

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

**PSCOC Members**

Joe Guillen, *NMSBA – Chair*  
Charles Sallee, *LFC*  
John Sena, *LESC*  
Mariana Padilla, *PED*  
Martin Romero, *CID*  
Stewart Ingham, *PEC*  
Ashley Leach, *DFA*  
Elizabeth Groginsky, *OG*

**Absent PSCOC Members**

Randall Cherry, *LCS*



**Public School Facilities Authority**

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

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## MEETING MINUTES

PSCOC Full Council Meeting  
State Capitol Building, Room 322 – October 8, 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 October 8, 2025, was called to order by Chair Joe Guillen at 9:08 AM.

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

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

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

The agenda was approved with an amendment to remove Item IV.B from the consent agenda for separate discussion. The motion to approve the amended agenda was made by Mr. Ingham and seconded by Ms. Padilla. The motion carried with no opposition and passed unanimously.

#### **C. Correspondence**

No Correspondence.

### **II. Public Comment**

During the public comment portion of the meeting, Michael Lopez, Superintendent of School of Dreams Academy, addressed the Council. Mr. Lopez expressed gratitude for the Council's work and highlighted the urgent need for a permanent facility for their 500 students currently housed in aging portable buildings. Mr. Lopez indicated readiness to collaborate with PSFA for capital funding in future award cycles.

### **III. Finance**

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

Mr. Matthew Schimmel, Chief Financial Officer at the Public School Facilities Authority (PSFA), presented the executive summary's key points. Key points included a net increase of \$14.9 million in the financial plan since the last meeting, reflecting changes in award year dates and out-of-cycle requests. Detailed award language changes for several projects, including James ES, Dexter ES/MS, Chaparral MS, Cliff Combined

School, and Mountain View MS, were discussed along with fiscal impacts and local match considerations. No questions or further discussion occurred.

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

Mr. Tillotson provided an overview of each item. All the Consent Agenda items were approved in a single motion.

##### **A. August 27, 2025, PSCOC Meeting Minutes\***

Council approval of the August 27, 2025, PSCOC Meeting Minutes.

##### **B. P24-004 Dexter ES/MS (Dexter) - Award language Change\***

Council approval to amend the current 2023-2024 Standards-based award language to Dexter Consolidated Schools (DCS) for Dexter Elementary/Middle School (P24-004) to include an increase in the maximum allowable gross footage (GSF) from 84,000 to 91,492 (a 7,492 GSF increase).

*Discussion: During discussion, Mr. Ingham expressed concern about students being moved for lunch and the adequacy of space for the gym. Mr. Gerken responded to these concerns, noting that the request aligned with the new policy. Staff confirmed that the cafeteria space was adequate and that segregated meal times would address scheduling needs. After clarification, the Council approved the award language change to increase the maximum allowable gross square footage (GSF) from 84,000 to 91,492. The Chair called for a vote and with no opposition, it passed unanimously.*

##### **C. P22-006 Chaparral MS (Gadsden) - Award Language Change\***

Council approval to amend the current 2021-2022 Standards based award language to Gadsden Independent School District (GISD) for Chaparral Middle School (P22-006) to include an increase in the maximum allowable gross footage (GSF) from 108,424 to 118,951 (a 10,527 GSF increase).

##### **D. P25-002 Cliff Combined School (Silver) - Award Language Change\***

Council approval to amend the current 2023-2024 Standards based award language to Silver Consolidated Schools (SCS) for the Cliff Combined School (P25-002) to include:

- An increase in the current design capacity from 167 to 195 students.
- An increase in the maximum allowable area from 50,000 to 56,690 GSF (a 6,690 GSF increase).
- The existing "F" (Rock) building/facility will no longer be eligible for PSCOC funding and staff will remove the facility from the Facilities Assessment Data Base.

##### **E. S22-008 James ES (Portales) – Additional Construction Funding Request\***

Council approval to amend the current 2021-2022 Systems-based award to Portales Municipal Schools (PMS) for James Elementary School to additional construction funding totaling \$414,358 with a state match of \$252,759 (61%) and a local match of \$161,599 (39%) for the site drainage improvements.

