

**BERNALILLO COUNTY**  
**BOARD OF COUNTY COMMISSIONERS (BCC)**

**Barbara Baca**, Chair  
**Eric C. Olivas**, Vice Chair



**Steven Michael Quezada**, Member  
**Adriann Barboa**, Member  
**Walt Benson**, Member

**Julie Morgas Baca**, County Manager  
Administrative Meeting

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**ADMINISTRATIVE MEETING**  
**AGENDA**

**TUESDAY, FEBRUARY 20, 2024 @ 5:00 PM**

**KEN SANCHEZ COMMISSION CHAMBERS**

- 1. Call to Order**
- 2. Silent Invocation and Pledge of Allegiance**
- 3. Announcement of Additions and/or Changes to the Agenda**
- 4. PROCLAMATIONS**
  - A. GENERAL SERVICES:** Acknowledge the Partners and Volunteers of Fentanyl Awareness Campaign  
Presentation of Acknowledgement
- 5. PUBLIC COMMENT and COMMUNICATIONS**
  - A. FINANCE:** University of New Mexico Hospital Report, Second Quarter FY24  
Presentation by UNMH CEO Kate Becker to the Board of County Commissioners
  - B. COMMISSIONERS:** UNM Bureau of Business and Economic Research on the "Potential Impacts of Santolina Development,"  
Discussion of report
- 6. APPROVAL OF MINUTES**
  - A. COMMISSIONERS:** Minutes of February 6, 2024 Administrative Meeting  
Motion to approve the February 6, 2024 Administrative Meeting minutes
- 7. APPROVAL OF CONSENT AGENDA**
  - A. COMMISSIONERS:** DWI Planning Council Appointment  
Motion to nominate and approve the appointment of Robert (Mike) Unthank representing Community Safety Traffic. **(Sponsor: Commissioner Benson)**
  - B. COMMISSIONERS:** Senior Affairs Advisory Board Appointment  
Motion to approve the reappointment of Havens Levitt to the Senior Affairs Advisory Board. **(Sponsor: Commissioner Barboa)**
  - C. COUNTY CLERK:** 2024 Primary Election Reimbursable Grant  
Motion to approve a Financial Resolution **FR 2024-** budgeting an increase in the amount of \$1,974,000 in the form of a reimbursable grant for the Primary Election to be held on June 4, 2024.

**D. COUNTY SHERIFF: Bureau of Justice Assistance (BJA) Grant Award**

Motion to:

1. Accept Grant Award # 2020-DJ-BX-0003- Bernalillo County Sheriff's Office (BCSO) for the allocation of \$500,000.00 from the Bureau of Justice Assistance (BJA).
2. Approve Financial Resolution **FR 2024-** budgeting the grant amount of \$500,000.00.
3. Authorize the County Manager to execute agreement(s) for the purchase of Law Enforcement equipment and all subsequent amendments to the grant as required.

**E. DEPARTMENT OF BEHAVIORAL HEALTH SERVICES: FY25 Local DWI Program Distribution and Grant Application**

Motion to:

1. Approve Administrative Resolution **AR 2024-** authorizing submittal of the FY25 DFA DWI Distribution Grant Application to the State of New Mexico Department of Finance and Administration Local Government Division.
2. Approve a Memorandum of Understanding (MOU) between Bernalillo County and NMDFA/ Local Government Division / DWI Program.
3. Authorize the County Manager to execute agreements, amend contracts and other related documents as requested.

**F. DEPARTMENT OF BEHAVIORAL HEALTH SERVICES: FY25 Local DWI Program Alcohol Detoxification Grant Application**

Motion to:

1. Approve Administrative Resolution **AR 2024-** authorizing the submittal of the FY25 DFA Local DWI Detox Grant Application to the State of New Mexico Department of Finance and Administration - Local Government Division.
2. Approve a Memorandum of Understanding (MOU) between Bernalillo County and NMDFA/ Local Government Division/DWI Program.
3. Authorize the County Manager to execute agreements, amend contracts and other related documents as requested.

**G. METROPOLITAN DETENTION CENTER: MDC Handheld Radios**

Motion to:

1. Approve Financial Resolution, **FR 2024-** to appropriate and budget the purchase 110 Handheld radios for MDC in the amount of \$393,740.00.
2. Authorize the utilization of State of New Mexico Price Agreement #10-00000-20-00048 pursuant to the County Ordinance Sec 2-371 (Existing Government Contracts).
3. Authorize expenditures exceeding the \$300,000 threshold of the County Manager signature authority limit pursuant to Administrative Resolution AR 2023-77.
4. Authorize the County Manager to execute the Agreement for Motorola and to approve subsequent Renewal Agreements and/or Amendments.

**H. OFFICE OF CRIMINAL JUSTICE AND BEHAVIORAL HEALTH INITIATIVES: Addiction Treatment Advisory Board Appointment**

Motion to approve the appointment of William Campbell representing the Substance Use Disorder Treatment Provider to the Addiction Treatment Advisory board for a three-year term.

**8. ADOPTION OF RESOLUTION****A. FINANCE: Metropolitan Detention Center Health Authority Budget Request**

Motion to:

1. Approve Financial Resolution **FR 2024-** to accept and budget the Metropolitan Detention Center Healthcare Authority funding in the amount of \$21,945,332, as the Fiscal Agent.

2. Approve Financial Resolution **FR 2024-** to accept and budget the Metropolitan Detention Center Healthcare Authority funding for the medical services being provided at the facility in the amount of \$800,000, as the Fiscal Agent.

**B. OFFICE OF CRIMINAL JUSTICE AND BEHAVIORAL HEALTH INITIATIVES:**  
CABQ Gateway Center - Housing Navigation Center Expansion

Motion to:

1. Approve Financial Resolution, **FR 2024-** to appropriate and budget funding from the Behavioral Health Gross Receipts Tax (BHGRT) - fund balance to support the County's contribution to demolish, construct and reconstruct an existing 17,000 square foot suite located on the second floor adjacent to the existing Gateway Housing Navigation Center in the amount of \$3,000,000.

2. Authorized the County Manager to execute the Intergovernmental Agreement between the County of Bernalillo and the City of Albuquerque and any subsequent amendments with the City of Albuquerque for the CABQ Gateway Center.

**9. APPROVALS**

**A. COMMISSIONERS:** Extension of the County Attorney's Employment Agreement

Motion to approve the Employment Agreement Extension with Walter Kenneth Martinez, Jr. to serve as the County Attorney through June 30, 2027.

**B. OFFICE OF CRIMINAL JUSTICE AND BEHAVIORAL HEALTH INITIATIVES:**  
Adolescent Detox Proposal - Serenity Mesa

Motion to:

1. Authorize the County Manager to approve a Sole Source Procurement between Bernalillo County and Serenity Mesa for Adolescent Detox under Behavioral Health Capital and Expansion Services under the Behavioral Health Initiative.

2. Authorize the County Manager to execute the agreement with Serenity Mesa in the amount not to exceed \$3,589,129.000 plus NMGRT.

3. Authorize the County Manager to approve future amendments and/or subsequent agreements in accordance with AR2023-77.

**C. REAL ESTATE:** Route 66 Visitor Center Donation Agreement between Bernalillo County and City of Albuquerque

Motion to:

1. Authorize the County Manager to execute a Donation Agreement for the Donation of the Route 66 Visitor Center to the City of Albuquerque.

2. Authorize the County Manager to execute subsequent amendments and all documentation necessary to perfect the title in the proposed property acquisition.

**10. DISCUSSION**

**A. GENERAL SERVICES:** Fentanyl Awareness (KeepNMalive Campaign)

Update on Fentanyl Awareness (KeepNMalive- Campaign).

**11. Announcement of the next Commission Meeting:**

**A.** Tuesday, March 5, 2024 Zoning Meeting @ 4:00 p.m. Ken Sanchez Commission Chambers

**B.** Tuesday, March 5, 2024 Administrative Meeting @ 5:00 p.m., Ken Sanchez Commission Chambers

**12. Signing of Official Documents**

**13. Adjournment of Meeting**

**NOTICE TO PEOPLE WITH DISABILITIES:**

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter or any form of auxiliary aid or service to attend or participate in the hearing(s) or meeting(s), please contact the Commission Administrator at (505) 468-7083 or TDD (505) 468-7088 at least one week prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the Commission Administrator at either of the above numbers if a summary or other type of accessible format is needed.

**Attendance:** The Bernalillo County Board of Commissioners meetings will be conducted in a hybrid format allowing for the public to participate either in person or remotely.

**Viewing:** The public will have the ability to view meetings by attending in-person or by tuning into GOVTV or online at [www.Bernco.gov/live](http://www.Bernco.gov/live) or [www.youtube.com/user/BernalilloCounty](http://www.youtube.com/user/BernalilloCounty)

**Public Comment Instructions:**

**Written Public Comments:** The BCC will take public comments in written form by submitting comments at <https://www.bernco.gov/boards-commissions/speak-at-a-meeting/> Written comments will be distributed to all Commissioners for review.

**In-Person or Virtual Public Comments:** Public comments will be heard on a first-come, first-serve basis. To provide live public comments over Zoom or in person, participants must sign up at <https://www.bernco.gov/boards-commissions/speak-at-a-meeting/>

**Note:** If providing public comments via Zoom, speakers must enter the Zoom meeting with the name used to sign-up to speak so speakers can be identified and access the meeting remotely. A Zoom link will be e-mailed to remote participants one hour before the start of the meeting.

**Public Comment Rules:** Each participant has 2 minutes to speak. Comments are to be addressed to the Commissioners only, through the Chair. Any disruptive conduct will result in removal from the meeting.

Remote participants will be an "Attendee" in the Zoom meeting until the public comment period begins. The moderator will move the speaker into the live meeting as an "Panelist" when prompted to provide comments.



# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: General Services  
Prepared By: Victoria C. Araujo  
Director: Lisa Sedillo-White  
DCM: Danette Townsend, Lisa Sedillo-White  
Sponsors: Lisa Sedillo-White

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**Title:** Acknowledge the Partners and Volunteers of Fentanyl Awareness Campaign

**Action:**

Presentation of Acknowledgement

**Summary:**

The Bernalillo County Board of Commissioners would like to acknowledge the partners and volunteers of the Fentanyl Awareness Campaign.

**Attachments:**

- Acknowledgment -The Partners and Volunteers of Bernalillo Countys Fentanyl Awareness Campaign (DOCX)

# Acknowledgment

The Bernalillo County Board of Commissioners  
does hereby acknowledge

## The Partners and Volunteers of Bernalillo County's Fentanyl Awareness Campaign

Fentanyl abuse continues to be a deadly plague in the United States. According to the New Mexico Department of Health, fentanyl has driven the increase in drug-poisoning deaths in the state since 2019. Its presence is also manifest in crime, homelessness and many other related social issues.

In 2022, KeepNMAlive was created to promote awareness of the problem within our state. It is a vast partnership between Bernalillo County, the City of Albuquerque, other local, state and federal government entities, experts from multiple fields including medical, harm reduction, judicial, law enforcement, community treatment providers, impacted family members, those in recovery with direct lived experience and community support networks. This multi-tiered approach consists of education, awareness, outreach and connections to addiction and recovery resources as well as the keepNMAlive website.

As the campaign moves into its third year, the partnerships have grown stronger and increased in number. It's reaching more people...those suffering in substance use; family members who have faced loss and/or are suffering alongside those impacted; and educating so many others to help prevent future addictions.

The Bernalillo County Board of Commissioners honors and recognizes the partners in the keepNMAlive campaign and gives you our deepest gratitude for the work you do and the positive impact you have on our community and every person you help.





# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: Finance  
Prepared By: Heidi Warren  
Director: Shirley Ragin  
DCM: Shirley Ragin  
Sponsors: Shirley Ragin

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**Title:** University of New Mexico Hospital Report, Second Quarter FY24

**Action:**

Presentation by UNMH CEO Kate Becker to the Board of County Commissioners

**Summary:**

University of New Mexico Hospital's CEO will present patient and financial data covering the second quarter of FY24.

**Attachments:**

- Bernalillo County Trend Report Dec 2023 FY24 v3 for 02 20 2023 Meeting (PDF)



# QUARTERLY REPORT December, 2023

## Bernalillo County Commissioner Trend Report





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# A. ACCOUNTABILITY

## Balance Sheet

### Statements of Net Position

(In Thousands)

	<u>December 2023</u>	<u>audited June 2023</u>
<b>Assets</b>		
Cash and marketable securities	\$ 296,359	\$ 219,355
Cash restricted by management for capital replacement	-	16,519
Cash restricted for donor specified expenses	21,704	20,928
Patient receivables, net	169,549	160,924
Other receivables and current assets	239,255	162,093
Capital initiatives receivable	-	46,000
Capital assets, net	824,284	738,879
Restricted for mortgage reserve, bonds	22,602	18,844
Other noncurrent assets	35,849	37,848
<b>Total assets</b>	<b>1,609,602</b>	<b>1,421,390</b>
<b>Liabilities</b>		
Accounts payable	74,462	67,842
Payable to related parties (UNM)	124,069	56,731
Interest payable bonds	65	65
Other accrued current liabilities	224,077	173,283
Bonds payable, non current	61,485	61,485
Mortgage Payable - NHT	224,804	166,500
Other long term liabilities	41,010	45,155
<b>Total liabilities</b>	<b>749,972</b>	<b>571,061</b>
<b>Net Position</b>		
Restricted for expendable grants, bequests, and contributions	21,704	20,928
Restricted by management for capital replacement **	-	62,519
Restricted for trust indenture and debt agreement	22,602	18,844
Assets invested in capital	496,258	465,139
Unrestricted from operations	319,066	282,899
<b>Total net assets</b>	<b>\$ 859,630</b>	<b>\$ 850,329</b>
<b>Current Ratio</b>	<b>1.72</b>	<b>1.89</b>
<b>Days Cash on Hand**</b>	<b>70.47</b>	<b>54.39</b>

\* Net Assets have been reclassified to expanded categories to reflect operational intentions

\*\*Days cash on hand is calculated on unrestricted cash

## Income Statement

### UNM HOSPITALS

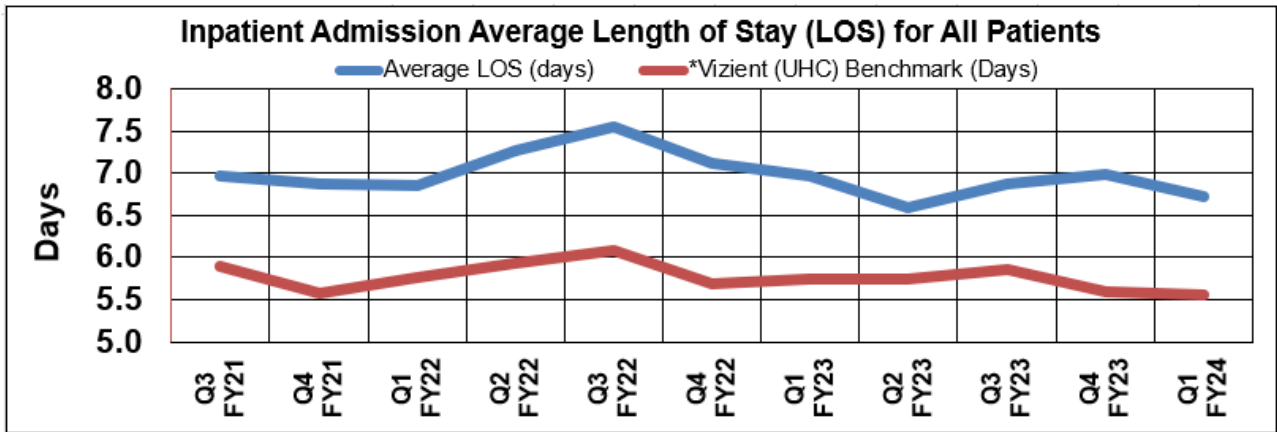
Statements of Revenues, Expenses, and Changes in Net Assets  
For the six (6) months ended December 31, 2023

<i>(In Thousands)</i>	<u>December</u>
Operating revenues:	
Net Patient Service	\$ 642,241
Other	27,306
Total Operating Revenues	<u>669,547</u>
Operating expenses:	
Employee Compensation and Benefits	375,351
UNM School of Medicine Medical Services	99,845
Medical Services Oncology	13,980
Medical Services non-SOM	23,935
Medical Supplies	106,729
Oncology Drugs	28,898
Occupancy/Equipment	41,972
Depreciation	17,037
Purchased Services	46,690
Gross Receipts Tax	13,248
Other	16,889
Total Operating Expenses	<u>784,574</u>
Operating loss	<u>(115,027)</u>
Nonoperating Revenues (Expenses):	
Bernalillo County Mill Levy	61,825
State Appropriation	9,875
Capital Appropriation	680
Interest Expense	(1,167)
Other Revenue and (Expense)	53,113
Net Nonoperating Revenues	<u>124,326</u>
Total Increase in Net Assets	<u>9,299</u>

## Mill Levy Distribution Detail by Department FY2023

		(Audited)
Total Bernalillo County Mill Levy		\$ 120,649,639.00
Note: 15% of the Mill Levy is allocated to Behavioral Health (see pg. 43)		
		UNMH - 85%
<b>Mill Levy</b>	<b>\$</b>	<b>102,552,193</b>
<b>Expenses</b>		<b>Total Spending</b>
<i>Facilities</i>		
Facilities Maintenance	\$	13,885,052
Environmental Services		13,103,691
Insurance		5,274,137
Plant Operations & Maintenance		6,330,824
Utilities		5,636,155
Clinical Engineering		2,195,122
Parking Structure and Support		5,706,393
Security		5,719,064
Off Site/Ambulatory Maintenance		4,910,386
Life Safety/Fire Protection		2,346,028
Facilities Planning		2,717,194
Facilities Other		880,762
Total Facilities		68,704,808
Finance		9,291,897
HR		19,232,843
<i>Information Technology</i>		
IT - Open Clinic/Mgt		7,112,894
IT - Patient Financial Services		3,034,683
Communications		5,845,835
IT Cerner Millennium RHO		5,134,950
Clinical Applications		3,417,762
Customer Service		3,821,079
Network & Infrastructure		3,302,184
Systems Support		4,052,875
System Develop and Applications		2,471,066
Network & Cyber Security		3,460,842
IT Non Capital Equipment		820,365
Computer Learning Technologies		1,455,413
Medical Records		1,850,649
IT - EVOLVE3		622,448
IT Admin, Oversight and Support		911,978
IT Other		5,613,782
Total Information Technology		52,928,805
<i>Revenue Cycle</i>		
Patient Financial Services		12,542,732
Coding		11,272,597
Revenue Cycle Initiatives		2,765,416
Medical Records Support Svcs		4,128,830
HIM Clinical Documentation		2,383,608
Collection Agencies		1,358,881
Revenue Other		507,008
Total Revenue Cycle		34,959,072
Food & Nutrition		9,966,597
<i>Other</i>		
Administration		8,073,867
FHA Bonds		5,409,406
Admin Support for Facilities/Planning		3,029,270
Admin Other		6,561,233
Total Other		23,073,776
<b>Total Mill Levy Expenditures</b>		<b>\$ 218,157,798</b>

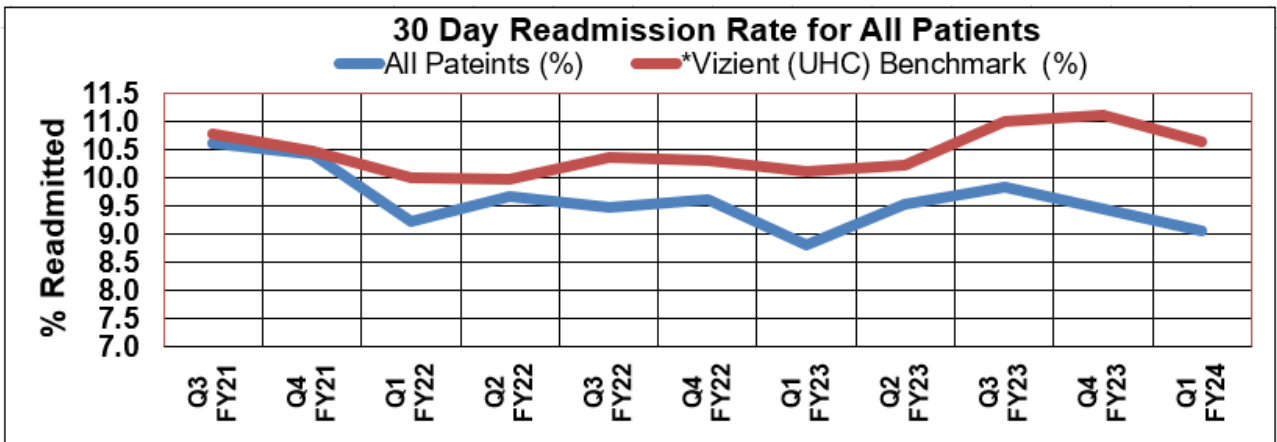
### Average Length of Stay (LOS) for Inpatient Admissions



Fiscal Quarter	Q3 FY21	Q4 FY21	Q1 FY22	Q2 FY22	Q3 FY22	Q4 FY22	Q1 FY23	Q2 FY23	Q3 FY23	Q4 FY23	Q1 FY24
Average LOS (days)	6.98	6.88	6.85	7.27	7.55	7.12	6.96	6.60	6.87	6.99	6.73
*Vizient (UHC) Benchmark (Days)	5.90	5.58	5.76	5.94	6.09	5.70	5.75	5.74	5.85	5.60	5.55

(There is a three-month delay in Vizient data.)

### 30 Day Readmission for All Patients

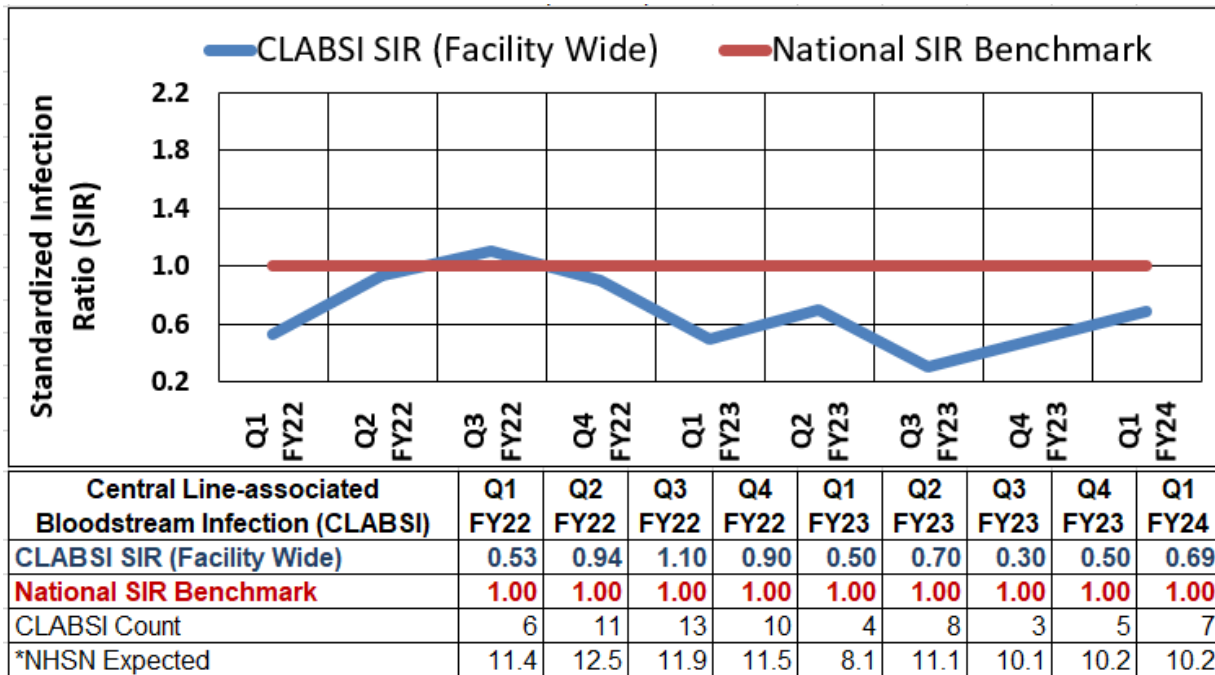


Fiscal Quarter	Q3 FY21	Q4 FY21	Q1 FY22	Q2 FY22	Q3 FY22	Q4 FY22	Q1 FY23	Q2 FY23	Q3 FY23	Q4 FY23	Q1 FY24
All Patients (%)	10.61	10.41	9.22	9.67	9.48	9.62	8.82	9.53	9.83	9.46	9.06
*Vizient (UHC) Benchmark (%)	10.77	10.47	9.99	9.97	10.36	10.31	10.13	10.22	10.99	11.12	10.64

(There is a three-month delay in Vizient data.)

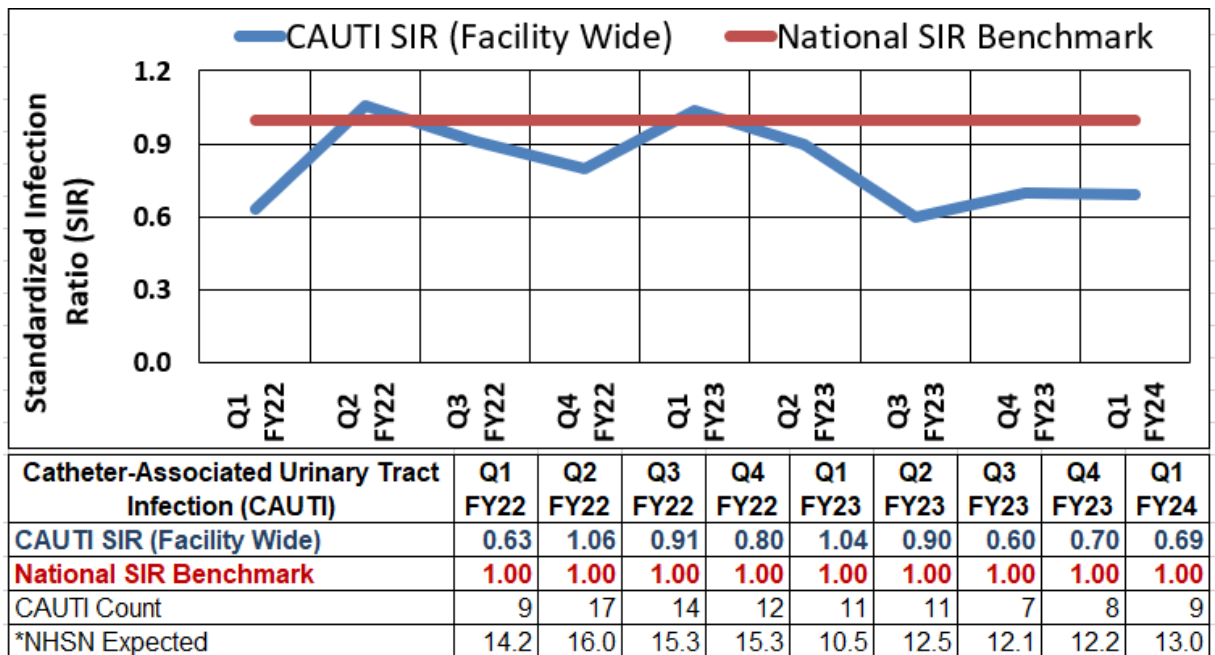
\*Vizient, Inc. (formerly, "UHC") is an alliance of the nation's leading academic medical centers ("AMCs") and associate member institutions affiliated with those academic medical centers, which represents over 90% of the nonprofit academic medical centers in the United States.

### Catheter Central Line-associated Bloodstream Infection



Catheter data is delayed by one quarter.

### Catheter Associated Urinary Tract Infection



Catheter data is delayed by one quarter.

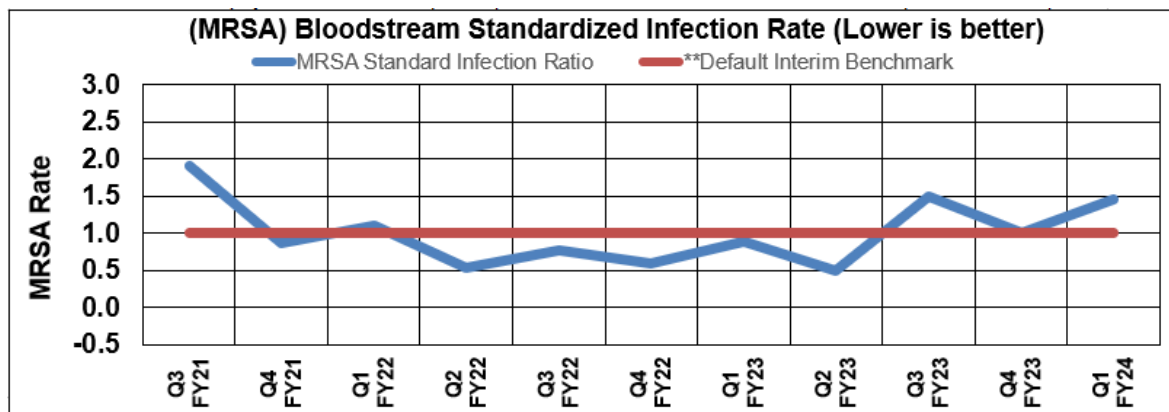
\*NHSN = National Healthcare Safety Network.

NHSN provides the figure for Expected. The SIR ratio is calculated by dividing UNMH **Observed** by the NHSN **Expected**, where observed is the count.



## MRSA Bloodstream Standardized Infection Rate

For Methicillin-resistant Staphylococcus Aureus (MRSA) Bloodstream Standardized Infection Rate, lower is better.



Fiscal Quarter	Q3 FY21	Q4 FY21	Q1 FY22	Q2 FY22	Q3 FY22	Q4 FY22	Q1 FY23	Q2 FY23	Q3 FY23	Q4 FY23	Q1 FY24
MRSA Standard Infection Ratio	1.91	0.87	1.11	0.54	0.78	0.60	0.88	0.50	1.50	1.00	1.46
**Default Interim Benchmark	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Raw Count of Infections	7	3	3	2	4	2	3	2	4	4	4

MRSA data is delayed by one quarter.

\*\*Default Interim Benchmark is a temporary measure until a national benchmark is defined.

## Total Number of Inpatient Days

FY23 Actual based on the twelve (12) months ended June 30, 2023

FY24 Actual YTD is based on the six (6) months ended December 31, 2023

FY24 Projected is based on the twelve (12) months ended December 31, 2023

Inpatient Days	FY23 Actual	FY24 Actual YTD	FY24 Projected
Adult	133,431	69,071	135,525
Pediatric	38,961	18,892	36,866
Newborn	5,057	2,621	4,917
<b>Total Inpatient Days</b>	<b>177,449</b>	<b>90,584</b>	<b>177,308</b>

## Nursing Hours of Care

	FY22 June, 2022	FY23 June, 2023	FY24 December, 2023
UNMH Nursing Hours of Care Per Patient*	15.78	15.38	15.95

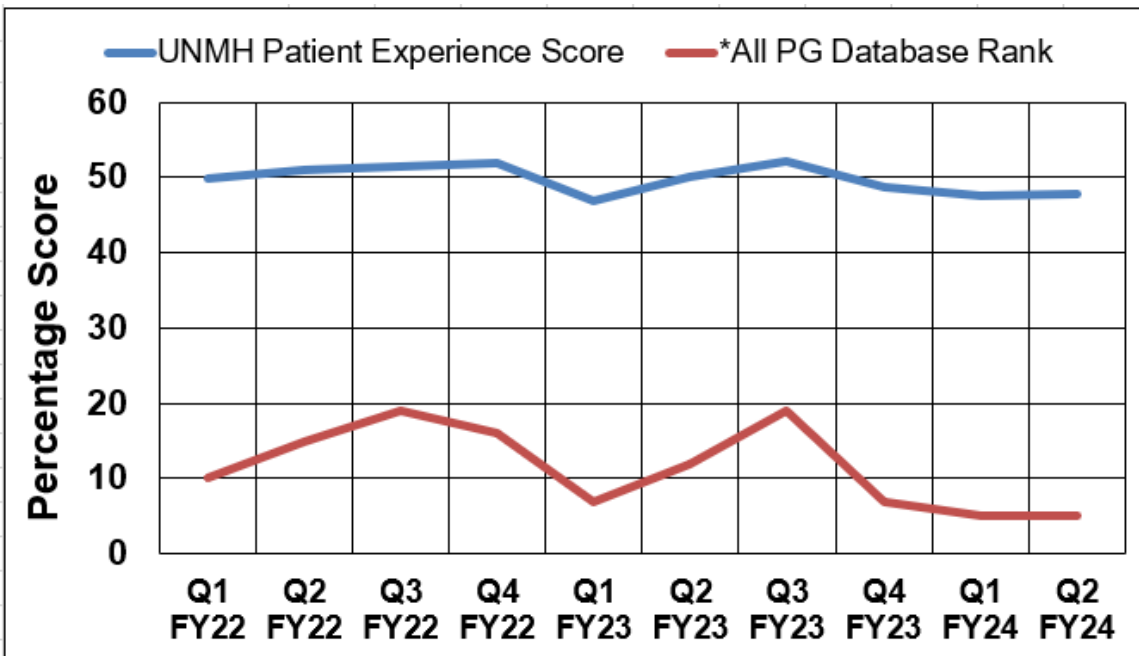
\*Nursing Hours of Care includes all paid hours in the inpatient nursing departments (Adult ICU, SAC/Med Surg, Pediatrics, OB and Newborn nursery) divided by the total statistics for each department.

### Number of RN FTE's and Retention Rate

Category	Number of FTES as of June 2023	Number of FTES as of December 2023	FY2024 Hires (Headcount)	FY2024 Terms (Headcount)	Rolling Retention Rate
RN's	1,738	1,836	102	176	80.8%
*National Retention Rate Benchmark					78.3%

\* Per the 2023 National Healthcare Retention & RN Staffing Report Published by: NSI Nursing Solutions, Inc., the 2022 national RN turnover rate is 21.7%.

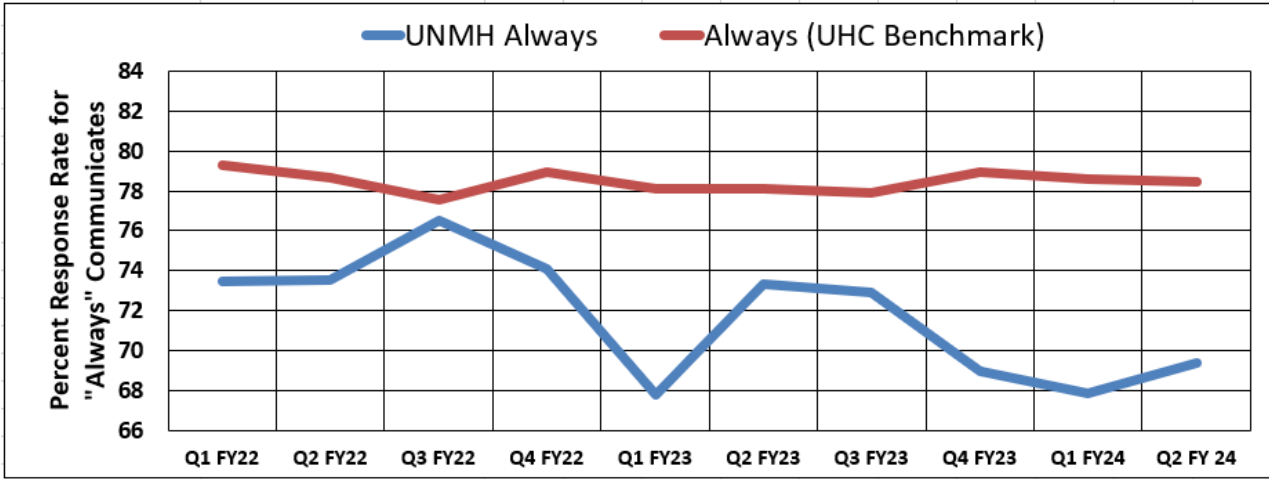
### Press Ganey Inpatient Experience Score



Quarter	Q1 FY22	Q2 FY22	Q3 FY22	Q4 FY22	Q1 FY23	Q2 FY23	Q3 FY23	Q4 FY23	Q1 FY24	Q2 FY24
UNMH Patient Experience Score	49.9	51.0	51.5	52.0	46.9	50.0	52.1	48.8	47.6	47.9
*All PG Database Rank	10.0	15.0	19.0	16.0	7.0	12.0	19.0	7.0	5.0	5.0

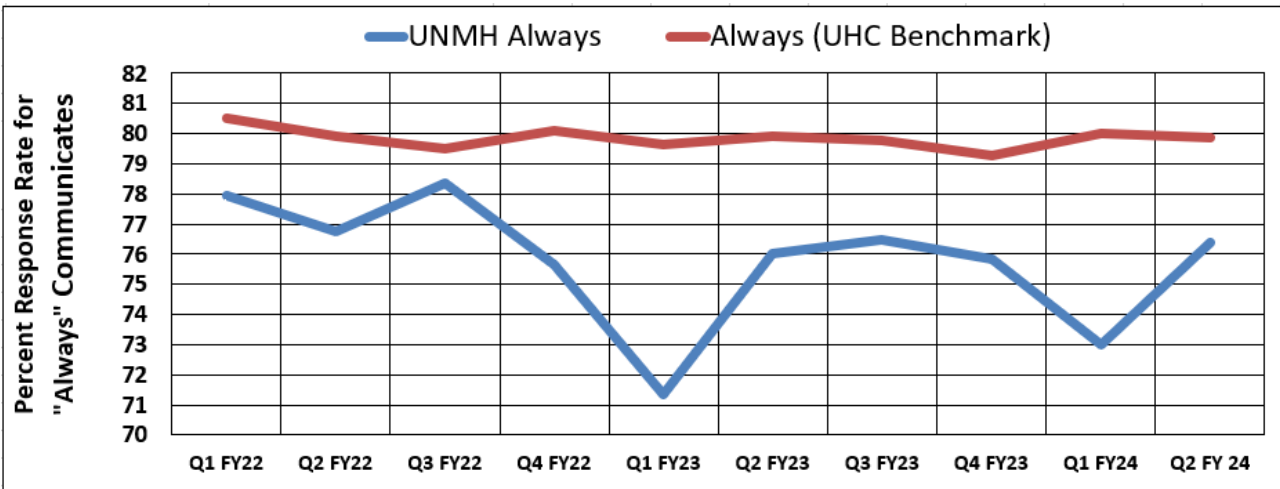
\*The University Health System Consortium ("UHC") is an alliance of 98 of the nation's leading academic medical centers ("AMCs"), and 143 associate member institutions affiliated with those academic medical centers, which represents over 90% of the nonprofit academic medical centers in the United States.

### HCAHPS Satisfaction – Communications with Nurses



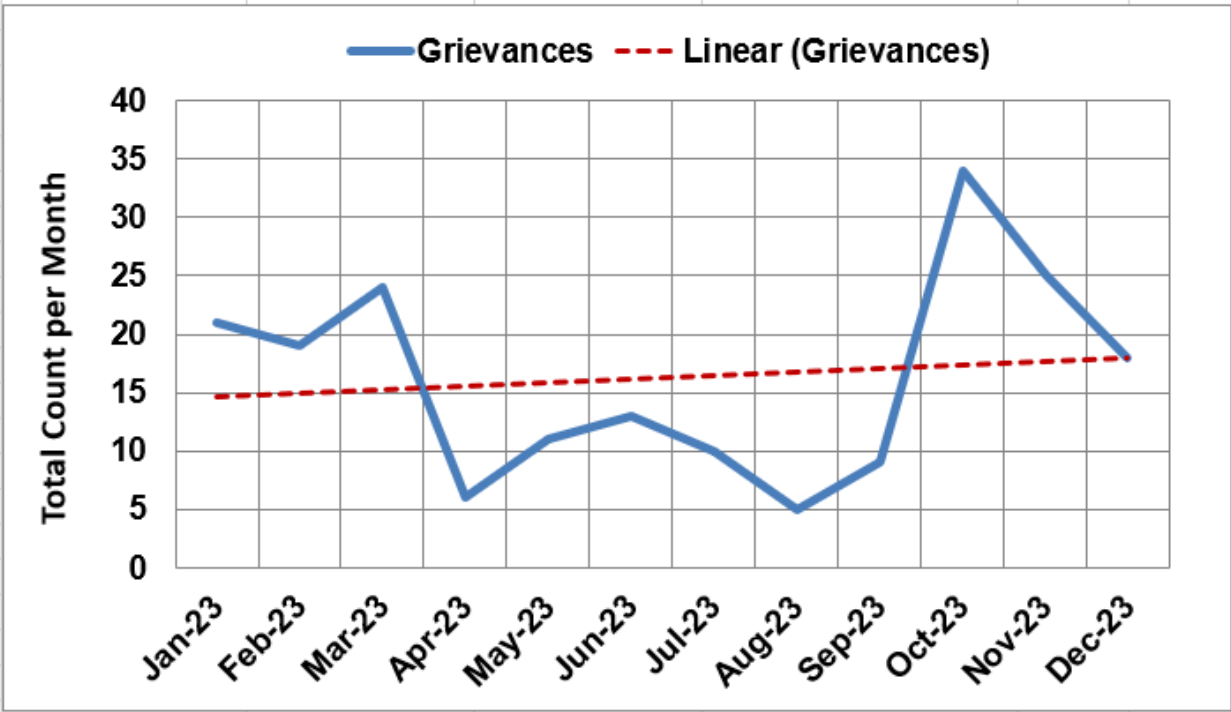
Communication with Nurses	Response	Q1 FY22	Q2 FY22	Q3 FY22	Q4 FY22	Q1 FY23	Q2 FY23	Q3 FY23	Q4 FY23	Q1 FY24	Q2 FY24
H-COMP-1-A-P	UNMH Always	73.5	73.5	76.5	74.1	67.8	73.3	72.9	69.0	67.9	69.4
H-COMP-1-U-P	UNMH Usually	18.4	18.8	17.0	18.4	22.3	17.3	20.3	22.6	22.5	20.6
H-COMP-1-SN-P	UNMH Sometimes/Never	8.1	7.7	6.5	5.8	9.9	9.4	6.8	8.5	9.7	10.0
<b>UHC Benchmark</b>	<b>Always (UHC Benchmark)</b>	<b>79.3</b>	<b>78.7</b>	<b>77.6</b>	<b>78.9</b>	<b>78.1</b>	<b>78.1</b>	<b>77.9</b>	<b>78.9</b>	<b>78.6</b>	<b>78.5</b>

### HCAHPS Satisfaction – Communications with Doctors



Communication with Doctors	Response	Q1 FY22	Q2 FY22	Q3 FY22	Q4 FY22	Q1 FY23	Q2 FY23	Q3 FY23	Q4 FY23	Q1 FY24	Q2 FY24
H-COMP-2-A-P	UNMH Always	77.9	76.8	78.4	75.7	71.3	76.0	76.5	75.8	73.0	76.4
H-COMP-2-U-P	UNMH Usually	15.8	14.5	15.7	16.0	18.2	15.0	16.5	16.3	19.2	16.7
H-COMP-2-SN-P	UNMH Sometimes/Never	6.3	8.7	6.0	8.3	10.4	9.0	7.0	7.8	7.8	6.9
<b>UHC Benchmark</b>	<b>Always (UHC Benchmark)</b>	<b>80.5</b>	<b>79.9</b>	<b>79.5</b>	<b>80.1</b>	<b>79.6</b>	<b>79.9</b>	<b>79.8</b>	<b>79.3</b>	<b>80.0</b>	<b>79.8</b>

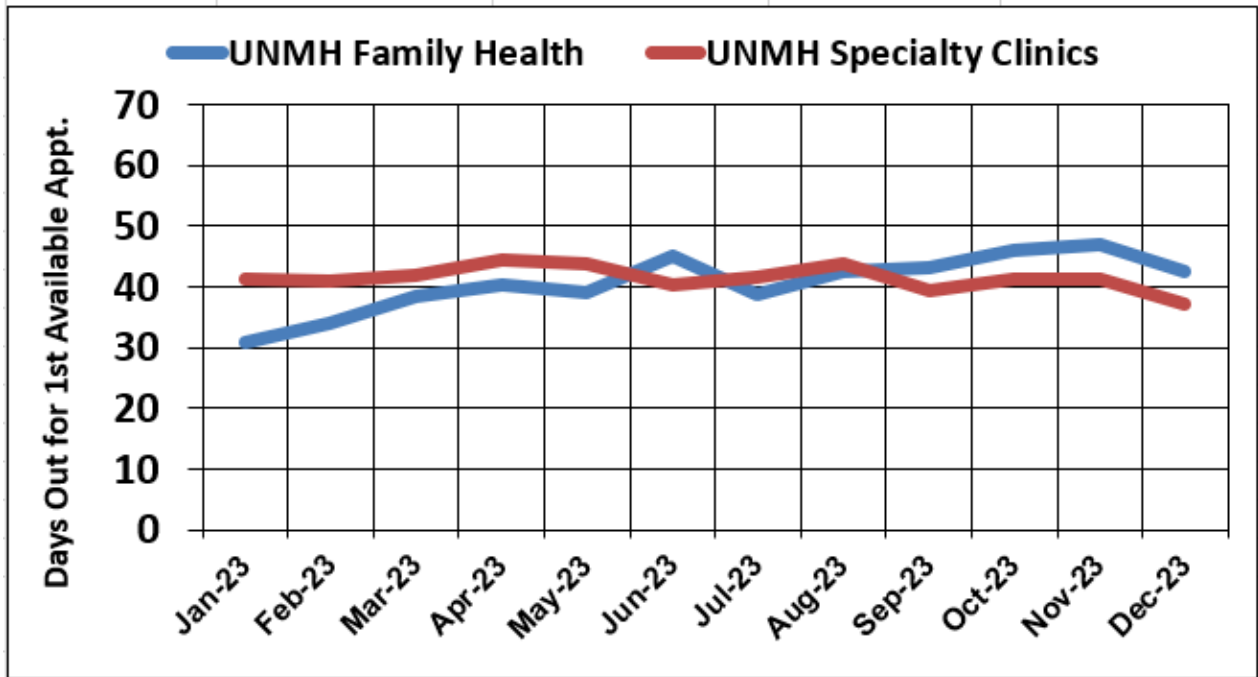
# Grievances



Month-Year	Grievances
Jan-23	21
Feb-23	19
Mar-23	24
Apr-23	6
May-23	11
Jun-23	13
Jul-23	10
Aug-23	5
Sep-23	9
Oct-23	34
Nov-23	25
Dec-23	18

## Average time for a New Patient Appointment for Primary and Specialty Care

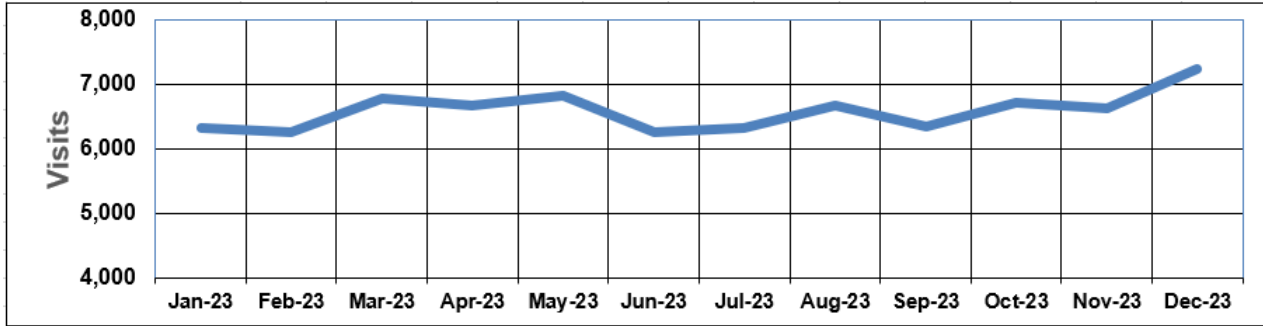
Average 1<sup>st</sup> Available\* Day out for Appointments.



