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APPEARANCES

MAJOR GENERAL KENNETH A. NAVA  
STATE ARMORY BOARD CHAIRMAN

THERESA V. MARTINEZ, EXECUTIVE DIRECTOR

COLONEL NATHAN CARPER, CHIEF OF STAFF

SCSM (RETIRED) JOHN B. TORRES, BOARD MEMBER

LORREN DEAKIN  
G-9/FACILITIES MANAGEMENT OFFICE

CAPTAIN DANIEL RUIZ  
FMO, PLANNING AND PROGRAMMING

HANNAH HAUSMAN, SANTA FE CHILDREN'S MUSEUM  
EXECUTIVE DIRECTOR

PAUL MACKS, SANTA FE CHILDREN'S MUSEUM  
BOARD VICE-PRESIDENT

LAWRENCE MONTAÑO  
STATE PROGRAMS DEPUTY DIRECTOR

APPEARING TELEPHONICALLY:

SCSM ROBBIE CANTRELL  
STATE COMMAND SERGEANT MAJOR

MAJOR MARK GONZALES (RETIRED), BOARD MEMBER

COLONEL (RETIRED) JAMES KEEFNER  
BOARD MEMBER

MARAH DeMEULE, ASSISTANT ATTORNEY GENERAL

NORA PADILLA, T-MOBILE

SERGEANT FIRST CLASS ROBERT WINGO  
GALLUP LOCAL ARMORY BOARD REPRESENTATIVE

LIEUTENANT COLONEL ALI DiPOUR  
93RD BRIGADE COMMANDER

MAJOR BRENDON HISCHAR, LAB, FARMINGTON

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SERGEANT FIRST CLASS NEWMAN, LAB, FARMINGTON

SANDRA GONZALES, DMA, STATE PROGRAMS CPO

1 Santa Fe, New Mexico

2 Thursday, October 28, 2021

3 10:02 a.m.

4

5 MAJ GEN NAVA: All right. Good morning,  
6 everyone. This is General Nava here.

7 Marty, do you have good  
8 accountability of everybody that is on the line?

9 MR. BURNEY: No, I don't.

10 MAJ GEN NAVA: No, you don't? Okay. All  
11 right. Sounds good.

12 Okay. So I have 10:02 a.m. on the  
13 28th of October. We will call the State Armory  
14 Board meeting to order.

15 First of all, I'm going to have --  
16 this is going to be a little bit crazy, but I  
17 want everybody that is on the phone, listen for  
18 traffic first, and then if there is nothing going  
19 on, then go ahead and speak up, but I want you  
20 to identify yourself.

21 Everybody, please, on the phone  
22 identify yourself; name, position, if a member  
23 of the State Armory Board, or location.

24 We have our court reporter here. I  
25 need to make sure -- I'm sorry, sir.

1                   What is your name, sir?

2                   THE CERTIFIED REPORTER: David Lee.

3                   MAJ GEN NAVA: Mr. David Lee is our new  
4 transcriber that will be working with the State  
5 Armory Board, so he needs to be able to identify  
6 who is there.

7                   We'll start with the individuals  
8 that are on the phone. Go ahead and identify  
9 yourselves, starting with Mr. Mark Gonzales.

10                  MAJ (Ret) GONZALES: Yes, Mark Gonzales,  
11 member, State Armory Board.

12                  MAJ GEN NAVA: Thank you, Mark.

13                  CSM CANTRELL: CSM Robbie Cantrell, State  
14 Command Sergeant Major. Over.

15                  MAJ GEN NAVA: Thank you.

16                  MAJ GONZALES: 2015 South Akai Naome --

17                  THE CERTIFIED REPORTER: I didn't get  
18 that.

19                  MAJ GEN NAVA: Major Gonzales.

20                         Thank you, Major.

21                  MS. PADILLA: Nora Padilla with T-Mobile  
22 in Albuquerque, New Mexico.

23                  MAJ GEN NAVA: Thank you, Nora.

24                  LTC DiPOUR: LTC DiPour, 93rd Troop  
25 Command AO.

1 MAJ GEN NAVA: Thank you, Colonel.

2 MAJ RICHARD: MAJ Hischar and SFC Newman  
3 from Farmington.

4 MAJ GEN NAVA: Thank you, Major.

5 SSG WINGO: SSG Robert Wingo from Dallas.

6 MAJ GEN NAVA: Thank you, Sergeant Wingo.

7 Anybody else on the phone that has  
8 not identified themselves?

9 MS. DeMEULE: Sir, this is Marah DeMeule,  
10 Assistant Attorney General from the Attorney  
11 General's office, serving today as in-Board  
12 counsel in the departure of your former counsel  
13 Stephen Romero.

14 MAJ GEN NAVA: Thank you, Marah.

15 Are we going to be able to hook you  
16 into a long-term relationship with our State  
17 Armory Board?

18 MS. DeMEULE: I would very much like that,  
19 because I know that your former attorney, Miguel  
20 Lozano was an excellent counsel for you guys and  
21 had a really great relationship the State Armory  
22 Board. In particular, he spoke very highly of  
23 CPT Ruiz and his excellent work managing so many  
24 properties.

25 I don't know necessarily that I'll

1 stay on long-term. I'm also board counsel to  
2 the State Board of Finance, where I do help work  
3 on a lot of the Armory property dispositions.  
4 I'm happy to serve temporarily, but I can't  
5 guarantee it will be long-term.

6 MAJ GEN NAVA: Okay. Well, thank you  
7 very much. I appreciate that. It's probably  
8 very good that you're hear listening in. Some  
9 of the actions that we'll be discussing today  
10 will eventually end up with the Board of Finance,  
11 so that's great.

12 MS. DeMEULE: Thank you, sir.

13 MAJ GEN NAVA: You bet. Yes, ma'am.

14 Anybody else on the phone who has  
15 not identified themselves?

16 MS. GONZALES: Sandra Gonzales, State  
17 Programs CPO.

18 MAJ GEN NAVA: Thank you, Sandra.

19 All right. One more time: Anybody  
20 else on the phone that has not identified  
21 themselves?

22 Okay. Great.

23 So we will go around the table in  
24 here, and identify ourselves, so that we have  
25 good -- everybody has good situational awareness

1 of who is participating in this virtual-real  
2 meeting.

3 So sir, if you could.

4 MR. MACKS: My name is Paul Macks. I'm  
5 the Vice President of the Board of Santa Fe  
6 Children's Museum.

7 MAJ GEN NAVA: Thank you very much.  
8 Thank you.

9 MS. HAUSMAN: Hi. I'm Hannah Hausman. I  
10 am the Executive Director of Santa Fe Children's  
11 Museum.

12 MAJ GEN NAVA: Thank you, Hannah.

13 MS. HAUSMAN: Thank you for having me.

14 MAJ GEN NAVA: Absolutely.

15 CPT RUIZ: CPT Daniel Ruiz.

16 SM TORRES: SM John Torres.

17 MAJ GEN NAVA: Thank you, Sergeant Major.

18 MR. DEAKIN: Lorren Deakin, Facility  
19 Management Officer.

20 MS. MARTINEZ: Theresa Martinez,  
21 Executive Director of the State Armory Board.

22 COL CARPER: COL Nate Carper, Chief of  
23 Staff.

24 MR. MONTAÑO: Larry Montaña, CFO of DMA.

25 MAJ GEN NAVA: All right. Very good.

1 Well, so our guests have identified  
2 themselves, and we have good accountability of  
3 everybody that's here.

4 Our next item on our agenda would be  
5 our invocation, traditionally done by SM Torres,  
6 so Sergeant Major, would you lead us in the  
7 invocation?

8 SM TORRES: Okay.

9 Loving and Heavily Father, we are  
10 gathered here today to ask for your blessing to  
11 help us and to guide us. We pray for our  
12 soldiers. We pray for our soldiers and families,  
13 especially those who are suffering from Corona  
14 Virus 19. We also pray for our state here, and  
15 for the changes in our country.