##### **F. HB-450 Distribution\***

Council approval for the allocation and distribution of \$50,000,000.00 pursuant to the 2025 Legislative Session, House Bill 450, Section 52, as codified in Chapter 159, Section 52 of the Laws of 2025. The final distribution amounts to each school district are detailed in Exhibit A. As a condition of funding, each school district must:

- Formally accept and sign the award letter (Exhibit B)
- Submit documentation to the PSFA outlining the intended use of the funds.
- Maintain a current PSFA-approved Preventive Maintenance Plan

Funds must be fully expended within three years of award issuance, with a detailed summary report of the expenses. The Council also grants authority for technical corrections to be made as necessary to ensure compliance and effective implementation.

## **G. Recertification of SSTBs\***

Council approval to adopt the Resolution, Notification, Certification, and Reconciliation of unexpended bond proceeds as follows:

- SSTB21SD 0001 – Certifying the net amount of \$252,759.00 to be used for other the PSCOC projects.

**MOTION:** The Chair called for a vote and Ms. Leach moved to approve the consent agenda items and Mr. Sena seconded the motion. There being no opposition, the motion passed.

**APPROVED**

## **V. Awards Cycle**

### **A. FY26 Award Cycle Pre-applications Received**

Mr. Tillotson presented the key points from the Executive Summary, including information on pre-applications received. During the discussion, Mr. Sallee inquired about capacity, project vetting, staffing, and overall need, and several Council members expressed related concerns. Staff reported that 26 standards-based applications and 46 systems-based applications had been received from 32 school districts and 3 charter schools, representing an estimated total of \$1.86 billion in project costs. The discussion focused on district readiness, financial capacity, and project management strategies to ensure timely progress. No further discussion occurred.

## **VI. Out-of-Cycle Awards**

### **A. P20-003 Mountain View MS (Roswell) Award Language Change\***

Mr. Sena initiated the discussion by addressing concerns raised by the Awards Subcommittee. Mr. Gerken and Mr. John Valdez, Facilities Master Planner at PSFA, expressed concerns regarding enrollment projections. Mr. Jeremy Sanchez, the district's Construction Coordinator, voiced frustration with PSFA staff and emphasized the need for stronger partnership and communication. The Chair also noted concerns about enrollment. The district superintendent expressed gratitude for the Council's efforts and elaborated on some of the challenges facing the project. Ms. Padilla and Ms. Leach echoed concerns about enrollment justification. Despite these issues, and without sufficient justification for the requested enrollment figures, the Council approved the staff recommendation as a compromise to the district's original request. The motion was made by Mr. Sena and seconded by Mr. Romero, passing unanimously with no opposition.

**MOTION:** The Chair called for a vote for Mr. Sena moved to approve the Council approval to amend the current 2019-2020 Standards-based award language to Roswell Independent School District (RISD) for Mountain View Middle School (P20-003) to reduce the awarded design capacity from the current 525 to 450 students (decrease of 75), grades 6 - 8, and increase the maximum allowable gross square footage (GSF) from 73,848 GSF to 74,273 GSF per the new calculator (a 425 GSF increase). Mr. Romero seconded the motion. There being no opposition, the motion passed.

**APPROVED**

## **VII. Informational**

### **A. PSFA Staffing Report**

Mr. Tillotson presented the key points and provided a brief update on the item. Since the previous meeting, PSFA experienced several staffing changes, including one resignation of the Executive Director, one retirement of the Staff Attorney, and one resignation of a Regional Project Manager due to family reasons. In addition, PSFA hired a new Deputy Director of Capital Operations, a Planning and Design Manager, and two Regional Project Managers. Regarding the Executive Director vacancy, twenty-three (23) candidates applied, and six (6) were selected to participate in the first round of formal interviews conducted by the PSCOC hiring subcommittee.