Month	UNMH Family Health	UNMH Specialty Clinics
Jan-23	30.8	41.2
Feb-23	34.1	40.9
Mar-23	38.5	41.8
Apr-23	40.4	44.5
May-23	39.1	43.7
Jun-23	45.0	40.2
Jul-23	38.8	41.6
Aug-23	42.4	43.8
Sep-23	43.1	39.3
Oct-23	46.0	41.2
Nov-23	46.8	41.2
Dec-23	42.6	37.3

## Number of Emergency Department (ED) Visits

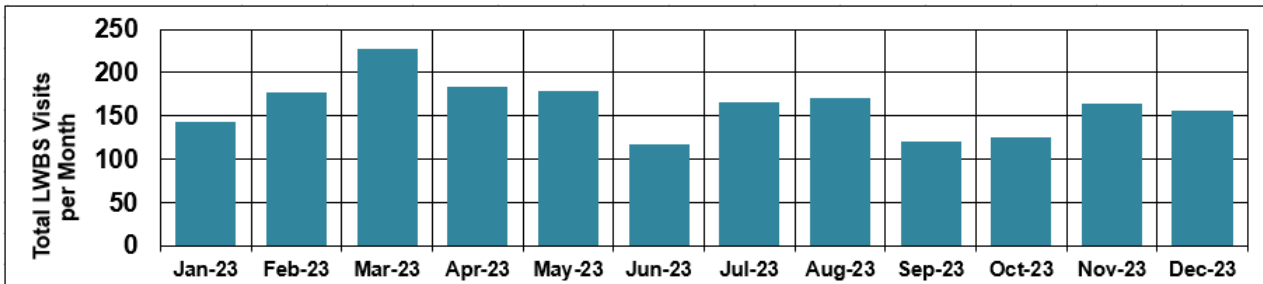
Adult and Pediatric Emergency Department (ED) Visits, not including Urgent Care visits.



Month	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23
Visits	6,325	6,264	6,792	6,678	6,835	6,254	6,333	6,668	6,337	6,720	6,631	7,249

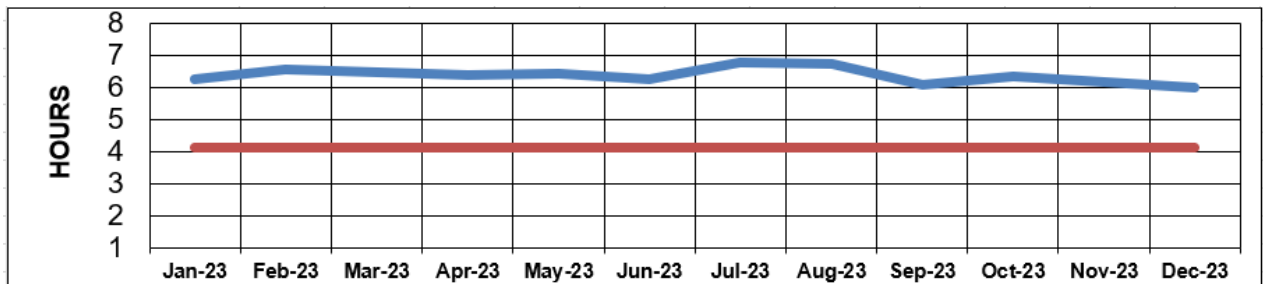
## Total ED Patients Left without Being Seen

Patients who “Left Without Being Seen” (LWBS), including all Adult and Pediatric Emergency Department (ED) Visits, not including Urgent Care visits.



Month	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23
UH LWBS	144	178	227	183	179	117	166	171	120	125	164	156

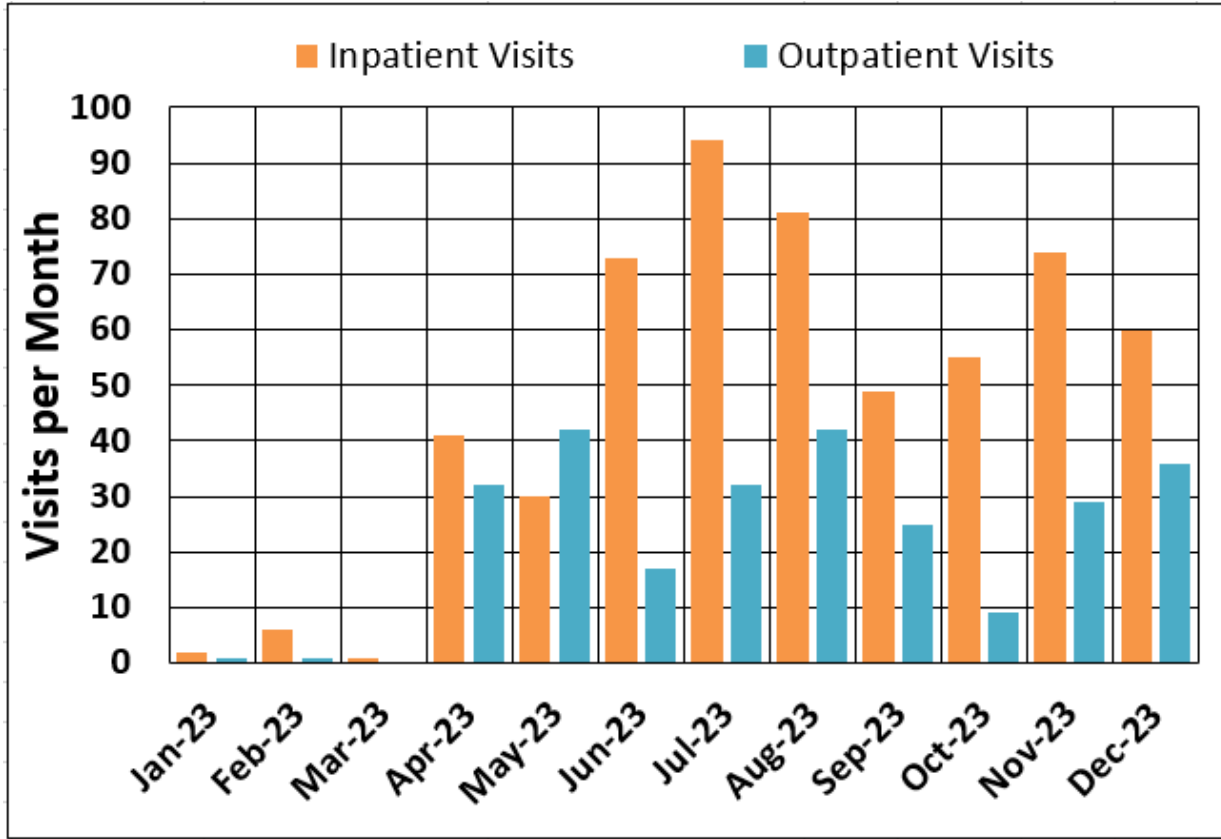
## ED Average Hours from Arrival to Disposition



Month	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23
Arrival to Disposition	6.28	6.58	6.47	6.40	6.45	6.27	6.80	6.73	6.08	6.37	6.17	6.02
*National Average	4.11	4.11	4.11	4.11	4.11	4.11	4.11	4.11	4.11	4.11	4.11	4.11

\* Press Ganey, ED Pulse Report, 2010 - Average LOS in ED: 4 hours, 7 minutes.

### MDC Inmates Receiving Hospital Services



Month	Inpatient Visits	Outpatient Visits
Jan-23	2	1
Feb-23	6	1
Mar-23	1	0
Apr-23	41	32
May-23	30	42
Jun-23	73	17
Jul-23	94	32
Aug-23	81	42
Sep-23	49	25
Oct-23	55	9
Nov-23	74	29
Dec-23	60	36

Bernalillo County Metropolitan Detention Center (MDC) inmates receiving care at UNM Hospitals and registered as Metro BCDC (MDC ABQ Metro).

Typically, patients use their own insurance when possible.

## Bernalillo County Encounters by Funding Source

All Bernalillo County encounters for the six (6) months ended December 31, 2023, broken down by funding source.

Source	Bernalillo County Encounters
Charity Care - Bernalillo County	11,977
EMSA	152
IHS	1,790
Medicaid	143,328
Medicare	145,517
Uninsured	20,287
HMO's & Insurance	132,729
All Other *	23,194
<b>Total Encounters</b>	<b>478,974</b>
<b>Native American Encounters **</b>	<b>54,824</b>

### Encounters:

Bernalillo County consist of Inpatients and Outpatients who provided a Bernalillo County zip code during their registration. Categories are based on Primary Payer Code. Native American Encounters are based on race as provided during registration, are not restricted to only Bernalillo County zip codes and could be duplicate of the Bernalillo encounters by payer above. Includes Acute and Behavioral Health.

\***All Other** includes: Champus, Veteran Affairs, Tricare and Out of State Medicaid

\*\***Native American Encounters** are based on race as provided during registration, are not restricted to only Bernalillo County zip codes and could be duplicate of the Bernalillo encounters by payer above.



## Financial Assistance to Patients by County

Total financial assistance for the six (6) months ended December 31, 2023, based on primary and secondary coverage.

County	Charity Care Cost	Uninsured Cost	Total Uncompensated Care Cost
Bernalillo	\$ 18,524,625	\$ 9,188,146	\$ 27,712,771
Catron	31,007	33,113	64,121
Chaves	166,452	39,538	205,990
Cibola	267,889	247,964	515,853
Colfax	26,001	8,634	34,636
Curry	3,087	54,082	57,169
De Baca	2,708	141	2,849
Dona Ana	139,261	21,195	160,456
Eddy	61,289	37,588	98,877
Grant	30,111	8,995	39,107
Guadalupe	156,820	20,831	177,651
Harding	4,614	-	4,614
Hidalgo	-	-	-
Lea	173,884	3,134	177,018
Lincoln	59,730	14,435	74,165
Los Alamos	3,464	21,497	24,960
Luna	207,915	3,731	211,647
Mc Kinley	413,931	282,035	695,966
Mora	61,695	8,287	69,982
Otero	18,606	4,135	22,741
Quay	18,249	924	19,173
Rio Arriba	141,269	142,486	283,756
Roosevelt	-	2,994	2,994
San Juan	386,619	104,902	491,522
San Miguel	115,351	74,044	189,395
Sandoval	1,047,895	596,099	1,643,993
Santa Fe	1,675,029	390,309	2,065,338
Sierra	27,178	7,008	34,186
Socorro	494,115	51,997	546,112
Taos	199,123	68,789	267,912
Torrance	377,414	171,098	548,512
Union	151	7,211	7,362
Valencia	3,207,712	783,159	3,990,871
Out Of State	-	1,270,705	1,270,705
<b>Grand Total</b>	<b>\$ 28,043,195</b>	<b>\$ 13,669,210</b>	<b>\$ 41,712,405</b>

Total Uncompensated Care Cost: Cost of care for UNM Hospitals is the actual cost of providing care - salary, benefits, supplies, drugs, blood, organs, utilities, depreciation, contracts, services.

## Financial Assistance to Bernalillo County Patients by Zip Code

Totals for the six (6) months ended December 31, 2023

Bernalillo County Zip	Inpatient Encounter Count	Inpatient Charity Care and Uninsured Cost	Outpatient Encounter Count	Outpatient Charity Care and Uninsured Cost	Total Encounter Count	Total Patient Charity Care and Uninsured Cost
87008	1	\$1,620	32	\$ 6,895	33	\$ 8,515
87022	7	2,185	57	10,018	64	12,202
87047	1	690	88	27,114	89	27,803
87059	10	40,914	213	57,780	223	98,694
87100	-	-	-	-	-	-
87101	1	12,952	10	2,853	11	15,806
87102	76	363,683	1,827	692,248	1,903	1,055,932
87103	3	12,737	19	5,468	22	18,205
87104	22	420,984	582	219,544	604	640,528
87105	177	2,024,471	5,311	2,442,032	5,488	4,466,503
87106	86	747,329	1,800	817,020	1,886	1,564,349
87107	55	335,676	1,860	737,561	1,915	1,073,237
87108	148	1,105,526	3,566	1,606,882	3,714	2,712,408
87109	39	256,186	1,268	393,877	1,307	650,063
87110	78	480,283	1,762	551,117	1,840	1,031,400
87111	40	471,928	975	329,195	1,015	801,123
87112	70	363,036	1,886	555,700	1,956	918,735
87113	15	61,791	437	168,079	452	229,870
87114	57	316,399	1,503	709,212	1,560	1,025,611
87115	1	11,768	3	524	4	12,293
87116	2	2,442	16	5,552	18	7,994
87117	-	-	2	282	2	282
87119	-	-	18	3,195	18	3,195
87120	81	699,445	1,716	644,231	1,797	1,343,676
87121	243	2,843,029	8,279	4,300,716	8,522	7,143,746
87122	7	29,461	185	79,051	192	108,512
87123	105	886,295	3,109	1,569,569	3,214	2,455,865
87125	2	6,134	71	19,932	73	26,066
87128	-	-	-	-	-	-
87130	-	-	-	-	-	-
87131	-	-	13	1,969	13	1,969
87140	-	-	-	-	-	-
87151	11	137,764	96	34,288	107	172,052
87153	-	-	14	724	14	724
87154	1	10	28	1,515	29	1,526
87158	-	-	-	-	-	-
87176	3	2,578	30	3,795	33	6,372
87181	-	-	9	3,278	9	3,278
87184	1	28	8	457	9	485
87185	-	-	3	1,094	3	1,094
87187	-	-	3	365	3	365
87190	-	-	8	686	8	686
87191	-	-	7	2,362	7	2,362
87192	-	-	17	4,676	17	4,676
87193	1	394	29	3,610	30	4,004
87194	-	-	29	2,689	29	2,689
87195	4	3,438	39	2,954	43	6,392
87196	-	-	26	9,132	26	9,132
87197	1	34,782	40	1,942	41	36,724
87198	-	-	61	2,605	61	2,605
87199	1	1,261	21	1,765	22	3,026
<b>Grand Total</b>	<b>1,350</b>	<b>\$ 11,677,219</b>	<b>37,076</b>	<b>\$ 16,035,552</b>	<b>\$ 38,426</b>	<b>\$ 27,712,771</b>

# Financial Assistance to Bernalillo County Patients by Service Type

Totals for the six (6) months ended December 31, 2023.

Bernalillo County Zip	Medicine Count	Surgery Count	Cancer Count	Ortho-pedics Count	Womens Health Count	Cardio-vascular/Respiratory/Cardiac Care Count	Neuro-sciences/Neuro-logical Count	Spine Count	Other Count	Neo-natology/Normal Newborn/Childrens Count	Behavioral Health Count	Trauma Count	Total Count
87008	13	6	2	2	1	1	3	3	-	1	1	-	33
87022	25	5	10	5	1	5	6	2	-	-	5	-	64
87047	17	16	10	17	4	4	8	6	-	-	7	-	89
87059	90	20	6	35	10	16	22	4	1	-	19	-	223
87100	-	-	-	-	-	-	-	-	-	-	-	-	-
87101	4	1	-	2	1	2	-	-	-	-	1	-	11
87102	645	257	134	176	151	98	95	65	22	2	258	-	1,903
87103	8	1	-	-	8	1	1	1	-	-	2	-	22
87104	189	95	46	71	45	35	27	13	1	5	77	-	604
87105	1,872	745	386	626	691	308	251	141	57	14	397	-	5,488
87106	658	241	65	158	172	82	130	51	22	7	300	-	1,886
87107	659	258	130	225	213	99	97	40	11	2	181	-	1,915
87108	1,341	416	233	305	447	178	156	72	30	15	521	-	3,714
87109	431	151	80	185	63	70	66	56	19	1	185	-	1,307
87110	663	229	111	189	77	111	131	44	17	1	267	-	1,840
87111	311	132	100	98	43	55	85	24	10	1	156	-	1,015
87112	628	232	197	209	130	103	122	54	14	4	263	-	1,956
87113	172	64	34	39	41	31	10	16	5	1	39	-	452
87114	531	188	141	153	156	66	121	39	10	5	150	-	1,560
87115	-	1	1	2	-	-	-	-	-	-	-	-	4
87116	7	2	-	1	2	1	-	-	-	-	5	-	18
87117	2	-	-	-	-	-	-	-	-	-	-	-	2
87119	3	4	-	2	2	6	-	-	1	-	-	-	18
87120	637	203	126	151	213	66	95	51	11	3	241	-	1,797
87121	2,928	1,142	763	742	1,429	412	405	192	73	17	419	-	8,522
87122	80	36	17	29	4	6	9	3	84	-	8	-	276
87123	1,182	412	260	280	331	161	206	78	33	9	262	-	3,214
87125	23	7	-	6	2	5	7	4	-	-	19	-	73
87128	-	-	-	-	-	-	-	-	-	-	-	-	-
87130	-	-	-	-	-	-	-	-	-	-	-	-	-
87131	5	3	-	-	-	-	-	1	4	-	-	-	13
87140	-	-	-	-	-	-	-	-	-	-	-	-	-
87151	24	32	1	30	-	3	5	-	2	-	10	-	107
87153	1	1	-	2	-	-	-	4	-	-	6	-	14
87154	11	4	9	1	1	2	-	-	-	-	1	-	29
87158	-	-	-	-	-	-	-	-	-	-	-	-	-
87176	16	7	-	1	-	3	-	4	-	-	2	-	33
87181	3	2	2	2	-	-	-	-	-	-	-	-	9
87184	4	2	1	-	1	-	1	-	-	-	-	-	9
87185	-	-	-	-	2	-	1	-	-	-	-	-	3
87187	2	-	-	-	-	1	-	-	-	-	-	-	3
87190	4	1	-	-	1	-	-	-	-	-	2	-	8
87191	3	-	-	-	-	1	1	-	-	-	2	-	7
87192	5	-	-	3	3	4	-	-	-	-	2	-	17
87193	12	5	-	2	1	3	3	1	-	-	3	-	30
87194	12	4	-	3	1	-	5	2	-	-	2	-	29
87195	17	4	3	8	2	1	4	1	-	-	3	-	43
87196	8	11	-	-	1	3	1	-	-	-	2	-	26
87197	15	5	2	10	-	5	3	-	1	-	-	-	41
87198	23	11	3	1	1	13	1	6	-	-	2	-	61
87199	11	1	1	2	1	2	-	1	-	-	3	-	22
<b>Grand Total</b>	<b>13,295</b>	<b>4,957</b>	<b>2,874</b>	<b>3,773</b>	<b>4,252</b>	<b>1,963</b>	<b>2,078</b>	<b>979</b>	<b>344</b>	<b>88</b>	<b>3,823</b>	<b>-</b>	<b>38,426</b>

Attachment: Bernalillo County Trend Report Dec 2023 FY24 v3 for 02 20 2023 Meeting (21687 : UNM Hospital Quarterly Report -- Q2)

## Primary Reason for Bernalillo County Indigent Resident Visits

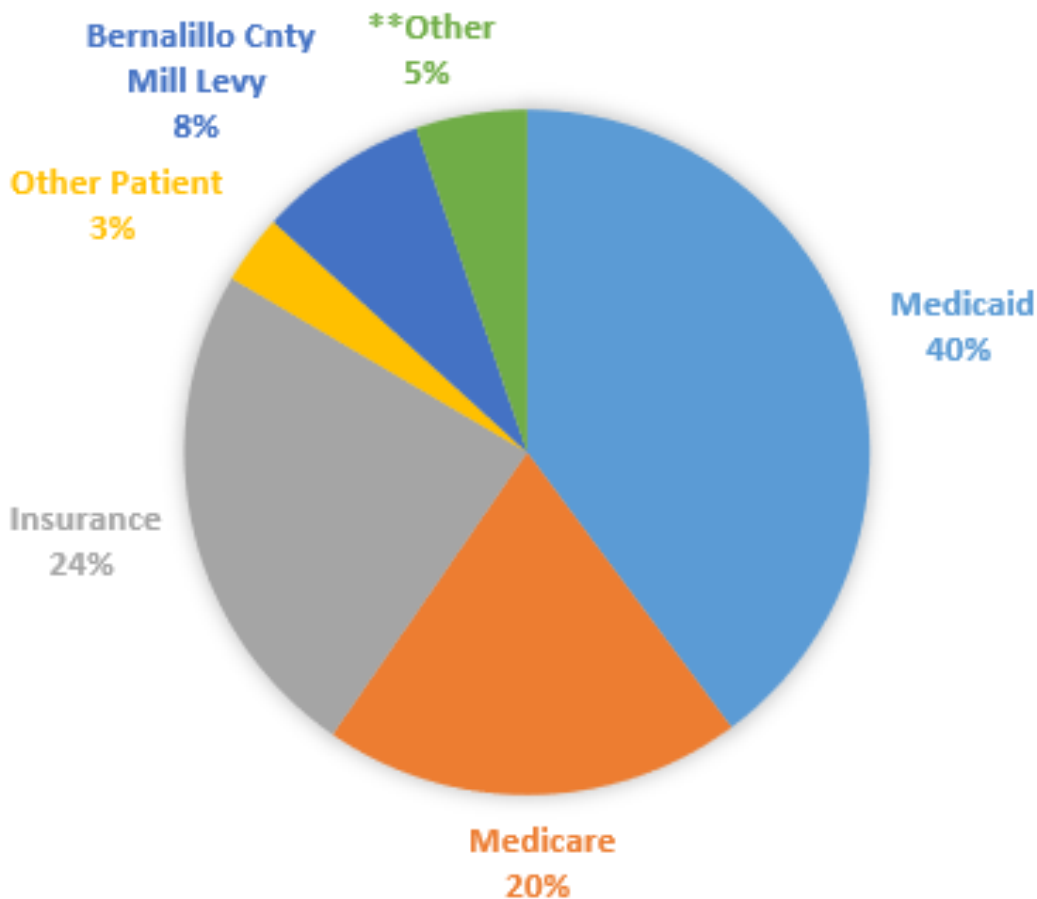
Totals are for each of the eight (8) quarters ended December 31, 2023.

Description	2024Q2	2024Q1	2023Q4	2023Q3	2023Q2	2023Q1	2022Q4	2022Q3
Factors influencing health status and contact with health services	216	209	266	371	337	218	220	214
undefined	664	693	738	1,044	1,004	670	603	671
Symptoms, signs and abnormal clinical and laboratory findings, not elsewhere classified	118	124	133	179	169	118	108	122
Diseases of the musculoskeletal system and connective tissue	1,009	1,078	1,115	1,538	1,305	950	866	940
Endocrine, nutritional and metabolic diseases	887	891	924	1,239	1,090	791	693	737
Injury, poisoning and certain other consequences of external causes	828	905	973	1,355	1,276	924	879	981
Diseases of the circulatory system	904	903	1,002	1,453	1,226	887	831	909
Diseases of the nervous system	694	507	652	1,117	1,323	557	623	618
Mental and behavioural disorders	558	601	640	903	812	575	561	552
Diseases of the genitourinary system	493	526	560	769	685	524	455	472
Neoplasms	237	200	243	398	394	225	211	205
Diseases of the digestive system	1,579	1,648	1,780	2,390	2,222	1,599	1,490	1,576
Diseases of the skin and subcutaneous tissue	649	690	700	958	874	602	572	610
Diseases of the respiratory system	317	372	399	558	482	342	318	338
Pregnancy, childbirth and the puerperium	438	475	503	646	585	436	409	475
Diseases of the eye and adnexa	13	17	18	26	25	31	28	31
Certain infectious and parasitic diseases	1,668	1,781	1,850	2,590	2,293	1,640	1,537	1,661
Diseases of the ear and mastoid process	127	129	156	208	193	129	125	124
Congenital malformations, deformations and chromosomal abnormalities	882	1,022	1,067	1,320	1,325	997	908	870
Diseases of the blood and blood-forming organs and certain disorders involving the immune mechanism	2,972	2,467	2,328	3,258	3,150	2,102	1,923	1,949
Codes for special purposes	100	51	60	103	240	163	123	315
Certain conditions originating in the perinatal period	1	1	0	0	0	1	0	0
External causes of morbidity and mortality	3,813	3,969	4,259	6,039	5,908	4,195	3,898	4,372
	19,167	19,259	20,366	28,462	26,918	18,676	17,381	18,742

The visit count consists of indigent patients who provided a Bernalillo County zip code during their registration. Categories are based on CMS diagnosis codes.

## Revenues by Payor Source

### FY2023 REVENUE (AUDITED)



FY2023	
Medicaid	\$ 600,072,470
Medicare	298,044,701
Insurance	359,404,802
*Other Patient	49,264,303
Bernalillo Cnty Mill Levy	120,649,639
**Other	79,139,291
<b>Total Revenues</b>	<b>\$ 1,506,575,206</b>

**\*Other Patient:** Champus, Veteran Affairs, Tricare and Out of State Medicaid

**\*\*Other:** All other revenues that are not patient related. Such as State and Local Contracts, Other Operating Revenue, State Appropriations, Capital Appropriations, and Investment Income.

# B. GOOD PRIMARY CARE SYSTEM

## Total Number of Outpatient Clinic Visits

FY22 is based on the twelve (12) months ended June 30, 2022.

FY23 is based on the twelve (12) months ended June 30, 2023.

FY24 is based on the previous six (6) months ended December 31, 2023.

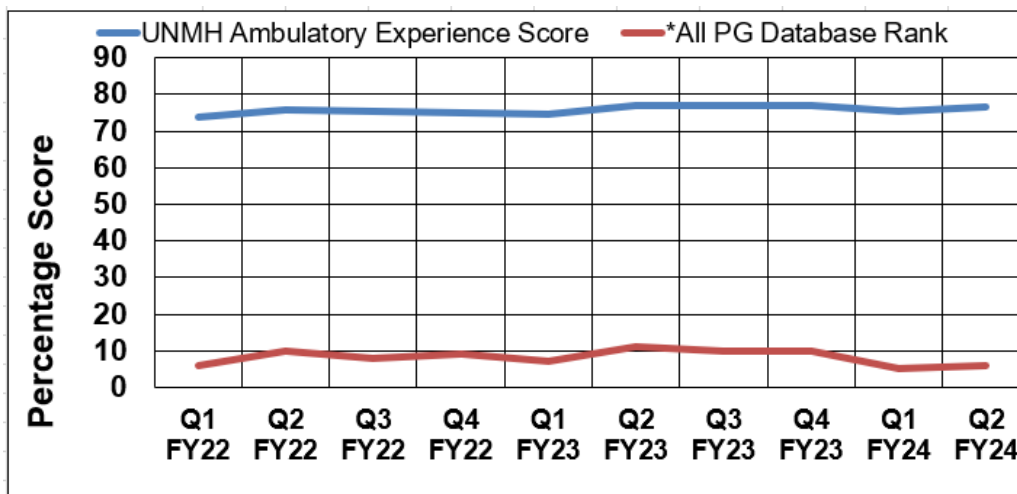
562,253	<b>FY22 Actual (12 Months)</b>
549,832	<b>FY23 Actual (12 Months)</b>
266,157	<b>FY24 Actual (6 Months)</b>

Outpatient visit total by Fiscal Year, including all Primary and Specialty clinics.

## Number of Evening and Weekend Clinics (To deflect ED visits)

Clinic:	Location:	Hours:
Adult Urgent Care	Main Hospital - 1st Floor, 2211 Lomas Blvd NE	Mon-Fri: 7am-6pm, Sat, Sun 7am-6pm
Peds Urgent Care	Main Hospital - 3rd Floor, 2211 Lomas Blvd NE	Mon-Fri: 8am-7pm, Sat 9am-2pm
Young Children's Health Center	306 San Pablo ST SE, Suite A	Mon-Thur: 8am-7pm, Fri 8am-5pm, Sat 9am-2pm

## Press Ganey Ambulatory Experience Score

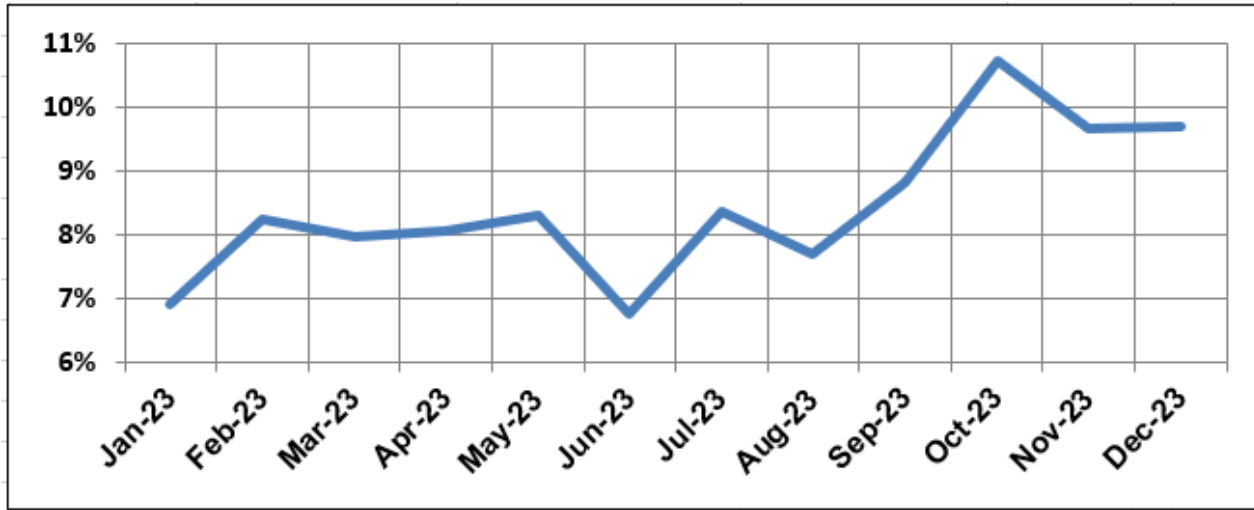


Quarter	Q1 FY22	Q2 FY22	Q3 FY22	Q4 FY22	Q1 FY23	Q2 FY23	Q3 FY23	Q4 FY23	Q1 FY24	Q2 FY24
UNMH Ambulatory Experience Score	73.7	75.8	75.4	75.1	74.5	76.8	77.0	77.0	75.4	76.6
*All PG Database Rank	6.0	10.0	8.0	9.0	7.0	11.0	10.0	10.0	5.0	6.0

\*The University Health System Consortium ("UHC") is an alliance of 98 of the nation's leading academic medical centers ("AMCs"), and 143 associate member institutions affiliated with those academic medical centers, which represents over 90% of the nonprofit academic medical centers in the United States.

## Percentage of Primary Care Patients with Same Day Clinic Appointments

Average percentage of Same Day Access for Primary Care Clinics.



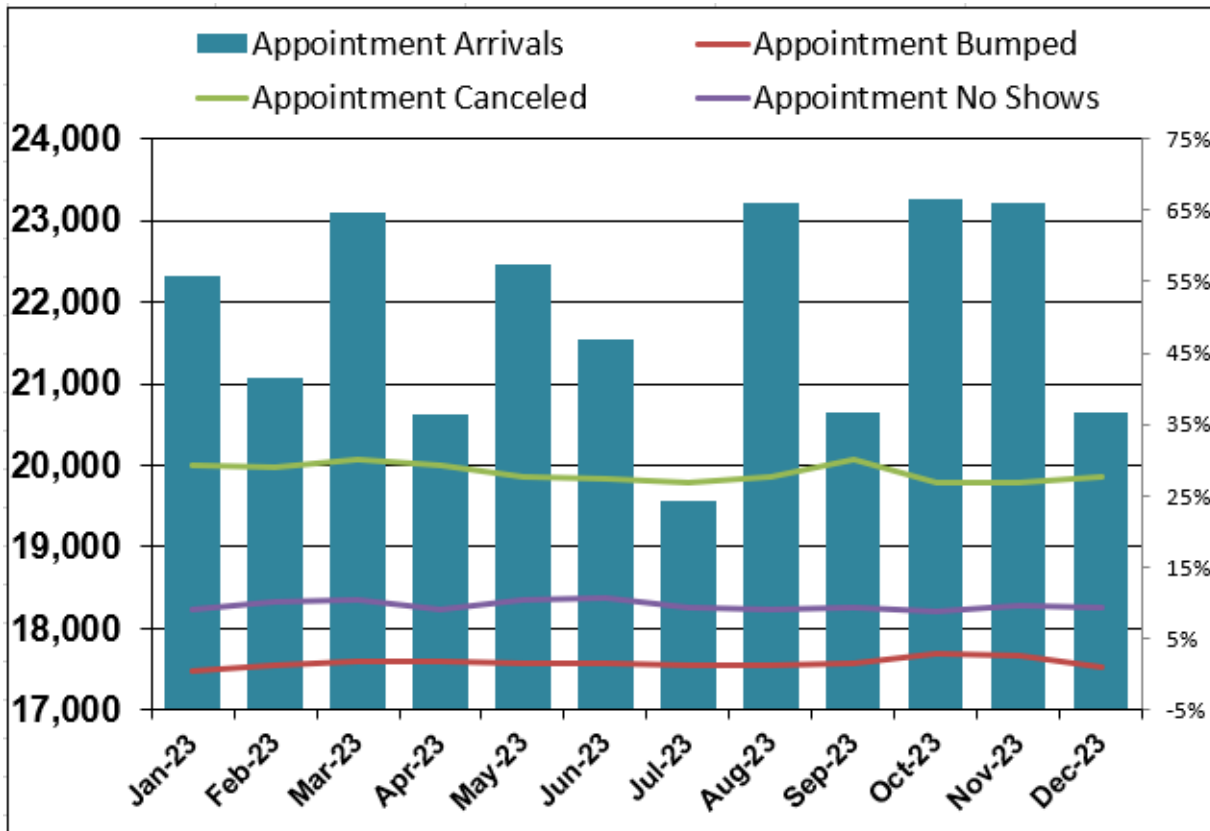
Month	Same Day	Total Arrived	Same Day Rate
Jan-23	1,102	15,976	6.9%
Feb-23	1,256	15,264	8.2%
Mar-23	1,313	16,491	8.0%
Apr-23	1,197	14,828	8.1%
May-23	1,354	16,323	8.3%
Jun-23	1,074	15,866	6.8%
Jul-23	1,194	14,269	8.4%
Aug-23	1,300	16,920	7.7%
Sep-23	1,317	14,926	8.8%
Oct-23	1,764	16,458	10.7%
Nov-23	1,480	15,342	9.6%
Dec-23	1,307	13,498	9.7%

Most recent three (3) month average for Same Day Access by Primary Care Clinic.

Average	Primary Care Clinics
14.6%	1209 Clinic
8.9%	Alamo Primary Care Clinic
5.7%	Family Practice Clinic
4.3%	General Pediatric Clinic
6.9%	Northeast Heights Clinic
10.9%	Senior Health Center
6.6%	Southeast Heights Clinic
11.0%	Southwest Mesa Clinic
4.3%	SRMC FP Clinic
7.3%	UH 4th Street NV Clinic
10.7%	UH Atrisco Heritage
47.8%	UNM Lobocare Clinic
8.2%	UNMMG Family Health Grande
5.7%	Westside Clinic
8.3%	Young Childrens Health Center

### Primary Care Outpatient Appointment Dispositions

This data includes only Primary Care appointments.

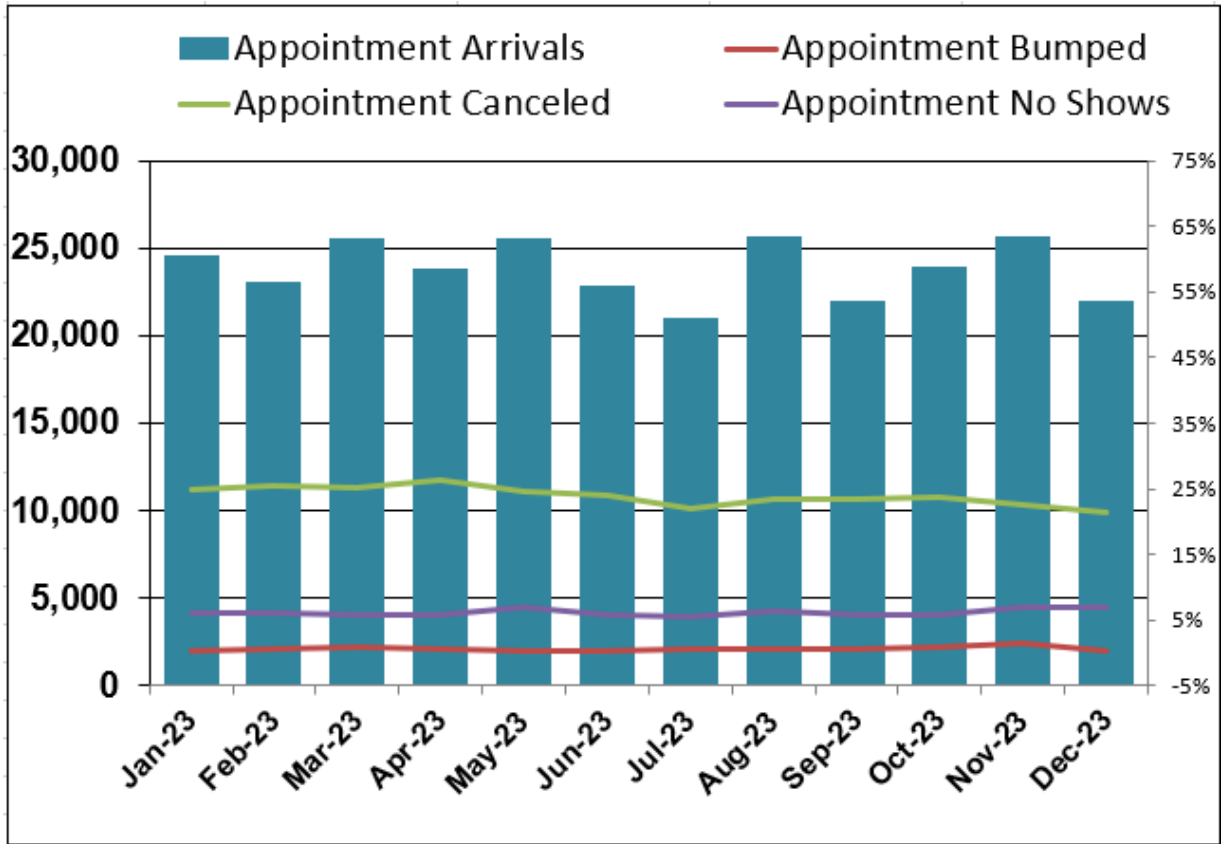


Month	Appointment Arrivals	Appointment Bumped	Appointment Canceled	Appointment No Shows
Jan-23	22,310	1%	29%	9%
Feb-23	21,077	1%	29%	10%
Mar-23	23,089	2%	30%	10%
Apr-23	20,626	2%	29%	9%
May-23	22,449	2%	28%	10%
Jun-23	21,548	2%	27%	11%
Jul-23	19,563	1%	27%	9%
Aug-23	23,219	1%	28%	9%
Sep-23	20,648	2%	30%	9%
Oct-23	23,254	3%	27%	9%
Nov-23	23,219	3%	27%	10%
Dec-23	20,648	1%	28%	9%



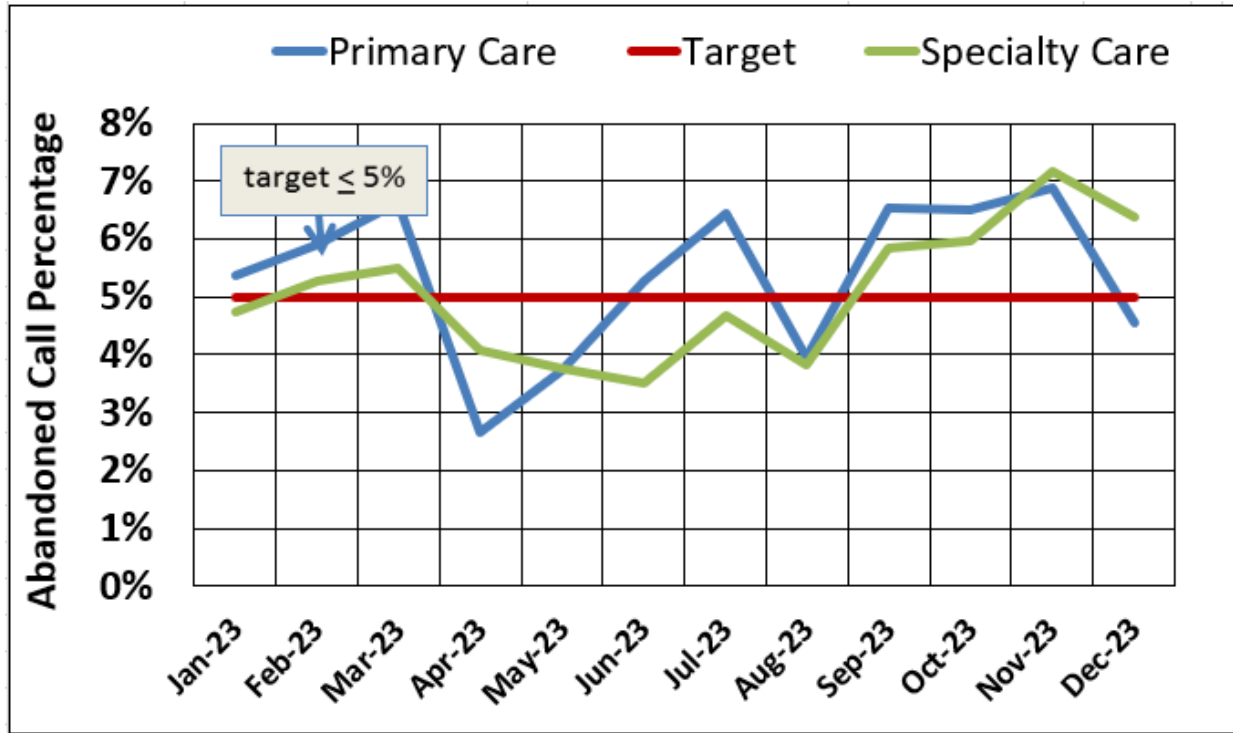
### Specialty Care Outpatient Appointment Dispositions

This data includes only Specialty Care appointments.