16 This we ask you in the Holy Name,  
17 Our Lord Jesus Christ, amen.

18 We also ask special blessings during  
19 this holiday season. Amen.

20 MAJ GEN NAVA: Amen.

21 Thank you, Sergeant Major.

22 Sergeant Major Cantrell, we are in  
23 the office and we are looking at the Flag. If  
24 you would please lead us in the Pledge of  
25 Allegiance.

1           CSM CANTRELL: I pledge allegiance to the  
2 Flag of the United States of America, and to the  
3 Republic for which it stands, one nation, under  
4 God, indivisible, with liberty and justice for  
5 all.

6           MAJ GEN NAVA: That's very hard to do  
7 over the phone.

8           All right. Everyone please take a  
9 seat.

10           Mr. Burney, if you would, please  
11 conduct the role call.

12           MR. BURNEY: Will do, sir.

13           MAJ GEN Kenneth Nava, Chairman.

14           MAJ GEN NAVA: Here.

15           MR. BURNEY: Ms. Theresa Martinez,  
16 Executive Director.

17           MS. MARTINEZ: Here.

18           MR. BURNEY: COL Nathaniel Carper, Chief  
19 of Staff.

20           COL CARPER: Here.

21           MR. BURNEY: CSM Robbie Cantrell, State  
22 Command Sergeant Major.

23           MR. CANTRELL: Here.

24           MR. BURNEY: COL (Retired) James Keefner,  
25 Board member.

1 MAJ GEN NAVA: He's excused.

2 MR. BURNEY: MAJ (Retired) Mark Gonzales,  
3 Board member.

4 MAJ GONZALES: Here.

5 MR. BURNEY: CSM (Retired) John Torres,  
6 Board member.

7 CSM TORRES: Here.

8 MAJ GEN NAVA: Thank you, Mr. Burney.

9 We have a quorum.

10 Everybody has in front of them, or  
11 they should have received, from Mr. Burney, a  
12 copy of the agenda.

13 May I have a motion to approve the  
14 agenda as published?

15 COL CARPER: Sir, I make a motion to  
16 approve the agenda as published.

17 MAJ GEN NAVA: Do I have a second?

18 MS. MARTINEZ: I second.

19 MAJ GEN NAVA: We have a motion and a  
20 second. Any discussion?

21 Hearing none, all in favor say "Aye."

22 (All present respond "Aye.")

23 MAJ GEN NAVA: Okay. Let it be recorded  
24 in the minutes that it passed unanimously.

25 All right. You should have also

1 received in the attachments for the meeting the  
2 June 17, 2021, minutes. If there were any issues  
3 with those minutes, they should have already been  
4 worked out by now. I'm assuming that everybody  
5 had an opportunity to read them.

6 Do I have a motion to accept the  
7 minutes of the June 17, 2021, State Armory Board  
8 meeting as published?

9 MS. MARTINEZ: So moved.

10 MAJ GEN NAVA: Do we have a second?

11 MR. TORRES: Second.

12 MAJ GONZALES: I'll second.

13 MAJ GEN NAVA: Okay. We have a motion  
14 and second by Sargent Major Torres.

15 You're a little bit slow there, Mark.

16 Any discussion about the minutes?

17 Again, they are a verbatim  
18 transcription of the meeting, so there should  
19 not be any problems.

20 Again, Mr. Lee, welcome to our team.

21 All in favor of approving the June  
22 20 -- excuse me, the June 17, 2021, minutes say  
23 "Aye."

24 (All present respond "Aye.")

25 MAJ GEN NAVA: Let it be recorded that

1 they passed unanimously.

2 All right. Moving to new business.

3 We have several items for today. The first item  
4 is item 8A, which is the Santa Fe Children's  
5 Museum outdoor renovation.

6 Hannah, the floor is yours. Do we  
7 have any slides or presentations from you? I  
8 think we do.

9 MS. HAUSMAN: Yes, and I also brought a  
10 few handouts, and if it's okay, our VP Paul  
11 would like to speak.

12 MAJ GEN NAVA: Absolutely.

13 MR. MACKS: I just wanted to thank you  
14 all for inviting us today, and for the many years  
15 of use of the buildings on the Armory campus in  
16 Santa Fe. I think you're going to be very  
17 excited about our plans for the outdoor area.

18 Hannah will tell you a little bit  
19 about what we've done during the COVID year,  
20 which, because of our extraordinary staff, it has  
21 benefitted kids all over New Mexico.

22 I'll turn it over to Hannah.

23 MAJ GEN NAVA: Very good. Excellent.

24 MS. HAUSMAN: Thank you.

25 I echo Paul's sentiments. Thank you

1 so much for all your support.

2 We are turning, believe it or not,  
3 37, in 2022, so our organization has been serving  
4 the community since 1985.

5 This year especially, as Paul  
6 mentioned, the past couple years -- we were  
7 temporarily closed for a year and a half. We  
8 just opened last August, but during the time of  
9 the pandemic, we served kids and families  
10 throughout the state of New Mexico.

11 A few of those ways are through our  
12 Grab-and-Go kits, so those are hands-on  
13 educational kits, bilingual. We distributed  
14 almost 12,000 kits across the State of New Mexico  
15 schools and tribal areas.

16 We also ran virtual field trips when  
17 we knew that we couldn't be at schools in person.  
18 We transported our Stargazer curriculum, which  
19 is astronomy, to virtual field trips. We've  
20 served at this point 95,300 school teachers and  
21 children, so we have actually been able to serve  
22 not just Northern New Mexico, but New Mexico.

23 Another exciting transformation for  
24 the Children's Museums is our outdoor space.  
25 For all of you, who I'm sure you are all

1 familiar, we have an acre-plus of property that  
2 is adjacent to the museum. We recently renamed  
3 the outdoor space "The Backyard." That was  
4 really important to us, because as you know, not  
5 every child has a backyard. Not everyone has  
6 access to the outdoors or major places to play.

7           We met with Echo, which is the  
8 Natural Wildlife Federation, probably about two  
9 years ago, to help us develop a master plan for  
10 the outdoor space.

11           The National Wildlife Federation has  
12 this arm called Early Childhood Health Outdoors,  
13 and the importance of that is that they design  
14 spaces for nature-based play.

15           What that means is that you're not  
16 going to see a lot of plastic equipment. You're  
17 not going to see what you might see at a  
18 playground. Instead, you're going to see  
19 children really engaging. They are going to be  
20 climbing trees, jumping from stump to stump, and  
21 diving into a sand pit. That's really, as you  
22 know, what helps children's mental and physical  
23 health at this point.

24           Especially with the pandemic, we find  
25 that this renovation is even more important,

1 because it will get our families outdoors. With  
2 our admission, which is still very reasonable  
3 and accessible, and we also provide free  
4 admissions for families, this will be a great  
5 way to expose our community to a new space.

6           So what is new about this? We are  
7 actually renovating 28 new exhibits within the  
8 acre-plus space. A lot of tried-and-true, like  
9 our Community Garden, which this past year  
10 distributed 1,000 pounds of food to homeless  
11 shelters in the community in support of the  
12 people, but it will be renovated, but still be  
13 that tried-and-true space. Others will become  
14 new, like we have a bandolier-style Puye Cliffs  
15 climbing wall.

16           It was important to us that we  
17 brought New Mexico back into the fold in the  
18 outdoor space as well, which reflects our  
19 community and culture.

20           You can see, from those handouts, the  
21 28 spaces that are going to be renovated. I'm  
22 happy to say, along with our Board of Directors,  
23 and the support of donors, we have raised about  
24 \$200,000 to launch Phase 1. That is why we're  
25 here today. I would like permission to

1 officially move forward on the renovation of the  
2 space.

