. First of all, have I given
4 you one of my coins?

5 MR. DWORAK: No, sir.

6 MG NAVA: I would like to thank Joe for his
7 assistance as our advisor on the State Armory Board
8 from the Attorney General's Office. And I am going to
9 give you one of my coins on behalf of the 3,000 airmen
10 and soldiers that we represent here.

11 So it's a coin in the shape of the State of
12 New Mexico, Adjutant General of New Mexico, presented
13 for excellence. We have our red and yellow from our
14 State flag. This is the two-star flag that I carry as
15 a major general.

16 And from our State seal, this is the Mexican
17 eagle on the front of the big bald eagle. And that's
18 all of these folks. That's this State Armory Board.
19 And for the time that you've been with us, this has
20 been you as well.

21 So this eagle is perched on a cactus because
22 it's tough to live in New Mexico, tough to be here.
23 He has a rattlesnake in his beak. Not just any old
24 serpent, but he has a rattlesnake in his beak because
25 General Nava doesn't like rattlesnakes.

1 And then on the bottom it has our motto,
2 legacy of honor and siempre adelante. So I want to
3 give this to you. Thank you very much.

4 (Applause.)

5 MG NAVA: So State Armory Board Members,
6 thank you very much for your continued flexibility and
7 willingness to work with us through this.

8 To the units out there, your best interests
9 are in my mind as I'm working as the president of this
10 Board. And so if you have issues, please make sure
11 that they are being escalated through your chain of
12 command. And we are here working for you to make sure
13 that these armories are taken care of. So do your
14 part and we'll do our part, I promise.

15 Who do we have here?

16 MR. MONTANO: We have a Mr. Jonathan Smith.
17 I don't know if he wanted to present.

18 MG. NAVA: Hey there, how is it going?

19 MR. SMITH: Good, good. I can do a quick
20 briefing, if you don't mind. Thank you.

21 MG NAVA: Sure.

22 MR. MONTANO: He signed in, sir. I thought
23 he was going to be part of the LAB presentations.

24 MG NAVA: Jonathan, what have you got here?

25 MR. SMITH: I'm the Citizen Soldier for Life

1 Career Readiness Counselor out of the Roswell Armory.

2 General Nava, sir, Colonel Stark, Sergeant
3 Major, thank you for your time, Board Members.

4 So what I do is I basically provide
5 employment services to the soldiers and families of
6 the National Guard. It's a great opportunity and I
7 enjoy the position that I hold. It's a great
8 opportunity for me to help soldiers find better
9 opportunities within the community as well as their
10 immediate family members.

11 I also work with veterans, retirees, members
12 of other services. So if you guys know of individuals
13 that are definitely in need of support or services
14 throughout their soldier life cycle, I am here to
15 assist. Any questions of me, sir?

16 MG NAVA: Very good. Are you coordinating
17 with our Youth Challenge Program to help them with
18 getting cadre?

19 MR. SMITH: I've been trying to work with
20 them, yes, sir.

21 MG NAVA: Very good. Well, they all got a
22 pay increase here so maybe it's going to become a
23 little more attractive for the cadre. So any help you
24 can give us in finding qualified applicants for cadre
25 members we definitely appreciate it.

1 MR. SMITH: Yes, sir. I'll definitely do
2 what I can.

3 MG NAVA: Thank you very much for being here.

4 ITEM NO. 12: CLOSING REMARKS

5 MG NAVA: Board Members, thank you very much.
6 Again thank you for what you're doing.

7 Folks from the units, thank you for coming to
8 this meeting.

9 I guess we should have a motion. Can I have
10 a motion to adjourn the meeting.

11 MS. MARTINEZ: So moved.

12 MAJ (R) GONZALES: Second.

13 MG NAVA: A motion and a second. Any
14 discussion? All in favor say aye.

15 (The Board Members voted unanimously.)

16 MG NAVA: Thank you very much.

17 (The meeting was adjourned at 11:25 a.m.)

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REPORTER'S CERTIFICATE

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I, JAN A. WILLIAMS, New Mexico CCR #14, DO
HEREBY CERTIFY that on June 20, 2019, the proceedings
in the above matter were taken before me, that I did
report in stenographic shorthand the proceedings set
forth herein, and the foregoing pages are a true and
correct transcription to the best of my ability.

I FURTHER CERTIFY that I am neither employed
by nor related to nor contracted with (unless excepted
by the rules) any of the parties or attorneys in this
case, and that I have no interest whatsoever in the
final disposition of these proceedings.

JAN A. WILLIAMS, RPR
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