Month	Appointment Arrivals	Appointment Bumped	Appointment Canceled	Appointment No Shows
Jan-23	24,571	0%	25%	6%
Feb-23	23,053	1%	25%	6%
Mar-23	25,625	1%	25%	6%
Apr-23	23,839	0%	26%	6%
May-23	25,569	0%	25%	7%
Jun-23	22,822	0%	24%	6%
Jul-23	20,986	0%	22%	5%
Aug-23	25,732	1%	24%	6%
Sep-23	22,014	1%	24%	6%
Oct-23	23,976	1%	24%	6%
Nov-23	25,732	1%	22%	7%
Dec-23	22,014	0%	21%	7%

### Percentage Abandoned Phone Calls for Primary and Specialty Care



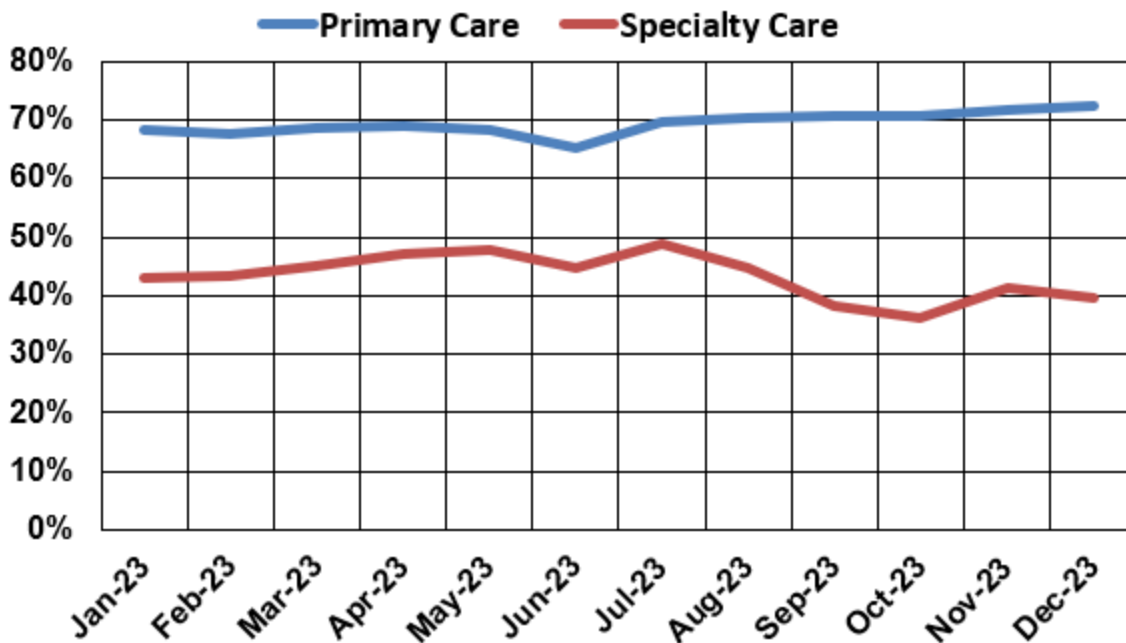
Area:	UNMH Primary Care Scheduling ACD	UNMH Specialty Care Scheduling ACD	Goal Standard for Call Center
Jan-23	5.37%	4.75%	5%
Feb-23	5.90%	5.27%	5%
Mar-23	6.62%	5.51%	5%
Apr-23	2.66%	4.07%	5%
May-23	3.74%	3.77%	5%
Jun-23	5.27%	3.51%	5%
Jul-23	6.44%	4.67%	5%
Aug-23	3.95%	3.83%	5%
Sep-23	6.55%	5.83%	5%
Oct-23	6.49%	5.98%	5%
Nov-23	6.87%	7.18%	5%
Dec-23	4.54%	6.37%	5%

## Medication Reconciliation Goals Primary and Specialty Care

National Patient Safety Goal :

UNH Medication Reconciliation Rates for Primary Care and Specialty Care.

### Medication Reconciliation Rates



Month	Primary Care	Specialty Care
Jan-23	68.5%	42.9%
Feb-23	67.6%	43.3%
Mar-23	68.6%	45.0%
Apr-23	68.9%	47.1%
May-23	68.5%	47.8%
Jun-23	65.4%	44.7%
Jul-23	69.6%	48.8%
Aug-23	70.5%	44.8%
Sep-23	70.8%	38.3%
Oct-23	70.8%	36.1%
Nov-23	71.7%	41.3%
Dec-23	72.3%	39.5%

## Percentage of Patients with Access to Electronic Medical Record

The statistics below are only for online access to medical records.

As of December 31, 2023.

422,813	Invitations sent out to patients who provided an email address.
194,145	Patients who have claimed invitation to sign up.
3,831	Patients who have self enrolled directly without an invitation.
171,637	*Active Users who have accessed their medical records.
41%	Percentage of patients who can potentially access their medical records electronically .

\*The number of Active Users shown is the current number. It does not allow for deceased patients, nor children under age 13 covered under Children's Online Privacy Protection Act (COPPA).

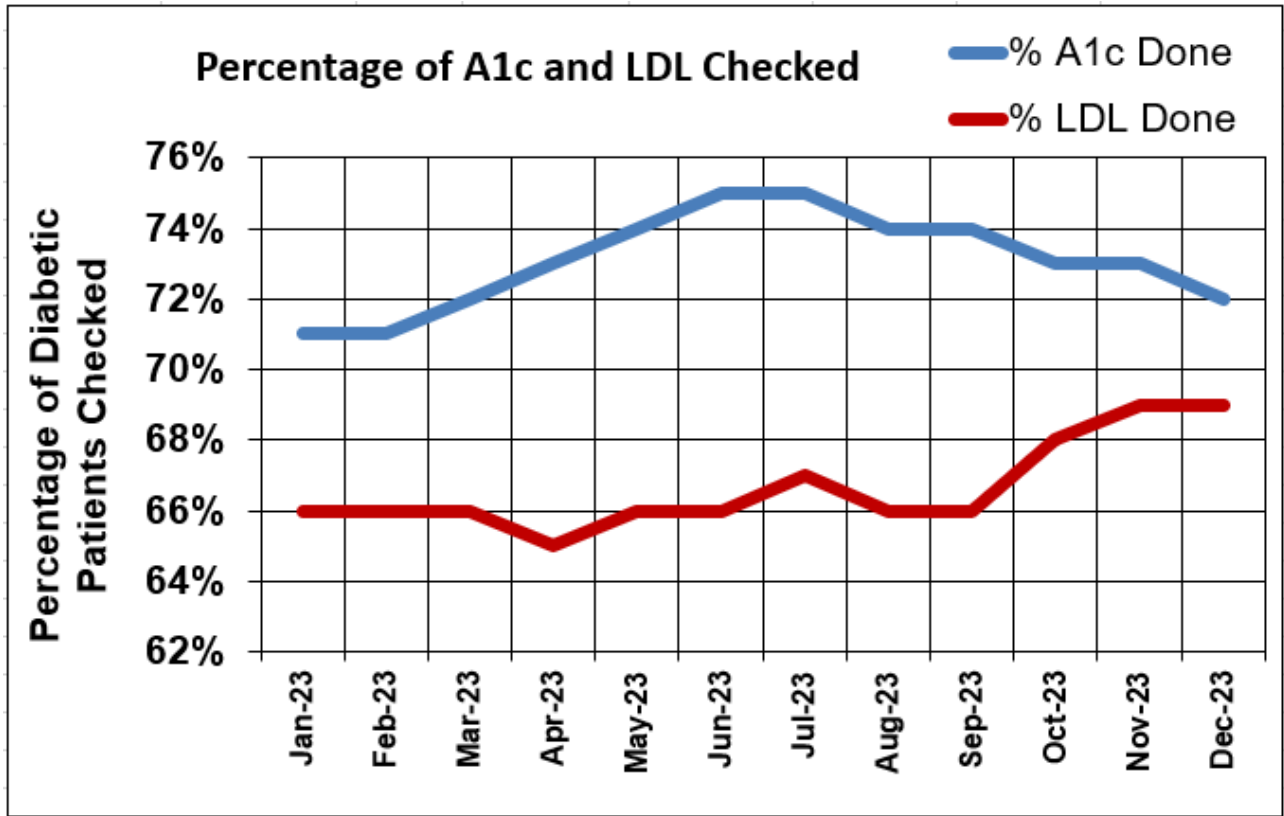
One hundred percent (100%) of all patients may access their medical records in person at UNMH Health Information Management (HIM).

UNMH turned on the **MyHealth** on October 31, 2012 to provide patients on-line access to their medical records. **MyHealth** is UNM's patient portal where you can manage your health care outside of the traditional office visit.

What to expect from MyHealth at UNM:

- See appointment information anytime.
- See your lab results and data.
- HIPAA-compliant, secure way to communicate with your Doctors and Healthcare Providers.
- View, download, and share parts of your UNM health record.

### Diabetes Management Indicators for HgbA1C and LDL <100



Month	Total Patients	A1c Done	% A1c Done	LDL Done	% LDL Done
Jan-23	8,162	5,810	71%	5,386	66%
Feb-23	8,165	5,826	71%	5,374	66%
Mar-23	8,106	5,841	72%	5,319	66%
Apr-23	8,089	5,924	73%	5,286	65%
May-23	8,097	5,999	74%	5,307	66%
Jun-23	8,081	6,094	75%	5,340	66%
Jul-23	7,955	5,946	75%	5,295	67%
Aug-23	7,974	5,927	74%	5,271	66%
Sep-23	7,970	5,897	74%	5,249	66%
Oct-23	8,247	6,009	73%	5,634	68%
Nov-23	8,277	6,022	73%	5,677	69%
Dec-23	8,447	6,075	72%	5,844	69%

## C. FINANCIAL SERVICES

### UNM Care Enrollment, Self-Pay and Medicaid Applications

Month	UNM Care Plan Enrollment Counts	Number of Self Pay Patients Seen on Discount	Number of Medicaid applications completed at UNMH
Jan-23	3,666	4	134
Feb-23	4,809	2	207
Mar-23	4,710	5	162
Apr-23	5,009	3	261
May-23	3,904	6	307
Jun-23	3,782	6	287
Jul-23	4,484	5	283
Aug-23	4,244	9	78
Sep-23	4,195	1	108
Oct-23	4,654	5	130
Nov-23	4,463	5	101
Dec-23	4,797	6	155

### Total Uncompensated Care – Charity Care and Uninsured

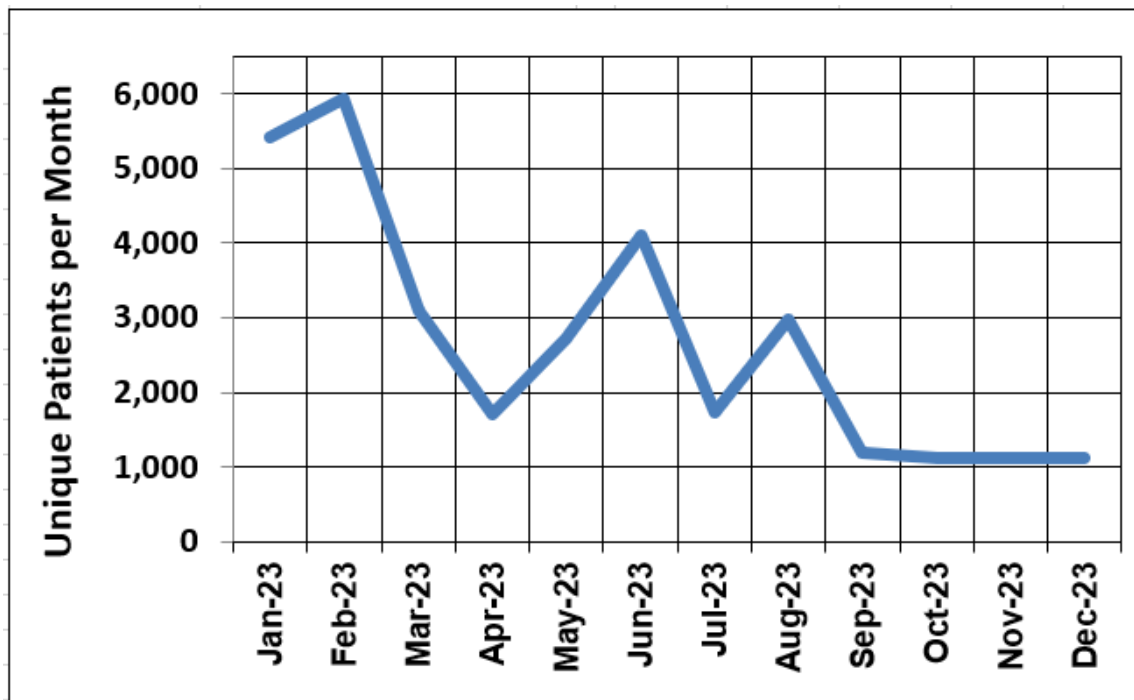
For the three (6) months ended December 31, 2023, based on primary and secondary coverage.

Bernalillo County	Charity Care	Uninsured	Total Uncompensated Care
Unduplicated Census	9,966	6,085	16,051
Encounters	27,576	10,634	38,210
<b>Cost</b>	<b>\$ 18,524,625</b>	<b>\$ 9,188,146</b>	<b>\$ 27,712,771</b>

**Total Uncompensated Care Cost:** Cost of care for UNM Hospitals is the actual cost of providing care - salary, benefits, supplies, drugs, blood, organs, utilities, depreciation, contracts, services.

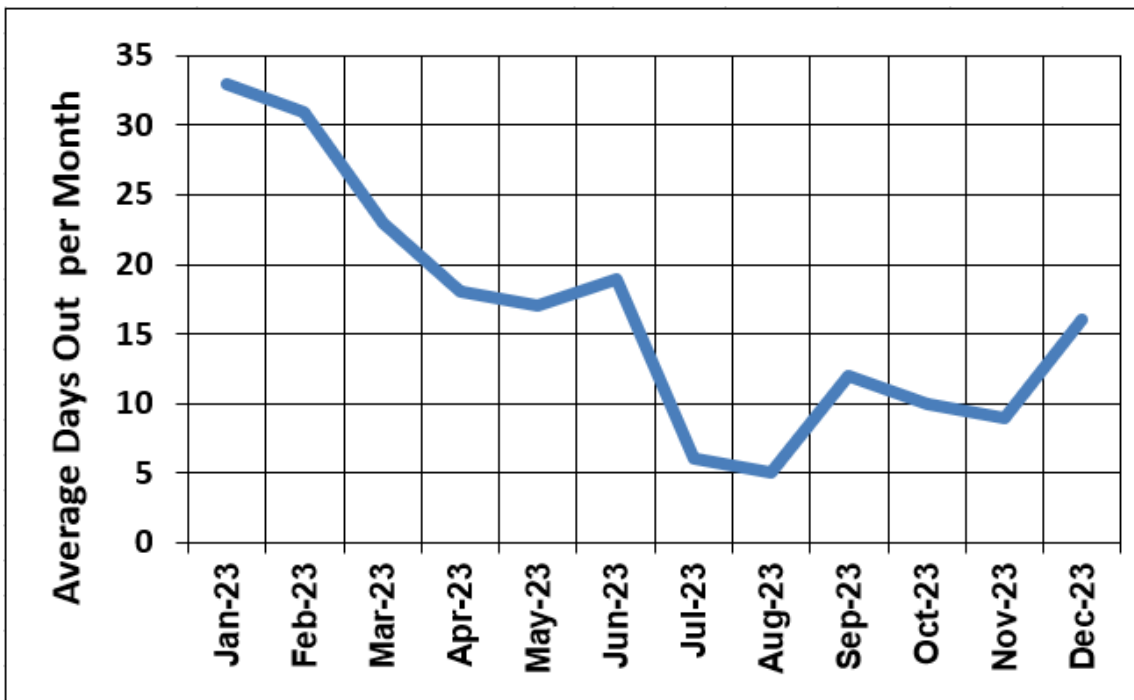
### Number of Unique Patients Sent to Collections

The following trend is the monthly number of unique patient accounts sent to the UNMH contracted collection agency and includes all counties.



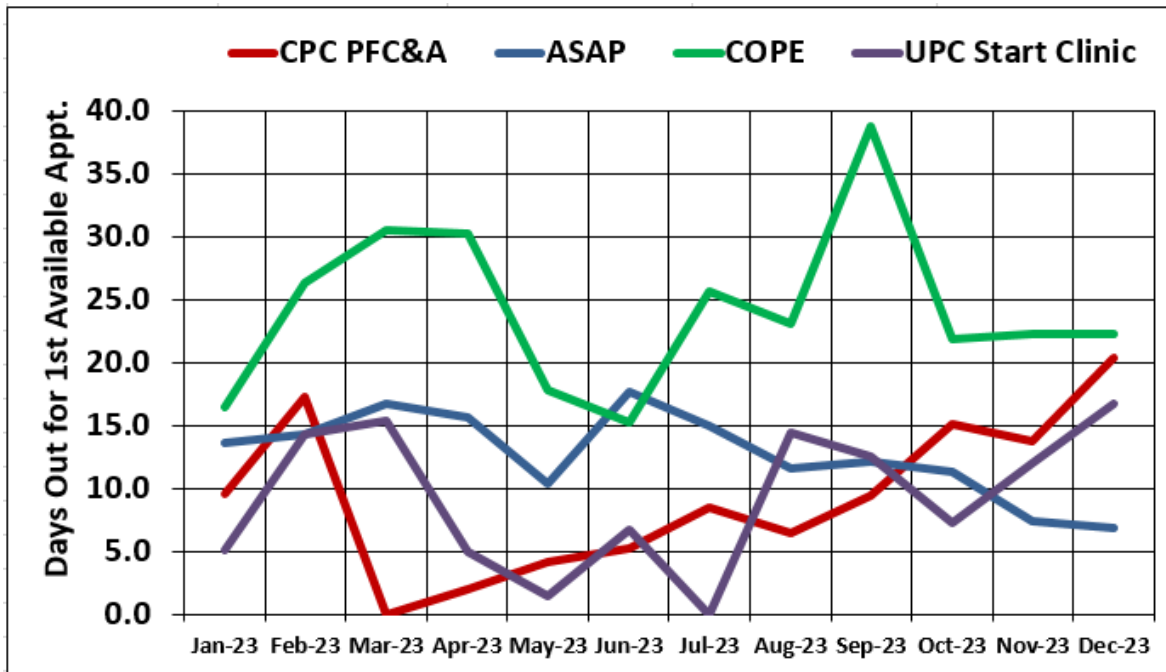
### Days Out For Scheduling Financial Assistance Appointment

The statistics below are the average number of “days out” each month for scheduling a financial assistance appointment.



# D. BEHAVIORAL HEALTH

## Average Appointment Time for BH Outpatient Services



Month	CPC PFC&A	ASAP	COPE	UPC Start Clinic
Jan-23	9.6	13.6	16.5	5.1
Feb-23	17.2	14.3	26.3	14.3
Mar-23	0.0	16.8	30.6	15.4
Apr-23	1.9	15.7	30.2	5.0
May-23	4.2	10.4	17.8	1.5
Jun-23	5.2	17.7	15.2	6.8
Jul-23	8.5	15.0	25.7	0.0
Aug-23	6.5	11.6	23.1	14.4
Sep-23	9.4	12.1	38.7	12.6
Oct-23	15.1	11.3	21.9	7.3
Nov-23	13.8	7.4	22.3	12.0
Dec-23	20.4	6.9	22.3	16.7

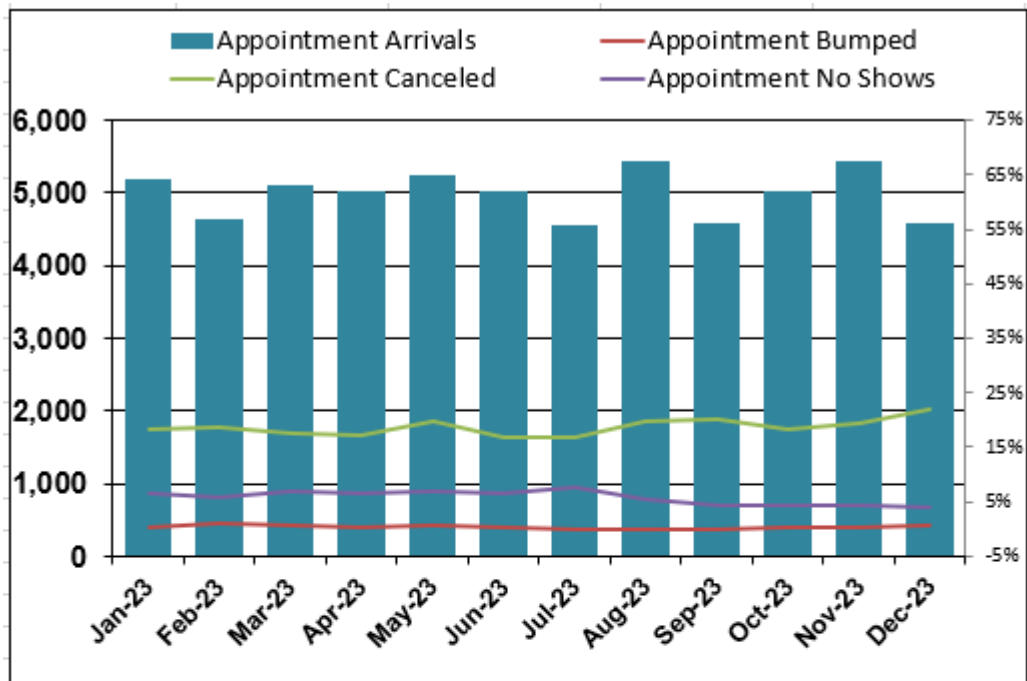
### Definitions For Above Acronyms

<b>CPC PFC&amp;A</b>	Children's Psychiatric Center Programs for Children and Adolescents
<b>ASAP</b>	Alcohol and Substance Abuse Program
<b>COPE</b>	Chronic Occurrences of Psychotic Episodes Clinic. The Center for Recovery and Resiliency consolidated into COPE
<b>UPC Start Clinic</b>	University Psychiatric - Start Clinic (General Clinic)



### BH Specialty Care Outpatient Appointment Disposition

The statistics below are for just Behavioral Health (BH) Specialty Care appointments and does not include any BH Primary Care appointments.



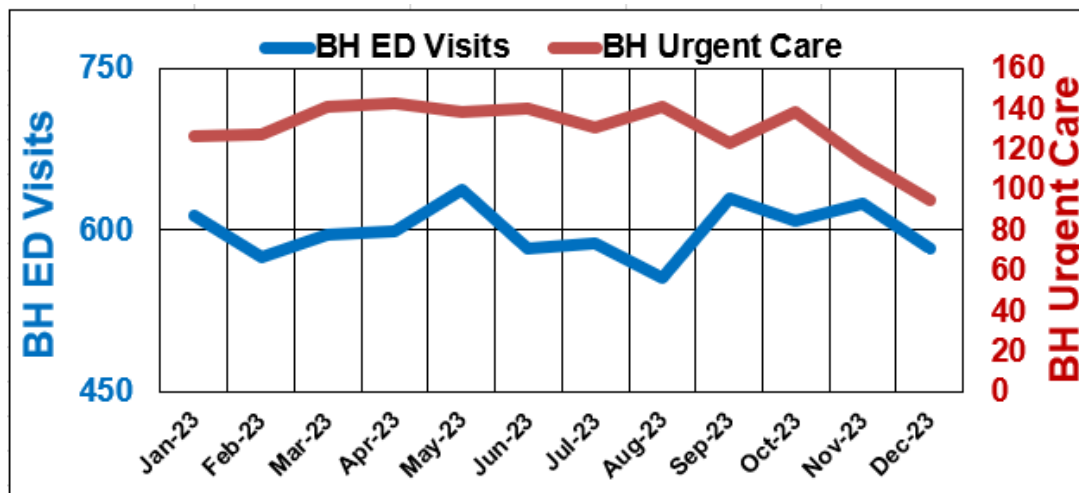
Month	Appointment Arrivals	Appointment Bumped	Appointment Canceled	Appointment No Shows
Jan-23	5,176	0%	18%	7%
Feb-23	4,651	1%	19%	6%
Mar-23	5,101	0%	18%	7%
Apr-23	5,027	0%	17%	7%
May-23	5,231	1%	20%	7%
Jun-23	5,022	0%	17%	7%
Jul-23	4,564	0%	17%	8%
Aug-23	5,428	0%	20%	5%
Sep-23	4,594	0%	20%	4%
Oct-23	5,016	0%	18%	4%
Nov-23	5,428	0%	19%	4%
Dec-23	4,594	1%	22%	4%

### Number of Unique Outpatients and Number of Encounters CY2023

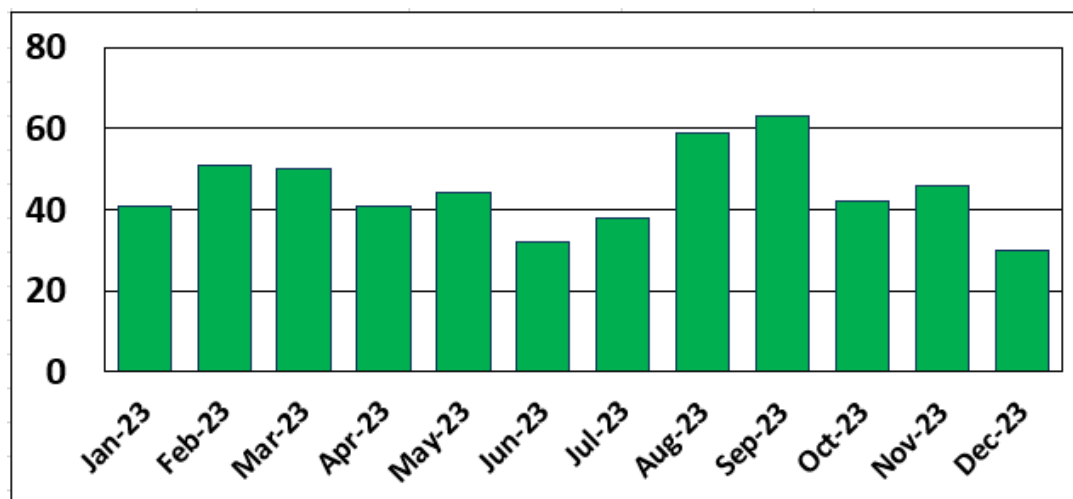
Patient Group	Patients Served	Total Encounters
BH UPC Outpatient*	11,083	69,100
BH CPC Outpatient	3,699	22,312

\* Excluding all Suboxone and Methadone Visits

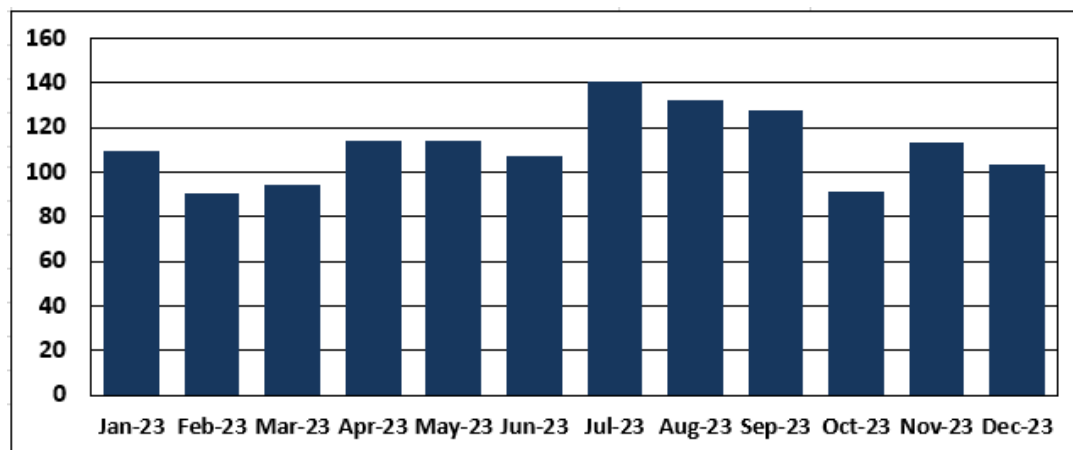
### Psychiatric Emergency Department and Urgent Care Encounters



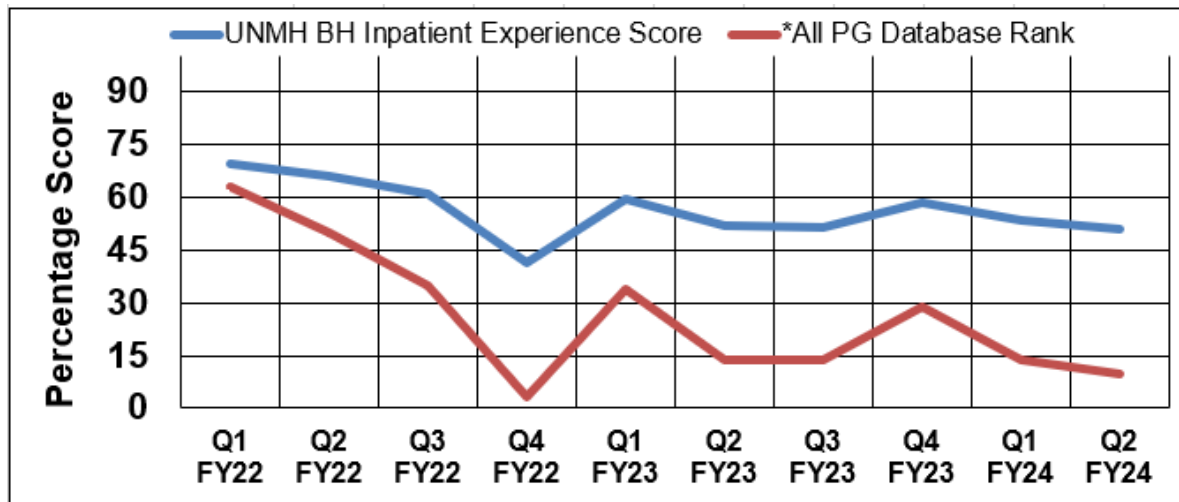
### Number of Fast Track Patients Seen



### Law Enforcement Drop offs at Psychiatric Emergency Services

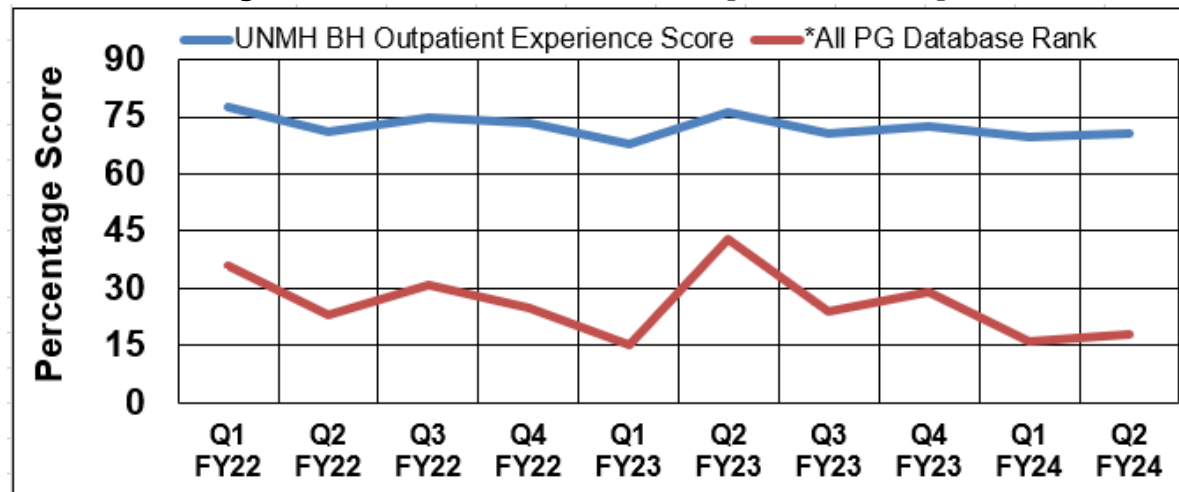


### Press Ganey Behavioral Health Inpatient Experience Score



Quarter	Q1 FY22	Q2 FY22	Q3 FY22	Q4 FY22	Q1 FY23	Q2 FY23	Q3 FY23	Q4 FY23	Q1 FY24	Q2 FY24
UNMH BH Inpatient Experience Score	69.4	65.9	60.9	41.3	59.6	52.1	51.3	58.6	53.5	50.6
*All PG Database Rank	63.0	50.0	35.0	3.0	34.0	14.0	14.0	29.0	14.0	10.0

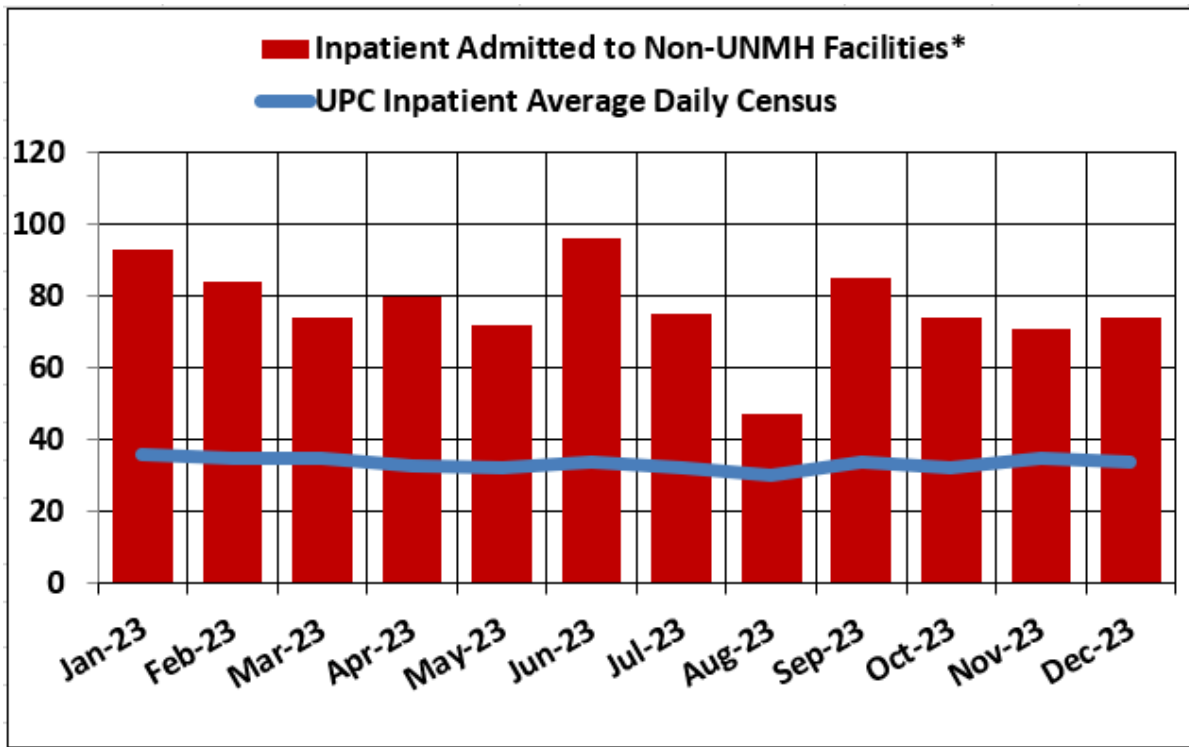
### Press Ganey Behavioral Health Outpatient Experience Score



Quarter	Q1 FY22	Q2 FY22	Q3 FY22	Q4 FY22	Q1 FY23	Q2 FY23	Q3 FY23	Q4 FY23	Q1 FY24	Q2 FY24
UNMH BH Outpatient Experience Score	77.5	71.3	74.7	73.5	67.8	76.0	70.6	72.3	69.6	70.7
*All PG Database Rank	36.0	23.0	31.0	25.0	15.0	43.0	24.0	29.0	16.0	18.0

\*The University HealthSystem Consortium ("UHC") is an alliance of 98 of the nation's leading academic medical centers ("AMCs"), and 143 associate member institutions affiliated with those academic medical centers, which represents over 90% of the nonprofit academic medical centers in the United States.

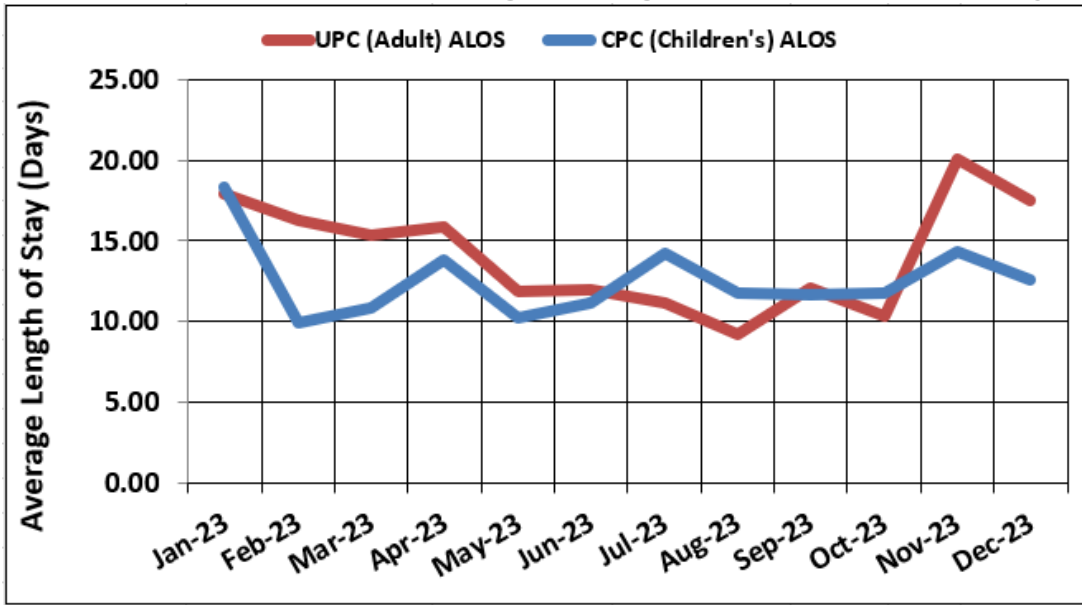
## Behavioral Health Inpatient Admitted to Non-UNMH Facilities



Month	Inpatient Admitted to Non-UNMH Facilities*	UPC Inpatient Average Daily Census
Jan-23	93	36
Feb-23	84	35
Mar-23	74	35
Apr-23	80	33
May-23	72	32
Jun-23	96	34
Jul-23	75	32
Aug-23	47	30
Sep-23	85	34
Oct-23	74	32
Nov-23	71	35
Dec-23	74	34

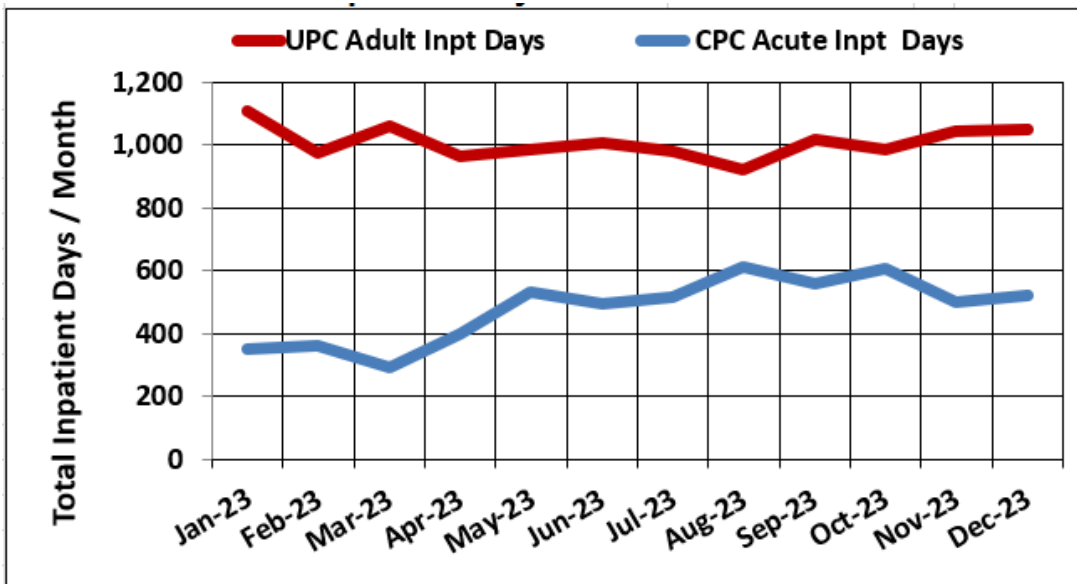
\*Includes transfers based on patient’s network provider, healthcare coverage and clinically appropriate level of care for a patient who may need a different type of bed for which we currently do not have capacity. Behavioral Health has a maximum of 47 licensed inpatient beds.

### Behavioral Health Average Length of Inpatient Stay



Children's Psychiatric Center (CPC) Average Child National Benchmark: **10.97**  
 University Psychiatric Center (UPC) Average Adult National Benchmark: **8.47**

### Number of BH Adult and Child/Adolescent Inpatient Days



### Number of Unique Inpatients and Number of Encounters CY2023

Patient Group	Patients Served	Total Encounters
BH UPC Inpatient	743	1,201
BH CPC Inpatient	550	664

### Number of COPE Medical Home Encounters for High Needs Patients

Fiscal Year	Count
FY2021	12,615
FY2022	11,755
FY2023	10,916
FY2024*	10,084

\* Projected Count based upon the previous twelve (12) months.

### Total Opioid Patients

Month	Census
Jan-23	450
Feb-23	448
Mar-23	450
Apr-23	444
May-23	451
Jun-23	471
Jul-23	428
Aug-23	424
Sep-23	423
Oct-23	409
Nov-23	405
Dec-23	404

### Total Methadone Encounters

Month	Count
Jan-23	2,798
Feb-23	2,594
Mar-23	2,803
Apr-23	2,685
May-23	2,834
Jun-23	2,917
Jul-23	2,706
Aug-23	2,827
Sep-23	2,454
Oct-23	2,616
Nov-23	2,457
Dec-23	2,413

### Number of Methadone and Suboxone Doses \*

Month	Pharmacy Suboxone Rx Filled	Prescription Suboxone Doses	ASAP Methadone Doses
Jan-23	597	31,818	10,649
Feb-23	485	26,326	10,784
Mar-23	580	30,817	10,242
Apr-23	530	29,812	10,972
May-23	549	28,995	10,836
Jun-23	544	29,213	10,796
Jul-23	526	29,075	11,004
Aug-23	600	33,280	8,849
Sep-23	482	27,735	10,823
Oct-23	547	29,347	10,521
Nov-23	589	32,541	10,581
Dec-23	505	27,299	10,317

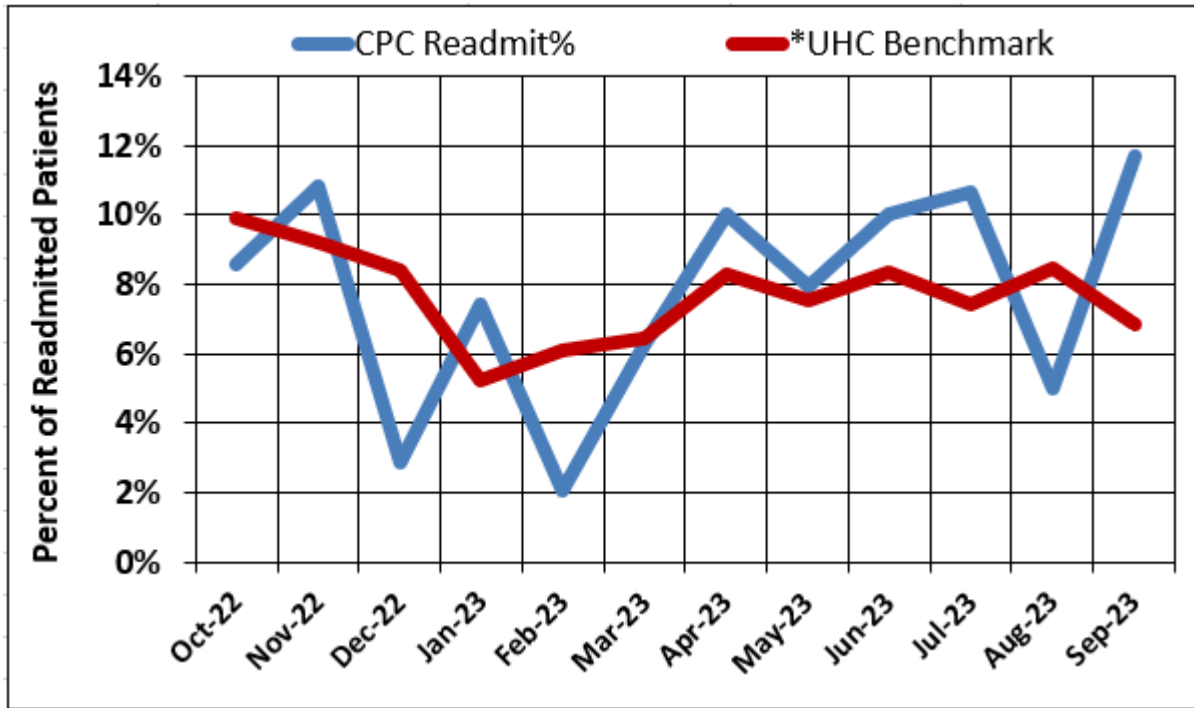
### Total Suboxone Encounters

Month	Count
Jan-23	25
Feb-23	19
Mar-23	20
Apr-23	19
May-23	23
Jun-23	30
Jul-23	32
Aug-23	41
Sep-23	33
Oct-23	27
Nov-23	52
Dec-23	20

\*The total number of Methadone and Suboxone doses per month includes all of the Methadone Liquid doses distributed at ASAP, Suboxone Dispensed at ASAP and all of the prescriptions from the UNM System for buprenorphine-naloxone (Suboxone) doses dispensed through the UNMH pharmacies.

### 30 Day Readmission Rate – Children’s Psychiatric Center (CPC)

There is a three (3) month delay in Vizient data, so statistics are one quarter behind.