3 We will start with the Music Plaza  
4 and an Amphitheater, which again, I think will  
5 be really relevant in inviting community groups  
6 and other cultural organizations to enjoy the  
7 space, and also offer our services to the  
8 community.

9 MAJ GEN NAVA: That's fantastic.

10 MR. MACKS: One of the key things that  
11 we're going to be doing is creating a fully  
12 wheelchair accessible path around the entire  
13 Backyard area, and accessible seating and  
14 entryways to our Amphitheater, and an accessible  
15 bathroom outside, so that we can have kids with  
16 any kind of disability come.

17 The bulk of the money for that  
18 accessibility work was given to us through the  
19 legislature, through individual legislators. I  
20 don't know if you know that the legislature  
21 itself cannot give money to not-for-profits, but  
22 individual legislators are afforded some funds  
23 that they can distribute.

24 I'm originally from Pennsylvania.  
25 We used to call that walking around money. This

1 is individual, and they gave us \$150,000 through,  
2 I think, six different legislators to pay for the  
3 accessibility renovation, so we're very excited  
4 to have that be a permanent addition to The  
5 Backyard.

6 MAJ GEN NAVA: Well, fantastic.

7 I'm going to see if other Board  
8 members have questions, and then I will ask some  
9 questions.

10 Board members, do you have any  
11 questions for Hannah about this proposal that  
12 the Children's Museum has for us?

13 COL CARPER: Ma'am, my only question  
14 would be the timeline. I don't know if I missed  
15 that in the presentation.

16 MR. MACKS: Well, we hope to start -- with  
17 the money that we have so far, we hope to start  
18 that accessibility renovation. Our new music  
19 plaza, these are outdoor exhibits that allow  
20 children to play music. They are made to be  
21 outside. They are big drums and gongs and  
22 things, and the whole Amphitheater renovation.  
23 That will start as soon as we have your  
24 permission to start. Then we will continue to  
25 fundraise and phase in the other.

1                   We didn't want to close the entire  
2 Backyard, so that's why we want to phase it along  
3 with the need for funding, so that there's always  
4 space for people to be out there and enjoy even  
5 when we're doing the renovation work.

6                   We expect that it will take, if  
7 everybody goes to schedule, maybe two years to  
8 three years, to have the entire project finished.

9                   MS. HAUSMAN: And that's dependent on  
10 funding, of course. We're going to donors and  
11 other supporters.

12                   Even during COVID we had two donors  
13 step up, donating \$130,000 in total to the music  
14 Amphitheater, so that's pretty impressive.  
15 Also, that addition is important to them, to  
16 encourage this outdoor play. It's something  
17 we've always had, but we're enhancing that now  
18 with this new renovation.

19                   COL CARPER: Excellent. Thank you.

20                   MAJ GEN NAVA: Okay. So if I could, I'm  
21 just going to clarify the boundaries of where  
22 we're talking about.

23                   I'm familiar with your facility, so  
24 we're talking about the south side of your  
25 building, extending no further west than the

1 current fence line where you have a little fence  
2 in the back. You're physically taking that  
3 straight and parallel back to the area that's  
4 currently the CCA, and everybody is using as  
5 parking, you're not moving into that area.

6 MR. MACKS: No.

7 MS. HAUSMAN: It all stays.

8 MAJ GEN NAVA: It's the existing Backyard  
9 space that you have right now.

10 MS. HAUSMAN: It all stays on our  
11 existing property.

12 MAJ GEN NAVA: I love the Children's  
13 Museum. I've taken my grandchildren there. I  
14 think there is some really great synergy. We  
15 haven't quite got there yet, but maybe --

16 How long have you been the Executive  
17 Director?

18 MS. HAUSMAN: I took over in March, and I  
19 was Acting Director since November of 2020.

20 I've worked in the children's museum  
21 industry for about 20 years. I worked in South  
22 Florida, and I grew in up Tusuque, New Mexico,  
23 outside of Santa Fe.

24 MAJ GEN NAVA: So one of the things that  
25 we have with our museum -- we've put a lot of

1 money into our museum here recently. We have a  
2 new Director and new Curator that are working  
3 there.

4 Part of the story that we want to  
5 tell is why we do what we do in the military,  
6 and why New Mexicans have done this. Part of it  
7 is so that our children have a place to live,  
8 and have the freedoms that they enjoy.

9 I think there is some great  
10 collaboration in the future between your museum  
11 and our museum, and CCA, working all together,  
12 to help really tie them together.

13 MS. HAUSMAN: I'm so glad to hear that.  
14 I actually started a campus meeting, so I met  
15 with your Director yesterday, along with the  
16 Executive Director of CCA. I used to work at  
17 CCA when I first moved back, which was a little  
18 over three years ago.

19 It's really important to me that we  
20 sort of learn from the Armory Campus Coalition,  
21 with the campus members that we can work together  
22 with, to make the campus stronger.

23 MR. MARKS: And Hannah and I actually  
24 went over and met the new Director at the museum  
25 probably about four or five months ago, to see

1 what opportunities we might start to discuss in  
2 doing some joint programming.

3 MAJ GEN NAVA: Sounds great. Sounds very  
4 good.

5 Well, I can tell you that since  
6 you're not expanding past the existing agreed-  
7 upon footprint, and simply improving that, I  
8 think that you're in good shape.

9 Board members, are there any other  
10 questions for Hannah before we bring this to a  
11 motion?

12 CSM TORRES: Yes, I do. Sorry.

13 From the weather, like the snow and  
14 stuff like that, this is really great. What do  
15 you have to cover then equipment during inclement  
16 weather, like snow in the winter? How can you  
17 use the yard now in the winter?

18 MS. HAUSMAN: Sure.

19 You would think that cold weather  
20 would stop kids and families, but it actually  
21 doesn't. We do clear the pathways. We have a  
22 great facilities team that does make sure that  
23 there's still ways to play outside. We're lucky  
24 we live here in this wonderful climate, so a lot  
25 of stuff does melt quickly, but we do monitor

1 that as weather goes.

2           There are two outdoor classrooms  
3 with covered space there that we utilize, in  
4 addition to the 8,000 square feet inside as play  
5 space in the museum.

6           As we go, we monitor weather, and  
7 I've never seen any big issues with the weather.

8           MR. MARKS: We have had some outside  
9 events. We have done -- except not for last  
10 year -- a winter solstice event outside. I  
11 actually had a mushroom cooking fire, and we get  
12 tons of families and kids, and there's  
13 storytellers and drum circles, and we make  
14 Biscochitos in our Horno. We try to utilize the  
15 outside whenever we can, even during the really  
16 cold weather.

17           MS. HAUSMAN: Yeah. Today we have a  
18 Horno expert from Taos, who is making pumpkin  
19 seeds in the Horno today.

20           That's something else I mentioned.  
21 You know, weekly we have programs that occur  
22 outside.

23           We realize with COVID, it's better  
24 to do more things outside. One of our donors  
25 helped us build an outdoor classroom with an

1 awning. We are now going to weatherproof that  
2 with other donor funds, and have maybe some  
3 heaters, and pull-down awnings, because the  
4 families are really enjoying being outside.  
5 They feel a little safer outside, so I hope that  
6 answers your question.

7 MAJ GEN NAVA: Thank you, Sergeant Major.  
8 Any other questions from the Board  
9 members?

10 Okay. So what we have before us is  
11 a request from the Children's Museum to do an  
12 outdoor renovation. They are not expanding past  
13 their existing agreed-upon footprint, simply  
14 doing improvements within their existing  
15 footprint.

16 Can I have a motion from a Board  
17 member to approve their request to do this  
18 renovation?

19 MS. MARTINEZ: So moved, sir.

20 MAJ GEN NAVA: Okay. We have a motion.

21 And a second?

22 CSM TORRES: Second.

23 MAJ GEN NAVA: Second from Sergeant Major  
24 Torres.

25 We have a motion and a second. Any

1 further discussion?

