

State of New Mexico  
**Public School Capital Outlay Council**

**PSCOC Members**

Joe Guillen, *NMSBA – Chair*  
Cally Carswell, *LFC*  
John Sena, *LESC*  
Mariana Padilla, *PED*  
Martin Romero, *CID*  
Stewart Ingham, *PEC*  
Randall Cherry, *LCS*  
Ashley Leach, *DFA*  
Sara Mickelson, *OG*



**Public School Facilities Authority**

Iris Romero | Executive Director  
Ryan Parks | Deputy Director of Capital Operations  
Larry Tillotson | Deputy Director of Operations & Outreach

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## MEETING MINUTES

PSCOC Full Council Meeting  
State Capitol Building, Room 307 – January 15, 2025

*Unofficial notes drafted for the convenience of subcommittee members and subject to revision at member request.  
Please note that further details and information regarding the meeting can also be found in the eBook.*

### **I. Call to order – Joe Guillen, Chair**

The Public School Capital Outlay Council (PSCOC) meeting on January 15, 2025, was called to order by Chair Joe Guillen at 9:02 AM.

#### **A. Roll Call**

Roll call was conducted, and a quorum was confirmed to be present for the meeting.

#### **B. Approval of Agenda\***

Ms. Romero proposed moving the consent agenda before the financial plan. Ms. Leach moved to approve the motion and Mr. Sena seconded the motion. As there was no opposition, the agenda was approved as amended.

#### **C. Correspondence**

No Correspondence.

### **II. Public Comment**

No Public Comment occurred.

### **III. Finance**

#### **A. PSCOC Financial Plan**

Mr. Matthew Schimmel, Deputy Financial Officer at PSFA, presented the financial plan, highlighting several key points. The awards year-to-date reflected significant changes and updates. At Farmington Preschool Academy East, there was a reduction in the local match and an adjustment in state participation. Award language changes were implemented for Estancia Elementary School, Maxwell Combined School, and Springer Combo School. Additionally, out-of-cycle potential waivers were adjusted for Maxwell Combined School. No questions were asked by the Council members.

### **IV. Consent Agenda\***

All the Consent Agenda items were approved in a single motion.

<b>A. December 16, 2024, PSCOC Meeting Minutes*</b>
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Council approval of the December 16, 2024, PSCOC Meeting Minutes.
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**B. P24-005 Springer Combined School (Springer) – Award Language Change\***

Council approval to amend the current Standards-based award to Springer Municipal Schools for the Combined School to include an increase in the maximum allowable gross footage (GSF) from 45,000 to 57,308 (a 12,308 GSF increase). For the replacement/consolidation of the existing elementary and middle/high school facilities for 109 students, grades K-12. No additional funding is needed at this time. Upon completion of the design phase work, the district may return to the PSCOC for out-of-cycle construction phase funding.

**C. P24-003 New Hobbs MS (Hobbs) – Request for Early Work Package Funding\***

Council approval to amend the current Standards-based award to Hobbs Municipal Schools for the New Hobbs Middle School to include partial construction phase funding, early work package for site work and road construction including utilities. The total request is \$9,802,637 with a state match of \$4,313,340 (44%) and a local match of \$5,489,297 (56%). Upon completion of the design phase, the district may return to the PSCOC for out-of-cycle construction phase funding.

**MOTION:** The Chair called for a vote and all members were in favor of approving the motion to approve all of the consent agenda items.

**APPROVED**

**V. Other Business****A. FY25 Award Cycle Schedule Adjustment\***

Ms. Leach, AMS Chair, presented the motion on behalf of the AMS Subcommittee. Ms. Alyce Ramos, Programs Manager, at PSFA provided additional information, noting that no districts had indicated plans to apply in the second round due to delays from the presidential election and bond sales. The Council decided not to open the fiscal year 2025 capital outlay award cycle's second round. Instead, PSFA would work with districts that had viable applications from the FY25 cycle but were not awarded in December 2024. The motion was approved with no opposition.