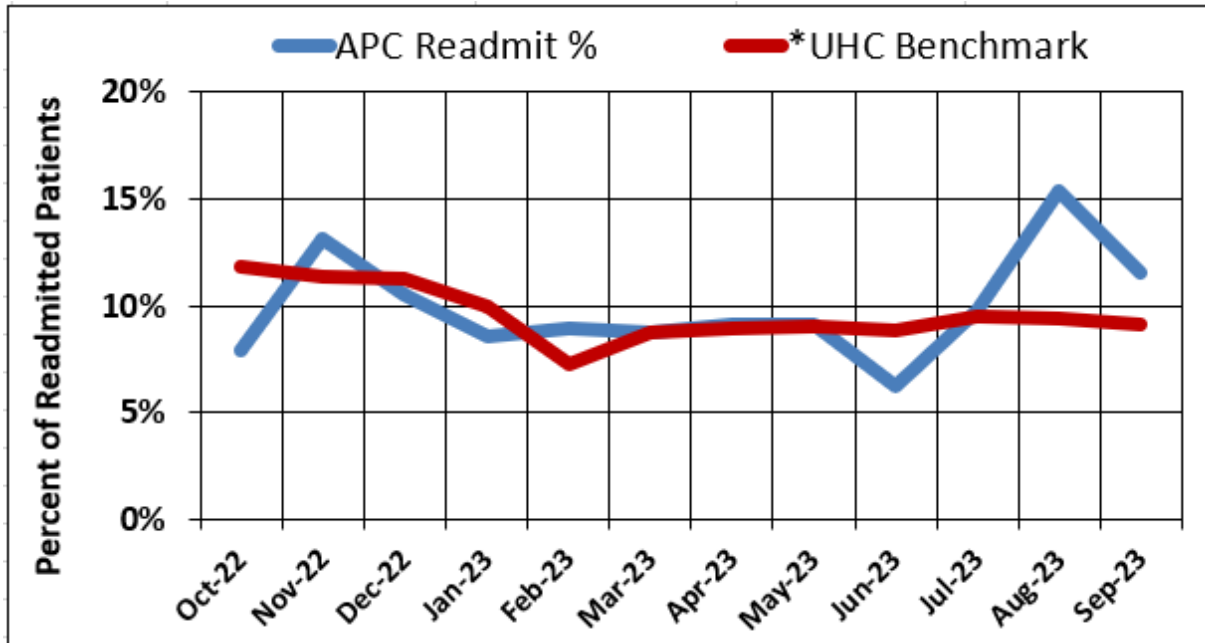


Discharge Month	Total Cases (Denominator Cases)	30 Day (Readmit Cases)	Percent 30 Day Readmit Rate	*UHC Benchmark
Oct-22	35	3	8.6%	9.9%
Nov-22	37	4	10.8%	9.2%
Dec-22	35	1	2.9%	8.4%
Jan-23	27	2	7.4%	5.3%
Feb-23	48	1	2.1%	6.1%
Mar-23	48	3	6.3%	6.4%
Apr-23	40	4	10.0%	8.3%
May-23	63	5	7.9%	7.5%
Jun-23	50	5	10.0%	8.3%
Jul-23	47	5	10.6%	7.4%
Aug-23	60	3	5.0%	8.5%
Sep-23	60	7	11.7%	6.8%

\*The University Health System Consortium ("UHC") Benchmark data is based upon only those UHC/Vizient Hospitals with a psychiatric patient volume or greater than the UNM Hospitals facility. Patient population for compare group defined as an assigned MDC code of 19 ("Mental Disease & Disorders) and age of < 18 years old.

### 30 Day Readmission Rate – Adult Psychiatric Center

There is a three (3) month delay in Vizient data, so statistics are one quarter behind.



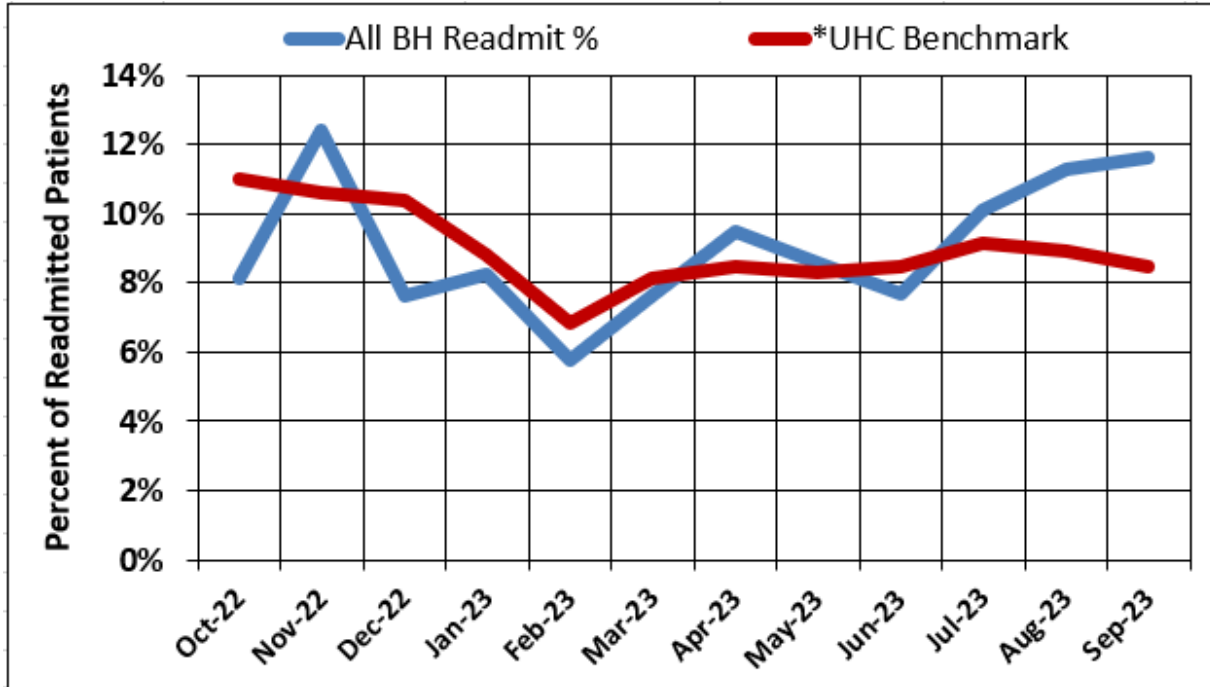
Discharge Month	Total Cases (Denominator Cases)	30 Day (Readmit Cases)	Percent 30 Day Readmit Rate	*UHC Benchmark
Oct-22	76	6	7.9%	11.8%
Nov-22	76	10	13.2%	11.3%
Dec-22	57	6	10.5%	11.3%
Jan-23	58	5	8.6%	10.0%
Feb-23	56	5	8.9%	7.3%
Mar-23	57	5	8.8%	8.7%
Apr-23	55	5	9.1%	8.9%
May-23	77	7	9.1%	9.0%
Jun-23	80	5	6.3%	8.9%
Jul-23	82	8	9.8%	9.5%
Aug-23	91	14	15.4%	9.4%
Sep-23	78	9	11.5%	9.1%

\*The University Health System Consortium ("UHC") Benchmark data is based upon only those UHC/Vizient Hospitals with a psychiatric patient volume or greater than the UNM Hospitals facility. Patient population for compare group defined as an assigned MDC code of 19 ("Mental Disease & Disorders") and age of > 18 years old.



### 30 Day Readmission Rate – Both Adult and CPC Psychiatric Center

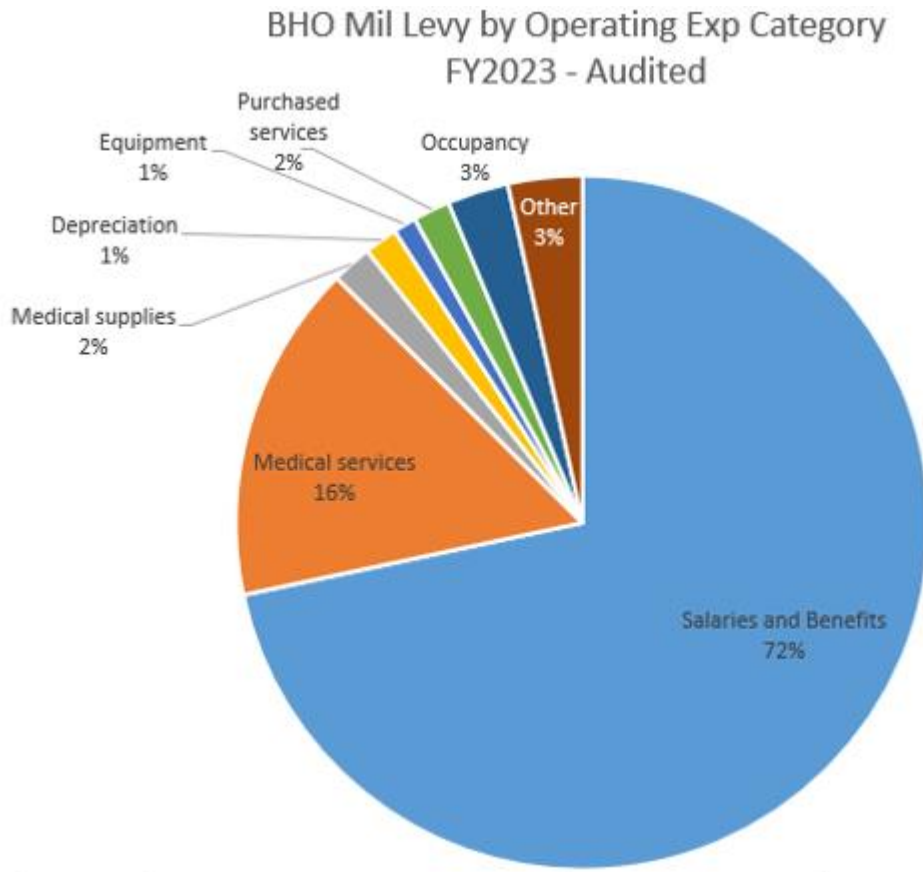
There is a three (3) month delay in Vizient data, so statistics are one quarter behind.



Discharge Month	Total Discharges (Denominator Cases)	30 Day (Readmit Cases)	Percent 30 Day Readmit Rate	*UHC Benchmark
Oct-22	111	9	8.1%	11.0%
Nov-22	113	14	12.4%	10.6%
Dec-22	92	7	7.6%	10.4%
Jan-23	85	7	8.2%	8.8%
Feb-23	104	6	5.8%	6.9%
Mar-23	105	8	7.6%	8.1%
Apr-23	95	9	9.5%	8.4%
May-23	140	12	8.6%	8.3%
Jun-23	130	10	7.7%	8.5%
Jul-23	129	13	10.1%	9.1%
Aug-23	151	17	11.3%	8.9%
Sep-23	138	16	11.6%	8.5%

\*The University Health System Consortium ("UHC") Benchmark data is based upon only those UHC/Vizient Hospitals with a psychiatric patient volume or greater than the UNM Hospitals facility. Patient population for compare group defined as an assigned MDC code of 19.

### Mill Levy Dollars Allocated to Behavioral Health

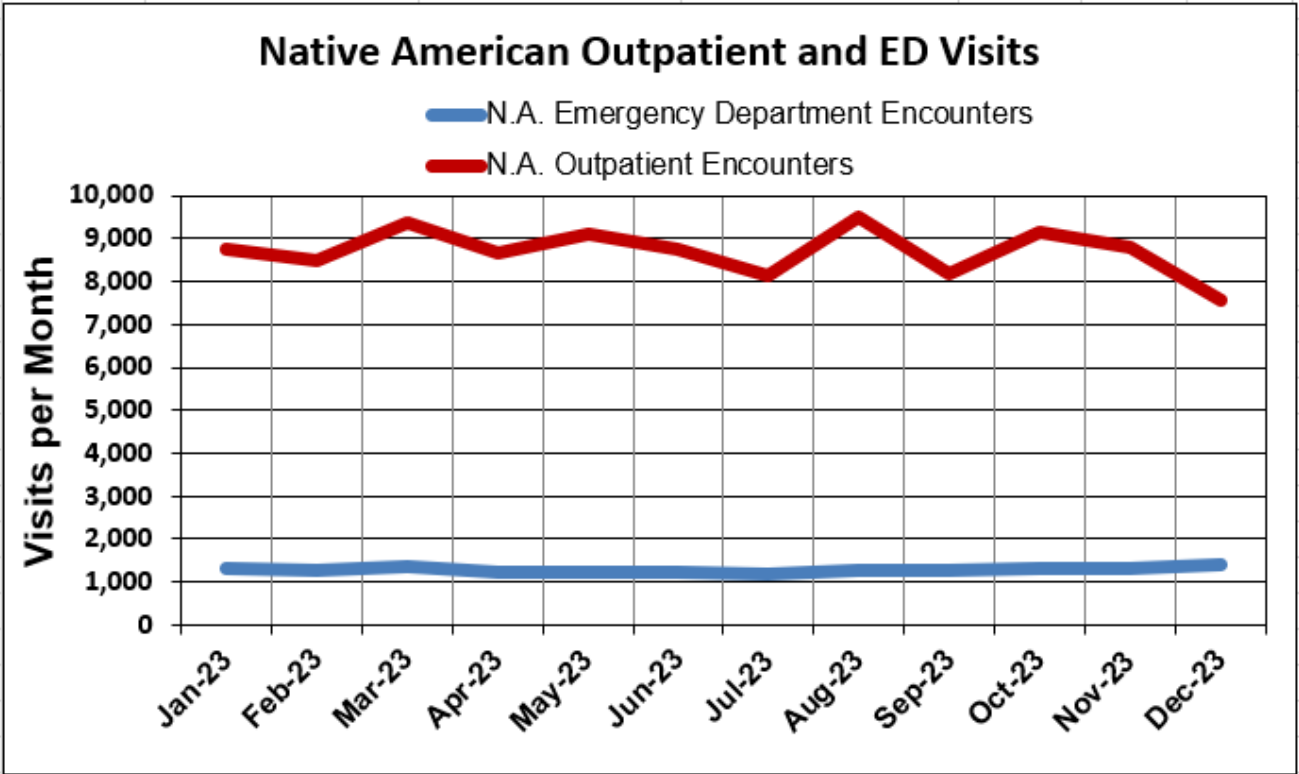


<b>FY2023</b>	
Salaries and Benefits	\$ 12,969,329
Medical services	2,859,234
Medical supplies	338,054
Depreciation	282,121
Equipment	193,402
Purchased services	311,803
Occupancy	517,443
Other	626,060
<b>Total Expense</b>	<b>\$ 18,097,446</b>

The Behavioral Health Mill Levy distribution is proportional to the Income Statement.

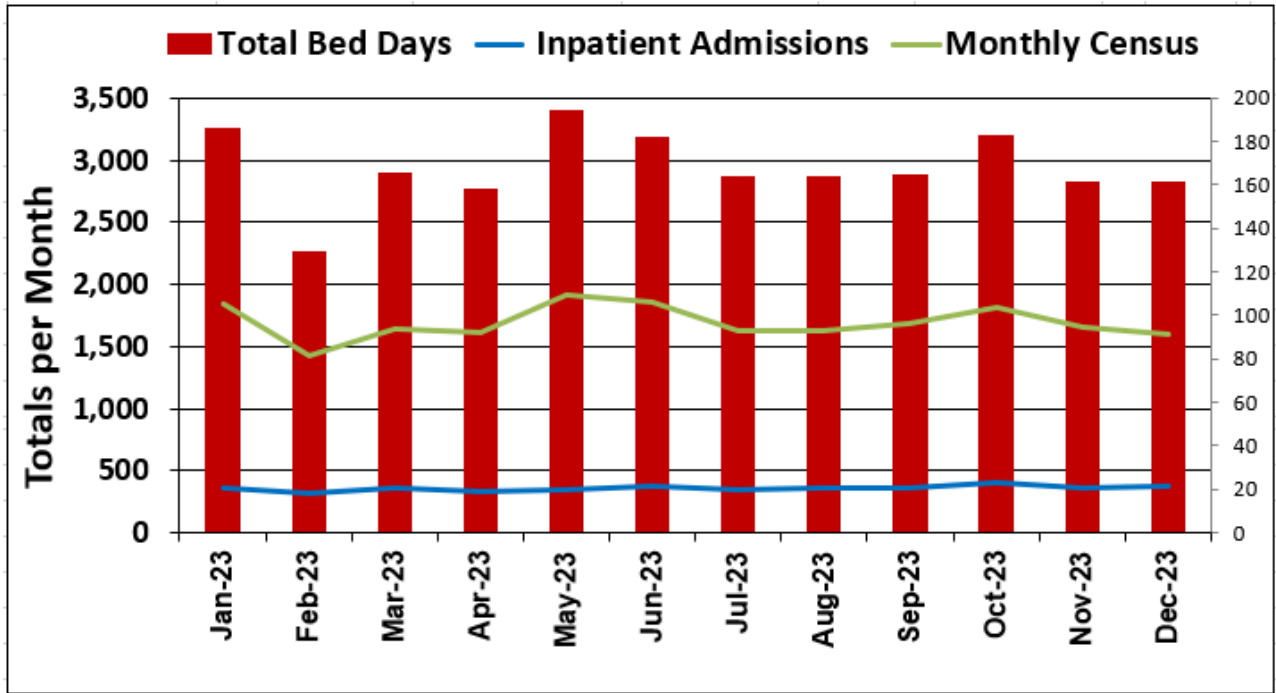
# E. NATIVE AMERICAN SERVICES

## Native American UNM Care Enrollment, Outpatient and ED Visits



Month	Native American UNM Care Enrollment	N.A. Emergency Department Encounters	N.A. Outpatient Encounters
Jan-23	16	1,298	8,735
Feb-23	25	1,263	8,469
Mar-23	22	1,378	9,372
Apr-23	32	1,224	8,643
May-23	33	1,234	9,085
Jun-23	30	1,244	8,730
Jul-23	31	1,173	8,118
Aug-23	40	1,260	9,489
Sep-23	29	1,285	8,185
Oct-23	34	1,304	9,126
Nov-23	32	1,322	8,797
Dec-23	15	1,414	7,541

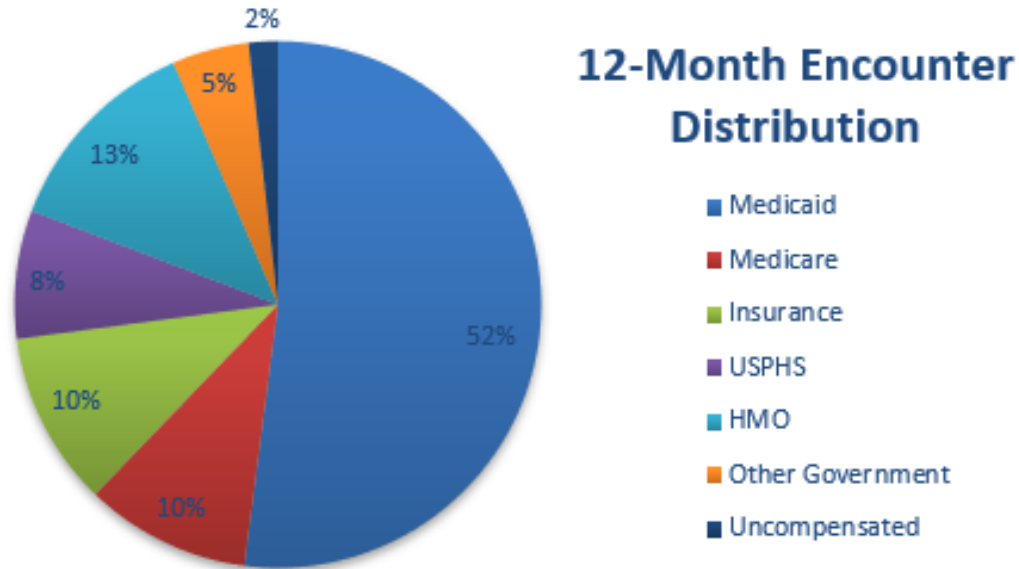
### Native American Bed Days and Monthly Inpatient Census



Month	Total Bed Days	Inpatient Admissions	Monthly Census
Jan-23	3,257	356	105
Feb-23	2,273	319	81
Mar-23	2,900	361	94
Apr-23	2,776	339	93
May-23	3,400	345	110
Jun-23	3,190	383	106
Jul-23	2,876	343	93
Aug-23	2,876	365	93
Sep-23	2,881	368	96
Oct-23	3,206	399	103
Nov-23	2,829	368	94
Dec-23	2,833	381	91

### Native American Encounter Distribution by Payor Group

The following summary of Native American encounters by payor group is based on the previous 12-month period.



Month	Medicaid	Medicare	Insurance	USPHS	HMO	Other Government	Uncompensated
Jan-23	5,472	1,119	1,072	745	1,294	523	114
Feb-23	5,352	1,091	1,093	686	1,247	456	105
Mar-23	5,800	1,083	1,145	848	1,402	549	173
Apr-23	5,382	1,118	1,024	689	1,298	544	132
May-23	5,608	1,101	1,187	735	1,327	493	141
Jun-23	5,340	993	1,162	742	1,308	515	194
Jul-23	5,083	966	1,061	711	1,201	444	188
Aug-23	5,576	1,091	1,204	928	1,488	542	230
Sep-23	4,922	934	1,111	899	1,226	407	272
Oct-23	5,573	1,117	1,118	979	1,348	527	186
Nov-23	5,360	1,001	1,111	942	1,342	464	258
Dec-23	4,800	929	931	816	1,217	371	209
<b>TOTAL</b>	<b>64,268</b>	<b>12,543</b>	<b>13,219</b>	<b>9,720</b>	<b>15,698</b>	<b>5,835</b>	<b>2,202</b>
	<b>52%</b>	<b>10%</b>	<b>11%</b>	<b>8%</b>	<b>13%</b>	<b>5%</b>	<b>2%</b>

# APPENDIX A

## MOU Exhibit A Progress Updates

UNM Hospital Memorandum of Understanding with Bernalillo County  
UNM/Bernalillo County MOU Deliverables Updated November, 2021

- Covenants:
  - UNMH will allocate at least 15% of the Mill Levy transferred from Bernalillo County to Behavioral Health.
  - UNMH will fund one or more navigational services and a transition planning and case management service (Re-entry Center) at \$2,060,000 adjusted annually
  - UNMH will provide efforts in compliance with Exhibit A and B to the Lease MOU

## Exhibit A – Reporting

Action Item	Implementation Status	
UNMH will report on a quarterly basis to the County Commission on the items identified in Exhibit B along with national benchmarks	Information requested by Bernalillo County is collected and reported in the Bernalillo County Quarterly Report.	
UNMH will establish mechanisms for public input on Board Committees including representation from the County and IHS consistent with existing Bylaws	Healthcare Taskforce workgroup established with community participation. Native American and Community Engagement Committees of the Board.	
UNMH will establish a mechanism for collaboration with Bernalillo County and IHS on programmatic public and community health initiatives	UNMH completed the 2020 Community Health Needs Assessment with extensive community input in March 2020. Regular meetings with IHS and Bernalillo County.	
Enable the County and the IHS to have input to and comment on the goals for the upcoming year for each area outlined in Exhibit A	Bernalillo County, IHS and UNMH established Semi-Annual goals outlined in Exhibit C.	
UNMH will cooperate with the County's Behavioral Health Initiatives regarding evaluation of needed programs	UNMH is significantly involved in the planning for Behavioral Health Initiatives with the County.	
UNMH will obtain meaningful input to the UNMH Budget from Bernalillo County and IHS prior to the UNMH budget being adopted by the Hospital Board.	UNMH Currently holds periodic budget meetings with County Commissioners and quarterly meetings with IHS.	

## Exhibit A - Accountability and Transparency

Action Item	Implementation Status	
UNMH will report on National Patient Safety Goals with Benchmark data.	This information is included in the Bernalillo County Quarterly Report.	
UNMH will provide reports on its financial audits to the County Manager and IHS, and shall participate in meetings as reasonably requested to discuss the information	Audits are provided to Bernalillo County and IHS. Quarterly Financial Information is part of the Quarterly Report.	
UNMH will provide financial information to the County Commission and IHS as to the expenditure of Mil Levy funding by UNMH department.	UNMH and Bernalillo County have developed a methodology for reporting Mil Levy funding by department. Reported as part of the Quarterly Report.	
UNMH will provide additional financial information as reasonably requested by the County Manager or IHS.	Ongoing per discussion topics and requests.	
UNMH will work with the County and IHS to update and change data reporting as requested on a frequency of not greater than semi-annually.	Data and program priorities reviewed and outlined in Exhibit C on a Semi Annual Basis.	
UNMH will publish the data reported to Bernalillo County on its public website unless prohibited by law.	Bernalillo County Report Financial Information, and Financial Audits are available on the UNMH website.	
UNMH will collect all Grievances regarding the patient payment polices and financial assistance programs and will report that information to the County and IHS on a quarterly basis.	Grievance information has been added to the quarterly report.	

## Exhibit A – Primary Care

Action Item	Implementation Status	
UNMH will access its current primary care network with the intent to attempt to increase its number of primary care facilities by one per year over the next four (4) years.	UNMH has acquired land and is expected to commence the design phase for a new Primary Care clinic in January 2024. UNMH has expanded both Lobo Care and Senior Health centers in FY2022. UNMH continues to evaluate and explore initiatives to expand Primary Care access in the community.	
UNMH will inform the County and IHS prior to any material change to coordinated care delivery programs with other community providers. UNMH will work to provide space to NM Department of Health Clinics at future UNMH clinical sites.	UNMH continues to work to build community partnerships to increase access and coordinate care. No new sites have been added to consider addition of DOH clinics with Hospital sites.	
UNMH will encourage and assist Bernalillo County Residents and Native Americans to access healthcare coverage.	Ongoing outreach through the office of Native American Services at UNMH.	
To reduce Emergency Room wait times UNMH will explore alternative care venues for care consistent with EMTALA.	Active Transfer agreements allow UNM to move low acuity admits to SRMC and Lovelace; alleviates some ER congestion.	
UNMH will coordinate with the County to make available secure parking and secure entry for patients from the Metropolitan Detention Center (MDC).	Law enforcement parking dedicated at Psychiatric Emergency. MDC part of planning for new UNMH Tower.	
UNMH will explore the use of Telemedicine Consultation between UNM HSC and the MDC.	UNMH has taken over care at MDC with may include telemedicine or transfers to UNMH.	
UNMH shall provide increased funding to recruit two physician specialists in areas most needed by Native Americans.	IHS continues to identify priority needs to UNMH at quarterly meetings.	
UNMH will consult with the Count, Albuquerque Public Schools and any tribal schools in Bernalillo County on the provision of medical and behavioral health for school based clinics. UNMH may collaborate with UNMMG or other providers as needed.	Initial discussion with Bernalillo County on current school based services currently on hold based on COVID-19.	



## Exhibit A – Financial Assistance

Action Item	Implementation Status	
UNMH will maintain the current Financial Assistance policy as it relates to Native Americans. Any proposed changes will be discussed with IHS prior to the change.	UNMH continues to offer financial assistance for Native Americans with no proposed changes.	
UNMH will adopt patient payment policies and financial assistance program policies that are designed to improve access to healthcare services	UNMH Financial Assistance policies developed and approved by Board in October 2021 including coverage for undocumented patients and elimination of copayments.	
UNMH's financial assistance program will offer financial assistance to medically necessary care for low income patients at UNMH facilities	UNMH Financial Assistance and other programs continue in place with expansion of undocumented patients.	
UNMH will endeavor to assure that any fees, down payments, or co-payments for medically necessary care will be reasonably related to income.	Financial Policy Revisions in October 2021 eliminated all required copayments for patients on financial assistance.	
UNMH will establish patient payment policies for low income patients who are not financial assistance-eligible that do not create a material barrier to such patients' access to medically necessary care.	Financial Assistance program changes approved in October 2021 allowing for coverage of undocumented patients. The change was effective 7/1/2021.	
Patients with income levels that do not meet the requirements for financial assistance or other programs will be given the opportunity to establish re-payment plans which are reasonably related to income.	Patients have the opportunity to create repayment plans with Patient Financial Services.	
UNMH will make reasonable efforts to notify patients with outstanding bills of their right to seek financial assistance or to establish payment plans	Patient bills have information incorporated in them on how to contact financial assistance. Patients also receive other notifications at the time of services.	

## Exhibit A – Financial Services

Action Item	Implementation Status	
UNMH will subject to CMS regulations assure that no indigent patient is sent to collections.	Implemented with 2015 policy change. UNMH monitors on ongoing basis.	Green
UNMH will work with other component entities of the UNMH Health System to look at producing one consolidated bill for services.	UNMH working on tools to have consolidated account information across entities.	Red
UNMH will coordinate and consult with community organizations and the County to maximize outreach to patients needing financial assistance or having difficulty accessing insurance or Medicaid including those released from incarceration.	UNMH currently works with various community navigator groups around financial assistance issues.	Green
UNMH will assist the County in Coordinating Care for individuals released from incarceration.	UNMH continues to operate the Fast Track Program and provides discharge planning at MDC and the RRC.	Green

## Exhibit A – Native Americans

Action Item	Implementation Status	
UNMH shall develop a written methodology related to the 100 bed language in the Federal Contract.	UNMH Board has approved the Pueblo Preference Policy related to the Federal Contract language.	Green
UNMH will provide care to Native Americans consistent with the Federal Contract.	Access to some services remains challenging. UNMH continues to work on improving wait times.	Green
UNMH will evaluate and improve Native American access to specialty clinics.	Access to specialty care continues to be an issue. Progress made in some areas.	Yellow
UNMH will consult with IHS to review compliance with the Federal Contract and for the provision of needed additional services and Native American Service priorities.	Quarterly Federal Contract meetings with IHS.	Green
UNMH will complete an evaluation of how to sustain and improve Native American healthcare services in primary and specialty care clinics operated by UNMH. The evaluation will be presented to the County and IHS.	Reporting has been reviewed with APCG and IHS as part of quarterly meetings. Data updated quarterly.	Green
UNMH will establish written procedures for the identification of Native Americans and will ensure Native American patients receive any financial assistance for which they are eligible.	Ongoing through office of Native American Health Services and Financial Services.	Green

## Exhibit A - Behavioral Health

Action Item	Implementation Status	
UNMH will work with the SOM to provide medical staff for the MDC Triage Center and will provide case management services for the RRC.	UNMH is staffing the RRC in conjunction with the pathways program.	
UNMH will evaluate the expansion of Behavioral Health services within its own operation and with other community providers	UNMH has worked with the County on service expansion at the Care Campus and is in the process of Development of a Crisis Center at UNM including expanded PES capacity.	
UNMH shall engage with County and IHS on the programming and design of future space for UNMH Behavioral Health Services including Crisis Services.	UNMH and Bernalillo County are actively working on short and long-term planning on crisis services.	
Any changes impacting integrated behavioral health and primary care integrated services or peer services will be discussed with the County and IHS prior to implementation	No current planned changes with these services.	
UNMH will evaluate the ability to provide identifiable patient information to first responders consistent with applicable laws.	MOU completed with City related to providing information to APD Crisis response from Psychiatric Emergency Services.	
Evaluate the viability of expanding behavioral health services in school based clinics	TBD on hold based on COVID-19.	
UNMH will evaluate the possible provision of expanding existing BH services or new programs in a wide range of service categories.	UNMH continues to evaluate service expansion within provider availability.	
UNMH will evaluate data sharing with the County for analyzing outcome data for behavioral health patients and to track utilization of behavioral health patients across programs consistent with State and Federal law.	Legal issues created by New Mexico Mental Health code limit providing identifiable information.	

# APPENDIX B

## UNM Hospital Semi-Annual Report on the Status of Deliverables

Period January 2023 - June 2023  
UNM Lease MOU with Bernalillo County - Exhibit C

The following semi-annual goals are prepared in response to Exhibit A, item A4 that enables Bernalillo County and the Indian Health Services to have input and to comment on the semi-annual goals for each section of Exhibit A. (Priorities from previous period are continued forward after all parties reviewed June 2023)

### Exhibit A Reporting Area - Reporting and Interaction

Semi- Annual Focus Areas January 2023-June 2023	Status Update as of June 2023
A.2 UNMH Will establish mechanisms for the public to provide input on medical and behavioral health operations, planning and development.	The UNMH Community Health Needs Assessment was completed in the spring of 2020 and is available online at: <a href="https://hsc.unm.edu/health/about/community-health-needs-assessment.html">https://hsc.unm.edu/health/about/community-health-needs-assessment.html</a> .  UNMH is in the process of updating the Community Health Needs Assessment for 2023 and is holding public listening sessions in 2023 with Bernalillo County related to the upcoming 2024 Mil Levy.
A.3 UNMH will establish a mechanism for collaboration with Bernalillo County and IHS on programmatic public and community health initiatives.	IHS, UNMH and Bernalillo County have established a small working group with representatives from the three organizations to meet periodically around programmatic public and community health initiatives.
A.6 UNMH will establish procedures related to <u>it</u> budget development, which will allow meaningful input into the budget by the County and IHS.	UNMH established budget planning meetings with both the County and IHS for updates and input related to the Budget and Capital process.

## Exhibit A Reporting Area - Accountability and Transparency

Semi- Annual Focus Areas	Status Update
<p>B.2 UNMH will report on national patient safety goals for the hospital with comparative benchmark information.</p>	<p>UNMH continues to produce the Bernalillo County Quarterly Report outlining patient safety, quality, operational and financial data with corresponding benchmark data where available. The report is provided to Bernalillo County, IHS and APCG. The report is publically available on the UNMH and Bernalillo County Websites.</p>
<p>B.4 UNMH will provide financial information to the County Commission and IHS as to the expenditure of mill levy funding by UNMH Departments.</p>	<p>UNMH currently published financial, quality and operational data on the UNMH intranet site that include mill levy funding by department as part of the Bernalillo County Quarterly Report. The format and information were agreed to by Bernalillo County.</p>
<p>B.7 Subject to applicable laws UNMH will publish data required under Subsection B of the MOU on its public website.</p>	<p>Bernalillo County Quarterly Reports are available online at:  <a href="https://hsc.unm.edu/health/about/financial-reports/bernalillo-county-reports.html">https://hsc.unm.edu/health/about/financial-reports/bernalillo-county-reports.html</a></p>



## Exhibit A Reporting Area - Native American Care

Semi- Annual Focus Areas	Status Update
<p>E1. UNMH in collaboration with the IHS, the All Pueblo Council of Governors and the county shall develop a written methodology acceptable to the parties on the 100 bed Native American patients' provision in the Federal Contract.</p>	<p>UNMH in conjunction with the All Pueblo Council of Governors and with review by IHS has developed an operational guideline for addressing access issues for Native American patients under the requirements of the Federal Contract. UNMH has started reporting Inpatient Utilization by tribe at the request of IHS.</p>
<p>E.4 UNMH will consult with the IHS to review compliance with the Federal Contract and for the provision of additional services, the quality of care for Native Americans, and priorities for additional services.</p>	<p>UNMH has ongoing quarterly operational meetings with IHS to discuss compliance with the Federal Contract and operational issues affecting Native Americans. UNMH also participates in Semi-annual Consultations with IHS and the APGC.</p>
<p>E.5 UNMH will evaluate the opportunity to sustain and improve healthcare services available to Native Americans.</p>	<p>UNMH meets with the IHS quarterly to review utilization and access data for Native American patients and to discuss opportunities for improved performance. Reporting on access and utilization by tribe is provided as a part of these meetings.</p>

## Exhibit A Reporting Area - Behavioral Health Services

Semi- Annual Focus Areas	Status Update
<p>F1. UNMH will work with UNM School of Medicine to coordinate with the county to provide medical staff for the MDC triage center. UNMH will provide case management services to the Resource Re-entry Center for individuals released from MDC.</p> <p>F2. UNMH will evaluate the opportunity to expand behavioral health services to County residents and Native Americans, both within its own operations as well as with other community providers, subject to inclusion of IHS in the process.</p>	<p>UNMH continues to provide staffing for discharge planning activities for the MDC and to assist with staffing the Resource Re-entry Center. UNMH will also begin providing Medical and Behavioral Health services at MDC on July 26, 2023.</p> <p>UNMH is currently working on expanded Behavioral Health programing within the UNMH infrastructure in the forms of health home implementation, Crisis Triage Center Development with the County and expanded Psychiatric Emergency Capacity. UNMH will assume operations of the Behavioral Health services at MDC on July 26, 2023.</p>





# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: Commissioners  
Prepared By: Julie Anne Baca  
Director: Julie Anne Baca  
DCM: No DCM  
Sponsors: Barbara Baca

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**Title:** UNM Bureau of Business and Economic Research on the "Potential Impacts of Santolina Development,"

**Action:**

Discussion of report

**Summary:**

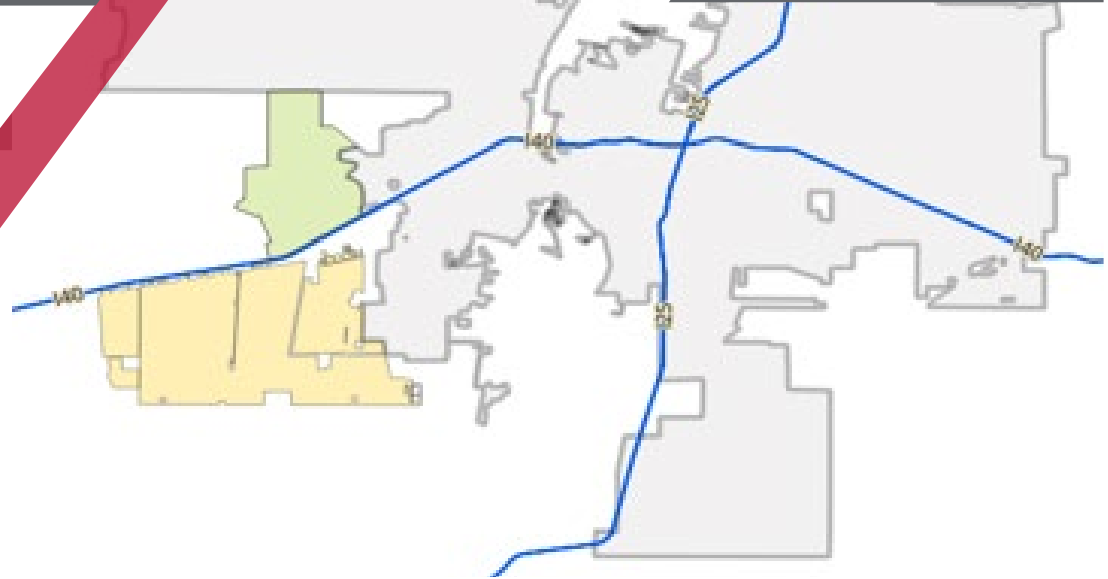
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**Attachments:**

- Santolina\_Report\_FINAL\_November\_2023\_1f6275243a (PDF)



BUREAU OF BUSINESS  
& ECONOMIC RESEARCH



# Potential Impacts of Santolina Development

Julian Baca, M.A.

OCTOBER 2023

Attachment: Santolina\_Report\_FINAL\_November\_2023\_1f6275243a (21928 : UNM's Bureau of Business and Economic Research on the

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## Acknowledgments

BBER would like to recognize the assistance and cooperation of the New Mexico Department of Transportation, NM Taxation & Revenue Department, Bernalillo County Public Works and Planning Departments, and the Albuquerque Bernalillo County Water Utility Authority. We would like to specifically thank the following people for their contributions: Robert Rhatigan and his team at the UNM Geospatial and Population Studies for their forecasting expertise; Kendra Montanari and Nathan Masek at the Middle Rio Grande Council of Governments; Andrew de Garmo (Principal Planner) at the City of Albuquerque Public Transit Department; Amy Whitfield, the Housing and Homelessness Advisor to the Governor for sharing information on current initiatives; Martica Casias, Ryan Parks, Matthew Schimmel at the Public School Facilities Authority.

Shaleena Flores, BBER Research Assistant, was a key contributor to this study, helping with every aspect of this report. Flores was particularly instrumental in her GIS work and data visualization skills. Alexis Amodio-Cardwell, BBER Research Scientist, and Nia Mamuya, BBER Research Assistant, both made big contributions in the early phases of this project. Rose Rohr and RaeAnn McKernan's editing and critical feedback was super helpful and much appreciated.

## Executive Summary

- The Santolina Developers expect to achieve the annual targets of 761 new housing units, 1,866 additional residents, and 1,500 new jobs per year by full buildout of the Santolina Master Plan;<sup>1</sup>
- The City of Albuquerque averaged 1,457 new residential building permits per year in the period from 2010 to 2022 – building permit activity serves as a proxy for housing stock growth;
- If the housing stock in Albuquerque grew by 1% per year, which is in line with the historical average, a realistic expectation is that the city will add an average of 1,540 additional building permits per year over the next decade;
- The Bernalillo County population grew from 662,564 to 672,508 in the period from 2010 to 2022, an increase of almost 10,000; this is equivalent to an increase of 828 inhabitants per year over the same period;
- Bernalillo County is expected to grow in population by 22,544 over the next 20 years, or 1,127 new inhabitants per year;
- Albuquerque Metropolitan Statistical Area (ABQ MSA) Employment grew by 0.9% (3,191 per year) over the last decade, and is expected to grow by 0.6% or 2,396 new jobs per year over the next five years (2023-2028);
- If Santolina were to achieve its stated targets, it would account for 49% of new housing, 165% of population growth, and 62% of employment (based on forward expectations);
- Upon our review of recent demographic and economic data, we think the Santolina targets are likely overstated;
- In this report, BBER offers an alternative scenario for the Santolina Development with more probable targets for housing, population, and employment growth;
- Having evaluated available historical data, BBER offers the following annual targets as more realistic expectations: 154 new housing units per year, 374 additional inhabitants annually, and 240 new jobs per year (over the next 50 years);
- Bernalillo County approved the creation of the Santolina TIDD, which allocates 45% of county revenues reimbursable to the Developer;
- Having completed a pro forma analysis of the capital cost to provide public facilities (schools, community centers, etc.) and services (public safety, transit, water and sewer, etc.) to Santolina, the capital costs to New Mexico governments appear to exceed potential revenues (when taking the TIDD into account); With the data available to BBER, researchers were not able to estimate the ongoing cost to provide public services and to maintain and operate public facilities on an ongoing basis, or the ongoing potential tax revenues/benefits;
- BBER recommends future research focus on the potential cost to operate and maintain public services in Santolina as informed by recent demographic and economic trends;

<sup>1</sup> The cumulative totals for the Santolina development by full buildout are 38,045 (housing units), 93,300 (population), and 75,006 (jobs).

## Introduction

BBER has been tasked with completing an independent, third-party assessment of the impacts of the planned Santolina development. Funding facilitated a high-level, preliminary analysis that begins by reviewing the number of anticipated housing units and jobs residing within the boundaries of the new development, as set forth by the developers. Because the Santolina development must meet the “no new net cost” requirement, the developers have specified target employment, population, and housing targets. These targets set forth serve as the key assumptions and inputs used for previous fiscal and economic impact estimates used to substantiate the Santolina Master Planned Community.

Relying on widely accepted economic theory and BBER’s broad knowledge of the local economy and demographic and socioeconomic variables, BBER researchers consider historical population, housing, and economic trends to assess these key assumptions and inputs used to assess the “no new net cost” test. We also incorporate reputable forecasts for the greater Albuquerque area developed by local experts to better assess future impacts.

Our evaluation focuses on the impacts related to development and construction costs for public infrastructure, facilities, and services at full buildout; development and construction are often referred to as capital costs. Secondly, where data is available and obtainable, we provide a review of the information needed to provide a preliminary assessment of the ongoing maintenance and operations of public services and facilities. Finally, we seek to highlight areas that would benefit from additional attention and research.



# 1. Study Background & Context

The Santolina Master Planned Community was first introduced to the Bernalillo County government in 2013 by a group of developers known as the Santolina Project Development Team. The original developers included Western Albuquerque Land Holdings (WALH), Garrett Development Corporation, Bohannon Huston, SEC Planning, and Consensus Planning. The Level A Master Plan was adopted and the Development Agreement was recorded with the Bernalillo County Clerk’s Office in 2015. The County Commission also approved the Santolina Tax Increment Development Districts (TIDD), 1 through 20, in 2016, allowing for the developers to be reimbursed using up to 45% of tax revenues generated in the TIDD districts to recover development costs. In the same year, Santolina Public Infrastructure Districts (PID), 1 through 40, were created and approved by Bernalillo. Notably, June 2023 marked the 8-year anniversary of the Master Plan’s approval and implementation, which is expected to take 40-50 years to complete with full buildout expected by 2055-2065.

The Santolina development is part of the original Atrisco Land Grant deeded to Spanish settlers by the Spanish crown in 1692. Hispano and mestizo families have inhabited this land continuously for over 400 years. These lands were inhabited and interacted with by the Tiwa people for thousands of years prior to Spanish colonization. In 1892 the land grant families received approval of their petition to create the Town of Atrisco and a patent was issued for the town totaling 83,000 acres in 1905, all prior to New Mexico statehood. The conversion of lands held in common to private ownership for large-scale residential development dates back to at least 1952 when the Atrisco Board of Trustees sold 4,500 acres that would be used to build houses in the modern-day Ladera area; a lawsuit challenging the legality of the sale ensued. In 1959, another 4,000 acres were segregated, parceled, and sold to Hoffman Homes for what would become Westgate Heights, an incorporated area within the Albuquerque City limits. Less than 10 years later, in 1967, the Westland Development Corporation was formed. Organized and created by a group of Atrisco heirs and upheld by vote, this act converted the land grant into a private company for the purpose of managing approximately 55,000 acres. Forty (40) years later, in 2006, Westland Development Corp was merged with SunCal, and three years after the merger, Westland/Suncal went bankrupt with the land and all other assets of the new entity foreclosed upon by creditors.