2 All in favor say "Aye."

3 MS. DeMEULE: Sir? Sir?

4 MAJ GEN NAVA: Yes.

5 MS. DeMEULE: This is Marah DeMeule from  
6 the Attorney General's office.

7 To comply with the Open Meetings Act  
8 and the requirement that members identify -- be  
9 identified when speaking telephonically, could  
10 we just note for the sake of the record who made  
11 the motion and the second.

12 MAJ GEN NAVA: Yes, ma'am, we do. Those  
13 are individuals that are here in the room present  
14 that will be recorded in our minutes. The  
15 motion was made by Ms. Theresa Martinez, and the  
16 second was made by CSM (Retired) John Torres.

17 We'll do a role call vote, so we  
18 will get those individual names taken care of;  
19 okay?

20 MS. DeMEULE: Great. Thank you so much,  
21 sir.

22 MAJ GEN NAVA: Thank you. No, I  
23 appreciate that. Thank you very much.

24 Okay. Mr. Burney, if you would,  
25 please do a role call vote on this.

1 MR. BURNEY: Okay, sir.

2 MAJ GEN Kenneth Nava.

3 MAJ GEN NAVA: Aye.

4 MR. BURNEY: Ms. Theresa Martinez.

5 MS. MARTINEZ: Aye.

6 MR. BURNEY: COL Nathaniel Carper?

7 COL CARPER: Aye.

8 MR. BURNEY: CSM Robbie Cantrell.

9 MAJ GEN NAVA: CSM Cantrell, what is your  
10 vote?

11 He skipped it. Go ahead.

12 MR. BURNEY: Okay. MAJ (Retired) Mark  
13 Gonzales.

14 MAJ GONZALES: Aye.

15 MR. BURNEY: CSM (Retired) John Torres.

16 CSM TORRES: Aye.

17 MAJ GEN NAVA: CSM Cantrell, are you  
18 there?

19 CSM CANTRELL: Yes, sir.

20 MAJ GEN NAVA: What is your vote?

21 CSM CANTRELL: Aye.

22 MAJ GEN NAVA: Thank you.

23 Okay. It has passed unanimously.

24 MS. HAUSMAN: Thank you.

25 MAJ GEN NAVA: We look forward to seeing

1 what you all can come up with, and an invitation  
2 to your grand opening of whatever your first  
3 exhibit is there.

4 MS. HAUSMAN: I was going to say that I  
5 would love to keep you all updated as we go, so  
6 I'll be sending information to you so that you  
7 can see the progression of the renovation. It's  
8 exciting.

9 MAJ GEN NAVA: Thank you very much for  
10 that.

11 MS. HAUSMAN: Thank you.

12 MAJ GEN NAVA: Okay. Thank you all very  
13 much for that.

14 Moving on to the next item on the  
15 agenda, 8B, which is the update on the Carlsbad  
16 lease.

17 CPT Ruiz.

18 CPT RUIZ: Good morning, sir, members of  
19 the Board, guests. I have a few updates on  
20 Carlsbad.

21 So the Carlsbad land sale has passed  
22 the State Board of Finance.

23 MAJ GEN NAVA: Okay.

24 CPT RUIZ: The lease agreement -- the  
25 purchase agreement and the deed have been

1 approved. Now we just need to find the time for  
2 Santo Petroleum to come down and meet and sign  
3 the paperwork with you.

4 I will ask you how you would like to  
5 facilitate that.

6 MAJ GEN NAVA: So from the Board of  
7 Finance, the approval is in place?

8 CPT RUIZ: Yes.

9 MAJ GEN NAVA: Again, so now it's just a  
10 matter of formalities of them coming up here and  
11 signing paperwork with me.

12 CPT RUIZ: Yes, sir.

13 MAJ GEN NAVA: I would say, CPT Ruiz, I  
14 know that they were very interested in getting  
15 that taken care of as quickly as possible, so I  
16 would just work with Darlene and get that  
17 scheduled.

18 CPT RUIZ: Yes, sir.

19 MAJ GEN NAVA: Is there anything else  
20 regarding Carlsbad that you want to update us on?

21 CPT RUIZ: Yes. Currently the state  
22 police in Carlsbad occupy our facility. They  
23 have expressed interest in perhaps taking over  
24 the building, if we are willing to divest it to  
25 them. Right now we are researching the mechanism

1 on how we get the building to GSD, because that's  
2 how we would get the building to them. We're  
3 working with GSD to get an agreement in place,  
4 so that way the state police department will get  
5 that building, so...

6 MAJ GEN NAVA: Okay. I know that has not  
7 been the typical method of divesting an armory  
8 that we have used, but it should be relatively  
9 simple, since we're a state agency and they are  
10 a state agency. A simple transfer should be  
11 able to be taken care of.

12 Mr. Deakin, if you want to help  
13 facilitate that work, that should be pretty easy  
14 I would imagine.

15 MR. DEAKIN: Thank you, sir.

16 CPT RUIZ: Any questions? That's all I  
17 have for Carlsbad.

18 MAJ GEN NAVA: Okay. Board members, any  
19 questions about Carlsbad and what's happening  
20 with Carlsbad up to this point?

21 No, hearing none.

22 Okay. We're going to go to item 8C  
23 on the agenda, which is the updated lease  
24 proposal from Verizon by Mr. Larry Montañó.

25 MR. DEAKIN: I was going to cover that,

1 sir.

2 MAJ GEN NAVA: Oh, sorry.

3 MR. DEAKIN: Currently Verizon has  
4 requested to change the lease terms from 2  
5 percent -- or from 4 percent annual escalation,  
6 to a 2 percent escalation, and extend the  
7 termination to 2040 from the existing 2030.

8 I believe there is a lady from  
9 Verizon on the phone.

10 MAJ GEN NAVA: No, that's T-Mobile.  
11 That's Nora from T-Mobile.

12 All right. So Verizon wants to  
13 reduce the current annual escalation, which we  
14 have at 4 percent, to 2 percent. The existing  
15 termination is 2030, and they want it to go to  
16 2040.

17 MR. DEAKIN: Yes, sir.

18 MAJ GEN NAVA: Has someone done a graph  
19 on that to show us what it looks like?

20 Oh, there. Thank you.

21 All right. So that will be --

22 COL CARPER: That will be the 2 percent  
23 extended through 2040 per year, versus the  
24 current 34 --

25 MAJ GEN NAVA: All right. So COL Carper

1 has done some back-of-the-napkin math here.

2 Deakin has got an Excel spreadsheet.

3 Lorren, what is your recommendation  
4 on this request?

5 MR. DEAKIN: I would leave it as is and  
6 then renegotiate in 2030, sir. It continues  
7 with the current revenue stream, so we can budget  
8 based on that, rather than adjusting it. If  
9 there's anything planned for the year after next  
10 based on that income, it won't be affected.

11 MAJ GEN NAVA: Yeah, I'm tending to agree  
12 with your analysis. It doesn't seem like that  
13 sounds like a very good deal for the New Mexico  
14 State Armory Board. You want to keep it in place  
15 as it exists through the existing termination of  
16 the 2030.

17 MR. DEAKIN: And then renegotiating.

18 MAJ GEN NAVA: And then renegotiating.

19 Okay. So Board members, again, the  
20 request from Verizon was to renegotiate the  
21 annual escalation from 4 percent to 2 percent,  
22 extending from the current existing termination  
23 from 2030 to 2040. Financially that doesn't  
24 really make sense when you look at a spreadsheet.

25 The recommendation from our FMO is

1 to leave it as is, and then renegotiate at the  
2 end of our current lease. That sounds like good  
3 advice to me.

4 Board members, what questions do you  
5 have of Mr. Deakin? Any questions?

6 COL CARPER: I guess my only question,  
7 sir, is if it's a hard "No," do they have any  
8 way to get out of it if they don't accept our  
9 accounting?

