



**Minutes of the March 10, 2022 Meeting of the Board of Directors
Via Zoom**

<https://us06web.zoom.us/j/84029124279?pwd=cnBPaXcwK1FmU3oyWEthNWgxTUg1QT09>

Board Members Present: William Payne, *Chair*; Stephen Ciepela, *Vice Chair*; Rick Siegel, *Secretary/Treasurer*; Louis Abruzzo; Teresa Constantinidis; James Holloway; Kim Sanchez-Rael;

Board Members Absent: Maria Griego-Raby; Eddie Nunez; Garnett Stokes; Doug Ziedonis

Also present: Doug Brown, Steve Carr, Bruce Cherrin, Amy Coburn; Keelie Garcia, Lisa Marbury, Loretta Martinez, Kim Murphy, Harry Relkin, Melanie Sparks, Ari Vasquez, Kelly Ward

MINUTES

1. Call to Order
 - a. William Payne, Chair, called the meeting to order at 8:32 am.
 - b. Chair Payne established that a quorum was present.
2. Approval of 12/09/2021 Minutes
 - a. Draft Minutes of the December 9, 2021 meeting were presented.
 - b. There were no comments or changes to the Minutes.
3. Financial Report
 - a. Rick Siegel, Secretary/Treasurer, presented the FY 2021-22 2nd quarter financials.
4. Project Updates
 - a. **Central & University:** Kelly Ward reported that the Board of Regents approved the project. Once demolition is completed, planning work will begin to market the space.
 - b. **Gibson Subdivision Tract 3:** Kelly Ward reported that an agreement was finalized with Tucker Acquisitions for a Raising Cane's Chicken Fingers at the corner of Gibson Blvd. and Alumni Dr. The agreement will be presented to the Board of Regents next week for final approval. Closing should be completed within the next few months. Louis Abruzzo told the Board that Raising Cane's opened a store at another location in Albuquerque.
 - c. **HatchSpaces/Innovate ABQ:** Kelly Ward reported that a lease has been finalized and they are waiting on signatures from HatchSpaces this week. After the lease has been signed, design work will begin. HatchSpaces expects to be 100% leased by opening so they have asked to begin working on additional space at the site.
 - d. **Innovate ABQ/Rainforest Innovations:** Kelly Ward reported that he is working with Lisa Kuuttilla of Rainforest Innovations on a concept for the sanctuary and tower. There have been discussions over the last six months about creating space that artists could utilize. Spatial Activations, who was the former CEO and one of the founders of Meow Wolf, has been hired to assist with the concept for the space.



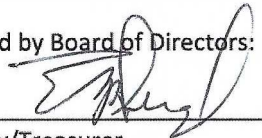
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- e. **TIDD:** Kelly Ward reported that the Albuquerque City Council approved the Master Development Agreement in January 2022. The team is now working on the County increment and the State increment. The Board of Regents has been asked to appoint Teresa Costantinidis as the Lobo Development representative and Lisa Marbury as the UNM representative on the TIDD governing board. The City of Albuquerque has two appointments to make and the State has one. As soon as those appointments are made, the first organization meeting will be scheduled, hopefully in early April. There will also be a development working group that will include Kelly Ward, Tom Neale, and others from the City that will review the development plan and look at specific developments as they happen in the district.
5. **Vote to close the meeting and to proceed into Executive Session**
 - a. Chair Payne requested a motion to close the meeting and proceed in Executive Session. Motion was made by James Holloway and a second by Louis Abruzzo. All in favor. Meeting was closed at 8:46 am.
 - b. Discussion and determination, where appropriate, of potential purchase, acquisition or disposal of real property pursuant to Section 10-15-1H(8), NMSA (1978).
 - c. Discussion and determination, where appropriate, of limited personnel matters pursuant to Section 10-15-1.H(2), NMSA (1978).
6. **Vote to re-open the meeting**
 - a. Chair Payne requested a motion to reopen the meeting. Rick Siegel made a motion to reopen the meeting with a second by Steve Ciepiela. All in favor. Meeting was reopened at 9:44 am.
 - b. Certification that only those matters described in Items 5.b and 5.c were discussed in Executive Session.
7. **Next Meeting**
 - a. The next meeting of the Board is scheduled for June 9, 2022, 9:00 am-10:30 am.
8. **Adjourn**
 - a. Chair Payne requested a motion to adjourn the meeting. Kim Sanchez-Real made a motion to adjourn the meeting, with a second by Steve Ciepiela.
 - b. Meeting adjourned by Chair Payne at 9:47 am.

Minutes prepared from recording by Keelie Garcia.

Approved by Board of Directors: June 16, 2022



Secretary/Treasurer