## 2. Inputs & Assumptions

The viability of the proposed Santolina Development relies on specific assumptions and inputs in order to achieve the “no new net cost” requirement. These inputs are that the Santolina Development will attain specific housing, population, and employment targets. The specific targets are **38,045 new residential housing units, 93,300 in new population, and 75,000 in new employment**; these levels will be achieved over the next 40-50 years when full buildout is achieved in 2055-2065. The basis for these targets is an older version of the Middle Rio Grande Council of Governments 2040 Master Transportation Plan (MTP), which assumed a jobs per household ratio of 2.0 once the development was fully completed.<sup>2</sup>

Figure 1. Santolina Dwelling Unit and Employment Expectations by Threshold

Dwelling Units Thresholds	Jobs
2,000	300
2,500	700
3,000	2,000
3,500	3,500
4,000	4,500
4,001 to 12,540	1.25 Jobs per Dwelling Unit
12,541 to 25,080	1.30 Jobs per Dwelling Unit
25,081 to 34,000	1.59 Jobs per Dwelling Unit
34,001 to Full Buildout	2.0 Jobs per Dwelling Unit at Full Buildout

(Source: Level A Development Agreement, pp. 4; Level B.I Plan, p. 5; and based upon MRCOG 2040 MTP)

In order to assess the feasibility of these outcomes, BBER allocated these housing, population, and employment targets evenly across the buildout period. The following figures show the annual and cumulative numbers. Using the Santolina targeted metrics at full buildout would result in 761 additional housing units per year, additional annual increases in population of 1,866, and incremental increases in new employment of 1,500 per year. These annual numbers assume that these numbers were realized beginning in Year 1. Given that Santolina has yet to reach these annual targets in the eight years since receiving approval and development began, the annual targets will need to be higher than what we estimated for our analysis in order to accomplish

<sup>2</sup>Level A Development Agreement, p. 4, 26, 96, 98; Level B.I Plan, p. 5 Taussig estimates new re-occurring employment of 115,906.

the cumulative/averages set forth by the developers: 38,045/761 (housing units), 93,300/1,866 (population), 75,000/1,500 (employment) by full buildout.<sup>3</sup>

Figure 2. Annual Santolina Housing, Population, and Employment Expectations to Full Buildout

Level A - 50 Year Horizon

ANNUAL Adds to Housing, Population, Employment

Year	CY:	Phase:	Alloc:	Housing Units	Popn	Jobs	Year	CY:	Phase:	Alloc:	Housing Units	Popn	Jobs
1	2016	1.0	2.0%	761	1,866	1,500	26	2041	3.0	2.0%	761	1,866	1,500
2	2017	1.0	2.0%	761	1,866	1,500	27	2042	3.0	2.0%	761	1,866	1,500
3	2018	1.0	2.0%	761	1,866	1,500	28	2043	3.0	2.0%	761	1,866	1,500
4	2019	1.0	2.0%	761	1,866	1,500	29	2044	3.0	2.0%	761	1,866	1,500
5	2020	1.0	2.0%	761	1,866	1,500	30	2045	3.0	2.0%	761	1,866	1,500
6	2021	1.0	2.0%	761	1,866	1,500	31	2046	4.0	2.0%	761	1,866	1,500
7	2022	1.0	2.0%	761	1,866	1,500	32	2047	4.0	2.0%	761	1,866	1,500
8	2023	1.0	2.0%	761	1,866	1,500	33	2048	4.0	2.0%	761	1,866	1,500
9	2024	1.0	2.0%	761	1,866	1,500	34	2049	4.0	2.0%	761	1,866	1,500
10	2025	1.0	2.0%	761	1,866	1,500	35	2050	4.0	2.0%	761	1,866	1,500
11	2026	2.0	2.0%	761	1,866	1,500	36	2051	4.0	2.0%	761	1,866	1,500
12	2027	2.0	2.0%	761	1,866	1,500	37	2052	4.0	2.0%	761	1,866	1,500
13	2028	2.0	2.0%	761	1,866	1,500	38	2053	4.0	2.0%	761	1,866	1,500
14	2029	2.0	2.0%	761	1,866	1,500	39	2054	4.0	2.0%	761	1,866	1,500
15	2030	2.0	2.0%	761	1,866	1,500	40	2055	4.0	2.0%	761	1,866	1,500
16	2031	2.0	2.0%	761	1,866	1,500	41	2056	5.0	2.0%	761	1,866	1,500
17	2032	2.0	2.0%	761	1,866	1,500	42	2057	5.0	2.0%	761	1,866	1,500
18	2033	2.0	2.0%	761	1,866	1,500	43	2058	5.0	2.0%	761	1,866	1,500
19	2034	2.0	2.0%	761	1,866	1,500	44	2059	5.0	2.0%	761	1,866	1,500
20	2035	2.0	2.0%	761	1,866	1,500	45	2060	5.0	2.0%	761	1,866	1,500
21	2036	3.0	2.0%	761	1,866	1,500	46	2061	5.0	2.0%	761	1,866	1,500
22	2037	3.0	2.0%	761	1,866	1,500	47	2062	5.0	2.0%	761	1,866	1,500
23	2038	3.0	2.0%	761	1,866	1,500	48	2063	5.0	2.0%	761	1,866	1,500
24	2039	3.0	2.0%	761	1,866	1,500	49	2064	5.0	2.0%	761	1,866	1,500
25	2040	3.0	2.0%	761	1,866	1,500	50	2065	5.0	2.0%	761	1,866	1,500

Figure 3. Cumulative Santolina Housing, Population, and Employment Expectations to Full Buildout

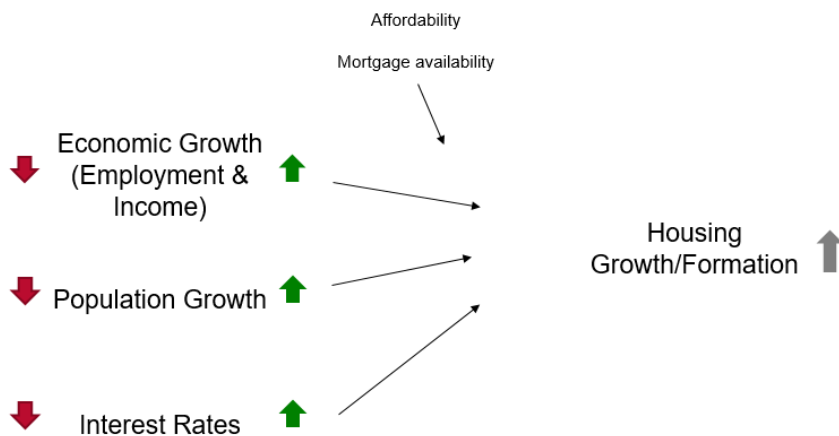
Phase	Period	Cum. Years	Per Phase Totals			Cumulative Totals		
			Housing Units	Population	Jobs	Housing Units	Population	Jobs
1	2016-2025	10	7,609	18,660	15,001	7,609	18,660	15,001
2	2026-2035	20	7,609	18,660	15,001	15,218	37,320	30,002
3	2036-2045	30	7,609	18,660	15,001	22,827	55,980	45,004
4	2046-2055	40	7,609	18,660	15,001	30,436	74,640	60,005
5	2056-2065	50	7,609	18,660	15,001	38,045	93,300	75,006

<sup>3</sup> For example, if there were only 40 years remaining in the development period, then the annual targets might be: 38,045/40 = 951 (housing); 93,300/40 (population) = 2,332; 75,000/40 = 1,875 (employment).

# 3. Historical Economic, Population, & Housing Trends

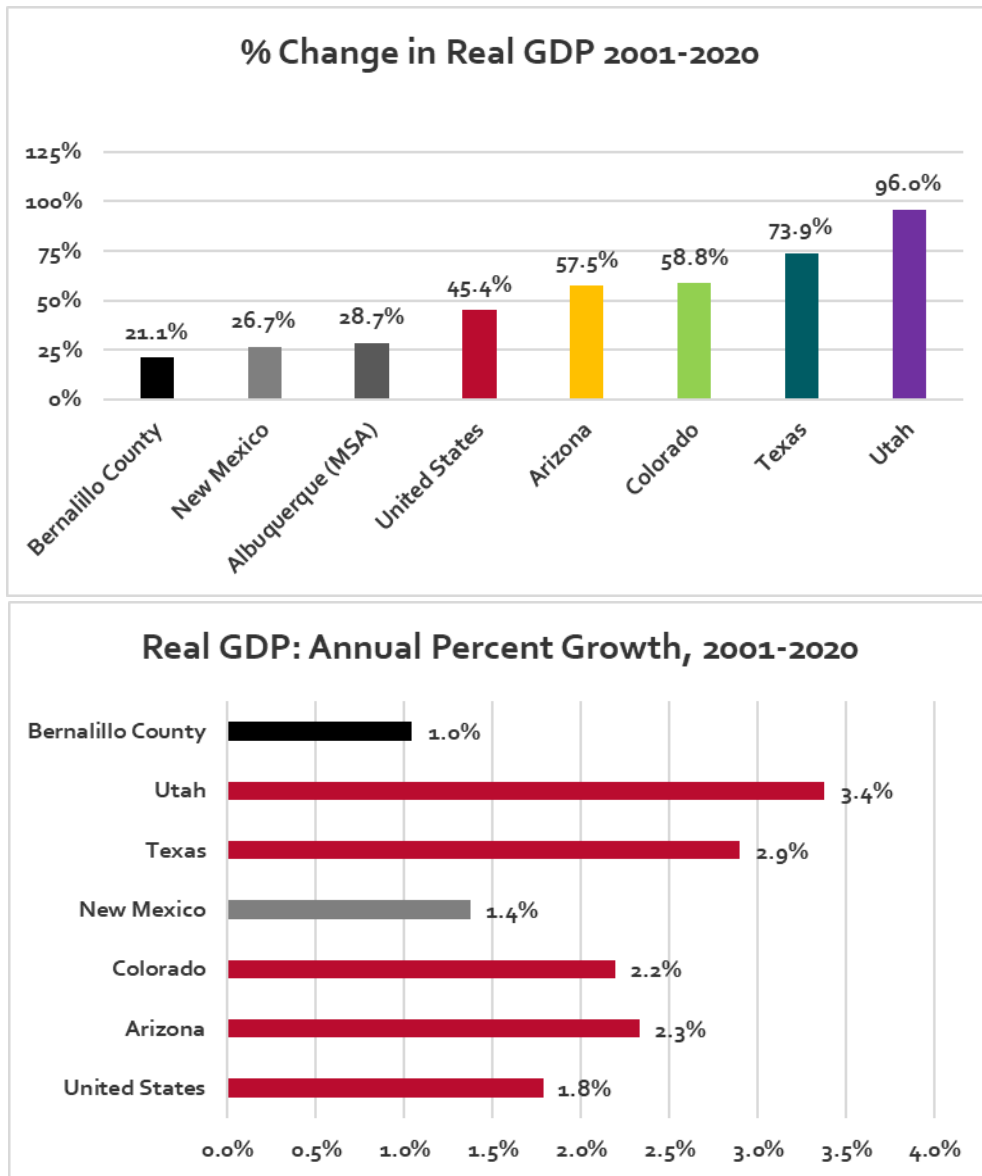
Economic theory predicts that an endogenous or exogenous expansion in demand for goods and services in a regional economy causes goods producers and business service providers to demand additional labor as a key input to meet the increase in demand for their firms' goods and services. In turn, an expanding job market (and increasing total income) results in greater demand for housing, causing an expansion in housing formation. A more robust version of the residential real estate supply-demand model incorporates additional variables, including interest rates, population, mortgage availability, and affordability. Importantly, this relationship cannot be flipped or reversed. That is, an independent, developer-driven expansion of the supply of housing does not create permanent demand/employment. Our analysis begins by reviewing current and historical demographic and economic data. This enables us to evaluate the economic and fiscal estimates set forth by the Santolina developers.

Figure 4. Drivers of Housing Growth/Formation



Real Gross Domestic Product (GDP) is the broadest and one of the most widely accepted measures of economic activity. Researchers reviewed these data for Bernalillo County, New Mexico, and neighboring states. New Mexico has grown at a slower rate than the national average over the last two decades (2001-2020) by a large margin. Relative to neighboring states, NM has lagged by an even larger margin and the Bernalillo County annual average (1.0%) has trailed the statewide (1.4%) GDP growth rate.

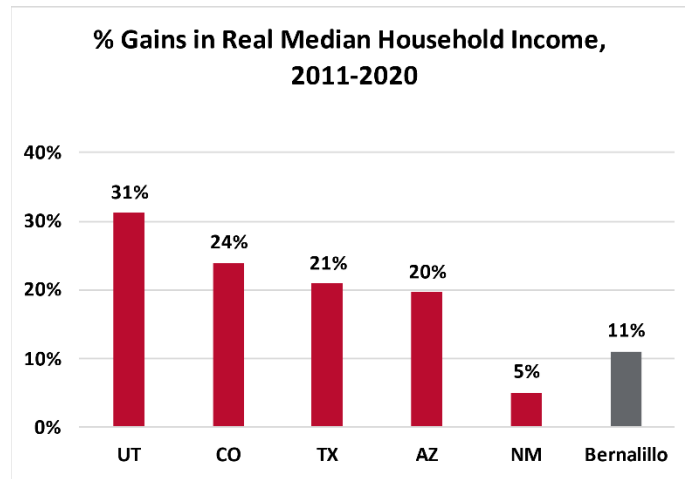
Figure 5. Real GDP Growth, 2001-2020



(Source: 2010, 2020 U.S. Bureau of Economic Analysis)

BBER also considered household-level trends. These data illustrate that the median household income in Bernalillo County grew by 1.1% per year, half the annual rate of its closest peer, Arizona, which grew at an annual rate of 2.0% from 2011-2020.

Figure 6. Real Household Income, 2011-2020

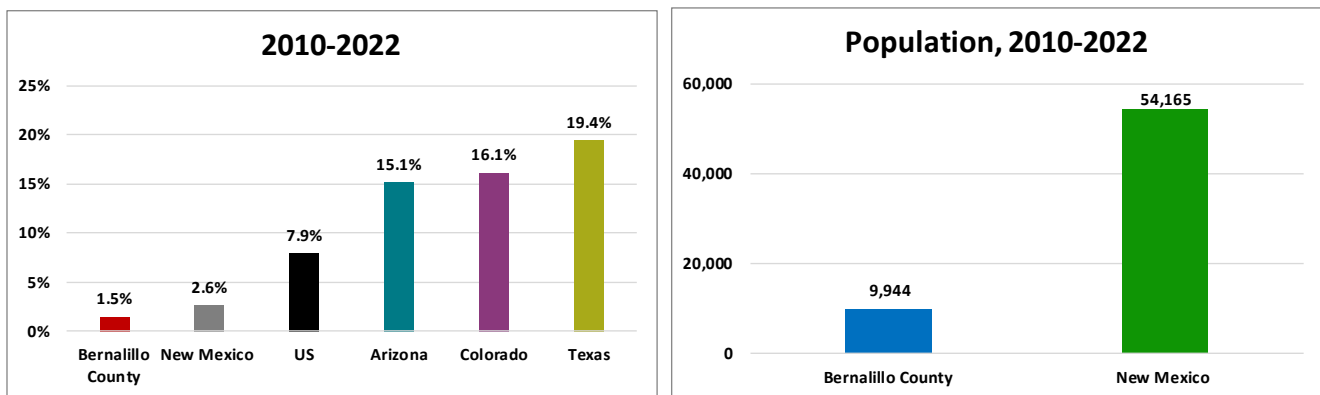


Geography	2011	2020	Diff	Pct.% Chg.	An. Rt.
UT	66,995	87,915	20,920	31%	3.1%
CO	70,781	87,689	16,908	24%	2.4%
TX	59,213	71,599	12,386	21%	2.1%
AZ	58,698	70,220	11,522	20%	2.0%
NM	50,683	53,283	2,600	5%	0.5%
Bernalillo	51,008	56,632	5,624	11%	1.1%

(Source: U.S. Census; Federal Reserve Economic Data)

Using decennial US Census data Bernalillo County's population increased by 9,944 to 672,508 in the period from 2010 to 2022, a cumulative increase of 1.5%, or 828 inhabitants per year. The New Mexico population grew by 58,343 to 2,113,344 in the same time period, or 2.6% cumulatively. Bernalillo County's growth rate lagged the state and national averages; the county also lagged growth rates for neighboring states by a large margin.

Figure 7. Bernalillo County Population Growth Compared to Relevant Geographies

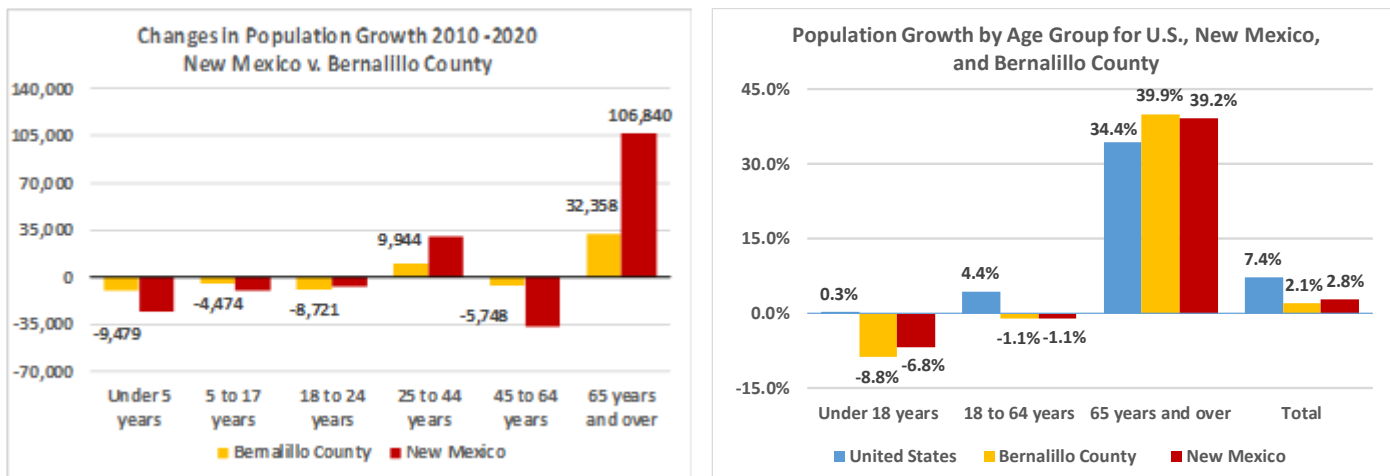


(Source: U.S. Census, American Community Survey, 5-Year estimates)

Disaggregating the decennial census data by age group provides insights into sectors of the population experiencing growth and those that are contracting. Importantly, retirement-age individuals, 65 years and

older, contributed 75% of the population growth in Bernalillo, growing by 32,358 or 39.9%. The working age population, ages 18 to 64 years, declined by 1.1%. The decrease of 6.8% in the population Under 18 years suggests that the future labor force in the county contracted in the last decade.

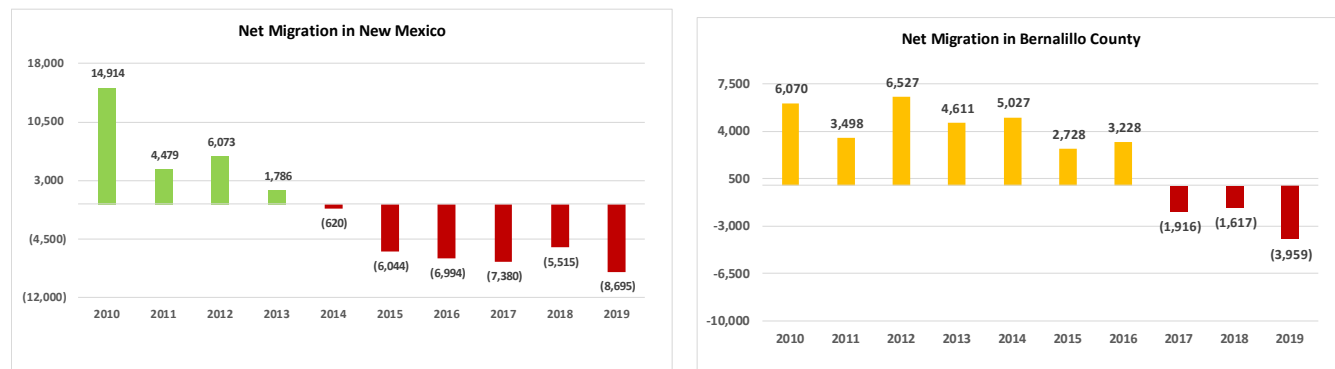
Figure 8. Bernalillo County and New Mexico Population Growth by Age Group, 2010 to 2020



(Source: 2010, 2020 U.S. Decennial Census)

By reviewing Census components, we decomposed which factors are causing the population to expand/contract. Specifically, Bernalillo County experienced migration outflows for three of the last 10 years for which data was available when this analysis was completed. Similarly, New Mexico experienced negative net migration in the last six years.

Figure 9. Net Migration in Bernalillo County and New Mexico, 2010 to 2020



(Source: 2010, 2020 U.S. Decennial Census)

BBER researchers also considered statewide population forecasts as well as Bernalillo County forecasts. According to the UNM Geospatial and Population Studies (GPS) model, New Mexico's growth is expected to be weak in the next two decades, from 2020 to 2040. GPS forecasts that the statewide population will increase by 25,774, or by 1%. Disaggregating by age group shows that the retirement-age population will experience the largest increase (+81,608); however, the working-age population will decline by 21,080 (-2%) and the school-

age population will decrease by -38,120 or -10%. Needless to say, an extended contraction in the working-age population is not supportive of robust future employment growth.

Figure 10. Statewide Population Forecasts, 2020-2040

Age Group	2020	2040	Diff	% Change
0 - 14	372,945	334,825	(38,120)	-10%
15 - 49	953,502	932,422	(21,080)	-2%
50 - 64	392,483	395,849	3,366	1%
65+	388,051	469,659	81,608	21%
<b>Total</b>	<b>2,106,981</b>	<b>2,132,755</b>	<b>25,774</b>	<b>1%</b>

(Source: UNM Geospatial and Population Studies)

Bernalillo County population forecasts are only slightly better than expectations for the state. The Middle Rio Grande Council of Governments (MRCOG) completes population forecasts for Bernalillo County. MRCOG expects the county population to expand by 22,544, or 3.3% over the next 20 years. This is equivalent to 1,127 new inhabitants per year. UNM GPS demographers are less optimistic, expecting Bernalillo to grow by 13,094 between 2020 and 2040, or 655 people per year over the next two decades. BBER researchers also delved into available data to better understand housing formation trends.

Figure 11. Bernalillo County Population Forecasts, 2020-2040

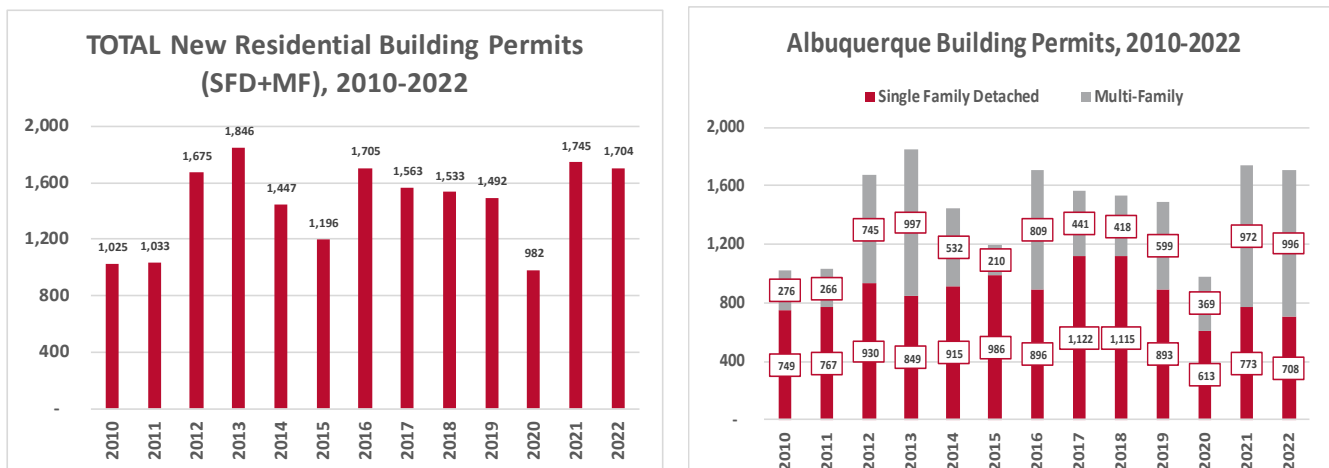
Age Group	2020	2040	Diff	% Change
0 - 14	116,819	102,103	(14,716)	-13%
15 - 49	315,851	316,014	163	0.1%
50 - 64	126,207	133,481	7,274	6%
65+	117,560	147,383	29,823	25%
<b>Total</b>	<b>676,438</b>	<b>698,982</b>	<b>22,544</b>	<b>3%</b>

(Source: Middle Rio Grande Council of Governments)

The City of Albuquerque approved an average of 1,457 residential building permits – as measured by the number of units – per year from 2010 to 2022. These figures include both multi-family and single-family permits. This matters for estimating future housing stock growth, which we discuss in the following sections. Importantly, because these numbers include “reissues,” the numbers are likely overstated. Although the City does not provide guidance on double counts or duplicate permits in connection with reissued permits, BBER researchers analyzed a sample of building permit data dating back to 2016 and found that roughly 38% of approved permits were reissues.



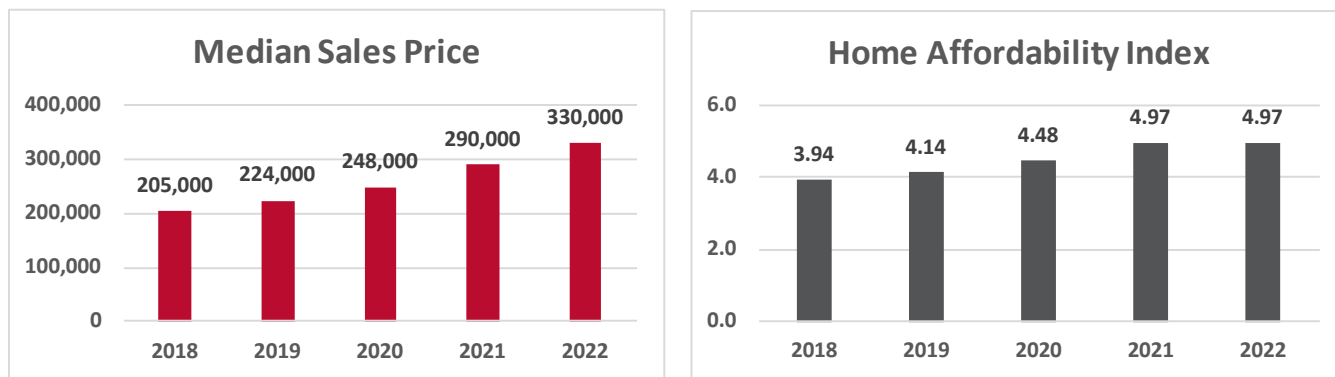
Figure 12. City of Albuquerque Building Permits, 2010-2022



(Source: City of Albuquerque Building Permits)

According to the Greater Albuquerque Association of Realtor data (GAAR), home values have risen rapidly with the median price for a single-family detached house increasing from \$205,000 in 2018 to \$330,000 by year-end 2022, an increase of more than 60% over the last five years. The disconnect between strong housing values and weak economic growth, as measured by household income and Real GDP, is probably best illustrated by the deteriorating affordability of homes in the Albuquerque Area. The Home Affordability Index divides the median home value by the median annual household income to measure. By way of example, if the median home value is \$300,000 and the median household income index for a given city is \$100,000, then the Home Affordability index for this city would be 3.0. Albuquerque homes have become less affordable in recent years, where this important index rose to 4.97 in 2022 (from 3.94 in 2018). Affordability for homes statewide is 3.4 (NM) and 3.5 nationally (2022). The higher the affordability index, the larger the percentage (local) households must spend on monthly/annual mortgage expenses. Economic theory predicts that a prolonged elevation in the affordability index will dampen (local) demand as households will likely choose to rent or seek other alternatives to purchasing a new home.

Figure 13. Median Sales Price and Home Affordability for the Greater Albuquerque Area



(Source: Greater Albuquerque Association of Realtors; U.S. Census)

## 4. Discussion: Santolina Growth Targets vs. Historical Experience

In this section, BBER applies the data and the analysis of the previous sections of this report to test the targets detailed in the Master Plan, while seeking to develop more realistic targets based on the experience of recent data trends. First, BBER analyzed employment growth since 1990, a 30+ year period, for the Albuquerque Metropolitan Statistical Area (ABQ MSA). Over several business cycles, these data show that employment has grown 1.3% annually, adding an average of nearly 4,000 jobs per year.<sup>4</sup> The Santolina Developers estimate that the new development will create 1,500 permanent jobs per year. If the Albuquerque Area were to grow by 4,000 jobs per year over the next several decades, Santolina employment would account for more than one out of three new jobs in the Albuquerque MSA. Based on experience, we do not consider this assumption to be highly probable. Specifically, employment growth in the last five to 10 years has been under 1.0% per year or an average of 2,629 to 3,191 new jobs annually. In this scenario, if Santolina succeeded in adding 1,500 new jobs per year, it would contribute at least half of the new jobs in the Albuquerque Area.

When we consult the FORUNM baseline economic forecast, the expectations are even more conservative.

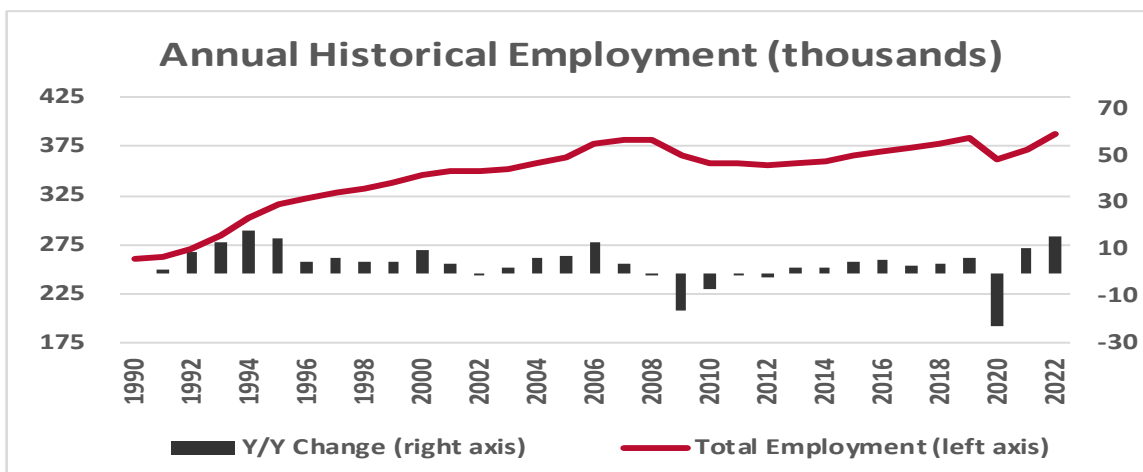
**BBER economists expect the ABQ MSA economy to add 2,396 new jobs per year** over the next five years; if this number proves accurate, and the Santolina Developer target of 1,500 new jobs per year holds, then the Santolina development would account for nearly two out of three (63%) new jobs.

If the BBER baseline forecast proves correct, and the Santolina job creation expectation is too optimistic, then it might be prudent to adjust the Santolina target to a more reasonable level. By way of example, if the Santolina Development was responsible for contributing 10% of new employment, and using the BBER forecast of 2,396, then Santolina would contribute **240 new jobs per year**. This number will become applicable in the latter part of this report.

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<sup>4</sup> The Albuquerque MSA includes the Bernalillo, Sandoval, Valencia, and Tarrant counties. We also considered the forecast for New Mexico generated by BBER economists responsible for the statewide model; these forecasts show that ABQ MSA will grow by less than 1% or 2,396 jobs per year over the next five years.

Figure 14. Albuquerque Metropolitan Statistical Area (MSA) Employment and Annual Growth Rates, 1990-2022

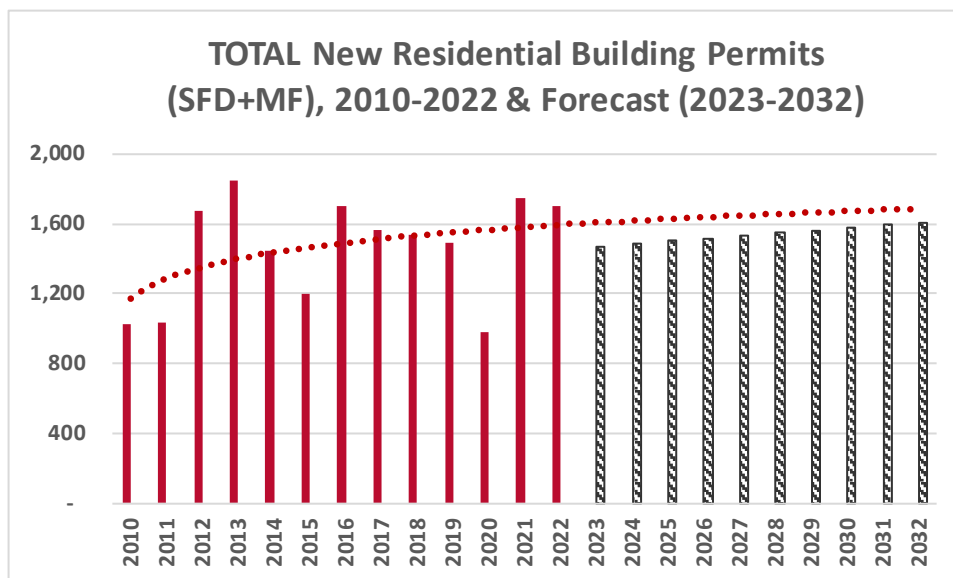


Annual Average Increase in Employment	Incr.	%Pct. Chg.
31-Year (1990-2022)	3,938	1.3%
20-Year (2003-2022)	1,887	0.5%
10-Year (2013-2022)	3,191	0.9%
5 Year (2018-2022)	2,629	0.8%
<b>Forecasted (2023-2028)</b>	<b>2,396</b>	<b>0.6%</b>

(Source: UNM BBER FORUNM Forecasts)

Next, Researchers evaluated the developers' housing targets, as guided by recent housing data. Using a simple Ordinary Least Squares (OLS) regression model to estimate future housing growth 10 years forward alongside 13 years of building permit data from the City of Albuquerque, we project that if new housing grew by 1% annually, an average of 1,540 new housing units per year would be added from 2023 to 2032. If we accept the Developers' expectation that Santolina will add 761 new housing units per year over the next 50 years, then this development would account for half (49%) of all new housing in the City of Albuquerque. These simple comparisons prompted the question, "What is a reasonable expectation for new housing growth and the likely contribution of the Santolina Development?" Drilling deeper into the building permit data, we reviewed the geographic location of all single-family and multi-family activity.

Figure 15. Recent Albuquerque Building Permits (2010-2022) & 10-Year Forecast (2023-2032)



(Source: City of Albuquerque Building Permit, Planning & Zoning Department)

Using the Greater Albuquerque Association of Realtors (GAAR) map for neighborhood boundaries, it is worth noticing that these broader communities are large and complex and span multiple smaller neighborhoods. For example, the Northwest Heights and Ladera Heights neighborhoods encompass 40-50 smaller neighborhoods and subdivisions, each being actively developed by multiple developers. BBER analyzed five years of Albuquerque building permit data to assess housing growth by neighborhood and found that the most active broader neighborhoods accounted for no more than 10-15% of new housing in the last five years. Bearing this in mind, in our assessment a single developer accounting for 10% of new housing is an ambitious assumption. Therefore, if Santolina Developers achieved 10% of new housing units over the next period, based on the BBER forecast of 1,540 total new units per year, Santolina’s activity would contribute 150 units per year. It is also worth noting that Mesa del Sol, a similar development to Santolina, has accounted for less than 2% of Albuquerque building permits issued since ground was broken on the first residential unit constructed in this development, or the period spanning from 2012 to 2022.<sup>5</sup>

Another important insight comes from the demand part of the equation. That is, households/consumers desire homes in certain parts of town more than others. The Northeast part of Albuquerque (Academy, Albuquerque Acres, Foothills) has been experiencing significant growth over the last 20-30 years given that, ostensibly, many people prefer to live in this part of town because of the high performing schools, retail and shopping abundance, and beautiful vistas. By way of example, if homebuilders in the South Valley were to increase supply by a factor of 200-300%, there might not be sufficient demand to purchase all these new homes.

<sup>5</sup> The total number of single-family and multi-family units permitted between 2012 and 2022 totaled 16,888; MDS permits totaled 283 or 1.7%—source: City of Albuquerque Building Permits.

Figure 16. Albuquerque Building Permit Activity by Neighborhood (2016-2021)

Neighborhood	New Units	Percent-%
1 North Valley	692	6.4%
2 Sandia Heights/Foothills North	102	0.9%
3 Academy/Far NE	1,072	9.9%
3a Albuquerque Acres	968	8.9%
4 Uptown/NE Heights	375	3.5%
5 Foothills South/Juan Tabo/Four Hills	474	4.4%
6 UNM/Downtown	1,226	11.3%
7 Fairgrounds/SE	245	2.3%
8 Paradise Hills East & West	1,163	10.7%
9 NW Heights	1,454	13.4%
10 Ladera	1,695	15.6%
11 SW Heights/Westgate	765	7.1%
12 South Valley (Near SV, Valley Farms, Pajarito)	449	4.1%
13 Mesa del Sol	163	1.5%
<b>Total</b>	<b>10,843</b>	<b>10,844</b>
<b>Average</b>	<b>775</b>	<b>7.1%</b>

(Source: City of Albuquerque Building Permit, Planning & Zoning Department)

BBER also evaluated population forecasts alongside developer expectations. Using the Middle Rio Grande Council of Governments (MRCOG) population forecasts, Bernalillo County will add 22,544 inhabitants over the next 20 years, the county population could expect to expand by an average of 1,127 inhabitants per year. According to developers, Santolina will increase the local population by 93,300 new inhabitants, or 1,866 per year. When considering the recent experience and the current outlook from UNM demographers, we think the Santolina growth expectations are not likely. For estimating a more realistic population estimate, we return to the 154 new housing units per year expectation and apply the US Census median household size estimate of 2.4 to derive **374 new inhabitants per year**.<sup>6</sup> We think this number is better supported by recent data and the guidance of expert demographers specializing in forecasting New Mexico population trends.

<sup>6</sup> US Census, ACS 5-Year estimates.

<https://www.census.gov/quickfacts/fact/table/bernalillocountynewmexico,US/HSD310221>

## 5. Mesa Del Sol Experience

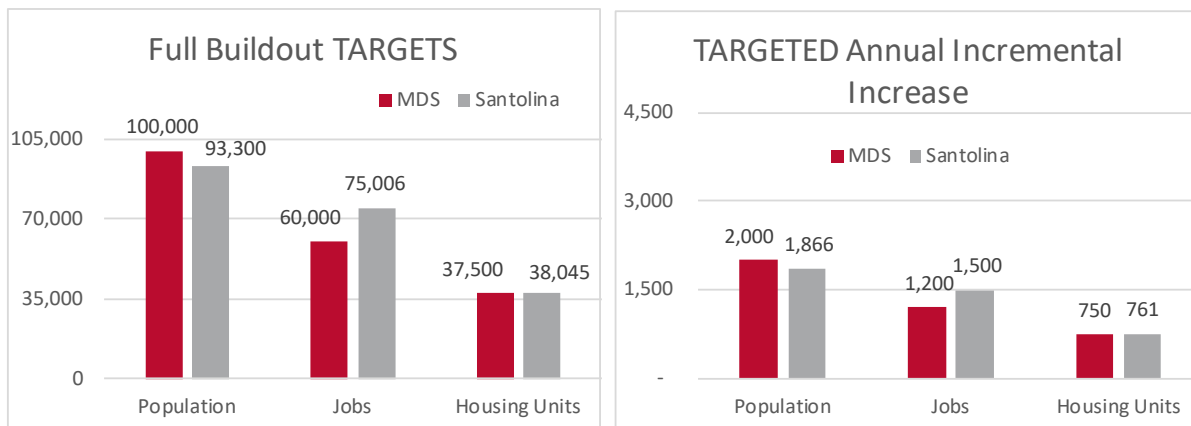
Mesa Del Sol (MDS) is the other major Master Planned Community in the Albuquerque Area. We found it to be worthwhile to consider Santolina and MDS alongside each other as both developments are designated for mixed commercial/residential use and received local government approval within a decade of each other. Further, at a high level, Santolina and MDS have similar public service and public infrastructure needs and requirements. Both developments have received approval for special Tax Increment Development Districts (TIDDs) and Public Infrastructure Development Districts (PIDs) to use tax revenues to reimburse developers for infrastructure public-use investment.

Another important similarity between the two Master Planned Communities is their development targets. The MDS developers intend to utilize 12,993 acres of land and build 37,500 housing units that will provide homes for 100,000 people. Santolina will span 13,700 acres and construct 38,045 new housing units for 93,300 new residents. Santolina expects to create 75,000 new jobs (direct). The equivalent expectation for MDS is 60,000 in new employment. These key metrics are summarized in Figures 17 and 18 below. MDS developers are a decade ahead in the execution of their master plan, receiving approval in 2005, and having broken ground on residential construction seven years later in 2012; that is, MDS has been under development for 18 years, since receiving City approval. Santolina was approved in 2015 and has been under development for eight years. The following section provides a brief review of available relevant data.

Figure 17. Mesa del Sol v. Santolina: Comparison of Key Metrics

Full Buildout			Annual Averages		
<u>Metrics</u>	<u>MDS</u>	<u>Santolina</u>	<u>Metrics</u>	<u>MDS</u>	<u>Santolina</u>
Acres	12,993	13,700	Acres	-	-
Population	100,000	93,300	Population	2,000	1,866
Jobs	60,000	75,006	Jobs	1,200	1,500
Housing Units	37,500	38,045	Housing Units	750	761
Inception	2005	2015			
Active Years	18	8			

Figure 18. Mesa del Sol v. Santolina: Comparison of Key Metrics



(Source: Santolina Master Plan; Mesa del Sol Master Plan)

A reliable source on residential real estate transactions dating back several decades, the Greater Albuquerque Association of Realtors (GAAR) publishes monthly, quarterly, and annual data covering various valuable statistics. According to the GAAR data, by year-end 2022, there were 283 homes sold in the MDS development since the first house was constructed in 2012. The annual average number of homes sold per year since 2012 is 26 (2012-2022). The annual average since the approval of the Master Planned Community is 16 (2005-2022).<sup>7</sup> Researchers validated the GAAR figures alongside U.S. Census data to confirm these numbers make sense.<sup>8</sup>

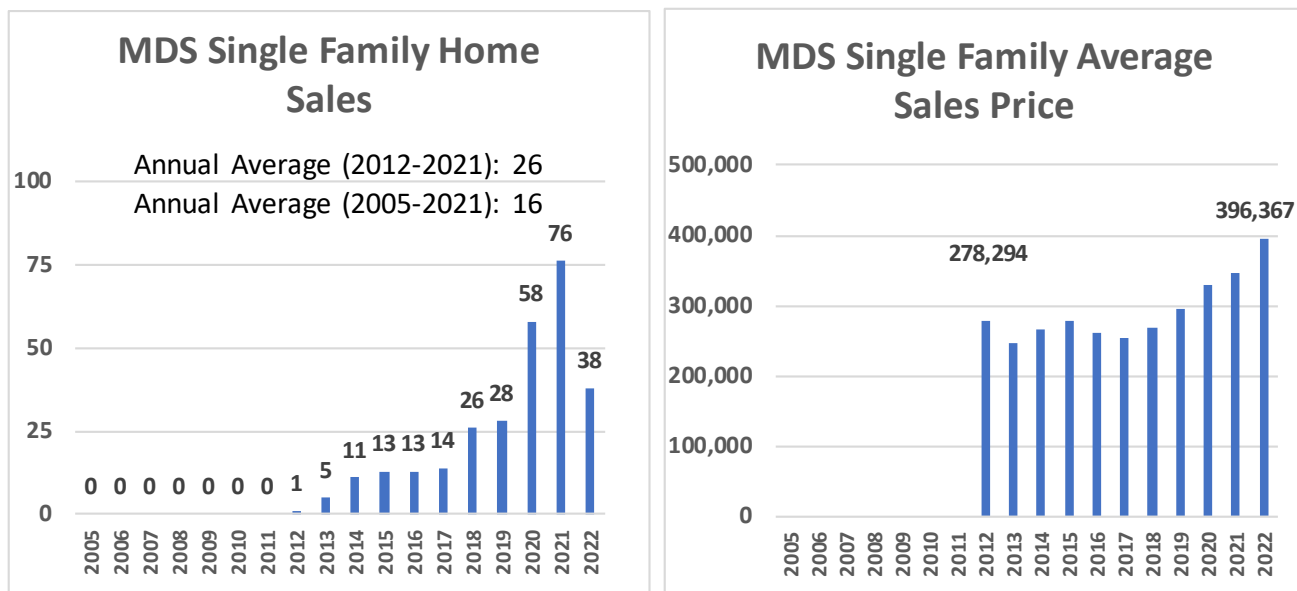
<sup>7</sup> Preliminary GAAR data shows 43 sales in 1H2023. According to local business news, there’s a new multi-family complex that will have 312 units with an estimated completion in 2023.

(<https://www.bizjournals.com/albuquerque/news/2022/11/28/mesa-del-sol-residential-development-2023.html>)

<sup>8</sup> According to the 2020 decennial U.S. Census, there were 233 housing units; the American Community Survey 5-Year estimate for Mesa del Sol was 206 and a margin of error of +/-72.