10 MR. DEAKIN: Usually general terms are 30  
11 days' notice and we can withdraw.

12 MAJ GEN NAVA: I think here's the thing,  
13 though: They will find it very difficult to  
14 find another location where they can put a cell  
15 phone tower and do what they're doing right now,  
16 so I don't think that's too much of a concern.

17 COL CARPER: Yeah.

18 MAJ GEN NAVA: Do we need to do a motion  
19 on this? I guess it's the fact that we brought  
20 it up as a proposal.

21 Board members, again, I reiterated  
22 what Verizon's proposal is. It sounds like the  
23 general consensus is that's not necessarily a  
24 good idea.

25 Somebody help me through this. Do

1 we need to have a motion to deny their proposal?

2 MS. MARTINEZ: I don't think we need a  
3 motion.

4 Marah, do we?

5 MS. DeMEULE: Because this is framed as a  
6 proposal before the Board, I would suggest either  
7 a motion and action on it, or you can motion to  
8 table it, but I think it's a dispositive matter  
9 at this point.

10 Are you going to accept it as is, or  
11 do you want to table it to allow further  
12 negotiations?

13 It sounds like there's economic  
14 concerns, and the SAB has to get fair market  
15 value and an appropriate rate of return. I  
16 would respectfully suggest that either there be  
17 a motion to reject it outright, or to table it  
18 for further negotiations.

19 MAJ GEN NAVA: Okay. Thank you. I  
20 appreciate that.

21 COL CARPER: With that said, sir, I would  
22 at this time make a motion to reject the proposal  
23 that's been submitted by Verizon and keep our  
24 current terms.

25 MAJ GEN NAVA: Thank you.

1 COL Carper made a motion to reject  
2 the proposal and keep the current terms. Do I  
3 have a second?

4 MS. MARTINEZ: I second.

5 MAJ GONZALES: I second.

6 MAJ GEN NAVA: Okay. Okay.

7 So Mark Gonzales seconded the motion.  
8 Any discussion?

9 Okay. And "Aye" vote is to reject  
10 the proposal. An "Aye" vote is to reject the  
11 proposal; a "Nay" vote would be to accept the  
12 proposal.

13 Would you please conduct the role  
14 call vote, Mr. Burney.

15 MR. BURNEY: MAJ GEN Kenneth Nava.

16 MAJ GEN NAVA: Aye.

17 MR. BURNEY: Ms. Theresa Martinez.

18 MS. MARTINEZ: Aye.

19 MR. BURNEY: COL Nathaniel Carper.

20 COL CARPER: Aye.

21 MR. BURNEY: Command Sergeant Major  
22 Robbie Cantrell.

23 CSM CANTRELL: Aye.

24 MR. BURNEY: Major (Retired) Mark  
25 Gonzales.

1 MAJ GONZALES: Aye.

2 MR. BURNEY: CSM John Torres.

3 CSM TORRES: Aye.

4 MAJ GEN NAVA: Thank you everyone for that  
5 thoughtful discussion.

6 And thank you, Mr. Deakin, for your  
7 recommendation.

8 Moving to item 8D, T-Mobile's  
9 proposed additional 40 kW generator.

10 Ms Nora Padilla. Ms. Padilla, the  
11 floor is yours.

12 MS. PADILLA: Good morning, everybody.

13 T-Mobile would like to install  
14 a -- we did calculations, so instead of a 40 kW,  
15 they now can install a 25 kW at the location.  
16 There is no structural impact on the water tank  
17 at that facility.

18 It originated in 1996, so it's been  
19 a long-lasting relationship with that area. It  
20 provides coverage for the I-25 corridor, as well  
21 as all the neighborhoods that are surrounding,  
22 and businesses.

23 They want to install a 25 kW with a  
24 lease area next to the existing shelter, and this  
25 will provide power during power outages for

1 emergencies and such, to keep services  
2 continuing.

3           The current rent is at \$2,359.57,  
4 and that won't change to 4 percent escalation,  
5 and the terms will continue and expire in 2036.

6           If there is any questions, let me  
7 know.

8           MAJ GEN NAVA: Nora, this is General  
9 Nava. The generator would be located in the  
10 existing footprint of the tower and the  
11 infrastructure that's currently there; right?

12           MS. PADILLA: Correct.

13           MAJ GEN NAVA: Okay.

14           MS. PADILLA: Yeah, it will be right next  
15 to the existing shelter that T-Mobile is in.

16           MAJ GEN NAVA: Okay. So are we -- yes,  
17 ma'am.

18           We have a question from Mr. Deakin,  
19 our facilities manager.

20           MR. DEAKIN: Did you have your design  
21 firm go out and do an actual onsite? There is a  
22 generator in that location. It would be to the  
23 right of where your proposed location is on  
24 your --

25           MS. PADILLA: No, no one physically went

1 out there. That generator most likely is a  
2 Verizon generator, instead of T-Mobile.

3 MR. DEAKIN: It is.

4 MS. PADILLA: This would be exclusive use  
5 for T-Mobile.

6 MR. DEAKIN: My concern is working in the  
7 area. There is already stuff there; I'm just  
8 making sure you're aware of that.

9 Also, you proposed to have an onboard  
10 fuel tank for the generator.

11 MS. PADILLA: Yes, it's a fully imposed  
12 diesel.

13 MR. DEAKIN: We will have to make sure we  
14 coordinate, if there are any spills or anything  
15 like that, for the cleanup and all those  
16 responsibilities.

17 MS. PADILLA: Correct.

18 MR. DEAKIN: Okay. It's non-regulated.

19 MS. PADILLA: And also, as per the Santa  
20 Fe area, the generator does not exceed the noise  
21 jurisdiction, the 55-CDA. That's already been  
22 verified by the City of Santa Fe and the County.

23 MAJ GEN NAVA: Okay. Nora, I'm hearing  
24 that -- I don't think that there's any kind of  
25 opposition for you all to place a generator.

1 However, a site visit might be necessary to  
2 deconflict existing things that are on that site  
3 with what you intend to do. The idea of  
4 creating --

5 MS. PADILLA: Okay.

6 MAJ GEN NAVA: -- or putting a generator  
7 in there to ensure coverage continues during the  
8 course of a power outage, I think that redundancy  
9 is something that all of us would value.

10 But again, having an engineer or  
11 somebody come out and work with our facilities  
12 team, just to do a walk of the area and ensure  
13 everything is properly sited, I think that is  
14 something that still has to be done.

15 MS. PADILLA: Okay. Who would be the  
16 contact for that?

17 MAJ GEN NAVA: Mr. Lorren Deakin. We  
18 will get you his contact information, so that  
19 you all can coordinate.

20 MS. PADILLA: Okay.

21 MAJ GEN NAVA: He will probably assign  
22 somebody from his staff to work with you all.

23 MS. PADILLA: Okay.

24 MAJ GEN NAVA: All right.

25 MS. PADILLA: Thank you so much.

1 MAJ GEN NAVA: Stand by real quick.

2 Board members, we have a proposal  
3 from T-Mobile to place an additional 25 kW  
4 generator on site, to allow for continued  
5 operations in the event of a power outage. Her  
6 requirement on her end, should this motion pass,  
7 is to coordinate with our facilities management  
8 team and properly site the generator, so we don't  
9 have an issue with existing infrastructure that's  
10 there.

