

State of New Mexico
Public School Capital Outlay Council

PSCOC Members

Joe Guillen, *NMSBA – Chair*
Sunny Liu, *LFC*
John Sena, *LESC*
Antonio Ortiz, *PED*
Martin Romero, *CID*
Stewart Ingham, *PEC*
Randall Cherry, *LCS*
Ashley Leach, *DFA*

Absent PSCOC Members

Elizabeth Groginsky, *OG*

Public School Facilities Authority

Iris Romero | Executive Director
Larry Tillotson | Deputy Director of Operations & Outreach
Sean Murray | Deputy Director of Capital Operations



MEETING MINUTES

PSCOC Full Council Meeting
State Capitol Building, Room 307 – July 16, 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 July 16, 2025, was called to order by Chair Joe Guillen at 9:03 AM.

A. Roll Call

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

B. Approval of Agenda*

Mr. Saltee requested the removal of Item VII.B—an informational item regarding the new Gross Square Foot Calculator for existing projects. The removal was prompted by lack of readiness and noted concerns about a trend in project revisions that reduce academic space in favor of increased gym space, often justified by the updated square footage calculator. Council members expressed the need for future policy guidance to address such revisions. Mr. Saltee voiced particular concern and suggested that input from the taskforce may be necessary to establish clear policy direction. The Council agreed that a special meeting may be warranted to further discuss this issue, especially in light of upcoming leadership transitions. The Chair called for a motion to approve the amended agenda, Mr. Saltee made a motion, and Mr. Romero seconded, and the motion passed unanimously.

C. Correspondence

No Correspondence.

II. Public Comment

Several individuals provided public comment, offering perspectives on school facility needs, policy, and Council processes:

- **Michael Ogas**, Superintendent of School of Dreams Academy, emphasized the school's urgent need for a new facility. Mr. Ogas noted that School of Dreams Academy was top ranked on the wNMCI list and its current operation was in 35 portable buildings.
- **Ryan Parks**, former PSFA Deputy Director, expressed gratitude for the opportunity to serve and affirmed his continued commitment to supporting school facilities from the private sector.
- **Alyce Ramos**, former Programs Manager, underscored the importance of adequacy standards, clarifying that they are designed to measure deficiencies in existing facilities—not to restrict new construction. Ms. Ramos also urged the Council to consider staff needs during the search for a new director.
- **Catherine Chrysler**, Assistant Superintendent of Gallup-McKinley County Schools, voiced concerns about inconsistent treatment of Gallup-McKinley's facility requests. Ms. Chrysler cited delays and removal of agenda items despite compliance with PSFA processes and contrasted her district's experience with others that received favorable decisions.

III. Finance

A. PSCOC Financial Plan

Mr. Matthew Schimmel, Deputy Financial Officer at the Public School Facilities Authority (PSFA), presented the Executive Summary and highlighted key updates, while the CFO reported on progress with bond reconciliation efforts, including the development of a new database and cross-verification with financial systems. Mr. Schimmel reviewed the financial plan, which included updated FY28 projections and a \$1.3 million allocation for Phase 2 of the Measurement and Verification (M&V) initiative. During the discussion, Mr. Liu raised questions about the fund's appropriation and capacity, emphasizing the need for a more strategic approach to fund utilization. Mr. Sena provided additional context, and Ms. Leach noted that a broader policy discussion is necessary to guide future financial planning. Council members expressed support for the plan and underscored the importance of long-term financial strategy, particularly in light of fluctuating severance tax revenues and increasing legislative appropriations.

IV. Consent Agenda*

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

A. June 12, 2025, PSCOC Meeting Minutes*	
Council approval of the June 12, 2025, PSCOC Meeting Minutes.	
B. K22-004 Albuquerque Pre-school (NMSD) - Award Language Change*	
Council approval to amend the current Pre-Kindergarten-based award to New Mexico School for the Deaf (NMSD) for the Albuquerque Pre-School campus to set a 50-student design capacity.	
MOTION: The Chair called for a vote, and all members were in favor of approving the consent agenda items. There being no opposition, the motion passed.	APPROVED

V. Awards Cycle

A. Pre-applications Received

During the meeting, Ms. Romero presented the Executive Summary, after which Chair Guillen requested that the Council be provided with a copy of the outreach announcement and that targeted outreach be conducted for the top 20 ranked districts. Mr. Liu inquired about the implications of recent legislative changes on the state-local match requirements for pre-kindergarten projects. The Council was informed that, as of the reporting date, three pre-applications had been received: two for standards-based projects—Mountainair Elementary School (ranked #16) and Truth or Consequences Middle School (ranked #40)—and one for a pre-kindergarten facility in Reserve. Each district retained the option to request a reduction in their local match contribution. No applications had been submitted for systems-based projects. Staff anticipated additional submissions from districts such as Las Cruces, Albuquerque, Roswell, and Taos. The Council also received an overview of the award cycle timeline, which included an open application period from July 1 through September 30, district presentations scheduled for January, and potential awards to be determined at the March PSCOC meeting. No further discussion occurred.

VI. Other Business

A. Measurement and Verification Phase Two*

Mr. Tillotson presented the Executive Summary and introduced the motion for Phase 2 of the Measurement and Verification (M&V) program. Ms. Leach shared her comments regarding the AMS discussion, followed by remarks from Mr. Ingham and Mr. Romero, both of whom expressed support for the program. Mr. Liu inquired about the program's benefits and whether participation should be mandatory, a point with which Mr. Tillotson agreed. Staff outlined the program's advantages, including real-time utility monitoring, cost savings, and infrastructure protection. Council members expressed strong support and discussed the possibility of incorporating the program into future systems-based award requirements. The Council unanimously approved the motion to contract with Mountain Vector Energy for Phase 2 of the M&V program, which will span three years and include 20 districts at a total cost of \$1.28 million.