(<https://data.census.gov/table?t=Housing+Units&g=1500000US350010040011&tid=DECENNIALDHC2020.H1;>  
<https://data.census.gov/table?t=Housing+Units&g=1500000US350010040011&tid=ACSDT5Y2021.B25001>)

Figure 19. Mesa Del Sol Annual Home Sales and Average Sale Prices, 2005 – 2022



(Source: Greater Albuquerque Association of Realtors (GAAR))

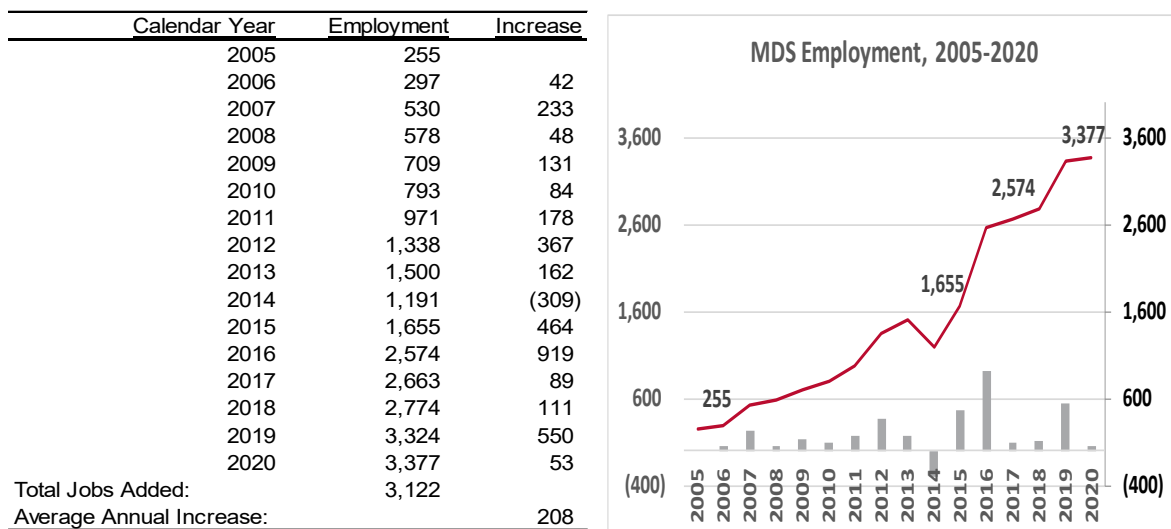
MDS marked its 15<sup>th</sup> year of development in 2020. BBER reviewed data collected by federal and local governments, including the U.S. Census, the U.S. Bureau of Labor Statistics, and the NM Department for Workforce Solutions. These data show that the Mesa Del Sol population was 511 as of the last decennial Census in 2020 and total employment was 3,377.<sup>9</sup> Employers based in MDS have been the recipients of various economic development incentives in the form of publicly financed tax abatements, tax credits, Industrial Revenue Bonds, direct grants, and job training incentives. One might argue that these publicly financed incentives should also be factored into the equation when assessing the costs of economic and public finance gains.<sup>10</sup>

<sup>9</sup> <https://data.census.gov/table?q=1500000US350010040011>; <https://onthemap.ces.census.gov/>.

<sup>10</sup> Mesa del Sol-based companies receiving economic development incentives include Fidelity Investments, Netflix and ABQ Studios, Maxeon, Kairos Power, Jabil-Nypro, and Schott Solar.



Figure 20. Mesa Del Sol Annual Employment and Year-over-Year Change, 2005 – 2020



(Source: U.S. Census, OnTheMap)

Figure 21 tracks the experience of MDS relative to the development’s targets. These data are presented on a cumulative and annual average basis. Specifically, MDS has achieved 0.8% of its housing target<sup>11</sup> and 0.5% of its population target, on a cumulative basis; employment has reached 5.6% of the full buildout target. Using the annual averages achieved thus far, relative to the annual targets, MDS has accomplished: 6% (housing), 3% (population), and 17% (jobs). MDS developers have performed best in the creation of jobs, albeit falling markedly short of short-term and long-term targets.

Figure 21. Mesa Del Sol Targets v. Actuals (Cumulative and Annualized)

<u>Cumulative</u>	<u>Target</u>	<u>Actual</u>	<u>Actual/Target</u>
Housing Units	37,500	283	0.8%
Population	100,000	511	0.5%
Jobs	60,000	3,377	5.6%

<u>Annual</u>	<u>Target</u>	<u>Actual</u>	<u>Actual/Target</u>
Housing Units	750	47	6%
Population	2,000	51	3%
Jobs	1,200	208	17%

It is worth highlighting some of the divergences between the two developments as well. Two of the key differences between Mesa del Sol and Santolina are: (a) MDS is located within the municipal city limits of Albuquerque, thus has access to important City services like public works, solid waste, parks & recreation, etc.; (b) MDS has all the entitlements needed for development, namely water rights to supply residential and

<sup>11</sup> A 312-unit multi-family building was permitted in May 2022. Once these apartments are completed, the annual average will increase but modestly to just above 50 new units per year.

commercial residents and tenants. Additionally, there is one school located in MDS, a K-12 APS charter school with an enrollment of 314 as of April 2022.<sup>12</sup> MDS does, however, lack public transit service.

Much of this report has focused on the economic and demographic data as well as the targets, inputs, and assumptions needed to substantiate the Santolina Development. This next section explores the potential costs and tax revenues that the development may generate.

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<sup>12</sup> <https://www.aps.edu/schools/schools/international-school-at-mesa-del-sol>

## 6. New Public Infrastructure and Public Facilities Capital Costs Plus Related Tax Revenues

To create a cost-benefit approach, BBER sought to complete independent calculations of the cost to the public sector to provide services to Santolina as well as the potential revenues that the state and local governments might expect to receive. For example, BBER estimated the cost to provide public safety services, such as fire and police, and the cost to maintain public amenities, such as libraries, aquatic centers, senior centers, and the like. Apart from public transit costs, researchers were not able to obtain or estimate the cost of providing ongoing service. Given the limited availability of ongoing public service costs, this analysis focuses on the one-time impacts of development and capital investment. We believe a more in-depth analysis is appropriate, focusing on what it would cost local governments to provide public services, including the maintenance and operation of public infrastructure and facilities, and the new tax revenues local governments might expect on an ongoing basis.

### Public Facilities

Researchers began by seeking to quantify what it would cost to provide new public infrastructure and public services to the Santolina development. These costs include public facilities, transportation (roads), transit, and water infrastructure. The following table details the specific facility types required to service this new community as envisioned by the developers and detailed in the master plan approved by the Bernalillo County Commission.

Figure 22. Public Facilities to be Constructed to Serve Santolina Development

Public Facility Type	Facilities	Park/Open Space/Recreation Type	Facilities (acres)
Elementary Schools	3.6	Community Center	6
Middle Schools	1.3	Swimming Pools	5
High Schools	0.8	Neighborhood Parks (acres)	93
Fire Station	1	Community Park (acres)	233
Sheriff's Station	1	Regional Park (acres)	466
Libraries	1+	Major Public Open Space (acres)	940
Central NM Community College Can	1	Open Space (acres)	1,797

(Sources: Santolina Level A Master Plan, Adopted June 16, 2015 and amended June 2022, pp. 96 & 98)

Researchers estimated facility costs using recent construction price data, dimensions from recent and comparable facilities, and other pertinent variables like the per pupil recommended school size. We estimate the expenditures to build these facilities at approximately \$800 million, based on the most current available square-foot construction costs. Importantly, the expenses needed to furnish and equip these facilities are not included in estimates (e.g., fire trucks, paramedic vehicles, classroom furnishings, gymnasium equipment, etc.). The cost of these facilities would be paid directly by local government tax revenues. Although these calculations are based on current prices, in actuality,

will take decades to complete the required public facilities and infrastructure, thus the cost will be a function of the prevailing prices at the time of construction.

Figure 23. Estimated Costs to Construct Public Facilities Serving Santolina Community

Facility Type	Number of Facilities	Sq. Footage (SF)		Building Cost		Total Construction Costs
		Per Facility	Total SF	Per SF	Per Facility Cost	
Elementary School	4	73,740	294,960	750	55,305,000	221,220,000
Middle School	1	90,735	90,735	750	68,051,250	68,051,250
High Schools	1	204,000	204,000	750	153,000,000	153,000,000
Swimming Pool	5	27,495	137,475	1000	27,494,952	137,474,761
Community Center	6	18,167	109,000	750	13,625,000	81,750,000
Library	1	17,100	17,100	750	12,825,000	12,825,000
Sheriff Station	1	10,677	10,677	750	8,007,750	8,007,750
Fire Station	1	7,552	7,552	750	5,664,000	5,664,000
College Campus	1	142,000	142,000	750	106,500,000	106,500,000
<b>TOTAL</b>						<b>794,492,761</b>

(Sources: Santolina Level A Master Plan, Adopted June 16, 2015 and amended June 2022, pp. 96 & 98; City of Albuquerque Planning Division; NM Public School Facility Authority)

### Transportation (Roadways)

Because the land encompassed by Santolina is raw, transportation infrastructure would need to be built to support the new community. Using details contained in the developer’s master plan, researchers estimated the prospective expenditures to construct roadways servicing the development. Those estimates are based on current road construction data obtained from local sources, including Bernalillo County, where it costs approximately \$4 million per road mile (1 dedicated lane going in both directions) and 129 to 203 miles of roadways. The estimated price based on the roadway mileage range is \$520 million to \$818 million. Typically, the developer pays for road construction, but the local government is responsible for ongoing maintenance, operations, and repairs (local government M&O expenses). Researchers were not able to obtain these M&O costs from local agencies. It is important to note that a percentage of these expenses are reimbursable to the Santolina developers under the TIDD and PID agreements with the County.

Figure 24. Estimated Cost to Construct Santolina Development Roadways

Road Type	Road Segment Description	Est. per lane distance miles	Lanes (each direction)	Lane miles (both directions) MIN	Lane Miles (both directions) MAX	Road Type	Road Segment Description	Est. per lane distance miles	Lanes (each direction)	Lane miles (both directions) MIN	Lane Miles (both directions) MAX
Principal/minor	I-40 to Village Azul	4.74	2-3	9.48	14.22	Local	West Industrial Park	1.5	1-2	1.5	3
Principal/minor	Atrisco Vista to Village Amarillo	4.44	2-3	8.88	13.32	Local	Central Rd to Industrial Park	1.5	1-2	1.5	3
Principal/minor	Future Overpass to Village Amarillo	3.9	2-3	7.8	11.7	Local	East Industrial Park	1.53	1-2	1.53	3.06
Principal/minor	Paseo del Volcan to Village Naranja	4.64	2-3	9.28	13.92	Local	West Town Center to Urban Center	2.23	1-2	2.23	4.46
Principal/minor	Future Overpass to Village Naranja	3.87	2-3	7.74	11.61	Local	Central Town Center to Urban Center	2.38	1-2	2.38	4.76
Principal/minor	Future Interchange to Detention Center	3.52	2-3	7.04	10.56	Local	Town Center to Village Verde	1.1	1-2	1.1	2.2
Principal/minor	Open Space to Town Center	4.25	2-3	8.5	12.75	Local	Urban Center to Dennis Chavez Blvd	0.18	1-2	0.18	0.36
Principal/minor	Open Space to Gibson Blvd	7	2-3	14	21	Local	Northside Industrial Park	0.71	1-2	0.71	1.42
Principal/minor	Open Space to Dennis Chavez Blvd	5.9	2-3	11.8	17.7	Local	Central Rd to Industrial Park	0.71	1-2	0.71	1.42
Principal/minor	Village Armadillo to Gun Club Rd	3.76	2-3	7.52	11.28	Local	Proxima Industrial Park	0.71	1-2	0.71	1.42
Principal/minor	Village Oro Center to Village Verde Center	2.55	2-3	5.1	7.65	Local	South Industrial Park	1.11	1-2	1.11	2.22
Principal/minor	Village Oro Center to Village Verde Center	6.68	2-3	13.36	20.04	Local	Village Oro Segments	1.16	1-2	1.16	2.32
Collector	West Village Oro	1.44	1-2	1.44	2.88	Local	Urban Center	0.6	1-2	0.6	1.2
Collector	Central Rd to Village Oro	1.55	1-2	1.55	3.1	Local	Town Center	0.19	1-2	0.19	0.38
Collector	Business Park to Village Naranja	2.3	1-2	2.3	4.6	Local	Middle of Village Verde	0.53	1-2	0.53	1.06
Collector	Town Center to Urban Center	3.21	1-2	3.21	6.42	Local	Northside of Village Amarillo	0.48	1-2	0.48	0.96
Collector	Village Center to Village Amarillo	1.21	1-2	1.21	2.42			<b>78.49</b>		<b>129.14</b>	<b>203.03</b>
Collector	North Side Village Verde	2.02	1-2	2.02	4.04						
Collector	Village Oro to Village Verde	3.33	1-2	3.33	6.66						
Collector	Village Oro past Urban Center	3.58	1-2	3.58	7.16						
Collector	Village Oro to Middle of Urban Center	2.47	1-2	2.47	4.94						
Collector	Village Oro to Bottom of Urban Center	2.13	1-2	2.13	4.26						

Cost Per Road Mile (both directions): 4,030,000

Cost to Construct all Roads in Development

Min: 520,434,200 Mid: 669,322,590 Max: 818,210,900

Attachment: Santolina\_Report\_FINAL\_November\_2023\_116275243a (21928 : UNIM's Bureau of Business and Economic Research on the

(Sources: Santolina Level A Master Plan, Adopted June 16, 2015 and amended June 2022; Bernalillo County Public Works Division)

### Transportation (Public Transit)

Researchers were able to obtain information from ABQ Ride transportation planners as it relates to the capital costs needed to extend bus service as well as annual operating costs. The largest capital cost for public transit systems is roadways. Based on ABQ Ride guidance, adding a new route would require three new Compressed Natural Gas (CNG) buses priced at \$650,000 per new vehicle. Given that the Americans with Disabilities Act requires that regular bus service be augmented with paratransit services for individuals with physical disabilities who are unable to ride the regular city bus. New paratransit vans are \$200,000 per vehicle. Concrete pad and signage price estimates are \$25,250 per new stop; if three physical stops were added for this route, the capital expense would be \$75,750. Total capital costs would run an estimated \$2,225,750.

As for annual operating expenses, adding a single route with regular service on weekdays and weekends would consist of three new CNG buses, running 18 hours per day, for 359 days per year. Using the most current per-hour operating cost of \$115 (FY2023), the annual operating expenditures for regular service would run \$2,229,390. The new paratransit per-hour operating cost runs \$75 per hour. One new Sun Van maintaining the same schedule as a regular bus would cost \$484,650 per year. The total public transportation annual operating expenditures would therefore run \$2,714,040.

### Water Infrastructure

BBER was also able to obtain documentation detailing what it would cost to provide Water Infrastructure to the Santolina Development. According to the Santolina Water and Sewer Serviceability Basis of Cost memo provided by a third-party consultant commissioned by the Albuquerque Bernalillo County Water Utility Authority, the water infrastructure required to serve Santolina would cost an estimated \$659 million. Importantly, this memorandum was completed and based on materials and labor costs in 2018. Broad inflation across the global economy in the last five years suggests that these estimates are too low by a substantial margin. For example, by April 2022 the Producer Price Index for the Building Material and Supplies industry (PPI) increased by 80% above 2018 prices and since then, leveled off at 46% above 2018 levels. The Employment Cost Index for construction labor wages and salaries increased by approximately 22% over the same time period. Industry publications have also highlighted elevated infrastructure prices over the last few years. Importantly, the water infrastructure construction expenses are reimbursable to the developers pursuant to the TIDD and PID agreements executed with the County.

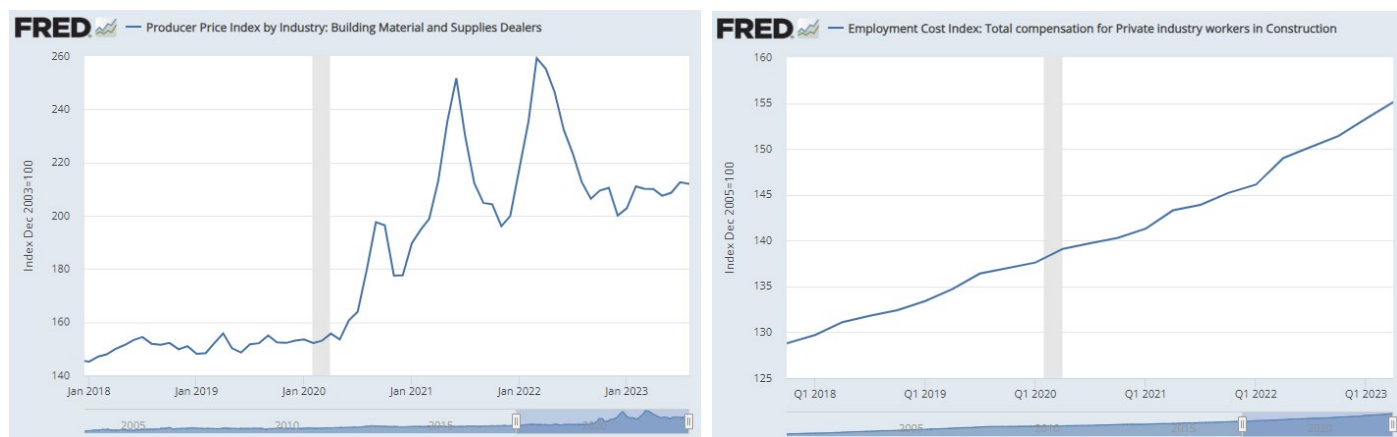
Figure 25. Estimated Water Infrastructure Costs for Santolina

	Phase			Subtotal by Type
	I	II	III	
Water	\$ 113,000,000	\$ 6,000,000	\$ 90,000,000	\$ 209,000,000
Reuse	\$ 95,000,000	\$ 63,000,000	\$ 111,000,000	\$ 269,000,000
Wastewater	\$ 42,000,000	\$ -	\$ -	\$ 42,000,000
Raw Water	\$ -	\$ -	\$ 139,000,000	\$ 139,000,000
<b>TOTAL</b>	<b>\$ 250,000,000</b>	<b>\$ 69,000,000</b>	<b>\$ 340,000,000</b>	<b>\$ 659,000,000</b>

Attachment: Santolina\_Report\_FINAL\_November\_2023\_116275243a (21928 : UNIM's Bureau of Business and Economic Research on the

(Source: Jacobs and CDM Smith Memo to ABCWUA on Santolina Water and Sewer Serviceability Basis of Cost, October 2018)

Figure 26. Producer Price Index for Building Materials and Supplies (left) AND Construction Employment Cost Index (right)



(Source: Bureau of Labor Statistics (BLS))

### Development/Capital Investment Costs for Public Infrastructure & Facilities

In this section, we make a first attempt to quantify the potential tax impacts in connection with the capital investment to construct the roadways, public facilities (schools, community centers, etc.), and water infrastructure needed to service the proposed Santolina development. In this analysis, we use the estimates developed in the previous sections, while differentiating between the costs traditionally paid for upfront by the developer versus the cost responsibility for local governments. Next, we indicated the expenses that are reimbursable to the developer under the TIDD agreement, and we calculated the revenues that could be reimbursed to the developer and the net revenues received by the local governments. Finally, because Public Infrastructure Districts were also approved for Santolina, we indicated the projects that are eligible for public finance.

By the publication of this report, we were not able to incorporate the potential impacts of the PID in our analysis, thus researchers were not able to assign or estimate the economic value of the Public Infrastructure Districts for which taxpayers and developers are responsible. A high-level review of the PID documents we were able to access suggests that in addition to creating a political subdivision that is authorized to levy taxes to finance the construction of capital projects, eligible project types include: water and sewer systems; streets and trails; parks; electrical, gas and telecommunications systems; public buildings, libraries, and cultural facilities; school facilities; equipment and related costs of operation and administration. If the PID is activated and public infrastructure is built using public finance, backed by local tax revenues, then the “no new net expense” calculus will need to be updated.

### Gross Receipts Tax and TIDD Enactments (Base Case 45% of County and 0% of State)

The following table depicts the allocations of the Gross Receipts enactments with the existence of the Santolina TIDD. Pursuant to Bernalillo County Resolution 2016-83, 45% of incremental revenues are allocated to the TIDD while 0% of the State enactment revenues are allocated to Santolina. The Santolina TIDD receives 0.59% and the balance of 5.60% is allocated to the State and Bernalillo County. These enactments and allocations are fundamental to analyzing the impacts of the proposed construction activities for the Santolina Development.<sup>13</sup>

Figure 27. Gross Receipts Tax Pledged to Santolina TIDD

State Share Pledged to TIDD			0%
County Share Pledged to TIDD			45%
			<u>County/State</u>
<u>County</u>	<u>Full Rate</u>	<u>TIDD</u>	<u>Share</u>
<u>Subtotal</u>	1.3125%	0.5906%	0.7219%
County Regional Transit GRT/Comp (415)	0.1250%	0.0563%	0.0688%
County Health Care (380)	0.0625%	0.0281%	0.0344%
County Health Care (490)	0.0625%	0.0281%	0.0344%
County Area GRT/Comp (403)	0.1250%	0.0563%	0.0688%
County Wide GRT/Comp (401)	0.9375%	0.4219%	0.5156%
			<u>County/State</u>
<u>State</u>	<u>Full Rate</u>	<u>TIDD</u>	<u>Share</u>
<u>Subtotal</u>	4.875%	0.00%	4.8750%
<b>TOTAL</b>	<b>6.187500%</b>	<b>0.59%</b>	<b>5.60%</b>

(Source: NM Tax & Revenues Department, GRT CMP enactment rate table, July 1, 2023; Bernalillo County Santolina TIDD Formation Resolution 2016-83)

The following table estimates the tax impacts while allocating up-front costs between the developers and the local governments. For example, school districts would pay for the construction of new schools while the developer is responsible for building the roads and water infrastructure that would service the community. The GRT is allocated pursuant to the State and County enactments and the percentages pledged to the TIDD. TIDD revenues can be used to reimburse the developers for upfront 'public use' costs.

<sup>13</sup> This analysis focuses on the GRT given that most of the revenues will be generated in connection with this tax.

Figure 28. Public Infrastructure & Facilities Capital/Development Investment Costs

PUBLIC INFRASTRUCTURE & FACILITIES CONSTRUCTION COSTS											
DEVELOPER	UPFRONT COSTS Paid by:		Covered by:		TIDD Revenues:			Remaining Revenues Net of TIDD Allocation			Full Rate (6.1875%)
	LOCAL/STATE GOV	TIDD	PID	State Enactment Pledged to TIDD	County Enactment Pledged to TIDD	State + County Pledged to TIDD	State Remainder	County Remainder	State + County Remainder		
<b>COMMUNITY SERVICES</b>											
Community Center	\$ 81,750,000	X	X	-	\$ 482,836	482,836	\$ 3,985,313	\$ 590,133	\$ 4,575,445	\$ 5,058,285	
Library	\$ 12,825,000	X	X	-	\$ 75,748	75,748	\$ 625,219	\$ 92,580	\$ 717,799	\$ 793,541	
Swimming Pools	\$ 137,474,761	X	X	-	\$ 811,960	811,960	\$ 6,701,895	\$ 992,396	\$ 7,694,291	\$ 8,506,251	
<b>SCHOOLS</b>											
Elementary	\$ 221,220,000	X	X	-	\$ 1,306,581	1,306,581	\$ 10,784,475	\$ 1,596,932	\$ 12,381,407	\$ 13,687,988	
Middle	\$ 68,051,250	X	X	-	\$ 401,928	401,928	\$ 3,317,498	\$ 491,245	\$ 3,808,743	\$ 4,210,671	
High	\$ 153,000,000	X	X	-	\$ 903,656	903,656	\$ 7,458,750	\$ 1,104,469	\$ 8,563,219	\$ 9,466,871	
Colleges	\$ 106,500,000	X	X	-	\$ 629,016	629,016	\$ 5,191,875	\$ 768,797	\$ 5,960,672	\$ 6,589,688	
<b>PUBLIC SAFETY</b>											
Sheriff	\$ 8,007,750	X	X	-	\$ 47,296	47,296	\$ 390,378	\$ 57,806	\$ 448,184	\$ 495,480	
Fire	\$ 5,664,000	X	X	-	\$ 33,453	33,453	\$ 276,120	\$ 40,887	\$ 317,007	\$ 350,460	
<b>PUBLIC WORKS</b>											
Roads	\$ 669,322,550	X	X	-	\$ 3,953,186	3,953,186	\$ 32,629,474	\$ 4,831,672	\$ 37,461,146	\$ 41,414,332	
<b>FLOOD &amp; DRAINAGE</b>											
Flood & drainage control		X	X								
Misc.		X	X								
<b>TRANSPORTATION</b>											
Public Transportation	\$ 2,225,750			\$ -	\$ 13,146		\$ -	\$ 137,718	\$ 137,718	\$ 137,718	
<b>PARKS &amp; RECREATION</b>											
Parks		X	X								
Open Space & Trails		X	X								
<b>WATER</b>											
Water	\$ 209,000,000	X	X	-	\$ 1,234,406	1,234,406	\$ 10,188,750	\$ 1,508,719	\$ 11,697,469	\$ 12,931,871	
Reuse	\$ 269,000,000	X	X	-	\$ 1,588,781	1,588,781	\$ 13,113,750	\$ 1,941,844	\$ 15,055,594	\$ 16,644,371	
Wastewater	\$ 42,000,000	X	X	-	\$ 248,063	248,063	\$ 2,047,500	\$ 303,188	\$ 2,350,688	\$ 2,598,751	
Raw Water	\$ 139,000,000	X	X	-	\$ 820,969	820,969	\$ 6,776,250	\$ 1,003,406	\$ 7,779,656	\$ 8,600,621	
<b>GRAND TOTAL</b>	\$ 1,328,322,550	\$ 796,718,511		\$ -	\$ 12,551,024	\$ 12,537,878	\$ 103,487,246	\$ 15,461,791	\$ 118,949,038	\$ 131,486,911	

State Imposed	4.8750%
County Imposed	1.3125%
Full GRT Rate	6.18750%

Local/State Gov Expenditures:	\$ (796,718,510.67)
Total GRT Revenues:	\$ 131,486,915.63
TIDD Revenues (Reimbursible):	\$ (12,537,877.93)
NET	\$ (677,769,472.97)

	State Enactment	County Enactment
Pledged Revenues to TIDD:	0%	45%
TIDD Effective Rate:	0.0000%	0.5906%
Remainder to State/County:	4.8750%	0.7219%
TOTAL:	4.8750%	1.3125%

BBER researchers completed a similar analysis using the 2013 Santolina Master Plan – Fiscal Impact Analysis Summary authored by David Taussig & Associates. Using the full buildout scenario, we calculated the potential GRT in connection with construction activities by Infrastructure, Residential, and Retail/Commercial/Industrial development. Under this scenario, the GRT revenues would total \$673.991 million.<sup>14</sup> The TIDD would receive \$64.3 million, the state would receive \$531 million, and the county \$78.6 million. This analysis, however, does not allocate the construction costs in terms of expenses paid upfront by either the developer or local and state government. For example, if local governments were responsible for one-third of Infrastructure costs, related tax revenues would need to be sufficient to cover approximately \$1 billion for new schools, community centers, etc.; under the one-third scenario, the GRT would fall short by approximately \$326 million.

<sup>14</sup> Importantly, these are 2013 values, unchanged from the original analysis completed by the firm engaged by the developers.



Figure 29. Construction Costs (One-time) and Associated GRT Revenues: Level A (Full Buildout)

LEVEL A FULL BUILDOUT										
	Construction Costs	Covered by:		TIDD Revenues:			Remaining REVS Net of TIDD Allocation			Full Rate (6.1875%)
		TIDD	PID	State Enactment	County Enactment	State + County	State Remainder	County Remainder	State + County Remainder	
Infrastructure	2,912,784,914	X	X	-	17,203,636	17,203,636	141,998,265	21,026,666	163,024,931	180,228,567
Residential	4,751,085,213	X		-	28,061,097	28,061,097	231,615,404	34,296,896	265,912,301	293,973,398
Retail/Commercial/Industrial	3,228,924,884	X		-	19,070,838	19,070,838	157,410,088	23,308,802	180,718,890	199,789,727
<b>TOTAL</b>	<b>10,892,795,011</b>			<b>-</b>	<b>64,335,571</b>	<b>64,335,571</b>	<b>531,023,757</b>	<b>78,632,364</b>	<b>609,656,121</b>	<b>673,991,691</b>
Pledged Revenues to TIDD:							State Enactment	County Enactment		
TIDD Effective Rate							0.0000%	4.5%		
Remainder to State/County							4.8750%	0.7219%		
TOTAL							4.8750%	1.3125%		
State Imposed	4.8750%									
County Imposed	1.3125%									
Full GRT Rate	6.1875%									

In this section, we return to recent building permit activity, where the City of Albuquerque approved an average of 1,457 residential building permits (housing units) per year from 2010 to 2022. This includes both multi-family and single-family permits. If the number of permits for new residential construction grew by 1% per year over the next 10 years, the annual average added would be 1,540. If Santolina accounted for 10% of these new housing units in Albuquerque, they would add 154 housing units per year; notably, this number is three times higher than the Mesa del Sol annual average units added since ground was broken in 2012 at MDS. If Santolina added an average of 154 housing units per year, this would be 20% (154/761) of the annual target set forth by developers. Using this information, we adjust the GRT calculations accordingly and also include the added feature of the potential for reimbursable TIDD revenues. Under this 20% scenario, \$12.8 million of the GRT revenues would be allocated to the TIDD with the balance received by the State and the County (\$121.9 million). BBER also ran an alternate scenario that assumes 75% of the State of New Mexico’s GRT enactment is received by TIDD. This can be found in Appendix 9.

Figure 30. Construction Costs (One-time) and Associated GRT Revenues: Level A (20% of Target)

LEVEL A FULL BUILDOUT										
	Construction Costs	Covered by:		TIDD Revenues:			Remaining REVS Net of TIDD Allocation			Full Rate (6.1875%)
		TIDD	PID	State Enactment	County Enactment	State + County	State Remainder	County Remainder	State + County Remainder	
Infrastructure	582,556,983	X	X	-	3,440,727	3,440,727	28,399,653	4,205,333	32,604,986	36,045,713
Residential	950,217,043	X		-	5,612,219	5,612,219	46,323,081	6,859,379	53,182,460	58,794,680
Retail/Commercial/Industrial	645,784,977	X		-	3,814,168	3,814,168	31,482,018	4,661,760	36,143,778	39,957,945
<b>TOTAL</b>	<b>2,178,559,002</b>			<b>-</b>	<b>12,867,114</b>	<b>12,867,114</b>	<b>106,204,751</b>	<b>15,726,473</b>	<b>121,931,224</b>	<b>134,798,338</b>
Pledged Revenues to TIDD:							State Enactment	County Enactment		
TIDD Effective Rate							0.0000%	4.5%		
Remainder to State/County							4.8750%	0.7219%		
TOTAL							4.8750%	1.3125%		
State Imposed	4.8750%									
County Imposed	1.3125%									
Full GRT Rate	6.1875%									

There is also a property tax component to the TIDD where 45% of the County property tax enactment will be allocated to pay for infrastructure in the Santolina Development. In our assessment of available government-generated documentation we were able to access, researchers were able to determine that the remainder of the property tax enactments will be used to fund public schools, colleges, hospitals, soil & water conservancies, and flood control. These rates will help facilitate the assessment of the “no new net expense” requirement once the ongoing cost data can be obtained and analyzed. The County Operational enactment that will be received by the TIDD is 3.8133 (Residential) and 5.499 (NonResidential) mils.

Figure 31. Property Tax Mills Pledged to Santolina TIDD

County	0%		12 Out R: Residential 12 Out NR: Nonresidential			
	45%		Share Pledged to TIDD		Remainder	
	Current Enactment 12 Out R	12 Out NR	12 Out R	12 Out NR	12 Out R	12 Out NR
State Share Pledged to TIDD						
County Share Pledged to TIDD						
<b>County</b>						
County Debt Service	1.264	1.264	-	-	1.2640	1.2640
County Operational	7.011	10.750	3.8133	5.499	3.1977	5.2510
Debt Service - 2AC Annexation	-	-	-	-	-	-
Judgment A	0.006	0.006	-	-	0.0060	0.0060
Open Space	0.193	0.200	-	-	0.1930	0.2000
County Subtotal	8.474	12.22	3.8133	5.4990	4.6607	6.7210
<b>State</b>						
State subtotal	1.360	1.360	-	-	1.3600	1.3600
<b>Municipal</b>						
Muni Subtotal	-	-	-	-	-	-
<b>School District</b>						
School District Subtotal	10.589	11.324	-	-	10.5890	11.3240
<b>Higher Education</b>						
Higher Ed Subtotal	3.775	4.000	-	-	3.7750	4.0000
<b>Hospital</b>						
Hospital Subtotal	6.279	6.400	-	-	6.2790	6.4000
<b>Other (AMAFCA/MRGCD/SWCD)</b>						
Other Subtotal	5.917	7.485	-	-	5.9170	7.4850
<b>TOTAL</b>	<b>36.394</b>	<b>42.789</b>	<b>3.813</b>	<b>5.499</b>	<b>32.581</b>	<b>37.290</b>

(Source: NM Department of Finance Administration, 2022 Bernalillo County Tax Certificate; Bernalillo County Santolina TIDD Formation Resolution 2016-83)

## 7. Future Analysis

As already mentioned, researchers were not able to obtain complete maintenance and operating data for what it costs local governments to maintain roadways, schools, parks & recreation facilities, and public services. These data would be necessary for evaluating the “no new net expense” test on an ongoing basis.

In our assessment, recent economic, demographic, and housing data do not appear to support the targets sought by the Santolina Developers. Additional attention and discovery in these areas will likely yield reasonable estimates of the cost to maintain, and operate, but also potential ongoing tax revenues. As discussed in previous sections, if Santolina managed to achieve 20% of its original housing formation targets (an 80% reduction), this would reduce the employment, population, and potential tax revenues substantially. BBER recommends that additional research be completed to gather information on the actual costs of providing ongoing services as well as an examination of the likely tax revenue potential in these lower expectation scenarios.

## Data & Sources

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City of Albuquerque Planning & Zoning Division.

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Mesa del Sol Master Plan.

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Regional Economic Modeling Inc (REMI), 2023.

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U.S. Bureau of Labor Statistics.

U.S. Census Bureau. (2023). LEHD Origin-Destination Employment Statistics (2002-2020). Washington, DC:

U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed on September 2023 at <https://onthemap.ces.census.gov>.

# Appendix 1: Garret Development Corp Portfolio

Residential	Location	Acres	Homes	Development details	Status	Notes
SilverRock	AZ	350	NA	master planned community	land investment	raw land
Hawes & Riggs	AZ	125	128	NA	sold	single family
Westwind	AZ	979	NA	master planned community	land investment	raw land
Westpark	AZ	627	NA	master planned community	land investment	raw land
Tuscano	AZ	120	821	NA	sold	single family
Ventana Ranch	AZ	285	996	NA	land investment	
McCartney Ranch	AZ	300	996	NA	land investment	
Park Place	AZ		198	NA	sold	sold partially finished lots
Terravista	AZ		188	NA	sold	sold partially finished lots
Pulte Inspiration	NM	88	330	entitled & planned	sold to Pulte	Single family (2019-2020)
Mirehaven	NM	246	950	entitled & planned	sold to Pulte/Del Webb	Single family 55+ (2013-2021); partnered with WALH
Stormcloud	NM	50	302	planned & engineered	sold to Pulte/DR Horton	sold 302 lots & sold 50 acres of raw land
Santolina	NM	13,851	38,045	master planned community	In progress	awaitng approval
<b>TOTAL</b>		<b>17,021</b>	<b>42,954</b>			

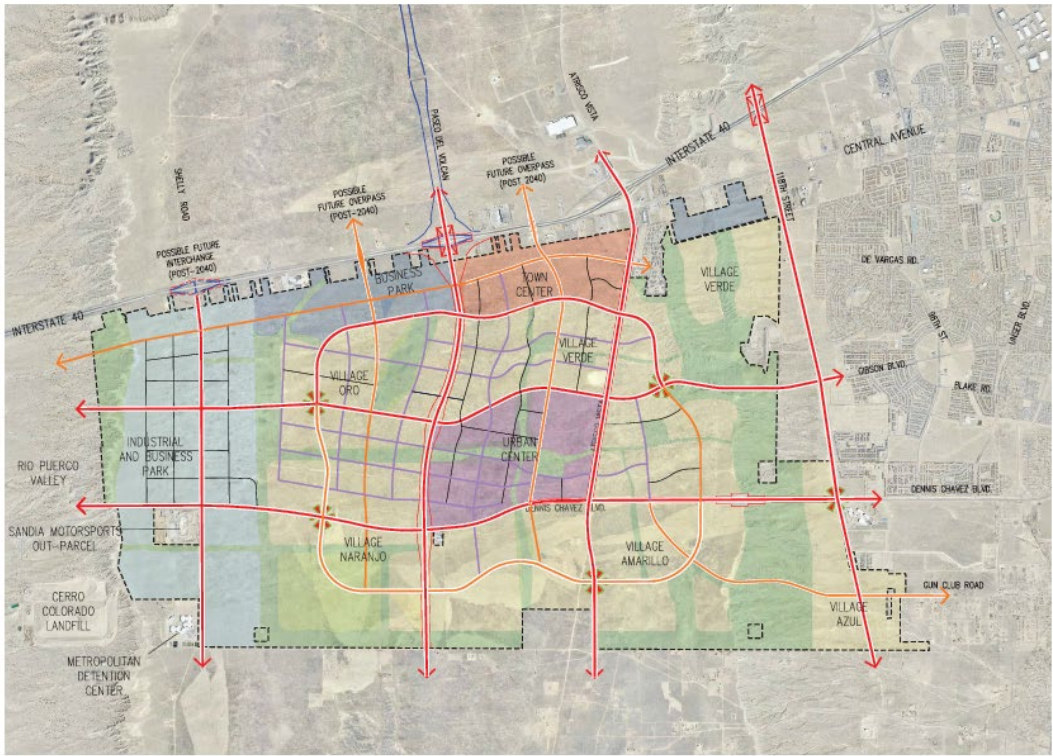
Commercial	Location	Sq.Ft.	Units	Development details	Status	Notes
Grand Village Center	AZ	76,089	715	-	open	Extra Storage w strip mall (12 suites)
NEC Baseline & Gilbert Valvoline	AZ	1,917	1	-	leasing	ground lease: Valvoline
Northern AZ Health Care	AZ	21,982	1	-	sold	Northern AZ Healthcare Childrens Health Center
Scottsdale Crossing	AZ	44,878	NA	-	leasing	90% full shopping center
Savers Flagstaff	AZ	31,093	2	-	leasing	savers & family dollar
NEC Baseline & Gilbert	AZ	6,026	NA	-	sold	free standing building
Olive Garden	AZ	7,757	NA	-	sold	ground lease
Starbucks Mesa	AZ	2,000	NA	-	sold	
Stapley & McKellips	AZ	2,161	NA	-	vacant	
Starbucks Tempe	AZ	2,720	-	-	sold	
67th & Lower Buckeye	AZ	1,954	-	-	vacant	
Heritage Market Place	NM	394,218	NA	Site Planned	In progress	239 apartment units approved -- Walmart and Others

INDUSTRIAL	Location	Sq.Ft.	Units	Development details	Status	Notes
Evans	AZ	86,356		conversion of building	in progress	self storage, including RV ports, awaiting approval
Cave Creek & Quail	AZ	76,692		767 construction	In progress	
20th & Whispering Wind	AZ	110,014	1052	-	In progress	awaiting permitting
25th & Peoria Ave	AZ	77,050	771	-	Open	ExtraSpace
Signal Butte & Guadalupe	AZ	74,877	809	-	Open	ExtraSpace
Tatum & Cave Creek	AZ	85,580	837	-	Open	ExtraSpace
Tempe Storage	AZ	55,905	731	-	sold	storage
99th & Lower Buckeye	AZ	73,555	772	-	Open	storage
Saguaro	ID	83,228	496	-	sold	storage
Federal Way	ID	95,360	759	-	sold	
Beverly	ID	91,180	496	-	sold	storage
Victory	ID	91,762	572	-	sold	storage
Ten Mile	ID	150,654	665	-	sold	storage
Eagle Road	ID	72,224	503	-	sold	storage
Amazon Distribution Center	NM	280,000	-	-	sold	project NICO
Amazon Fulfillment Center	NM	2,600,000	-	-	sold	project CHICO
FedEx	NM	95,000	-	-	sold	
Tempur-Pedic	NM	800,000	-	-	sold	\$100 million investment (manufacturing facility)
Boulder Storage	NV	121,141	1785	NA	sold	storage

ASSET MANAGEMENT	Location	Acres	Units	Development details	Status	Notes
PNM Substation	NM	40	NA	NA		petroglyphs, Amazon
Pajarito Substation/Western Spirit Tr	NM		NA	NA		santolina, connects 800MW wind to grid
Tres Volcanes Community Collab Scl	NM	5.6	NA	NA	completed	\$50 million investment
Abq Bernalillo County Water Utility /	NM			upgrades		\$30 mm water, sewer, upgraded pumps, new reservoir
PNM Solar Estrella	NM	200	NA	NA		solar farm (20 MW)
City of Abq Regional Sports Complex	NM	72	NA	NA	completed	
PNM Solar Santolina	NM	100	NA	NA		solar farm (10 MW)
Nusenda APS Stadium	NM	110	NA	NA		
Del Rio & West Escarpment	NM		NA	NA		movie sets , 5 mi train tack, old western towns
Shamrock Foods	NM	45	NA	NA	sold	distribution center

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# Appendix 2: Proposed Santolina Roadways (Full Buildout)



**LEGEND**

- VILLAGE
- INDUSTRIAL AND BUSINESS PARK
- OPEN SPACE
- URBAN CENTER
- BUSINESS PARK
- TOWN CENTER
- LEVEL A BOUNDARY
- X FUTURE INTERCHANGE
- ★ VILLAGE CENTER
- PRINCIPAL - 2-3 LANES EACH DIRECTION\*
- MINOR - 2-3 LANES EACH DIRECTION\*
- COLLECTOR - 1-2 LANES EACH DIRECTION\*
- LOCAL - 1-2 LANES EACH DIRECTION\*

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# Appendix 3: Water Infrastructure Estimated Costs

Phase I			
<u>WATER</u>	<u>Amount</u>	<u>Units</u>	<u>Cost (\$mm)</u>
Additional Groundwater Capacity	6	MGD	6
Transmission System Pipeline	13	Miles	54
Transmission System Storage	5	Tanks	36
Transmission System Pump Stations	5	Stations	17
<u>REUSE</u>	<u>Amount</u>	<u>Units</u>	<u>Cost</u>
Bosque WRP	4	MGD	49
Northwest Reuse Pipelines	16	Miles	35
Northwest Reuse Storage	2	Tanks	4
Northwest Reuse Pump Stations	2	Stations	7
<u>WASTEWATER</u>	<u>Amount</u>	<u>Units</u>	<u>Cost</u>
Santolina Interceptor Pipelines	14	Miles	42
PHASE 1 TOTAL			250
Phase II			
<u>WATER</u>	<u>Amount</u>	<u>Units</u>	<u>Cost</u>
Additional Groundwater Capacity	6	MGD	6
<u>REUSE</u>	<u>Amount</u>	<u>Units</u>	<u>Cost</u>
Santolina Scalping SRP	1	MGD	12
Santolina Reuse Pipelines	26	Miles	46
Santolina Reuse Storage	1	Tank	3
Santolina Reuse Pump Stations	1	Station	2
PHASE II TOTAL			69
Phase III			
<u>RAW WATER</u>	<u>Amount</u>	<u>Units</u>	<u>Cost (\$mm)</u>
Diversion & Pump Station (Rainey Collectors)	10	MGD	20
Rain Water Pipeline	12	Miles	45
Reservoir	1000	AF	25
<u>WATER</u>	<u>Amount</u>	<u>Units</u>	<u>Cost</u>
Additional Groundwater Capacity	4	MGD	6
Transmission System Storage	16	Miles	5
Advanced WTP	2	Tanks	50
Conventional WTP	2	Stations	50
<u>REUSE</u>	<u>Amount</u>	<u>Units</u>	<u>Cost</u>
Santolina WRP Expansion	6	MGD	92
Southwest Reuse Pipelines	25	Miles	41
Southwest Reuse Storage	3	Tanks	5
Santolina Reuse Pump Station Expansion	1	Station (expansion)	1
PHASE III TOTAL			340
GRAND TOTAL			659

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# Appendix 4: Santolina Fiscal Impact Study, August 22, 2013 (Taussig & Associates)

EXHIBIT B-1  
 BERNALILLO COUNTY, NEW MEXICO - SANTOLINA MASTER PLAN  
 CONSTRUCTION (ONE-TIME) GRT SUMMARY

FUTURE LAND USE DATA

I. Santolina Master Plan Developable Land Use Description<sup>1</sup>

<b>A. Residential Land Uses</b>		<u>Number of Units<sup>1</sup></u>
Single-Family Detached		20,118
Single-Family Attached		10,832
Multi-Family		6,980
<b>B. Non-Residential Land Uses</b>		<u>BSF<sup>1</sup></u>
Retail/Commercial		9,872,012
Office		7,472,102
Industrial/Warehousing		7,568,700
Industrial/Manufacturing		2,522,900
Institutional		1,919,288
		<u>Acres<sup>1</sup></u>
Industrial/Energy		515