11 Do I have a motion to accept their  
12 proposal for this additional 25 kW generator?

13 COL CARPER: Sir, this is COL Carper. So  
14 moved.

15 MAJ GEN NAVA: COL Carper made the motion.  
16 Do I have a second?

17 MS. MARTINEZ: I second.

18 MAJ GEN NAVA: Theresa Martinez made the  
19 second.

20 Mr. Burney, if you would conduct a  
21 role call vote.

22 MR. BURNEY: Okay. MAJ GEN Kenneth Nava.

23 MAJ GEN NAVA: Aye.

24 MR. BURNEY: Ms. Theresa Martinez.

25 MS. MARTINEZ: Aye.

1 MR. BURNEY: COL Nathaniel Carper.

2 COL CARPER: Aye.

3 MR. BURNEY: CSM Robbie Cantrell.

4 CSM CANTRELL: Aye.

5 MR. BURNEY: MAJ Mark Gonzales.

6 MAJ GONZALES: Aye.

7 MR. BURNEY: CSM John Torres.

8 CSM TORRES: Aye.

9 MAJ GEN NAVA: Thank you very much for  
10 that.

11 Nora, we'll get you in touch with  
12 Mr. Deakin, and we'll get you moving along.

13 MS. PADILLA: Okay. Thank you so much.

14 MAJ GEN NAVA: Thank you very much.

15 All right. The next item on the  
16 agenda is Item 8E, the Portales lease by Vehicle  
17 Safety, L.L.C. CPT Ruiz.

18 CPT RUIZ: Good morning again, sir, Board  
19 members.

20 This is a lease proposal for the  
21 Portales Armory. This proposal was to be put in  
22 place so that Doug Morrison, who is with Vehicle  
23 Safety, he wants to do a CDL course, or an  
24 equipment safety program in the facility. Right  
25 now we are currently waiting on an appraisal.

1 We're looking at the time frame to be roughly  
2 around the middle of November for us to receive  
3 that back.

4 His concern at the moment is he wants  
5 to do somewhere in the vicinity of a million  
6 dollars' worth of paving in order to get his  
7 program up and running. The program begins  
8 February 7th of 2022. His concern, with the  
9 lease, is not being able to begin his land  
10 improvements with his intent to buy.

11 We're kind of -- he's kind of in a  
12 spot where he's, I guess, worried that he'll  
13 begin this project, and then something falls  
14 through.

15 However, speaking with Theresa, we  
16 don't have to announce that the building is for  
17 sale and attract other buyers. He doesn't want  
18 to get outbid, so right now we're just waiting  
19 on the appraisal from the appraisal company, so  
20 we can move forward with the --

21 MAJ GEN NAVA: So his intent is to  
22 purchase the property from us.

23 CPT RUIZ: Yes, absolutely.

24 MAJ GEN NAVA: And we're waiting on fair  
25 market value to do that.

1 CPT RUIZ: Correct.

2 MAJ GEN NAVA: The sale of the Portales  
3 Armory would require going to the Board of  
4 Finance and that process, but the first step,  
5 obviously, is getting that correct appraisal.

6 CPT RUIZ: Yes, sir.

7 MAJ GEN NAVA: We have previously, you  
8 know, tried to sell that facility, and nobody has  
9 really kind of taken us up on it. I think this  
10 is still a very good deal for us; again, assuming  
11 that he's intending to pay, you know, a fair  
12 price for the facility.

13 In order to meet his start date,  
14 when does he need to start paving?

15 CPT RUIZ: That part is unclear. I think  
16 he just needs to start by around that date, when  
17 everything kind of kicks off. I guess there's  
18 extra, like, funding coming in to kind of support  
19 these programs throughout the country, to get the  
20 workforce for the CDL drivers back up. It's  
21 going to be right around that time frame when he  
22 is a going to begin to start working and doing  
23 that.

24 MAJ GEN NAVA: So are we looking for an  
25 interim kind of lease that's going to allow him

1 to start that work?

2 CPT RUIZ: Yes.

3 MAJ GEN NAVA: Because we clearly won't  
4 have the Board of Finance approval for the sale  
5 by November.

6 CPT RUIZ: Yes, that was the intent of  
7 this lease; to kind of get him in there so that  
8 he can begin to do what he needs to do with  
9 the property, with, I guess, the intent to  
10 purchase it.

11 MAJ GEN NAVA: So has a lease been  
12 drafted up?

13 CPT RUIZ: Yes.

14 MAJ GEN NAVA: Do we have that?

15 COL CARPER: Yes.

16 MAJ GEN NAVA: Marah, have you had a  
17 chance to see this lease?

18 MS. DeMEULE: I did. This is a short-  
19 term lease that is for six months, from October  
20 1st to March 31st, I believe.

21 MAJ GEN NAVA: Yes.

22 MS. DeMEULE: This is a short-term lease  
23 that wouldn't actually be coming before the  
24 Board of Finance, because it falls under the  
25 threshold.

1 MAJ GEN NAVA: Correct. Correct. No,  
2 this wouldn't go before the Board of Finance,  
3 but the sale of the land would.

4 The lease, from a legal perspective,  
5 looks okay to you.

6 MS. DeMEULE: The one suggestion I would  
7 make, the holdover period under paragraph 4 does  
8 not have any limit on it. The one thing I would  
9 suggest is to limit the holdover period to six  
10 months. That buys the tenant a year and a half  
11 to be able to fulfill any possible sales contract  
12 with SAB, and that six months is a standard  
13 holdover period that the Board of Finance usually  
14 requires on leases.

15 Otherwise, if it stays as an  
16 indefinite holdover, with no rent escalation,  
17 then the SAB is stuck with rental payments at  
18 the established rate, with no ability to escalate  
19 over what is an indefinite period.

20 MAJ GEN NAVA: That's great advice.

21 Any other recommendations for edits  
22 on this?

23 COL CARPER: Is there a way --

24 MS. DeMEULE: No, sir.

25 COL CARPER: Ma'am, is there a way to

1 legally lease with an intent to buy, like saying  
2 that he is the one that's going to purchase this,  
3 or we're going to lease it to him with the  
4 expectation that in four months, there's an  
5 offer, or a Letter of Intent that follows?

6 MS. DeMEULE: Lease purchases are an  
7 entirely different creature, and would require  
8 perhaps potentially different approval other  
9 than the Board of Finance. I'm not saying it's  
10 not something to consider, but it's not,  
11 something, off the top of my head, that I can  
12 necessarily answer.

13 I do know there's statutory  
14 provisions that some lease purchases have to be  
15 approved by the legislature, so it's something I  
16 would want to research first. I think that  
17 entering into this shorter term contract should  
18 give the potential buyers some comfort at least,  
19 and kind of buy the parties the time to negotiate  
20 the longer-term sale agreement.

21 MS. MARTINEZ: Could we do a separate  
22 Letter of Intent?

23 MS. DeMEULE: There's always that  
24 possibility, absolutely.

25 MAJ GEN NAVA: Yes. I think part of the

1 concern is to give this gentleman a level of  
2 comfort that we're not going to let him do a  
3 million dollars' worth of improvements around the  
4 facility and then sell it to somebody else.  
5 Maybe it is a combination of this lease  
6 agreement, with that change or edit to the  
7 holdover period, and then a Letter of Intent  
8 from him that he intends to purchase this land  
9 from us.

10 MS. DeMEULE: Exactly, yes.

11 MAJ GEN NAVA: Okay. I think this is a  
12 win/win. Again, it's with our work to try to  
13 right-size our square footage that we currently  
14 have on the books, and to continue to posture  
15 ourselves for future military construction in  
16 the state of New Mexico. Divesting some of  
17 these facilities is a necessary step for us to  
18 be able to do that.

19 Board members, any other questions  
20 reference Portales to CPT Ruiz?

21 Okay. Hearing none, I would  
22 entertain a motion to approve the lease with the  
23 edit to the holdover period, Paragraph Number 4,  
24 so that it is not left indefinite, and changing  
25 that to a six-month holdover period, and

1 preparation for my signature as President of the  
2 State Armory Board.

3 Go ahead, Larry.

4 MR. MONTAÑO: Yeah, Larry Montaño.

5 It's part of the Portales property,  
6 but we have a well that we have to maintain.

7 Would this individual be responsible for the  
8 well and all the environmental requirements? I  
9 can't answer that; I don't know if Lorren can.

10 MR. DEAKIN: Not as a lessee. We would  
11 have to investigate it. As the new owner, I  
12 believe he could, but that's environmental, so  
13 there's environmental rules.