**MOTION:** The Chair called for a vote and all members were in favor of approving the motion for Council approval to not open the FY25 Capital Outlay Awards Cycle Second Round, and allow PSFA to continue to work on potential awards for the viable applications received in the FY25 cycle that were not awarded in December of 2024.

**APPROVED**

**B. 2025-2027 Strategic Plan Draft\***

Mr. Tillotson presented the executive summary and key points of the strategic plan draft. Ms. Leach added that the AMS Subcommittee requested staff to return with updated KPI criteria for a follow-up report to the Council. The strategic plan was approved without opposition.

**MOTION:** The Chair called for a vote and all members were in favor of approving the motion for Council approval of the draft 2025-2027 Public School Facilities Authority Strategic Plan and authorization for PSFA to make final edits and technical corrections prior to posting on the agency website, further coordinating implementation.

**APPROVED**

### C. Gross Square Foot Calculator Update\*

Mr. Parks presented the key points of the updated gross square foot calculator, mentioning the recent public hearing and the updated public NMAC registry. Mr. Andrew Martinez reviewed the exhibits. The update was approved without opposition. Ms. Padilla left at 9:47 AM, and Mr. Antonio Ortiz joined as her designee at 9:47 AM.

**MOTION:** The Chair called for a vote and all members were in favor of approving the motion for Council approval for the updated Maximum Allowable Gross Square Foot Calculator to be used to determine school facility size.

**APPROVED**

### D. Recertification of SSTBs\*

Mr. Schimmel presented the motion for the recertification of unexpended bond proceeds. Ms. Leach noted that Nick reviews for the Board of Finance. The recertification was approved without opposition.

**MOTION:** The Chair called for a vote and all members were in favor of approving the motion for Council approval to adopt the Resolution, Notification, Certification and Reconciliation of unexpended bond proceeds as follows:

- SSTB17SB 0001 – Decertifying the net amount of \$ (\$808,326) to be used for other PSCOC projects.
- SSTB18SB 0004 – Decertifying the net amount of (\$2,476,242) to be used for other PSCOC projects.
- SSTB18SD 0001 – Decertifying the net amount of (\$370,222) to be used for other PSCOC projects.
- SSTB19SB 0001 - Decertifying the net amount of (\$49,464) to be used for other PSCOC projects.
- SSTB19SD 0004 – Decertifying the net amount of (\$872,740) to be used for other PSCOC projects.
- SSTB23SB 0001 – Decertifying the net amount of (\$29,761,460) to be used for other PSCOC projects.
- SSTB23SD 0001 – Certifying the net amount of \$39,239,511 to be used for PSCOC awarded projects.

**APPROVED**

## VIII. Informational

### A. HR Staffing Update

Mr. Nick Lourenco, Human Resources Manager at PSFA, presented the staffing update, noting that 48 out of 56 budgeted FTEs were filled. Recruitment efforts were ongoing to fill vacancies for Finance, CIMS, and Maintenance departments. However, non-competitive compensation was making recruitment challenging. Ms. Carswell inquired about comparison data on staffing compensation with other state agencies. Mr. Tillotson responded that PSFA was currently working on gathering the data.

### B. PSCOOTF Update


Ms. Iris Romero presented the update on the Public School Capital Outlay Oversight Task Force (PSCOOTF), covering several key points. The Supreme Court deemed the issues in the Zuni lawsuit moot due to significant legislative changes and remanded the case to the District Court. The severance tax bonding capacity was updated from \$808 million to \$751 million. Additionally, the Task Force endorsed legislation to extend Senate

Bill 131 and modify the criteria for local match reduction but did not endorse a joint resolution to amend the Constitution to increase the total annual tax levy on real and personal property.

## VII. Next PSCOC Meeting – April 14, 2025

## VIII. Adjourn

The meeting was adjourned at 10:23 AM. The motion to adjourn was made by Mr. Sena and seconded by Ms. Mickelson. There was no opposition.

  
Chair

  
Date

*\*Please Note: Italic in motions indicate amendments.*