CONSTRUCTION COST DATA

II. Infrastructure<sup>2</sup>

Total		\$2,912,784,914
Trunk Infrastructure		\$922,960,947
Residential Tracts		\$1,074,191,297
Commercial Tracts		\$915,632,670

III. Vertical Construction Costs

<b>A. Residential Land Uses - Per BSF<sup>3</sup></b>		
Single-Family Detached		\$82
Single-Family Attached		\$74
Multi-Family		\$84
<b>B. Non-Residential Land Uses - Per BSF<sup>3</sup></b>		
Retail/Commercial		\$170
Office		\$85
Industrial/Warehousing		\$46
Industrial/Manufacturing		\$46
Institutional		\$137

<b>C. Non-Residential Land Uses - Per Acre<sup>3</sup></b>		\$350,000
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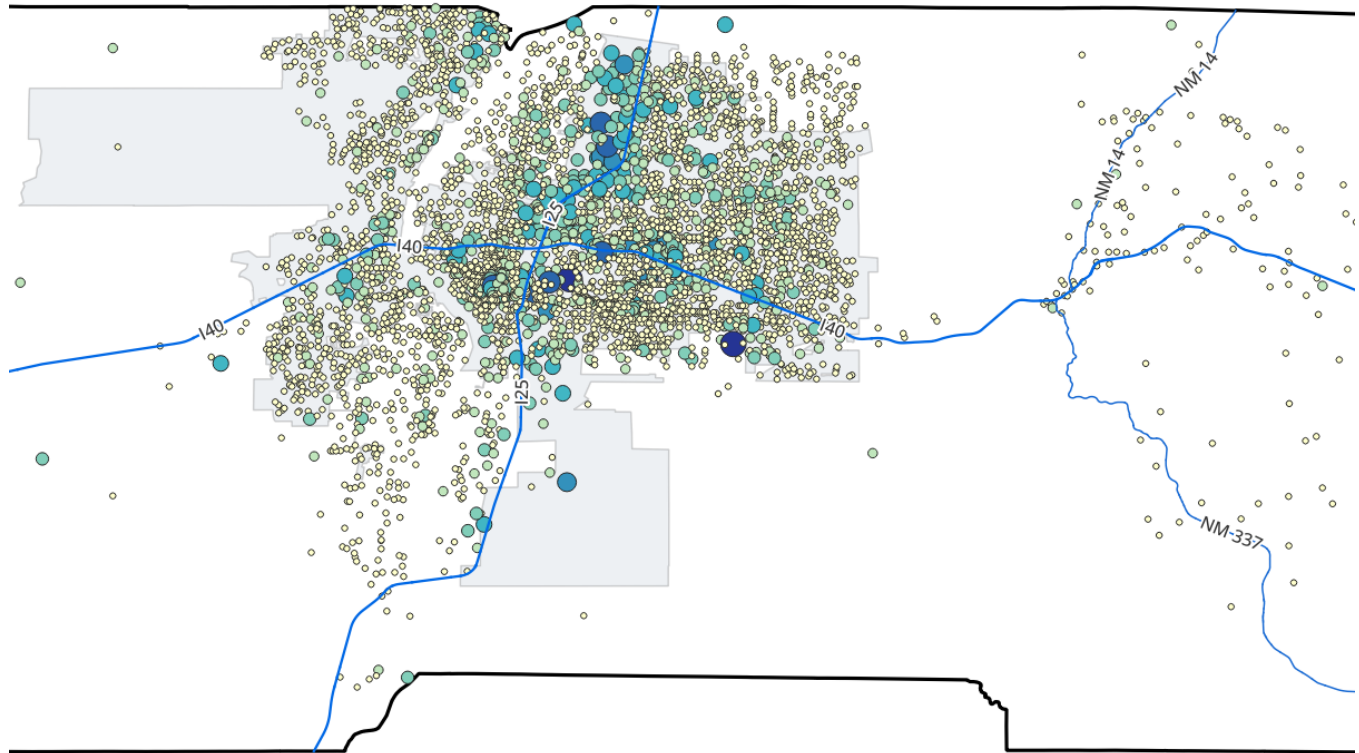
<b>IV. <u>TOTAL CONSTRUCTION COSTS</u></b>		<b>\$10,892,795,011</b>
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# Appendix 5: Building Permit & Employment

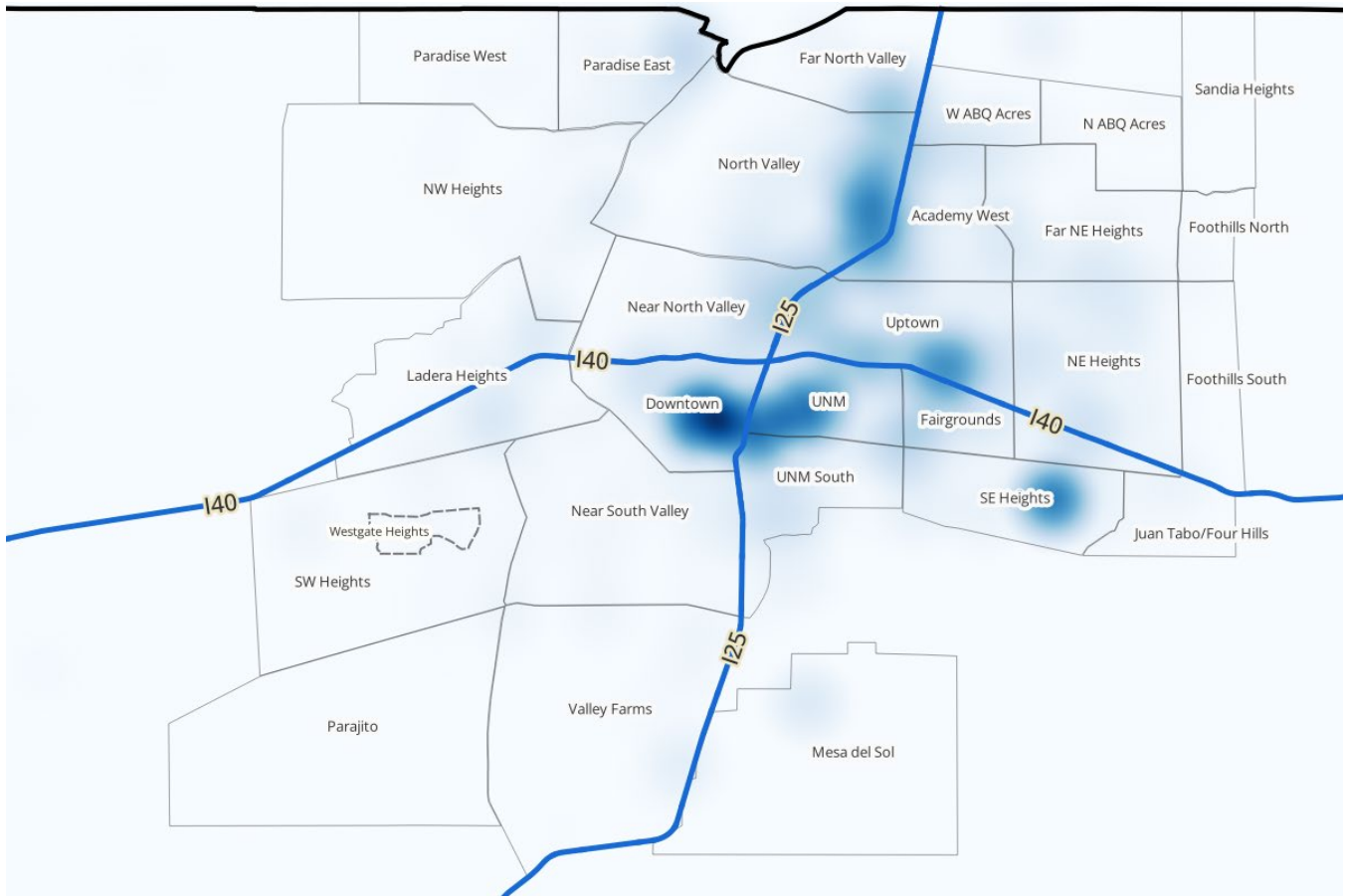
Albuquerque Bernalillo County Building Permits, 2012-2023



(Source: City of Albuquerque & Bernalillo County Building Permits)

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### Albuquerque Employment Heat Map, 2019

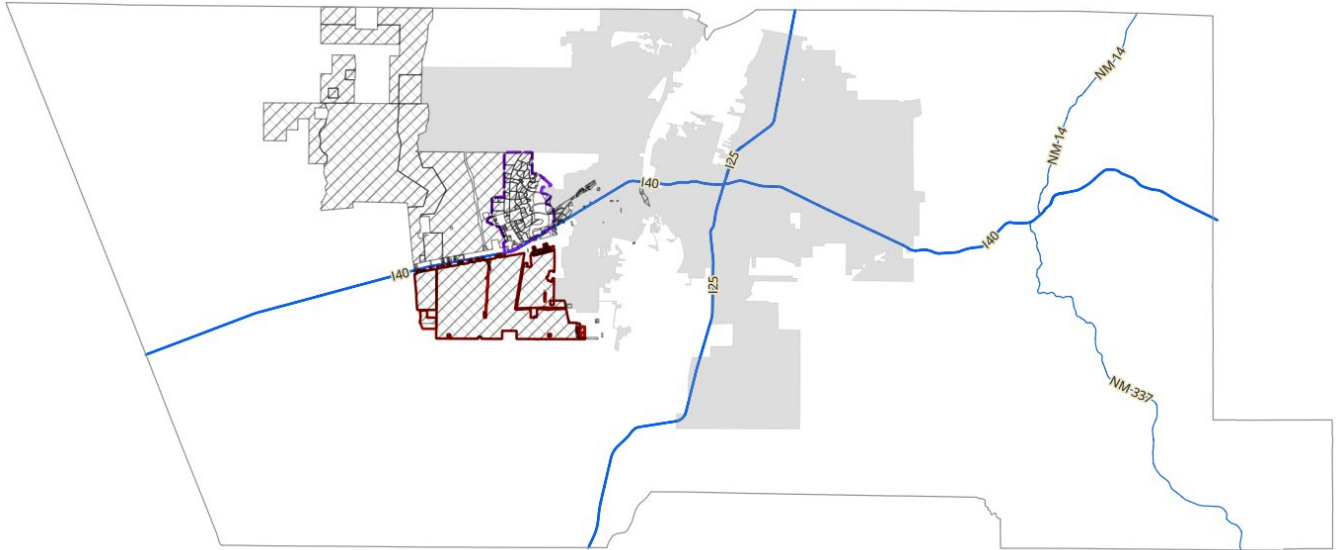


(Source: OnTheMap; UNM BBER)

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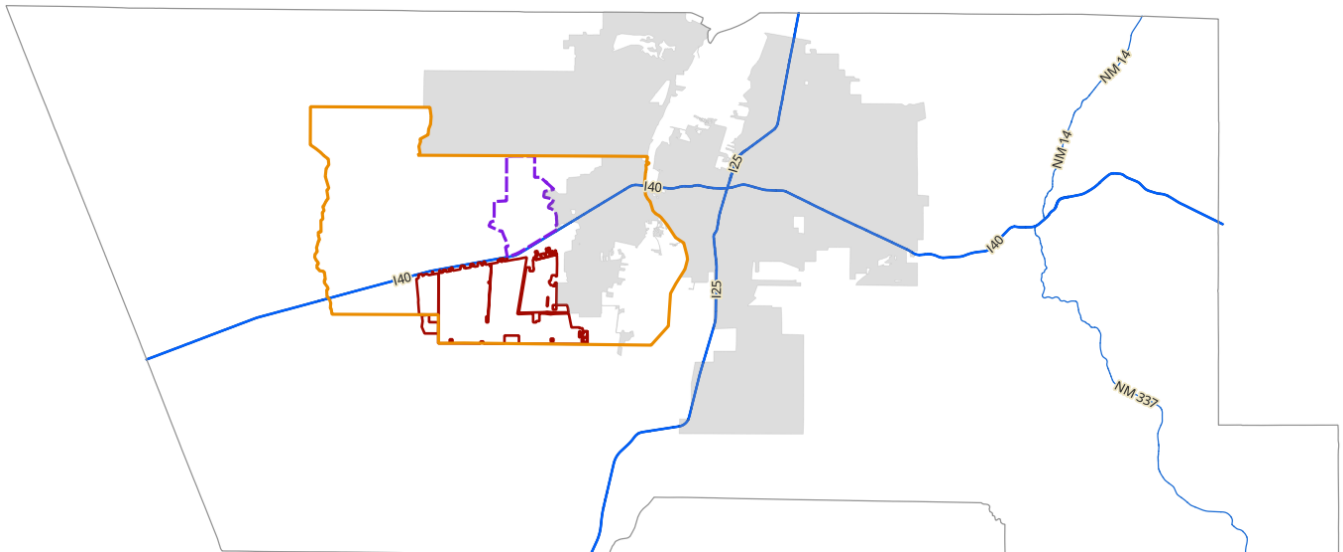
# Appendix 6: Bernalillo County Property Data

## WALH Affiliated Parcels



(Source: Bernalillo County Assessor's Office; UNM BBER)

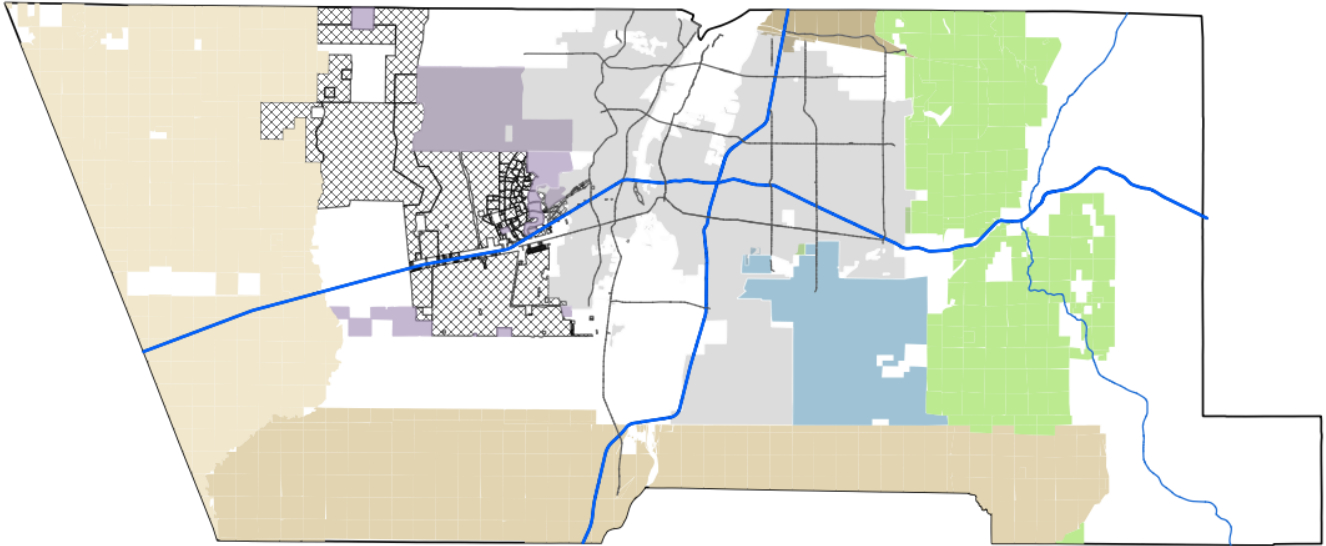
## Atrisco Land Grant Boundary



(Source: Bernalillo County Assessor's Office; UNM BBER)

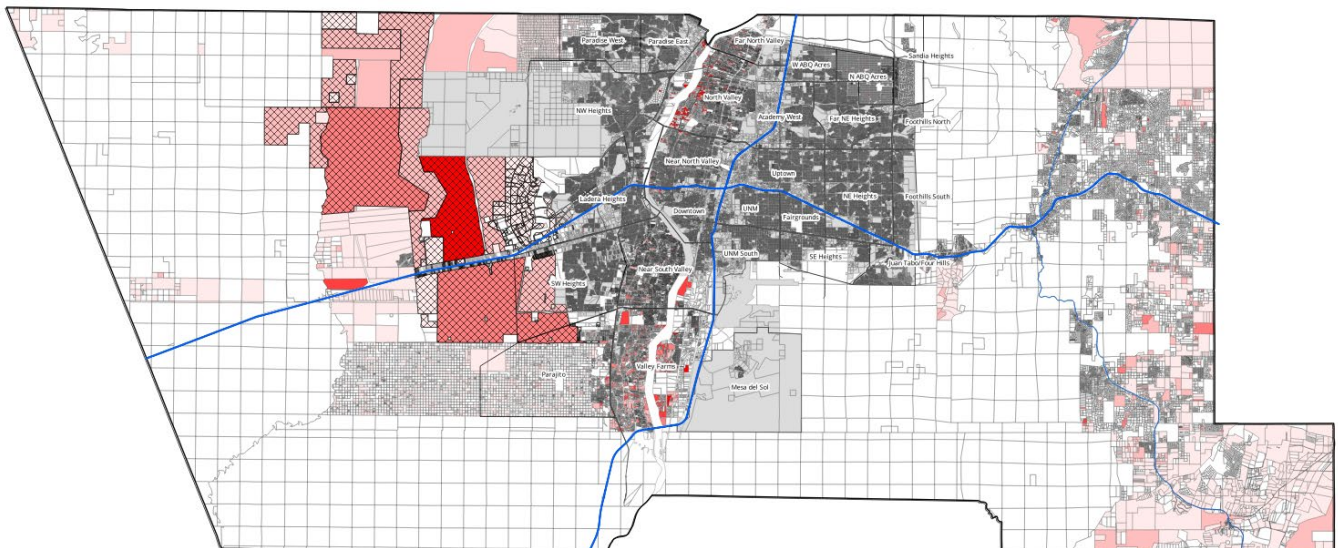
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**Bernalillo County Parcels by Ownership: Federal, State, Native Land**



- ✓ ■ **US Forest Service Parcels**
- ✓ ■ **Kirtland AFB**
- ✓ ■ **Isleta Pueblo**
- ✓ ■ **Other Tribal Lands (Navajo, Isleta primarily)**
- ✓ ■ **Sandia Pueblo**
- ✓ ■ **City, County, or State Owned Parcels**
- ✓  **WALH Affiliated Parcels (6900 E Camelback)**

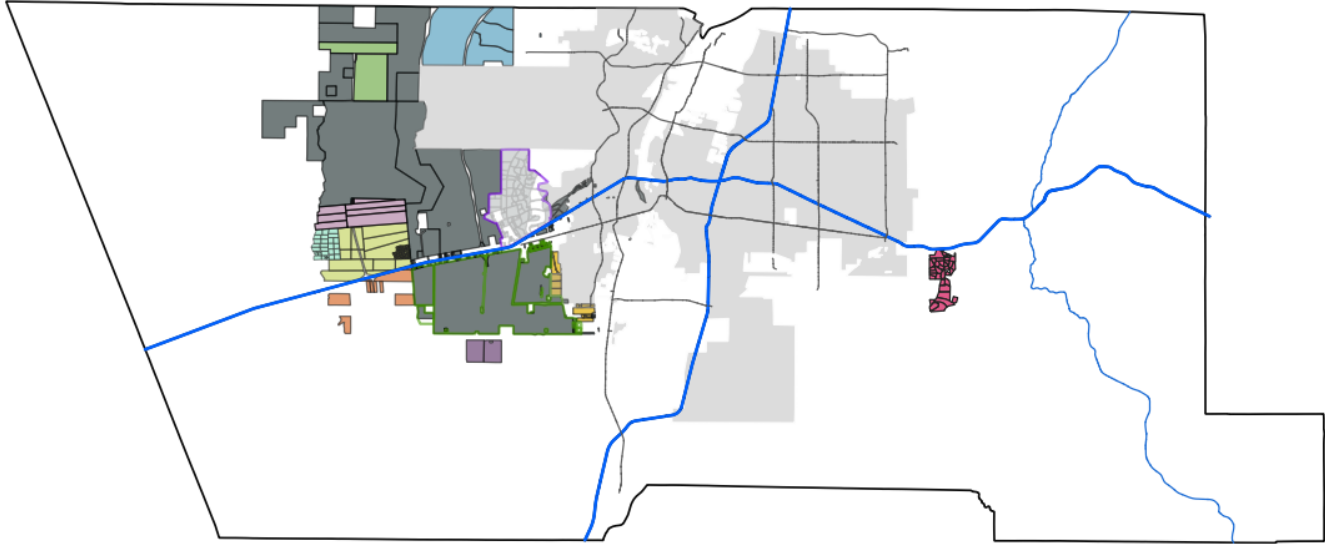
**Bernalillo County Parcels with Agricultural Status**



(Source: Bernalillo County Assessor's Office; UNM BBER)

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### Bernalillo County Parcels by Ownership: Private Landowners

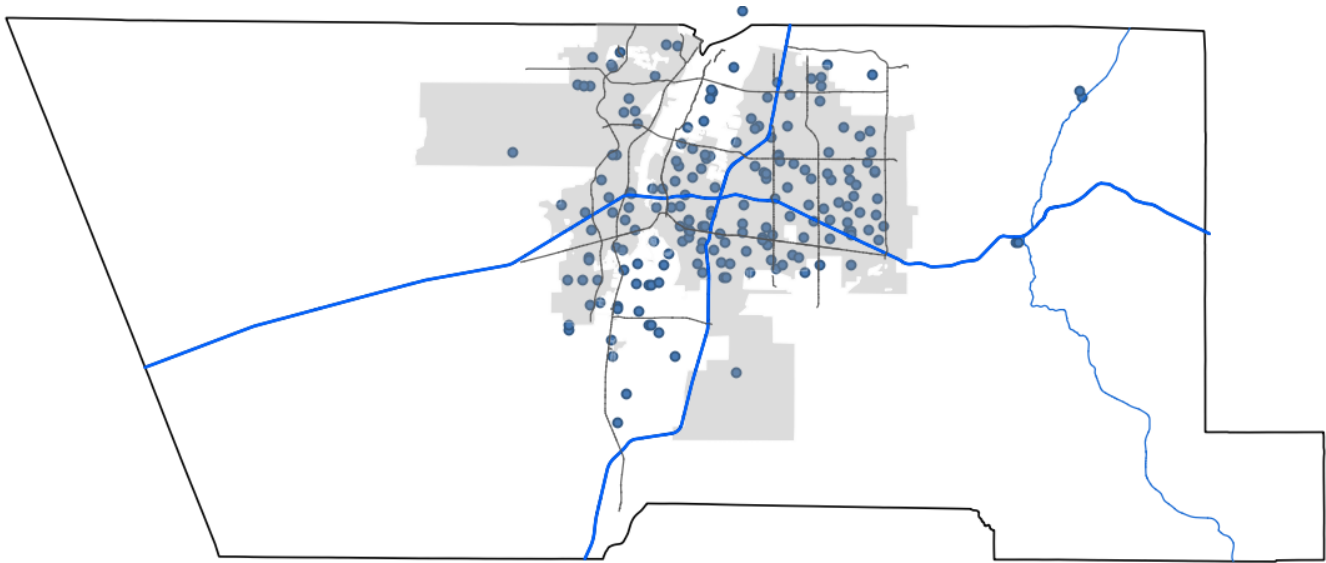


- ✓ 6900 E. Camelback (WALH)
- ✓ Ranch Joint Venture
- ✓ Matacan Properties & NW Outerloop
- ✓ Rio Bravo Partners
- ✓ Armijo Ranch
- ✓ Rio Puerco Estates
- ✓ Sunset Ranch Partners
- ✓ Royal Union Nevada LLC
- ✓ Norins Realty
- ✓ UNSER LLC Parcels

(Source: Bernalillo County Assessor's Office; UNM BBER)

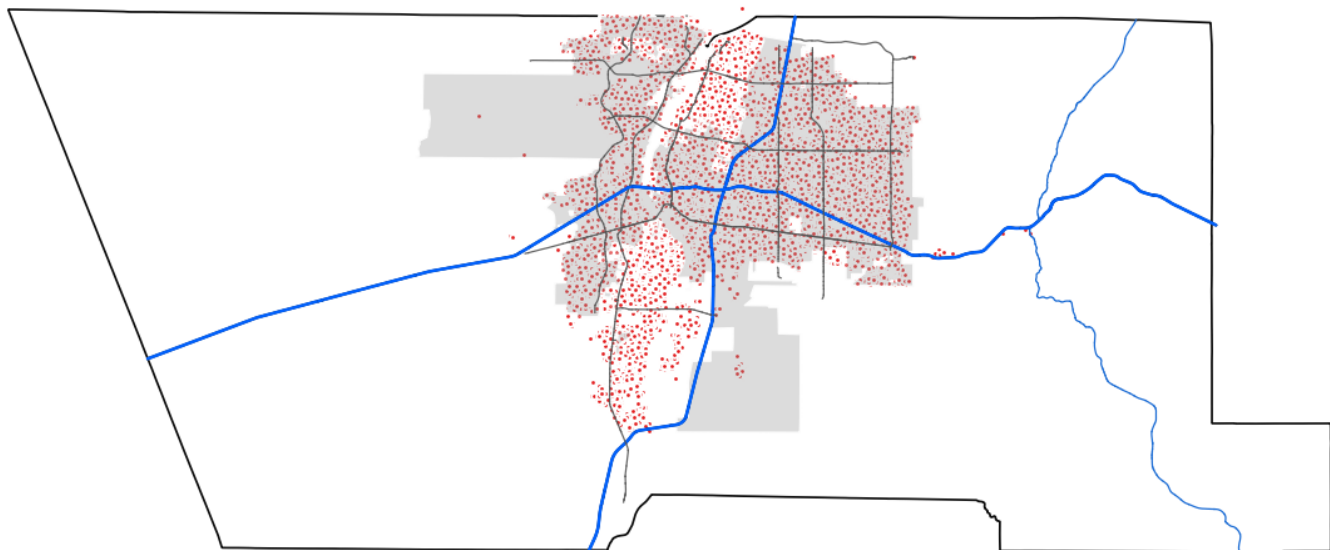
# Appendix 7: Water Service and Public School Maps

Albuquerque Public Schools: Elementary, Middle, High



(Source: City of Albuquerque; UNM BBER)

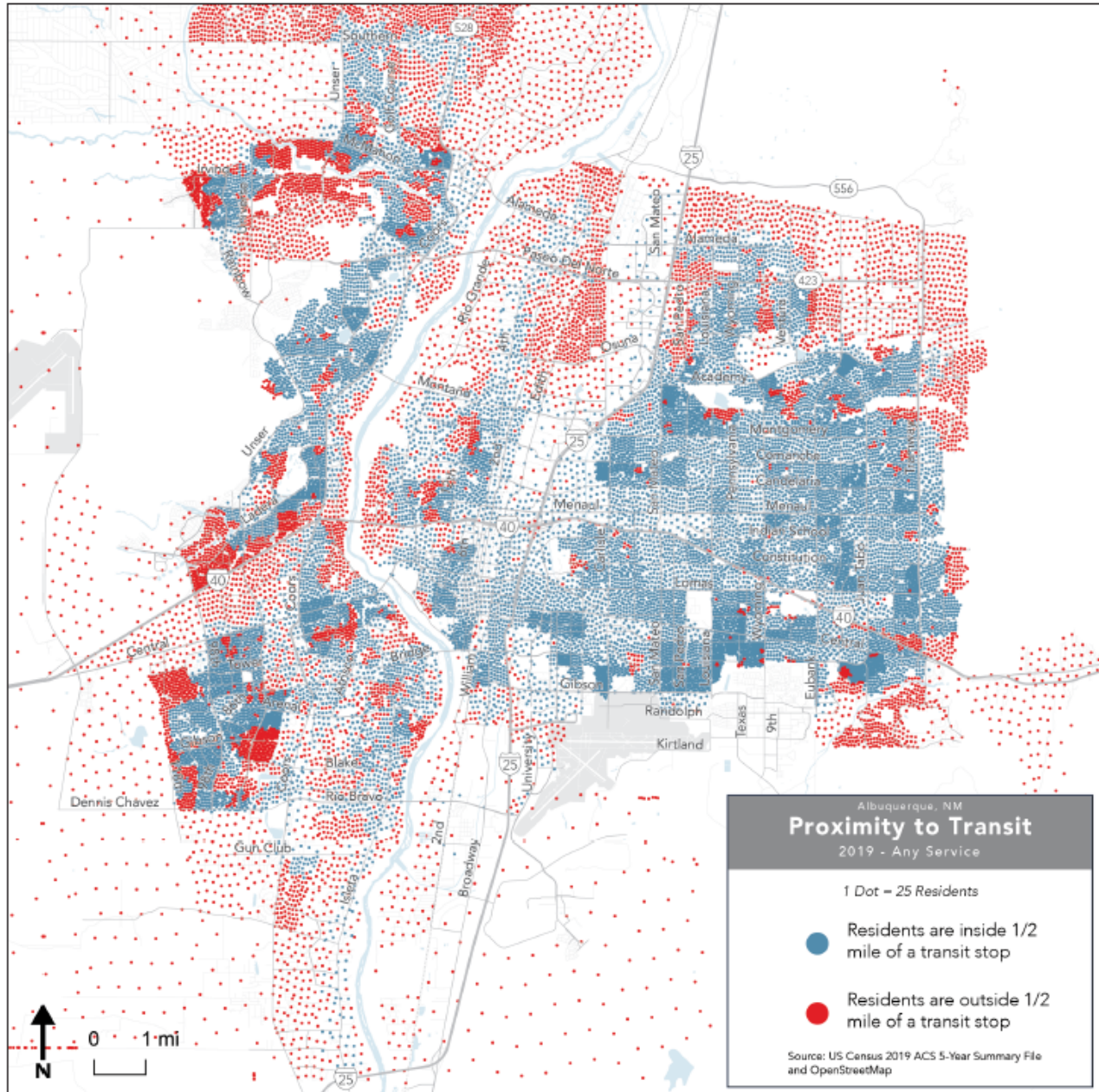
ABCWUA Meter Service



(Source: ABCWUA; UNM BBER)

# Appendix 8: Public Transit Job Density & Serviceability

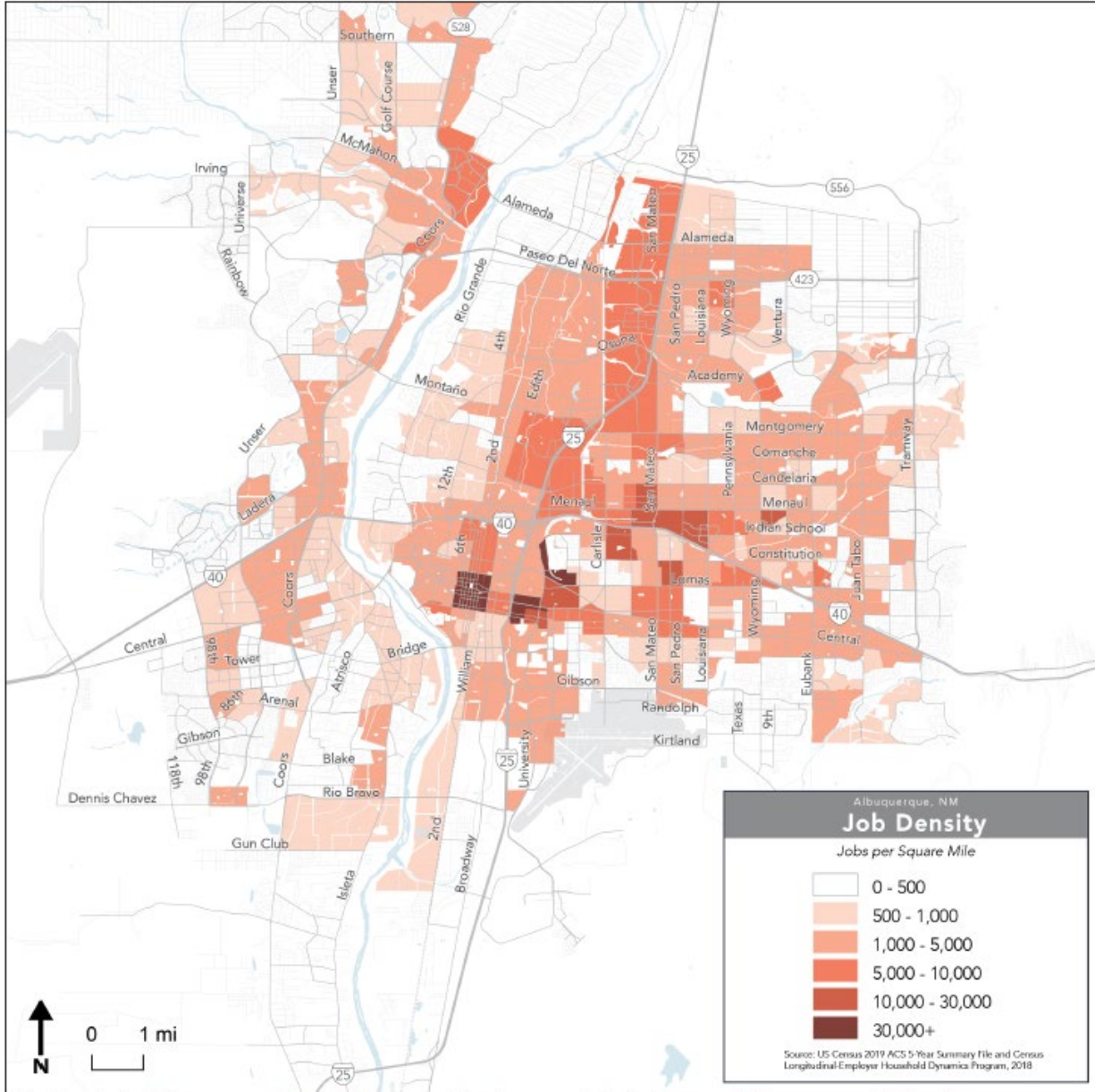
## Proximity to Transit



Red dots show where residents are a long walk from transit service of any kind. This analysis is based on 2019 transit service. In 2022, with some routes not running due to the driver shortage, conditions are worse.

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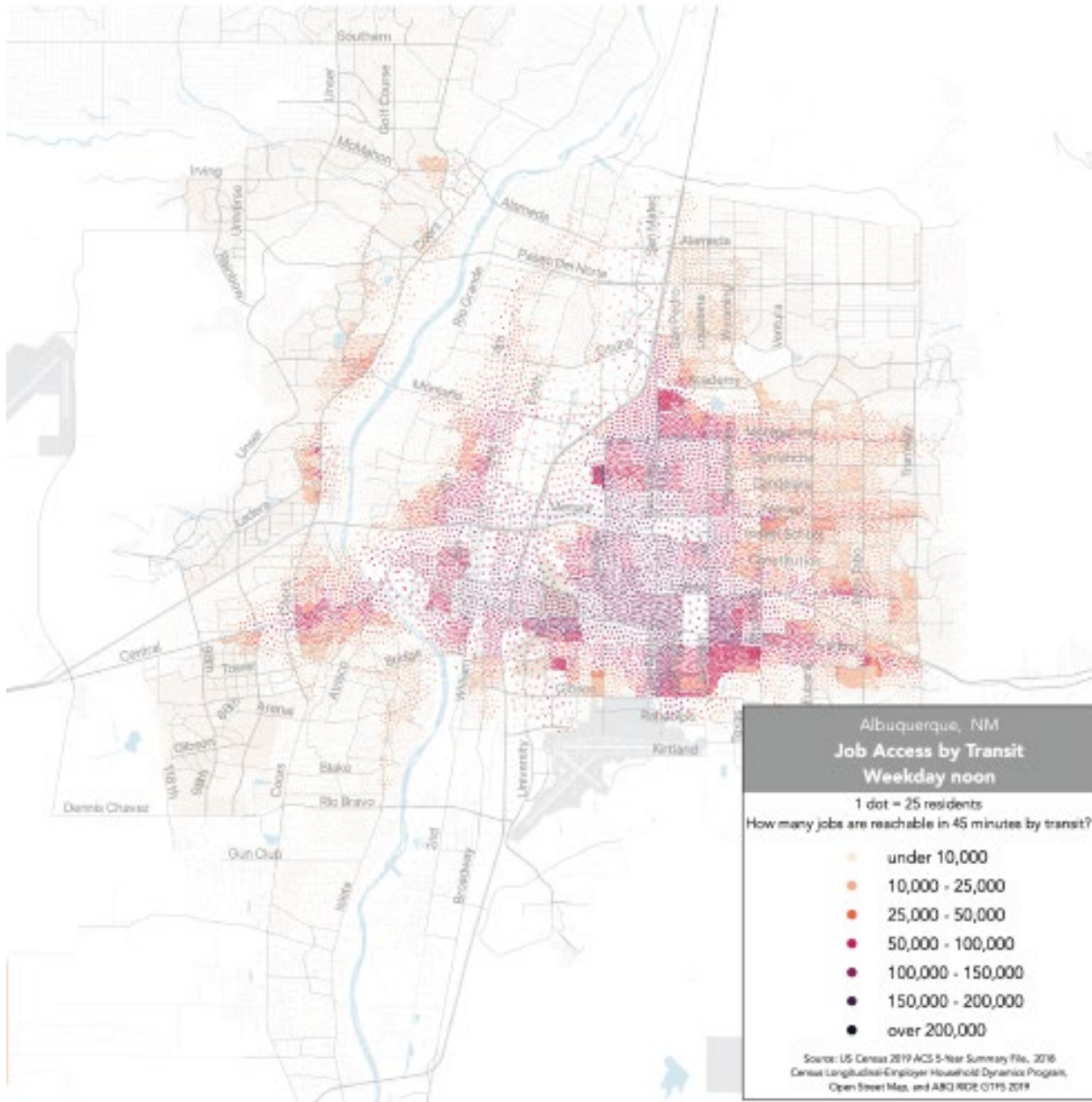
Job Density



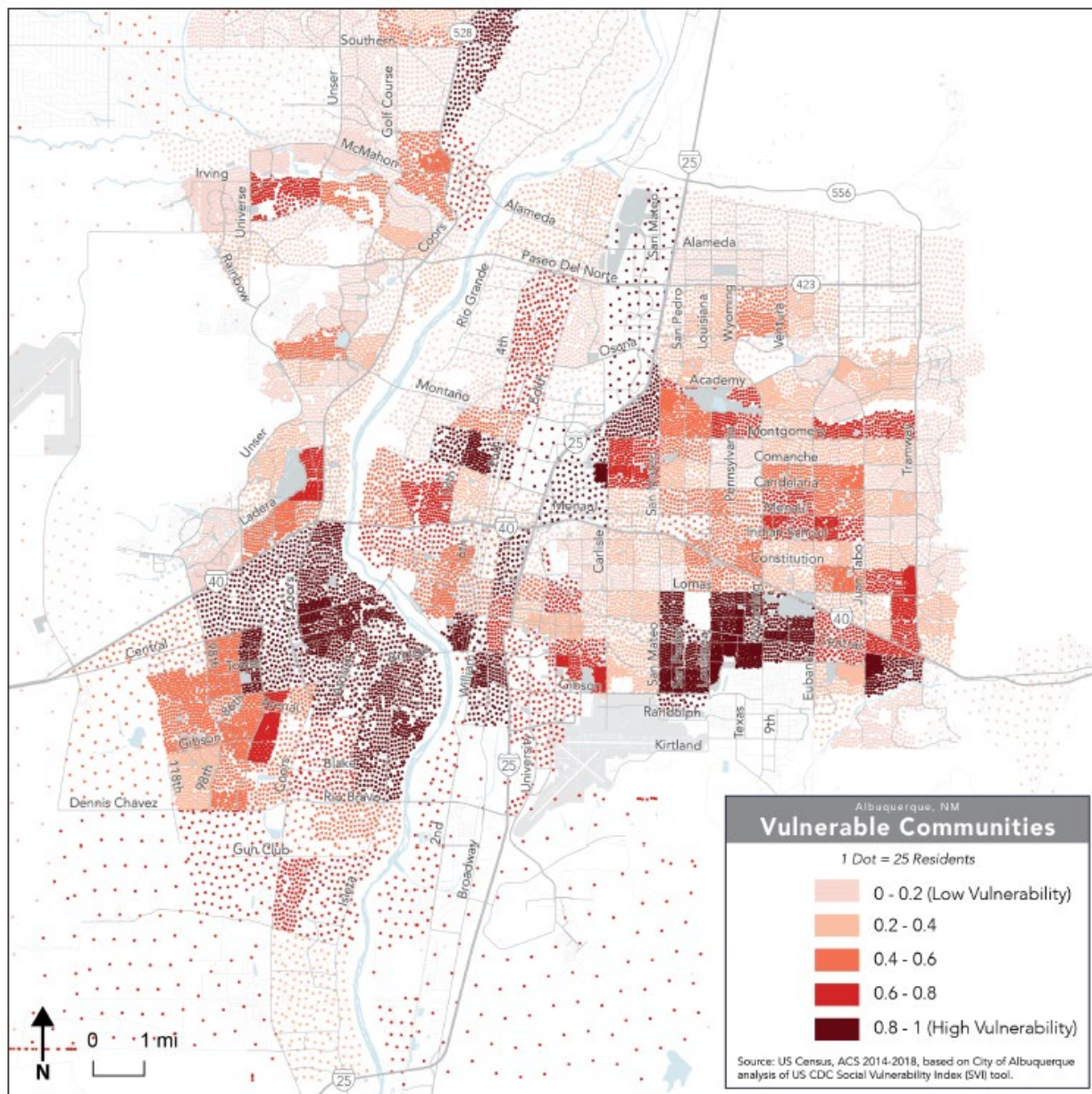
Job density in Albuquerque. The darker the color, the more jobs in the area. Many types of jobs also represent destinations for customers and visitors, such as jobs in retail, services, health care and education.



Job Access by Transit



### Vulnerable Communities



Socially vulnerable residents of Albuquerque. Darker hues indicate more severe rates of vulnerability according to the City’s index. Where many dots are concentrated close together, many people live there at high densities.