14 MAJ GEN NAVA: Yeah, so I think in the  
15 short-term, as long as we have the lease in  
16 place, it's still our responsibility.

17 MR. MONTAÑO: Okay. Yes, sir.

18 MS. MARTINEZ: It's our responsibility.

19 MAJ GEN NAVA: Okay. Thank you. That's  
20 a good question.

21 All right. So back to seeking a  
22 motion on approving this lease with the edit to  
23 the holdover period.

24 MS. MARTINEZ: So moved.

25 MAJ GEN NAVA: We have a motion from

1 Ms. Martinez.

2 CSM TORRES: Seconded.

3 MAJ GEN NAVA: Seconded by Sergeant Major  
4 Torres.

5 Mr. Burney, if you would conduct the  
6 role call vote.

7 MR. BURNEY: Okay. MAJ GEN Kenneth Nava.

8 MAJ GEN NAVA: Aye.

9 MR. BURNEY: Ms. Theresa Martinez.

10 MS. MARTINEZ: Aye.

11 MR. BURNEY: CSM Robbie Cantrell.

12 CSM CANTRELL: Aye.

13 MR. BURNEY: Major Mark Gonzales.

14 MAJ GONZALES: Aye.

15 MR. BURNEY: CSM John Torres.

16 CSM TORRES: Aye.

17 MAJ GEN NAVA: Board members, thank you  
18 for that. We'll make that edit, CPT Ruiz, and  
19 then let's get that thing signed.

20 All right. Moving to item 8G,  
21 Gallup Armory RV trailer space rental.

22 COL Carper.

23 COL CARPER: Yes, sir. Good morning,  
24 sir, members of the Board, and all those that  
25 are online.

1 I'm representing the 111th, the  
2 615th Transportation Battalion, and Sergeant  
3 Wingo, who is the current Readiness out there in  
4 Gallup. Sergeant Wingo has made a request to do  
5 a short-term rental from the 28th of October  
6 through the 28th of November at the Gallup  
7 facility for his RV. Since he is a member of  
8 the local Armory Board, he is actually the  
9 Chairman of the local Armory Board. We are  
10 asking for an approval through the State Armory  
11 Board to sign that short-term rental.

12 MAJ GEN NAVA: Okay. It would be a short-  
13 term rental, with the proceeds going to the  
14 Gallup local Armory Board. The reason he is not  
15 doing that is because of a conflict of interest,  
16 or perceived conflict of interest, and he wants  
17 to get our approval.

18 COL CARPER: Yes, sir.

19 MAJ GEN NAVA: What is the fee that he's  
20 going to pay?

21 COL CARPER: \$100.

22 MAJ GEN NAVA: \$100.

23 Is he going to use utilities?

24 COL CARPER: That is to compensate for  
25 the water and electricity.

1 MAJ GEN NAVA: Okay.

2 MS. MARTINEZ: I believe he is also  
3 providing some in-kind assistance.

4 COL CARPER: In-kind assistance with some  
5 of the security and just daily maintenance at  
6 the facility.

7 MAJ GEN NAVA: And does he foresee this  
8 going longer than one month?

9 COL CARPER: Not at this time, no, sir.

10 MAJ GEN NAVA: So short-term.

11 Board members, questions?

12 Go ahead.

13 SSG WINGO: This is SSG Wingo. After a  
14 conversation with COL White and MAJ Gonzales, I  
15 have decided to move my trailer out. As of  
16 today, it is no longer at the facility. I also  
17 have sent an e-mail to both the Battalion and to  
18 the Company saying that I will not be responsible  
19 for any vandalism that happens when I am not  
20 present at the facility.

21 MAJ GEN NAVA: Okay. SSG Wingo, this is  
22 no longer necessary then.

23 SFC WINGO: No longer necessary, sir.

24 MAJ GEN NAVA: Okay. Thank you very  
25 much. We will move on to the next item then.

1                   Going to old business, 9A, the  
2 divestment of the Deming Armory. CPT Ruiz.

3                   CPT RUIZ: Sir, members of the Board.

4                   Previously we were talking about the  
5 historical nature of the facility out in Deming.  
6 We are continuing to work with the Environmental  
7 Department, with the G-9, to continue getting  
8 this onto the Historical Register. We are also  
9 working with potential divestees, or the people  
10 who will be getting rid of the facility, if we  
11 so choose to divest it.

12                   This is about whether or not they  
13 are going to continue pursuing that. If they are  
14 going to, once it's on the Historical Registry,  
15 they have no choice but to keep it. But if we  
16 divest it prior to its arrival onto the registry,  
17 then we want to make sure that they are going to  
18 continue that pursuit of getting it on there.  
19 Right now we're continuing to work on it, and  
20 we're moving forward with that part.

21                   MAJ GEN NAVA: Do we have any idea, CPT  
22 Ruiz, of the time frame that it will take to get  
23 it on the Historical Registry?

24                   CPT RUIZ: At this point I don't have a  
25 timeline. I will have to get with Mr. Steve

1 Latimer to see what that timeline would look  
2 like, and get you a better answer, sir.

3 MAJ GEN NAVA: So our lease is currently  
4 with the city.

5 CPT RUIZ: Correct.

6 MAJ GEN NAVA: Okay. Continuing the  
7 lease right now, no issues there.

8 CPT RUIZ: Yes.

9 MAJ GEN NAVA: I think my Spidey senses  
10 about it, I guess maybe we're kind of right in  
11 that I really value the historical nature of that  
12 armory, and the fact that it does in fact have  
13 very historical significance. I would like it  
14 to get placed on the Historical Register before  
15 we continue our divestment process.

16 CPT RUIZ: Absolutely.

17 MAJ GEN NAVA: I think that's the right  
18 thing to do for our state and the historical  
19 concerns that we have.

20 CPT RUIZ: Yes, sir.

21 MAJ GEN NAVA: Board members, any  
22 questions from CPT Ruiz about Deming?

23 Again, it is still our intent to  
24 divest it, but we want to make sure that we have  
25 all the steps in place before we do.

1                   Moving to item the 9B, the Rio

2 Rancho land purchase update. CPT Ruiz.

3                   CPT RUIZ: So members of the Board,  
4 currently talks are stalled, or are actually  
5 nonexistent anymore with AMREP Southwest for the  
6 purchase of the Hawk Missile Site we were looking  
7 to purchase adjacent to the Rio Rancho Readiness  
8 Center property.

9                   Currently we have reached out to the  
10 capital outlay team to reauthorize the \$775,000  
11 that they had allotted us to purchase that land.  
12 We have not -- the briefing was on October 13th,  
13 so we're just waiting to hear back on the  
14 reauthorization. At this point in time, we are  
15 not looking to purchase.

16                  MAJ GEN NAVA: Okay. So General Aguilar  
17 briefed the Capital Outlay Bureau on my behalf.  
18 Did we get an indication whether they thought it  
19 might be possible, or did we get any sense from  
20 them?

21                  MS. MARTINEZ: It was a positive  
22 committee hearing. I think they are going to  
23 kind of look at our overall request, so they may  
24 leave us with that, reauthorize it, but reduce  
25 our other one. It was a positive committee

1 hearing.

2 MAJ GEN NAVA: That is quite unfortunate.

3 I am very happy that I have a good lawyer in  
4 Sonia Carrasco-Trujillo, because I was not happy  
5 with AMREP at all about the way this kind of  
6 broke down, but it is what it is. It's  
7 business. It's business for them; it's business  
8 for us.

9 We will await the announcement from  
10 the Capital Outlay Bureau as to whether or not  
11 we will have a reauthorization for the use of  
12 that money. If we do, then it will be incumbent  
13 upon our G-9 to put that money to use quickly,  
14 so that it's used within the time frame that it's  
15 authorized.