<p>MOTION: Ms. Leach moved to approve the Council approval to contract with a measurement and verification (M&V) vendor to perform M&V technology and software services for selected school districts, for a term of three years, and a total cost of \$1,277,928. Mr. Ingham seconded the motion. There being no opposition, the motion was approved unanimously.</p>	<p>APPROVED</p>
---	------------------------

B. Adequacy Planning Guide Update*

Ms. Romero presented the item and provided an overview of the key updates to the Adequacy Planning Guide (APG). The revisions included the incorporation of new adequacy standards and the addition of Section III, which outlines updated policies and procedures. Notably, the section now included detailed Facility Master Planning (FMP) requirements, specifying the necessary components for both traditional public schools and state-chartered charter schools. Staff also emphasized the potential need for supplemental planning studies under certain conditions, such as those involving Building Systems Assessment Reports (BSARs), educational specifications, capacity and utilization analyses, and enrollment projections.

Ms. Romero said that Staff conducted a preliminary review of the guide and introduced further clarifications. These included the identification of facilities not eligible for PSCOC funding, such as school buses—particularly those repurposed as Wi-Fi stations during the COVID-19 pandemic—and online schools where students do not physically attend for large group instruction. These additions were made in response to inquiries from districts seeking funding for such facilities. Ms. Romero also mentioned that following the June 12, 2025 meeting, staff facilitated an additional review and implemented several refinements. These included clarifying the TARE (Total Area Requirement Estimate) calculation, updating the bleacher calculation, and revising the Gross Square Footage (GSF) table in the appendix. Furthermore, the best practices section was expanded to include dedicated space for special education services and a description of the continuum of services available.

During the Council discussion, Mr. Martinez referenced the exhibits, and Mr. Larry highlighted their significance. Mr. Valdez stood for questions, and Council members, including Mr. Liu and Mr. Sena, engaged in discussion to better understand the guide's application and its relationship to the maximum square footage calculator. The Council approved the Phase 1 updates to the APG and reviewed the proposed timeline for Phase 2, which is scheduled for completion by May 2026. Phase 2 would include stakeholder roundtables and public hearings. Council members also requested additional training sessions to support implementation and ensure clarity in applying the guide's standards.

MOTION: The Chair called for a vote to approve the Council approval of the first phase of updates to the Adequacy Planning Guide. There being no opposition, the motion was approved unanimously.	APPROVED
--	-----------------

C. Recertification of SSTBs*

Mr. Schimmel presented the Executive Summary and outlined the key points related to the Recertification of Supplemental Severance Tax Bond (SSTB) proceeds. Mr. Schimmel introduced a motion to certify funding for Phase 2 of the Measurement and Verification (M&V) program, which was approved with no opposition. The Council approved the certification of \$1,277,928 from SSTB 21-SD to support the implementation of Phase 2 of the M&V program. The motion was approved unanimously, with no opposition.

MOTION: The Chair called for a vote to approve the Council approval to adopt the Resolution, Notification, Certification, and Reconciliation of unexpended bond proceeds as follows: <ul style="list-style-type: none"> • SSTB21SD 0001 – Certifying the net amount of \$1,277,928 to be used for other the Measurement & Verification (M&V) - Phase II program continuation. <p>There being no opposition, the motion was approved unanimously.</p>	APPROVED
--	-----------------

VIII. Informational

A. Quarterly Lease Assistance Status Report

Mr. Schimmel presented the Executive Summary and highlighted key points regarding the status of lease assistance awards for fiscal year 2025. Staff reported that a total of 105 awards had been issued, amounting to approximately \$23.1 million in support for eligible charter school facilities. Of the total funding allocated, approximately \$2.29 million was expected to revert to the bond due to unencumbered balances. These funds represent amounts that were not fully utilized or claimed by the awardees within the designated timeframe. Staff would continue working closely with charter schools to finalize outstanding reimbursements ahead of the July 29 deadline. Efforts were focused on ensuring that all eligible expenses were properly documented and submitted, allowing schools to receive their full allocations before the close of the fiscal year. No further discussion occurred.

B. Gross Square Foot Calculator Discussion for Existing Projects

This item was removed from the agenda and was not discussed.

C. Executive Director Search


Director Iris Romero formally announced her resignation and expressed her gratitude for the opportunity to lead the Public School Facilities Authority (PSFA). Council members commended her for her leadership, dedication, and contributions to the agency during her tenure. In response to the announcement, the Public School Capital Outlay Council (PSCOC) would be responsible for initiating the search for a new Executive Director. A draft timeline for the recruitment process was presented during the meeting, outlining key milestones and deliverables. The Council reviewed a proposed structure for the search committee, which included the

Subcommittee chairs and the Secretary of Education to ensure broad representation and oversight. Staff confirmed that the job posting for the Executive Director position was scheduled for release the following day. The Council expressed appreciation for Director Romero's service and affirmed their commitment to a transparent and inclusive search process to identify the next leader of PSFA.

VIII. Next PSCOC Meeting – August 27, 2025

IX. Adjourn

There being no opposition the meeting was adjourned at 10:55 AM.

 Chair
8/27/25 Date

**Please Note: Italic motions indicate amendments.*