

AGENDA
Annual Meeting of the Board of Directors
September 11, 2025, 9:00 am – 10:30 am
Via Zoom

<https://us06web.zoom.us/j/82681933335?pwd=SH6YNjp1XAy6fxYnPSIA4WmOFF7KYS.1>

DIRECTORS

Paul Blanchard, *Chair*

Stephen Ciepiela, *Vice Chair*

Rick Siegel, *Secretary/Treasurer*

Louis Abruzzo

Teresa Costantinidis

Eric Eggins

Fernando Lovo

Victor Reyes

Michael Richards

Barbara Rodriguez

Garnett Stokes

ITEM	ACTION	PRESENTED BY	ATTACHMENT
1. Call to Order and Confirmation of Quorum		Paul Blanchard, <i>Chair</i>	
2. Elections of FY 2025-26 Chair, Vice Chair, and Secretary/Treasurer	APPROVAL	Teresa Costantinidis, <i>CEO</i>	
3. Acceptance of June 12, 2025 and June 30, 2025 Minutes	Acceptance Only	<i>Elected Chair</i>	Tab 1
4. Financial Report a. Draft FY 2024-25 Financial Summary	Information Only	<i>Elected Secretary/Treasurer</i>	Tab 2
5. FY 2025-26 Budget	APPROVAL	Keelie Garcia, <i>Director of Operations</i>	Tab 3
6. FY 2024-25 URPEDA Compliance Document	APPROVAL	Keelie Garcia, <i>Director of Operations</i>	Tab 4
7. Operations Updates a. FY 2024-25 Audit b. FY 2025-26 Annual Conflict of Interest Forms	Information Only	Keelie Garcia, <i>Director of Operations</i>	Tab 5
8. Project Updates a. In-N-Out b. 1020 Avenida Cesar Chavez SE	Information Only	Tom Neale, COO	
9. 2025-26 Meeting Schedule (<i>note new day</i>) • Wednesday, Dec. 3, 2025 , 9:00 am-10:30 am • Wednesday, March 4, 2026 , 9:00 am-10:30 am • Wednesday, June 3, 2026 , 9:00 am-10:30 am • Wednesday, Sept. 2, 2026 , 9:00 am-10:30 am (Annual Meeting)	APPROVAL	<i>Elected Chair</i>	
10. Vote to close the meeting and to proceed into Executive Session a. Discussion and determination, where appropriate, of potential purchase, acquisition or disposal of real property pursuant to Section 10-15-1H(8), NMSA (1978)	APPROVAL	<i>Elected Chair</i>	
11. Vote to re-open the meeting a. Certification that only those matters described in Item 10.a. were discussed in Executive Session	APPROVAL	<i>Elected Chair</i>	
12. Action Items from Executive Session, if any	APPROVAL	<i>Elected Chair</i>	
13. Adjourn	APPROVAL	<i>Elected Chair</i>	