16 Okay. Thank you, CPT Ruiz.

17 Any questions for CPT Ruiz? Further  
18 questions on the Rio Rancho land purchase deal.

19 No? All right. Thank you.

20 All right. Moving to item 9C, the  
21 Readiness Center repair updates. Mr. Deakin.

22 MR. DEAKIN: Yes, sir.

23 Unscheduled repairs involved a  
24 backflow preventer. At Roswell we repaired that.

25 We had a gas leak at Wyoming Street.

1 Mr. Salazar has a technician out there today  
2 licensed to do gas repairs associated with the  
3 stove, not the actual gas system.

4 Mr. Martinez is going to Rio Rancho  
5 to look at the roof tomorrow. I was down there  
6 last week, and I know we have a restroom project  
7 planned for there. However, seeing the water  
8 damage to the offices, I'm recommending that we  
9 actually delay the restroom repair and actually  
10 repair the offices. Mr. Martinez is also going  
11 to look for damage, and we have to clean up all  
12 of that.

13 MAJ GEN NAVA: Yeah, the water damage in  
14 the Rio Rancho facility is very extensive, so  
15 getting that roof repaired, or replaced rather,  
16 and fixing what was damaged is going to be  
17 important.

18 I personally think that part of the  
19 reason we have you here is to help prioritize  
20 those efforts in the facility, and get them in  
21 the right order. If the restroom, and the  
22 latrine can wait, then it probably should. I  
23 know that you have regular boards and meetings  
24 to go through that, and help to prioritize those  
25 efforts.

1 Does anybody have questions for  
2 Mr. Deakin about our Readiness Center updates?

3 You'll get -- during the course of  
4 the presentations that typically are given here,  
5 there will be folks that say, "Okay. We have  
6 these different work orders that are out there."  
7 You'll see potentially some disconnects here  
8 sometimes, but we'll need your help to help work  
9 through those.

10 MR. DEAKIN: Of course.

11 MAJ GEN NAVA: Board members, any  
12 questions for Mr. Deakin?

13 Okay. Are we doing or are we not  
14 doing a unit presentation?

15 We're not doing unit presentations.

16 MR. BURNEY: They are normally scheduled  
17 December and June, sir, but it's your call.

18 MAJ GEN NAVA: No, my call. We're good.  
19 We are following the agenda. That's what we  
20 voted on.

21 All right. Announcements:

22 The Mall of Cottonwood is on the  
23 list. CPT Ruiz, what is this saying?

24 CPT RUIZ: So this is a mostly a heads-up  
25 that Cottonwood Mall has filed for Chapter 11.

1 They are doing some restructuring. Our  
2 recruiting and retention team out of the Rio  
3 Rancho site are currently operating out of  
4 Cottonwood Mall, and they are scheduled to leave  
5 by sometime in January; the lease ends January  
6 31st.

7 They are preparing a new space on  
8 Andalucia off of Coors Boulevard, so right now  
9 they are doing a build-out. We are just kind of  
10 in a holding pattern until they can move in, so  
11 it is just a situational awareness.

12 MAJ GEN NAVA: Okay. So it should have  
13 no impact to us. We will continue working there  
14 to the end of our time frame and then move;  
15 right?

16 CPT RUIZ: Yes, sir.

17 MAJ GEN NAVA: All right. Great. Thank  
18 you.

19 That's unfortunate, but I'm sure any  
20 retail, any large retail space, especially on  
21 the heels of this pandemic, they are in a world  
22 of hurt right now for sure.

23 All right. Any other announcements  
24 from any Board members?

25 I do have one announcement. Again,

1 if you are interested in attending our Hall of  
2 Honor dinner, which will be held on November  
3 13th at the Sandia Resort & Casino, you need to  
4 purchase your tickets soon, because they are  
5 selling like hotcakes. It will be a great  
6 evening, with an induction ceremony to our Hall  
7 of Honor, followed by a dance.

8 Mr. Burney, do we have a scheduled  
9 date for our next meeting?

10 MR. BURNEY: December 16th, sir.

11 MAJ GEN NAVA: December 16th.

12 Location?

13 MR. BURNEY: That's up to you.

14 MAJ GEN NAVA: Up to us.

15 Board members, do you have some  
16 recommendations for locations for the meeting?

17 When is the occupancy for our Limited  
18 Aviation Support facility scheduled for? It's  
19 in the November time frame; right?

20 MR. DEAKIN: Middle of November currently,  
21 sir, but I plan to go down and see.

22 COL CARPER: It can slide to the first  
23 week of December.

24 MR. DEAKIN: Yeah.

25 MAJ GEN NAVA: Okay. But our date was

1 scheduled for what?

2 MR. BURNEY: To keep in line with the  
3 third Thursday is December 16th, sir.

4 MAJ GEN NAVA: December 16th.

5 So with our new FMO at the helm,  
6 we're going to go make that happen before then,  
7 so we will visit the Limited Aviation Support  
8 facility, so that the Board members can see this  
9 brand new facility.

10 Las Cruces Limited Aviation Support  
11 Facility will be the location, December 16th,  
12 10:00 hours.

13 MR. BURNEY: So the next question, sir,  
14 are we doing the lab presentations?

15 MAJ GEN NAVA: Yes, we will do lab  
16 presentations.

17 All right. Very good. We have our  
18 next meeting scheduled.

19 Just closing remarks:

20 I want to thank all of you, and  
21 thank our FMO team, and CPT Ruiz. Good job on  
22 all the different properties and all the  
23 different things you have going on there. We  
24 need to continue forward progress; again, making  
25 sure that we adhere to all the legal

1 requirements.

2           Marah, thank you so much for your  
3 advice on that lease. We'll make that  
4 adjustment, and that's great advice for us.

5           I want to thank you all. The idea  
6 here is to optimize our readiness centers and the  
7 use of these readiness centers, right-sizing,  
8 divesting some of these facilities as a necessary  
9 step, in order to make sure that at some point we  
10 can actually go after and get the MILCON dollars  
11 to improve our existing facilities, or building  
12 new facilities.

13           We have a divestment ceremony  
14 scheduled with Hobbs on the 8th of November at  
15 13:30 in the afternoon in Hobbs, New Mexico. Of  
16 course, Board members, if you're interested in  
17 attending, you're more than welcome to attend.  
18 I know it's a long way for lots of folks, but  
19 we'll be there, and we expect a great ceremony  
20 there.

21           Okay. That's the extent of my  
22 closing remarks. Can I have a motion to adjourn  
23 the meeting?

24           MS. MARTINEZ: So moved.

25           MAJ GEN NAVA: We have a motion to

1 adjourn. Do we have a second, somebody?

2 COL CARPER: I second it.

3 MAJ GEN NAVA: Thank you, unless you want  
4 to stay here.

5 We have a motion and a second. All  
6 in favor say "Aye."

7 (All present respond "Aye.")

8 MAJ GEN NAVA: Okay. This concludes our  
9 meeting. Thank you so much for your time.

10 (The meeting adjourned recessed at  
11 11:02 a.m.)

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COUNTY OF SANTA FE

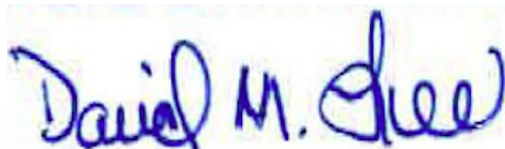
IN THE MATTER OF THE STATE )  
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ARMORY BOARD MEETING. )  
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REPORTER'S CERTIFICATE

I, DAVID M. LEE, RMR, CRR, CERTIFICATE NUMBER 50391, NEW MEXICO CCR NUMBER 537, DO HEREBY CERTIFY that on October 28, 2021, the Proceedings in the above-captioned 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, all done 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 this case in any court.

DATED at Santa Fe, New Mexico, this 11th day of November, 2021.



\_\_\_\_\_  
David M. Lee, RMR, CRR  
Certificate No. 50391  
New Mexico CCR Number 537