



**Minutes of the December 9, 2021 Meeting of the Board of Directors
Via Zoom**

<https://us06web.zoom.us/j/85488497277?pwd=REx2bXRDUkwwVUh1UIR3TTdlcnJpQT09>

Board Members Present: William Payne, *Chair*; Stephen Ciepiela, *Vice Chair*; Rick Siegel, *Secretary/Treasurer*; Teresa Costantinidis; Eddie Nunez; Kim Sanchez-Rael; Garnett Stokes;

Board Members Absent: Louis Abruzzo; Maria Griego-Raby; James Holloway; Doug Ziedonis

Also present: Doug Brown, Amy Coburn; Keelie Garcia, Lisa Marbury, Loretta Martinez, Kim Murphy, Tom Neale; Harry Relkin, John Rizzo, Justin Snyder, Melanie Sparks, Jill Sweeney; Ari Vasquez, Kelly Ward

MINUTES

1. Call to Order
 - a. William Payne, Chair, called the meeting to order at 9:03 am.
 - b. Chair Payne established that a quorum was present.
2. Approval of 09/09/2021 Minutes
 - a. Draft Minutes of the September 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 1st quarter financials.
4. Public Private Partnership with UNM to create the NM Innovation Triangle
 - a. Chair Payne introduced John Rizzo who gave a presentation on a proposed public-private partnership.
5. Motel 6
 - a. Kelly Ward provided an update on Motel 6 and his discussions with the City of Albuquerque on how they will deal with the problems at the property.
 - b. He explained that the Board was provided with copies of his written and email correspondence with the City and Councilor Benton's office.
 - c. He stated that Councilor Benton's office reported that the property is now under the ADAPT Program to correct some of the problems.
6. Project Updates
 - a. Gibson Properties: Kelly Ward explained that he neglected to add this to the agenda, but he wanted to provide an update to the Board. He reported that sale and purchase agreements have been delivered to the buyers. They are waiting on comments or approvals from the buyers.
 - b. HatchSpaces/Innovate ABQ: Kelly Ward reported that they are working on the last few details of a lease agreement and hope to have that completed by the end of the year.
 - c. TIDD: Teresa Costantinidis reported that the City Council passed the Letter of Introduction for the Master Development Agreement and it is scheduled for action at their December 20 meeting.



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7. Central & University Project Development Proposal and Agreement
 - a. Kelly Ward explained that the Board was provided with a draft Project Development Proposal and Agreement for their review, comment, and approval.
 - b. The next step is to present the Project Development Proposal and Agreement to the Board of Regents for their approval.
 - c. Teresa Costantinidis made a motion to approve the Central & University Project Development Proposal and Agreement, with a second by Rick Siegel. All agreed.
 - d. **RESOLVED: The Board unanimously approved the Central & University Project Development Proposal and Agreement.**

8. Next Meeting
 - a. The next meeting of the Board is scheduled for March 10, 2022, 9:00 am-10:30 am.

9. Adjourn
 - a. Chair Payne requested a motion to adjourn the meeting. Steve Ciepiela made a motion to adjourn the meeting, with a second by Teresa Costantinidis.
 - b. Meeting adjourned by Chair Payne at 9:51 am.

Minutes prepared from recording by Keelie Garcia.

Approved by Board of Directors: March 10, 2022



Secretary/Treasurer