## **B. Strategic Plan Update**

Mr. Tillotson presented the key points and provided a brief update on the item under discussion. Mr. Tillotson reported that from August to December 2024, PSFA coordinated an update of the agency's strategic plan through a five-month, vendor-supported, collaborative process. This effort included formal surveys and focus groups that engaged PSFA staff and PSCOC members to provide input and guidance. Dedicated teams focused on identifying and addressing current organizational challenges requiring attention.

## **C. Executive Director Search**

This item was addressed under Agenda Item VII.A and required no additional discussion.

## **D. Bond Reconciliation Update**

Mr. Schimmel reviewed the key points and presented a brief update/overview on the Bond Reconciliation.

## **E. Adequacy Planning Guide Statewide Roundtable Update**

Mr. Tillotson presented the key points and provided a brief update on the item under discussion. Mr. Tillotson reported that four of the six scheduled roundtable meetings had been completed, with a seventh video conference proposed. During these sessions, staff delivered a PowerPoint presentation outlining the purpose of the APG, distributed a survey tool, and collected sign-in sheets. A summary of comments received from New Mexico public school districts was provided in Exhibit A, along with the PowerPoint presentation on current adequacy planning criteria (Exhibit B) and the APG survey tool (Exhibit C). Additional exhibits included detailed summaries of meetings hosted in Artesia (Exhibit D), Las Vegas City (Exhibit E), and Deming (Exhibit F). Staff noted that additional information was still being collected.

## **F. Teacher Housing Update**

Mr. Tillotson presented the key points and provided a brief update on the item under discussion. Mr. Tillotson noted that at the September 9, 2025, PSCOOTF meeting, members emphasized the importance of continuing progress on the Teacher Housing program rather than placing it on hold, suggesting the possibility of implementing temporary restrictions to support public schools. Several superintendents highlighted the benefits of the program and the need to revitalize it. PSCOC and PSFA staff explained that the program had been paused for two primary reasons: first, costs were identified as high, requiring a review of options to engage broader housing solutions that ensure responsible stewardship of state funds; and second, consideration was needed regarding whether the program should be funded and managed by PSFA or through other mechanisms. The Council agreed to review and determine an appropriate solution to address these needs, including evaluating current and additional funding streams and alternative approaches.

## **VIII. Consideration for Approval to Adjourn into Executive Session Pursuant to the Open Meetings Act NMSA 1978, 10-15-1, H(2) to Discuss Limited Personal Matters, specifically to conduct interviews for the Position of PSFA Director. (Roll Call) \***

<i>Charles Sallee – Absent</i>	<i>Elizabeth Groginsky – Moved Motion</i>
<i>Randall Cherry – Absent</i>	<i>Mariana Padilla – Seconded Motion</i>
<i>John Sena - Yes</i>	<i>Stewart Ingham – Yes</i>
<i>Ashley Leach – Yes</i>	<i>Martin Romero - Yes</i>
<i>Joe Guillen – Yes</i>	<b><i>MOTION: Passed</i></b>

## IX. Reconvene Meeting into Open Session. (Roll Call)\*

The Council reconvened at 12:44 PM.

<i>Charles Sallee – Yes</i>	<i>Elizabeth Groginsky – Yes</i>
<i>Randall Cherry – Absent</i>	<i>Mariana Padilla – Moved Motion</i>
<i>John Sena - Yes</i>	<i>Stewart Ingham – Yes</i>
<i>Ashley Leach – Seconded Motion</i>	<i>Martin Romero - Yes</i>
<i>Joe Guillen – Yes</i>	<b><i>MOTION: Passed</i></b>

## X. Possible Hiring of Executive Director for Public School Facilities Authority\*


Mr. Sallee made a motion to hire Marcos Trujillo as the Executive Director of the Public School Facilities Authority with an annual salary of \$180,000. Mr. Romero seconded the motion, and it was unanimously approved with no opposition.

## XI. Next PSCOC Meeting – November 19, 2025

The Council noted that the next PSCOC meeting would need to be rescheduled due to scheduling conflicts. Staff agreed to follow up with the Council and propose alternative dates.

## XII. Adjourn

There being no opposition the meeting was adjourned at 12:48 PM.

 Chair  
12/11/25 Date

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