## Appendix 9: Alternate GRT TIDD Analysis with 45% County Enactment and 75% State Enactment

### Gross Receipts Tax Pledged to Santolina TIDD

State Share Pledged to TIDD	75%		
County Share Pledged to TIDD	45%		
			<u>County/State</u>
			<u>Share</u>
<u>County</u>	<u>Full Rate</u>	<u>TIDD</u>	<u>(Net of TIDD)</u>
<i>Subtotal</i>	1.3125%	0.5906%	0.7219%
County Regional Transit GRT/Comp (415)	0.1250%	0.0563%	0.0688%
County Health Care (380)	0.0625%	0.0281%	0.0344%
County Health Care (490)	0.0625%	0.0281%	0.0344%
County Area GRT/Comp (403)	0.1250%	0.0563%	0.0688%
County Wide GRT/Comp (401)	0.9375%	0.4219%	0.5156%
			<u>County/State</u>
			<u>Share</u>
<u>State</u>	<u>Full Rate</u>	<u>TIDD</u>	<u>(Net of TIDD)</u>
<i>Subtotal</i>	4.875%	3.66%	1.2188%
<b>TOTAL</b>	<b>6.187500%</b>	<b>4.6406%</b>	<b>3.4805%</b>

(Source: NM Tax & Revenues Department, GRT CMP enactment rate table, July 1, 2023; Bernalillo County Santolina TIDD Formation Resolution 2016-83)

Attachment: Santolina\_Report\_FINAL\_November\_2023\_116275243a (21928 : UNIM's Bureau of Business and Economic Research on the

**Public Infrastructure & Facilities Capital/Development Investment Costs**

**PUBLIC INFRASTRUCTURE & FACILITIES CONSTRUCTION COSTS**

	UPFRONT COSTS Paid by:		Covered by:		TIDD Revenues:			Remaining Revenues Net of TIDD Allocation			Full Rate (6.1875%)
	DEVELOPER	LOCAL/STATE GOV	TIDD	PID	State Enactment	County Enactment	State + County	State Remainder	County Remainder	State + County Remainder	
<b>COMMUNITY SERVICES</b>											
Community Center		\$ 81,750,000	X	X	2,988,984	482,836	3,471,820	\$ 996,328	\$ 590,133	\$ 1,586,461	\$ 5,058,281
Library		\$ 12,825,000	X	X	468,914	75,748	544,662	\$ 156,305	\$ 92,580	\$ 248,885	\$ 793,547
Swimming Pools		\$ 137,474,761	X	X	5,026,421	811,960	5,838,381	\$ 1,675,474	\$ 992,396	\$ 2,667,870	\$ 8,506,251
<b>SCHOOLS</b>											
Elementary		\$ 221,220,000	X	X	8,088,356	1,306,581	9,394,937	\$ 2,696,119	\$ 1,596,932	\$ 4,293,051	\$ 13,687,988
Middle		\$ 68,051,250	X	X	2,488,124	401,928	2,890,052	\$ 829,375	\$ 491,245	\$ 1,320,620	\$ 4,210,671
High		\$ 153,000,000	X	X	5,594,063	903,656	6,497,719	\$ 1,864,688	\$ 1,104,469	\$ 2,969,156	\$ 9,466,875
Colleges		\$ 106,500,000	X	X	3,893,906	629,016	4,522,922	\$ 1,297,969	\$ 768,797	\$ 2,066,766	\$ 6,589,688
<b>PUBLIC SAFETY</b>											
Sheriff		\$ 8,007,750	X	X	292,783	47,296	340,079	\$ 97,594	\$ 57,806	\$ 155,400	\$ 495,480
Fire		\$ 5,664,000	X	X	207,090	33,453	240,543	\$ 69,030	\$ 40,887	\$ 109,917	\$ 350,460
<b>PUBLIC WORKS</b>											
Roads	\$ 669,322,550		X	X	24,472,106	3,953,186	28,425,292	\$ 8,157,369	\$ 4,831,672	\$ 12,989,041	\$ 41,414,333
<b>FLOOD &amp; DRAINAGE</b>											
Flood & drainage control			X	X							
Misc.			X	X							
<b>TRANSPORTATION</b>											
Public Transportation		2,225,750			\$ 108,505	\$ 29,213		\$103,288.71	\$ 34,430	\$ 137,718	\$ 137,718
<b>PARKS &amp; RECREATION</b>											
Parks			X	X							
Open Space & Trails			X	X							
<b>WATER</b>											
Water	\$ 209,000,000		X	X	7,641,563	1,234,406	8,875,969	\$ 2,547,188	\$ 1,508,719	\$ 4,055,906	\$ 12,931,875
Reuse	\$ 269,000,000		X	X	9,835,313	1,588,781	11,424,094	\$ 3,278,438	\$ 1,941,844	\$ 5,220,281	\$ 16,644,375
Wastewater	\$ 42,000,000		X	X	1,535,625	248,063	1,783,688	\$ 511,875	\$ 303,188	\$ 815,063	\$ 2,598,750
Raw Water	\$ 139,000,000		X	X	5,082,188	820,969	5,903,156	\$ 1,694,063	\$ 1,003,406	\$ 2,697,469	\$ 8,600,625
<b>GRAND TOTAL</b>	<b>\$ 1,328,322,550</b>	<b>\$ 796,718,511</b>			<b>\$ 77,723,940</b>	<b>\$ 12,567,091</b>	<b>\$ 90,153,313</b>	<b>\$ 25,975,100</b>	<b>\$ 15,358,503</b>	<b>\$ 41,333,603</b>	<b>\$ 131,486,916</b>

State Imposed	4.8750%
County Imposed	1.3125%
Full GRT Rate	6.18750%

Local/State Gov Expenditures:	\$ (796,718,510.67)
Total GRT Revenues:	\$ 131,486,915.63
TIDD Revenues (Reimbursible):	\$ (90,153,312.72)
<b>NET</b>	<b>\$ (755,384,907.76)</b>

	State Enactment	County Enactment
Pledged Revenues to TIDD:	75%	45%
TIDD Effective Rate:	3.6563%	0.5906%
Remainder to State/County:	1.2188%	0.7219%
<b>TOTAL:</b>	<b>4.8750%</b>	<b>1.3125%</b>

### Construction Costs (One-time) and Associated GRT Revenues: Level A (Full Buildout)

LEVEL A FULL BUILDOUT

	Construction Costs	Covered by:		TIDD Revenues:			Remaining REVS Net of TIDD Allocation			Full Rate (6.1875%)
		TIDD	PID	State Enactment	County Enactment	State + County	State Remainder	County Remainder	State + County Remainder	
Infrastructure	2,912,784,914	X	X	106,498,698	17,203,636	123,702,334	35,499,566	21,026,666	56,526,232	180,228,567
Residential	4,751,085,213	X		173,711,553	28,061,097	201,772,650	57,903,851	34,296,896	92,200,747	293,973,398
Retail/Commercial/Industrial	3,228,924,884	X		118,057,566	19,070,838	137,128,404	39,352,522	23,308,802	62,661,324	199,789,727
<b>TOTAL</b>	<b>10,892,795,011</b>			<b>398,267,818</b>	<b>64,335,571</b>	<b>462,603,388</b>	<b>132,755,939</b>	<b>78,632,364</b>	<b>211,388,303</b>	<b>673,991,691</b>

State Imposed	4.8750%	Pledged Revenues to TIDD:	State Enactment	75%	County Enactment	45%
County Imposed	1.3125%	TIDD Effective Rate		3.6563%		0.5906%
Full GRT Rate	6.1875%	Remainder to State/County		1.2188%		0.7219%
		TOTAL		4.8750%		1.3125%

### Construction Costs (One-time) and Associated GRT Revenues: Level A (20% of Target)

LEVEL A FULL BUILDOUT

	Construction Costs	Covered by:		TIDD Revenues:			Remaining REVS Net of TIDD Allocation			Full Rate (6.1875%)
		TIDD	PID	State Enactment	County Enactment	State + County	State Remainder	County Remainder	State + County Remainder	
Infrastructure	582,556,983	X	X	21,299,740	3,440,727	24,740,467	7,099,913	4,205,333	11,305,246	36,045,713
Residential	950,217,043	X		34,742,311	5,612,219	40,354,530	11,580,770	6,859,379	18,440,149	58,794,680
Retail/Commercial/Industrial	645,784,977	X		23,611,513	3,814,168	27,425,681	7,870,504	4,661,760	12,532,265	39,957,945
<b>TOTAL</b>	<b>2,178,559,002</b>			<b>79,653,564</b>	<b>12,867,114</b>	<b>92,520,678</b>	<b>26,551,188</b>	<b>15,726,473</b>	<b>42,277,661</b>	<b>134,798,338</b>

State Imposed	4.8750%	Pledged Revenues to TIDD:	State Enactment	45%	County Enactment	75%
County Imposed	1.3125%	TIDD Effective Rate		3.6563%		0.5906%
Full GRT Rate	6.1875%	Remainder to State/County		1.2188%		0.7219%
		TOTAL		4.8750%		1.3125%

## Appendix 10: Santolina Timeline & Important Milestones

**1692** – New Mexico, taken by the Spanish and the Atrisco land grant (current day Santolina area), is awarded to Fernando Durán y Chaves<sup>i</sup>

**1769** – A second land grant is awarded to the Atrisco people making the area a total of 67,000 acres between the Rio Grande and Rio Puerco<sup>ii</sup>

**1892** – Now a part of the U.S., 225 Atrisqueños file a petition with the Court of Private Land Claims to establish the Town of Atrisco<sup>i</sup>

**1905** – Patent for the Town of Atrisco is signed compromising around 83,000 acres<sup>i</sup>

**1950** – Suit filed by Atrisco heirs to dissolve the Board of Trustees in charge of their communal land<sup>i</sup>

**1952** - Suit filed after the Board of Trustees attempts to sell 4,500 acres in the Ladera area without court approval; land sale proceeds<sup>i</sup>

**1959** – 4,000 acres of the land is sold to Hoffman Homes for 1.25 million creating the Westgate Community<sup>i</sup>

**1967** – Approximately 55,000 acres of land were given to Westland Development Corporation converting the grant into a private company to manage the grant's assets which was supported by New Mexico State legislation and Atrisco heir vote<sup>i, iii</sup>

**1990** – Approximately 2,000 acres of Atrisco land is sold to the U.S. federal government and becomes a part of the Petroglyph National Monument<sup>i</sup>

**2005** – The Town of Atrisco Grant-Merced is formed by Atrisco heirs to combat the selling of common lands<sup>iv</sup>

**November 2006** – Westland Development Co. announces the approval of the merger with SunCal after a vote including non-heir shareholders of Westland Co.<sup>i</sup>

**2009** – SunCal faces bankruptcy and the British Bank Barclays (Barclays) forecloses on their 21 properties, including the Santolina area

**December 2009** – SunCal fails their annual 1M dollar payment to the Atrisco Heritage Foundation in accordance with their agreement with Westland Co. and the Foundation files a lawsuit for breach of contract against the company, Atrisco heir shareholders lose access to any profits from the lands foreclosed by Barclays<sup>v</sup>

**November 2013** – Santolina developers, including Western Albuquerque Land Holdings (WALH), make an initial presentation to the Bernalillo County Planning Commission

**August 2013** - Level A Fiscal & Economic Impact Analysis completed by David Taussig & Associates (DAT)

**December 2014** - The County Planning Commission recommends that the Bernalillo County Commission (BCC) approve Santolina’s request to amend the zone map from “A-1 Rural/Agricultural” to “Planned Communities” and adopt the Santolina Master Plan<sup>vi</sup>

**March to June 2015** -- BCC holds several public hearings on Santolina’s Level A submittals and approves the project 3 to 2<sup>vi</sup>

**June 2015** - Master Plan (Level A) Adopted by Bernalillo County

**August 2015** - Santolina Level A Development Agreement between Bernalillo County & WALH recorded

**January 2016** - Level B Economic & Fiscal Impact Analysis (DAT) submitted to Bernalillo County

**2016** - Santolina receives from Bernalillo County \$500 million in 40 Public Improvement Districts (PIDs) and 20 Tax Increment Development Districts (TIDDs) lasting 50 years<sup>vi</sup>

**August 2017** - Level B.I Plan adopted

**March 2017** - BCC holds public hearings on Santolina Level B.1 Master Plan<sup>vi</sup>

**June 2017** – In response to NMELC’s 2015 lawsuit, NM District Court Judge Franchini reverses the BCC’s decision to change Santolina zoning from “A-1 Rural/Agricultural” to “Planned Community” based on procedural due process violations by the BCC<sup>vi</sup>

**August 2017** – BBC votes 3-1 in favor of letting Santolina proceed without a water agreement in place<sup>vi</sup>

**August 2017** – Despite the previous ruling, Santolina Level B.1 plan is approved by the BCC with a 3-2 vote, and the appeal by NMELC is denied by the same 3-2 vote<sup>vi</sup>

**November 2018** - Santolina Level B.I Development Agreement between Bernalillo County & WALH recorded

**August 16, 2022** – The BCC votes 4-0 to approve two requests by Santolina to speed up the development’s timeline from 50 to 30 years and add a recycling plant to the area.<sup>vii</sup> The BCC votes the same day 3-0 to approve Santolina Level B.2 Plan<sup>viii</sup>

## Appendix 11: Mesa Del Sol Timeline & Important Milestones

**May 2002** – NM State Land Office selects ForestCity Covington LLC (a partnership between Covington Group and Forest City Enterprises) as the developer of MDS in an open bid<sup>ix</sup>

**December 2005** – Albuquerque (ABQ) City Council adopts MDS Level A Community Master Plan<sup>x</sup>

**November 2006** – ABQ City Council approves petition of MDS LLC (the new name of ForestCity Covington LLC) for Formation of the MDS Tax Increment Development Districts (TIDDs) 1-5<sup>ii</sup>

**May 2007** – ABQ City Council approves contract with Economics Research Associates regarding affordable housing in MDS Development<sup>ii</sup>

**February 2008** – MDS Master Plan Level B is approved by the ABQ City Development Review Board (DRB)<sup>ii</sup>

**February 2008** – ABQ City Council approves MDS LLC petition for Public Improvement Districts (PID) 1-5 Development Agreement<sup>ii</sup>

**March 2011** – MDS residential development breaks ground with three local builders (RayLee, Rachel Matthew, and Paul Allen Homes) and Pulte Homes<sup>xi</sup>

**May 2013** – Forest City Enterprises Inc. plans to transfer its 3,000 acres in MDS to partner company Covington Group Inc.<sup>xii</sup>

**September 2015** – A default judgment is entered against MDS LLC on 2,800 acres of land and is placed in receivership<sup>xiii</sup>

**May 2018** – MDS Funding LLC acquires the 2,800 acres in receivership from Land Advisors<sup>xiv</sup>

**October 2018** – Netflix announces purchase of ABQ Studios in MDS development<sup>xv</sup>

**November 2020** – Netflix announces \$1 billion investment and the creation of 1,000 jobs in an expansion of ABQ Studios by 300 acres in MDS<sup>vii</sup>

**April 2021** – City of Albuquerque invests 8 million into MDS with Albuquerque Underground Inc. to improve infrastructure<sup>xvi</sup>

**March 2022** -- Phase A of the I-25 Mesa Del Sol/Bobby Foster Interchange Study<sup>xvii</sup>

**August 2022** – Phase B of the I-25 Mesa Del Sol/Bobby Foster Interchange Study<sup>ix</sup>



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Endnotes:

<sup>i</sup> [Timeline for Atrisco/Westland by Richard J. Griego January, 2013](#)

<sup>ii</sup> [Our History - Atrisco Heritage Foundation](#)

<sup>iii</sup> [SKM\\_C75920122812400 \(atriscocompanies.com\)](#)

<sup>iv</sup> [Mission Statement \(atriscolandgrant.com\)](#)

<sup>v</sup> [V3Issue2.pdf \(atriscoheritagefoundation.org\)](#)

<sup>vi</sup> [Santolina development takes another step forward - Albuquerque Journal \(abqjournal.com\)](#)

<sup>vii</sup> [Bernalillo County approves new Santolina plans despite public objections, water access issues - Source New Mexico \(sourcenm.com\)](#)

<sup>viii</sup> [Bernalillo County Commission approves Santolina requests - Albuquerque Journal \(abqjournal.com\)](#)

<sup>ix</sup> [Mesa del Sol developer chosen - Albuquerque Business First \(bizjournals.com\)](#)

<sup>x</sup> [City of Albuquerque - Legislation \(legistar.com\)](#)

<sup>xi</sup> [Mesa del Sol gets ready to build houses - Albuquerque Business First \(bizjournals.com\)](#)

<sup>xii</sup> [Forest City Enterprises plans to transfer its stake in Mesa del Sol development to The Covington Group Inc. - Albuquerque Business First \(bizjournals.com\)](#)

<sup>xiii</sup> [State Auditor: Mesa del Sol community is 'adrift' - Albuquerque Journal \(abqjournal.com\)](#)

<sup>xiv</sup> [Group buys large chunk of Mesa del Sol - Albuquerque Journal \(abqjournal.com\)](#)

<sup>xv</sup> [Netflix plans significant expansion in ABQ - Albuquerque Journal \(abqjournal.com\)](#)

<sup>xvi</sup> [City of Albuquerque to invest millions to improve access to Mesa del Sol development - Albuquerque Business First \(bizjournals.com\)](#)

<sup>xvii</sup> [CN A302360, I-25 Bobby Foster-Mesa del Sol Interchange Study | NMDOT](#)



# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: Commissioners  
Prepared By: Angela Lucero  
Director: Julie Anne Baca  
DCM: No DCM

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**Title:** Minutes of February 6, 2024 Administrative Meeting

**Action:**

Motion to approve the February 6, 2024 Administrative Meeting minutes

**Summary:**

**Attachments:**

- 02-06-24 BCC Admin (PDF)

**Staff Analysis Summary:**

Board of County Commissioners	Julie Anne Baca	Meeting	Pending
02/20/2024 5:00 PM			

**BERNALILLO COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATIVE MEETING**

Tuesday, February 6, 2024  
5:02 p.m.

**KEN SANCHEZ COMMISSION CHAMBERS  
BERNALILLO COUNTY @ ALVARADO SQUARE  
ALBUQUERQUE, NEW MEXICO 87102**

**A P P E A R A N C E S**

- BARBARA BACA, Chair
- ERIC OLIVAS, Vice Chair
- STEVEN MICHAEL QUEZADA, Member
- WALT BENSON, Member
- ADRIANN BARBOA, Member (remote)
- LINDA STOVER, County Clerk

**BEFORE:** PAUL BACA PROFESSIONAL COURT REPORTERS  
500 4th Street, Northwest, Suite 105  
Albuquerque, New Mexico 87102

Attachment: 02-06-24 BCC Admin (21969 : Minutes Approval for February 6, 2024 Administrative Meeting)

1 TRANSCRIPT OF PROCEEDINGS

2 CHAIR BACA: Thank you. Good evening,  
3 everyone. I call this February 6th, 2024, hybrid  
4 administrative meeting of the board of county  
5 commissioners to order.

6 Commissioner Barboa will be attending  
7 virtually. I do want to be the first person to tell  
8 everyone she is a happy new grandmother. She's at  
9 hospital with her daughter and a successful birth of  
10 her baby girl. So she will be here, and we will be  
11 doing roll call votes tonight. So thanks.

12 We will have a moment of silence,  
13 followed by the Pledge of Allegiance, led by me.

14 Thank you. Will you all please stand  
15 for the pledge.

16 (Whereupon, there was a moment of  
17 silence.)

18 (Whereupon, the Pledge of Allegiance  
19 was recited by Chair Baca.)

20 CHAIR BACA: Thank you very much.

21 Announcements and additions. Actually,  
22 I think Commissioner Barboa wanted to say just a word  
23 about her wonderful experience today. Quick  
24 announcement from the abuela.

25 COMMISSIONER BARBOA: Thank you, Madam

1 Chair. I appreciate it. I'm so -- of course, just  
2 so excited. And my daughter had my second grandbaby,  
3 and at 10:23 this morning, at home, actually, and by  
4 a midwife. Dawn Vigil is her midwife, that both my  
5 babies have been born from. And she was at her home  
6 in Rio Rancho. So we had a beautiful, healthy birth.  
7 And I'm so excited. They have not named her yet,  
8 though, so I don't have that.

9 Thank you for the minute. And I will be  
10 here, off stream a little bit, because I'm also  
11 babysitting my grandbaby now, so her mama can  
12 hopefully get some rest tonight.

13 CHAIR BACA: Thank you, Commissioner Barboa.  
14 Congratulations.

15 County manager, Count on Us Minute.

16 I'm sorry, I missed the change in  
17 agenda. I jumped forward with the news of the baby.

18 Are there any changes to the agenda,  
19 Madam Manager?

20 COUNTY MANAGER MORGAS BACA: Good evening,  
21 Madam Chair, Mr. Vice Chair and Commissioners.

22 There's one change, and we're asking for  
23 the deferral of Item 10.A, under adoption of  
24 resolution, the Mountain View Neighborhood pollution  
25 agenda item to be deferred to a future meeting, and a

1 vote is required for that deferral.

2 Thank you, Madam Chair.

3 COMMISSIONER QUEZADA: I move for approval.

4 COMMISSIONER BENSON: Second.

5 VICE CHAIR OLIVAS: Madam Chair, just to be  
6 clear, kind of a point of order here, are we voting  
7 on the deferral of this item or the approval of the  
8 agenda? It's just the deferral?

9 CHAIR BACA: This is the deferral, this item  
10 first.

11 VICE CHAIR OLIVAS: I have another deferral,  
12 that's why.

13 CHAIR BACA: So it's been moved and seconded  
14 for a deferral on this item. All those in favor.

15 ALL MEMBERS: Aye.

16 (5-0 vote. Motion approved.)

17 CHAIR BACA: Okay. Any other changes, Madam  
18 County Manager.

19 COUNTY MANAGER MORGAS BACA: No, Madam  
20 Chair, no changes.

21 Commissioner Olivas.

22 COMMISSIONER OLIVAS: Thank you, Madam  
23 Chair. I would like to move a deferral of Item 9.B,  
24 our subdivision ordinance, to the second meeting in  
25 March. I had some constituents reach out with some

1 concerns, some changes that they would like to  
2 support. And I've set up some meetings with our  
3 legal team and our planning staff to talk about that.  
4 So I'd like a little more time to look at that.

5 CHAIR BACA: I'll second that.

6 On my agenda, it says 9.A, it says  
7 that's the second, 9.A. so it's 9.B for deferral.

8 Any questions or concerns?

9 Oh, we will have to do a roll call vote  
10 on this. I apologize.

11 Madam Clerk, can we call the roll?

12 COUNTY CLERK STOVER: Yes, ma'am.

13 Commissioner Quezada.

14 COMMISSIONER QUEZADA: Aye.

15 COUNTY CLERK STOVER: Commissioner Benson.

16 COMMISSIONER BENSON: Aye.

17 COUNTY CLERK STOVER: Vice Chair Olivas.

18 VICE CHAIR OLIVAS: Yes.

19 COUNTY CLERK STOVER: Madam Chair Barboa

20 [sic].

21 COMMISSIONER BARBOA: Yes.

22 COUNTY CLERK STOVER: So called.

23 CHAIR BACA: And yes.

24 (5-0 vote. Motion approved.)

25 CHAIR BACA: Okay. Now, with those changes,

1 any other changes?

2 I move approval of the agenda, as  
3 amended.

4 COMMISSIONER QUEZADA: Second.

5 CHAIR BACA: Moved and seconded. Roll call  
6 vote, please.

7 COUNTY CLERK STOVER: Commissioner Quezada.

8 COMMISSIONER QUEZADA: Aye.

9 COUNTY CLERK STOVER: Commissioner Benson.

10 COMMISSIONER BENSON: Aye.

11 COUNTY CLERK STOVER: Vice Chair Olivas.

12 VICE CHAIR OLIVAS: Yes.

13 COUNTY CLERK STOVER: Madam Chair Baca.

14 CHAIR BACA: Yes.

15 COUNTY CLERK STOVER: So called.

16 COMMISSIONER BARBOA: Aye, Adriann.

17 COUNTY CLERK STOVER: Oh, sorry. Barboa.

18 CHAIR BACA: We'll get it right.

19 (5-0 vote. Motion approved.)

20 CHAIR BACA: Thank you.

21 Now we move on to the Count on Us  
22 moment. County manager, Julie Morgas Baca.

23 COUNTY MANAGER MORGAS BACA: All right.

24 Thank you so much, Madam Chair. So, rain, snow, even  
25 Albuquerque's spring, dust storms don't stop



1 Bernalillo County's crossing guards from ensuring our  
2 students arrive at school and make their way home  
3 safely. So I'm sure a lot of you growing up have  
4 seen the crossing guards there, Bernalillo our  
5 children safe. And they do it with genuine smiles on  
6 their faces as well.

7 So in this evening's Count on Us minute,  
8 we meet some of Bernalillo County's dedicated  
9 crossing guards. So take it away, Melissa.

10 (Whereupon, a video was played  
11 into the record.)

12 CHAIR BACA: Now we move on to public  
13 comments. Oh, gosh, I keep jumping forward. Excuse  
14 me. We go back to 5, certificates and awards.

15 Commissioner Quezada.

16 COMMISSIONER QUEZADA: Thank you, Madam  
17 Chair.

18 Every year, I get the honor to celebrate  
19 our Selfless Seniors, and I think I've done it for  
20 all the years that I've been a commissioner. So this  
21 year is kind of bittersweet for me because it'll be  
22 the last time I get to do this.

23 I think it's very important that we  
24 celebrate our young and next generation of people who  
25 really care for their community without doing it for

1 themselves, but to do it for the community as a  
2 whole. And I'm very honored to present that today to  
3 the next generation of leaders and great community  
4 members.

5                   So this is a certificate of recognition.  
6 And so I hope they all come down to the podium. That  
7 way you can give me a weird look if I mispronounce  
8 your name, because that might happen. I'm famous for  
9 that.

10                   I think it became important to me after  
11 I moved from the Albuquerque Public School Board of  
12 Education to becoming a county commissioner that we  
13 always and continue celebrating our great students at  
14 APS, because we have so many. So this is a  
15 certificate of recognition given to the APS 2024  
16 Selfless Seniors.

17                   A senior of the Albuquerque Public  
18 Schools who has dedicated themselves to community  
19 service, kindness and inspiring their peers,  
20 recognized in 2024 for the positive difference they  
21 have created in the community.

22                   You are all known as selfless seniors.  
23 Your service to the community includes invaluable  
24 time and energy for making a difference, without the  
25 expectation or need for recognition. You and your

1 peers have made immeasurable differences in unique  
2 and special ways. Your service represents the  
3 philanthropic spirit of the students of the  
4 Albuquerque Public Schools and encourages each  
5 citizen to follow your example of kindness and  
6 community service. We thank you for your dedication  
7 to the community of Bernalillo County.

8 Presented this day, February 6, 2024, to  
9 Sinahi Oaxaca, from Albuquerque High School; Angela  
10 Olivas, from Atrisco Heritage Academy High School;  
11 Annabella Beck, from Cibola High School; Josiah  
12 Herrera, from Del Norte High School; Iris Eisenman,  
13 from Eldorado High School; Grysell Huizar, from  
14 Highland High School; Kendall King, from La Cueva  
15 High School; Connor McCammon, from Monzano High  
16 School; Laura Burianek, from Next+Gen Academy High  
17 School; Miranda Castaneda, from Rio Grande High  
18 School; Taylor Trussell, from Sandia High School;  
19 Brooklyn Upton, from Valley High School; Kalily  
20 Garcia, from Volcano Vista High School; Angel Perez,  
21 from West Mesa High School.

22 And we always thank Frank Frost from  
23 Frank Frost Photography. And so I have a little  
24 recognition for him. And I think everybody got their  
25 certificate. Let me read this. And then I think

1 somebody has a few words also to say besides me.

2           This is a certificate of recognition  
3 given to Frank Frost for his Selfless Seniors. For  
4 your vision and dedication to the creation of  
5 longevity of the Selfless Seniors program of the  
6 Albuquerque Public Schools. Sixteen years ago, you  
7 approached Albuquerque Public Schools with a plan to  
8 honor high school students who serve important causes  
9 and assist those in need in our community.

10           Each year since, Frank Frost Photography  
11 has donated the portraits and images for the Selfless  
12 Seniors program. That allows public schools to  
13 celebrate these students throughout the district.  
14 These portraits are shown at the school's businesses  
15 and the Albuquerque International Sunport. Each  
16 display encourages citizens to selflessly serve our  
17 community.

18           Your service represents the  
19 philanthropic spirit of Bernalillo County community  
20 and inspires citizens and students each year to  
21 follow these examples of community service.

22           Presented this day, February 6, 2024.

23           Congratulations, you all. You guys  
24 rock.

25           MS. BARNHILL: Thank you, Madam Chair.

1 Thank you, Commissioner Quezada, for sponsoring this.  
2 And thank you, fellow Commissioners, and the  
3 community.

4 I'm Shannon Barnhill. I am the humble  
5 executive director of the APS Education Foundation,  
6 who has this opportunity to be amongst these amazing,  
7 wonderful soon-to-be graduates.

8 I just wanted to thank Frank Frost.  
9 He's done this for 16 years. And we couldn't be  
10 prouder. And Frank used to say, "I don't want to  
11 honor those kids that are the star quarterback or the  
12 student council president." He just really wanted to  
13 highlight the tremendous work that our students are  
14 doing that go unnoticed.

15 And as you can tell, they are truly  
16 selfless, because they are very quiet, very shy,  
17 don't like to be center of attention. And I just  
18 want to say that, you know, we tell each class of our  
19 Selfless Seniors that they represent their respective  
20 schools and the philanthropic spirit of all of the  
21 students in APS. And we just want them to know that  
22 they represent the school district, the entire  
23 student body. They inspire the acts of service in  
24 underclassmen, middle school students and elementary  
25 school students.

1           Now, we can tell them that through today  
2 in their recognition here, that they will also  
3 represent the generous spirit of Bernalillo County.  
4 So thank you all very much. They remind us of those  
5 who need to champion an important cause, be a voice  
6 for the voiceless. And we know in that spirit that  
7 we can make our county a better place to live.

8           Thank you, Commissioners.

9           COMMISSIONER QUEZADA: So, Madam Chair, real  
10 quick. I'd just like to let the commission know that  
11 if they want to know more about these students, they  
12 have a really great video on the APS website, where  
13 they actually speak and tell you who they are and  
14 what they've done.

15           And I get it, it's easier to talk to a  
16 camera than people live like this. But I just wanted  
17 to let them know that it's a great video. You guys  
18 did an amazing job in the video and it made me  
19 respect you and want to support you even more. So  
20 thank you.

21           Thank you, Madam Chair.

22           CHAIR BACA: I know you don't want to be the  
23 center of attention. This is photo time again, so if  
24 you all get up here, we'll get a photo.

25           VICE CHAIR OLIVAS: Madam Chair.

1 CHAIR BACA: Commissioner Olivas.

2 VICE CHAIR OLIVAS: I just wanted to  
3 congratulate you all one more time and just say what  
4 excitement you give me about the future of Bernalillo  
5 County, for our city, and just what you bring to our  
6 community. And congratulations. Please keep doing  
7 what you're doing and stay in our community and help  
8 us all make this a better place.

9 CHAIR BACA: Thank you.

10 With that, I think I'm correct on our  
11 agenda. Now we move to public comments.

12 Each person has two minutes and you will  
13 be alerted about your remaining time. When your name  
14 is called, please make your way to the podium. If  
15 you are speaking in person, before making your  
16 statements, please state your name for the record.

17 And to maintain order and decorum in the  
18 spirit of professionalism and respect, we ask that  
19 everyone adhere to the two-minute time limit. Thank  
20 you.

21 Julie Anne, how many speakers do we  
22 have?

23 MS. BACA: Madam Chair, we have six signed  
24 up this evening, two of which are participating via  
25 Zoom.

1                   And with that, we'll get started with  
2 the in-person speakers, with Mr. Don Schrader,  
3 followed by Diane Reese, followed by Dr. Geraldo  
4 Cionelo.

5                   MR. SCHRADER: Don Schrader.

6                   Mothers and Dads, it's hell for your son  
7 or daughter to feel pressured to lie to you about who  
8 they are if they are gay, lesbian, bisexual or  
9 transgender. It is hell for your son or daughter to  
10 feel pressured, whether they're 16 or 60, to pretend  
11 they believe in your religion, if they do not.

12                   Mothers and Dads, you are severely  
13 abusing them, no matter how much you tell them you  
14 love them, if they do not feel totally free to tell  
15 you the truth. Like it or not, you're teaching them  
16 to lie.

17                   Do your kids know you want them to tell  
18 you the truth, even if it is not what you want to  
19 hear? No expensive gifts to your kids can substitute  
20 for having them feel and know they can risk telling  
21 you the truth and you will still love them deeply.

22                   Mothers and Dads, are you totally honest  
23 and open with your kids about your own lives? How  
24 can you expect your kids to be open and honest with  
25 you if you're not open and honest with them?



1 I am so glad my mother, in spite of all  
2 her many mistakes and weaknesses, loved me deeply.  
3 My mother was honest and open with me. She insisted  
4 on my telling her the truth.

5 CHAIR BACA: Thank you, Mr. Schrader.

6 MS. BACA: Diane Reese, followed by Dr.  
7 Geraldo Cionelo, followed by Rudolph Serrano.

8 MS. REESE: Good evening, Madam Chair and  
9 County Commissioners. Thank you for your service and  
10 for the opportunity to speak tonight. My name is  
11 Diane Reese. I'm a resident of the South Valley,  
12 Commissioner Quezada's district. I'm also chair of  
13 the Rio Grande chapter of the Sierra Club.

14 I did not know you were postponing  
15 tonight's discussion on the resolution, what you're  
16 calling the Mountain View Resolution. However, since  
17 I'm here, I hope you will give me a little leeway  
18 with my time coming down here.

19 I want to thank you for delaying the  
20 action. I tried to understand what was being  
21 proposed, and I'd just like to make a few comments.

22 First off, it's called the Mountain View  
23 Resolution. However, I want to stress, pollution is  
24 a problem in Albuquerque. The EPA in numerous  
25 studies have shown this. So we need to look much

1 broader. I appreciate the acknowledgement of my end  
2 of town. The Mountain View community is certainly an  
3 undeniably overburdened area, but it's a larger  
4 issue.

5           And that's why I ask you to look to the  
6 joint air quality board, along with the city  
7 councilors. You have these volunteers. You have  
8 seven volunteers appointed by you, the county  
9 commission, and also by the city council based on  
10 their credentials and their experience; their resumes  
11 are incredibly impressive.

12           And the volunteers have spent time and  
13 worked in a structure that is open, it is guided by  
14 the Clean Air Act, and it looks already for community  
15 input. And I have spoken at many of those meetings.

16           Please support your joint air quality  
17 board and please look to the solution that has been  
18 put forward, the health, environment and equity  
19 impacts resolution. There's your community input and  
20 your experts.

21           Thank you so much.

22           CHAIR BACA: Thank you.

23           MR. CIONELO: All right. Good evening,  
24 Madam Chair and County Commissioners. Thank you for  
25 serving.

1 I'm Dr. Cionelo, and alternative health  
2 doctor and minister. I waited nine years to be a  
3 naturalized citizen, legally. Are you all fully  
4 aware of what's happening at our southern border?

5 U.S. Senators Cornyn and Cruz suggested  
6 that many of the so-called getaways run from law  
7 enforcement because they're smuggling illegal drugs,  
8 like fentanyl, into the country. However, both  
9 expressed greater concern about the possibility of  
10 radicalized terrorists entering the country illegally  
11 across the southern border with Mexico.

12 What happened in Israel on October 7 is  
13 a reminder that terrorist organization can strike at  
14 any time, they said. And while we know that one  
15 September 11, 2001, 19 terrorists killed 3,000  
16 Americans, we know that there have been hundreds or  
17 more people on the terrorist watch list that have  
18 been detected at the border.

19 Cruz added that border patrol agents  
20 were frustrated beyond belief at Biden administration  
21 policy that led to illegal immigrants being released  
22 after agents had risked their lives to detain them.  
23 Potential terrorists are attempting to cross our  
24 southern border. In September alone, 18 illegal  
25 immigrants on the terror watch list were caught at

1 the border.

2           The attack on Israel should serve as a  
3 warning as to why we must secure the border. That  
4 said, we all know that elections have consequences.  
5 Hamas in Hebrew means violence. So imagine Hamas  
6 terrorist infiltration into Bernalillo County and  
7 throughout the other counties in the state. Are our  
8 chief law enforcement sheriffs and our deputies  
9 prepared to protect you, your families and your  
10 constituents?

11           Proverbs 22, Verse 3, a sensible person  
12 foresees danger and takes precautions, but the  
13 gullible people continue on and suffer the  
14 consequences and are punished.

15           Thank you.

16           MS. BACA: Rudolph Serrano.

17           MR. SERRANO: Madam Chair Baca, Members of  
18 the Council, happy New Year.

19           This is an election year, so you are  
20 going to see me here, and I'm going to bring some  
21 issues here. But I'm going to go with the issues of  
22 last year's first, and that was painting the  
23 building.

24           I'm one of the persons that measured  
25 this building and tried to see if it was feasible to

1 do something with it. And 200,000 was only enough to  
2 pay for the paint, and my therapist told me, "Don't  
3 do it."

4           So I'm going to come and ask you to get  
5 a little bit more support for that project. I'm  
6 having a new thing that is art inclusion of the  
7 blind, that art is not only something you can see,  
8 but something you can feel. For example, your  
9 pictures in the front, a blind person should feel how  
10 your face feels instead of just know that your face  
11 is there.

12           So plants, there's a new thing called  
13 "Plant Wave," that you can actually listen to sounds  
14 of the plants. And I see another building with  
15 plants making noises. We're using color codes in  
16 different areas of the brain science to color code  
17 the notes so we can have different notes for every  
18 floor. So when you go to the 2nd floor, the sound  
19 (indicating), if it's the third floor, (indicating),  
20 and they can recognize. And we can be the first ones  
21 to create these codes to make a national level of  
22 blind codes for every floor.

23           And we're working. I have a exhibition  
24 of the first piece here on 7th and Mountain. I urge  
25 you to go. And I'll be working with Explora, too.

1                   But what we know is if you don't do it,  
2 you know, the funds go somewhere else and it never  
3 gets done. So I'm going to be asking for that.

4                   Happy New Year.

5           CHAIR BACA: Thank you, Mr. Serrano.

6           MS. BACA: Alan Marks.

7                   Okay. We'll move to online  
8 participants. Marla painter.

9           MS. PAINTER: Good evening, Members of the  
10 Commission. My name is Marla Painter and I am the  
11 president of Mountain View Community Action down in  
12 the Mountain View Neighborhood.

13                   It's a big surprise, and not a pleasant  
14 one, that Commissioner Quezada is proposing a very  
15 expensive initiative without consulting any of us in  
16 Mountain View about his proposal.

17                   We've attempted to seriously consult  
18 with EHD for over 20 years. It would not cost a  
19 million dollars for the EHD to seriously consult with  
20 our community by just sitting down with us and  
21 talking earnestly and seriously about solutions.

22                   Also, the Mountain View Coalition just  
23 invested years and money we are still trying to raise  
24 to put together a data driven regulation that  
25 directly addresses air pollution in Mountain View.

1           The ideas in the proposed HEEI  
2 regulation that certain members of the city council  
3 managed to throw into a cauldron of chaos before it  
4 could be properly deliberated by experts on the air  
5 board, it needs to be reconsidered by the EHD in  
6 consultation with the neighborhoods it is developed  
7 to protect.

8           We have already invested in a serious  
9 process of proposing abatement. EHD would not  
10 seriously engage with us in the process. The only  
11 environmental issues in the Mountain View community  
12 that the EHD has authority over is air pollution, and  
13 is incumbent upon us to remind the county commission  
14 that EHD is currently under investigation for civil  
15 rights violations. So it doesn't make sense to give  
16 them a million dollars to work in an EJ community at  
17 this time without clear, precise objectives.

18           We propose that the commissioner and  
19 City Councilor Peña sit with members of the Mountain  
20 View community to discuss what these elected  
21 officials have in mind when they task the city EHD to  
22 abate solution in Mountain View.

23           What's the scope of the task? What  
24 would abating pollution look like? And how would the  
25 community be involved in defining the scope of work?

1 CHAIR BACA: Thank you.

2 MS. PAINTER: Frankly, what really needs to  
3 be done with the extra million the county has kicking  
4 around would be for Mountain View to get the --

5 CHAIR BACA: Thank you, Ms. Painter. Thank  
6 you for calling in.

7 I know that this has been deferred  
8 today, and so we will be taking this up. But I do  
9 encourage you to continue to reach out to all of us  
10 on what the Mountain View Neighborhood desires of us.  
11 So thank you.

12 MS. BACA: Madam Chair, that concludes  
13 public comment.

14 CHAIR BACA: Now I move approval of the  
15 minutes. I move approval of the January 9, 2024,  
16 administrative meeting. Do I have a second?

17 VICE CHAIR OLIVAS: Second.

18 CHAIR BACA: Moved and seconded. We need a  
19 roll call vote, please.

20 COUNTY CLERK STOVER: Commissioner Quezada.

21 COMMISSIONER QUEZADA: Aye.

22 COUNTY CLERK STOVER: Commissioner Barboa.

23 COMMISSIONER BARBOA: Yes.

24 COUNTY CLERK STOVER: Commissioner Benson.

25 COMMISSIONER BENSON: Aye.



1 COUNTY CLERK STOVER: Vice Chair Olivas.

2 VICE CHAIR OLIVAS: Yes.

3 COUNTY CLERK STOVER: Madam Chair Baca.

4 CHAIR BACA: Yes.

5 COUNTY CLERK STOVER: So called.

6 CHAIR BACA: And that passes.

7 (5-0 vote. Motion approved.)

8 CHAIR BACA: 7.B, I move approval of the  
9 minutes of the January 23, 2024, administrative  
10 meeting. Do I have a second?

11 COMMISSIONER QUEZADA: Second.

12 CHAIR BACA: Moved and seconded. Roll call,  
13 please.

14 COUNTY CLERK STOVER: Yes.

15 Commissioner Quezada.

16 COMMISSIONER QUEZADA: Aye.

17 COUNTY CLERK STOVER: Commissioner Barboa.

18 COMMISSIONER BARBOA: Yes.

19 COUNTY CLERK STOVER: Commissioner Benson.

20 COMMISSIONER BENSON: Aye.

21 COUNTY CLERK STOVER: Vice Chair Olivas.

22 VICE CHAIR OLIVAS: Yes.

23 COUNTY CLERK STOVER: Madam Chair Baca.

24 CHAIR BACA: Yes.

25 And that passes. Thank you all.

1 (5-0 vote. Motion approved.)

2 CHAIR BACA: On to Item 8, approval of the  
3 consent agenda. Madam Clerk, can you please provide  
4 resolution numbers for Items 8.D and 8.E on the  
5 consent agenda.

6 COUNTY CLERK STOVER: Yes, ma'am. 8.D is  
7 AR 2024-16. 8.E is FR 2024-17.

8 CHAIR BACA: Thank you. Consent agenda has  
9 been published and made available to the public,  
10 therefore, I move approval of the consent agenda.

11 VICE CHAIR OLIVAS: Second.

12 CHAIR BACA: Moved and seconded. Roll call  
13 vote, please.

14 COUNTY CLERK STOVER: Commissioner Quezada.

15 COMMISSIONER QUEZADA: Aye.

16 COUNTY CLERK STOVER: Commissioner Barboa.

17 COMMISSIONER BARBOA: Yes.

18 COUNTY CLERK STOVER: Commissioner Benson.

19 COMMISSIONER BENSON: Aye.

20 COUNTY CLERK STOVER: Vice Chair Olivas.

21 VICE CHAIR OLIVAS: Yes.

22 COUNTY CLERK STOVER: Madam Chair Baca.

23 CHAIR BACA: Yes.

24 COUNTY CLERK STOVER: So called.

25 CHAIR BACA: Thank you.

1 (5-0 vote. Motion approved.)

2 VICE CHAIR OLIVAS: Madam Chair.

3 CHAIR BACA: Commissioner Olivas.

4 VICE CHAIR OLIVAS: I just want to take a  
5 point of personal privilege quickly to thank the  
6 folks that we just appointed to serve on our county  
7 boards and commissions.

8 These are volunteers that are stepping  
9 up to serve their community in various capacities and  
10 I just want to express my gratitude to the entire  
11 commission and county leadership.

12 CHAIR BACA: Okay. Moving on to Item 9,  
13 adoption of ordinance, amendments to the county code.  
14 Technical services, Director Brian Lopez to present.

15 MR. LOPEZ: Madam Chair, Members of the  
16 Commission, good evening. I'm Brian Lopez, the  
17 technical services director. I also have Dan  
18 McGregor, my natural resources manager here as well.

19 I'd like to present our technical  
20 services item to introduce for approval a publication  
21 of the proposed amendments to the Bernalillo County  
22 Water Wells Ordinance.

23 We last brought this item before  
24 commission at the October 10 BCC meeting, but it was  
25 deferred for further consultation with the utility

1 authority. That additional consultation occurred at  
2 the beginning of November and was completed by the  
3 end of the month, where all their concerns were  
4 addressed and the comments were closed out with the  
5 utility authority.

6 The proposed amendments that we're  
7 looking to publish involve public supply wells,  
8 dewatering operations, ground source heating and  
9 cooling systems, and the county orders for repair or  
10 plugging and abandonment of wells.

11 These are new ordinance provisions, and  
12 they include permitting of public supply wells within  
13 the county, where a courtesy permit would be issued,  
14 presentation of state permits governing, and the use  
15 of construction on such well. This action is  
16 necessary to ensure that the locations are  
17 appropriate under county zoning codes and that the  
18 locations are tracked with respect to other land use  
19 considerations.

20 The proposed amendments also include new  
21 sections to address additional types of groundwater  
22 extraction dewatering to ensure that those dewatering  
23 operations, those discharges, comply with our county  
24 stormwater ordinance and our MS-4 federal permit  
25 requirements.

1           The new ordinance provisions also affect  
2 homeowners and home builders by requiring the  
3 permitting of ground source heating and cooling  
4 systems to ensure that there are no conflicts with  
5 the use of water wells and septic systems. And there  
6 are some additional changes to the existing  
7 ordinance, primarily to include the removal of  
8 redundant language and then the correction of  
9 grammatical errors.

10           Once again, for this item, we're  
11 requesting that the commission approve the  
12 introduction approval for publication of the proposed  
13 amendments to the Bernalillo County Water Wells  
14 Ordinance.

15           And with that we will stand for any  
16 questions.

17           CHAIR BACA: Any questions of Mr. Lopez?  
18           Commissioner Olivas.

19           COMMISSIONER OLIVAS: I know, because we  
20 already heard this in October, is this the second  
21 hearing of this or are we republishing again and now  
22 we're starting the month over again?

23           MR. LOPEZ: Correct. We are republishing to  
24 include the changes that were made after consultation  
25 with the utility board.

1                   Sorry, Dan corrected me. We never did  
2 take it for publication because it was deferred.

3                   VICE CHAIR OLIVAS: Okay. But either way,  
4 this is the first hearing?

5                   MR. LOPEZ: Right.

6                   VICE CHAIR OLIVAS: And because we hear  
7 ordinances twice, this is first one.

8                   Okay. I think the other thing -- I  
9 mean, you know what I'm going to say because we've  
10 talked about this. But I just wanted to say I still  
11 have a little bit of heartburn that we haven't been  
12 able to figure out whether compel connections to  
13 public water systems or incentivize those  
14 connections.

15                   It's a big issue in my neck of the  
16 woods, in the Carnuel community, where we want to  
17 make sure that people are connected to safe, clean,  
18 reliable drinking water. But it's really an issue  
19 anywhere that there's a public supply available. You  
20 know, those supplies are regulated by NMED, the  
21 office of the state engineer. They have really tight  
22 quality controls on what pollutants can be in those  
23 waters. And they're also, of course, just generally  
24 more reliable for homeowners and residents and  
25 businesses to be connected to our public and even

1 nonprofit utility systems.

2                   So I hope you all keep working on that  
3 and enlist the assistance of our county attorney and  
4 anybody else that we can to really figure out how we  
5 can make sure that when public water is available,  
6 that folks are connected.

7                   COMMISSIONER BENSON: Madam Chair.

8                   CHAIR BACA: Did you have a response?

9                   MR. LOPEZ: I was going to say, Madam Chair,  
10 Commissioner Olivas, yeah, we are aware of that. And  
11 I know staff is continuing to kind of look at ways as  
12 we understand. The more people we can get connected,  
13 the better. Just, you know, we're working within the  
14 tools that we have available to us right now.

15                   CHAIR BACA: Commissioner Benson.

16                   COMMISSIONER BENSON: Thank you, Madam  
17 Chair.

18                   With all due respect, Mr. Lopez, I also  
19 wanted to be on public record that I do not want to  
20 be on public water. I am on a well and love it.  
21 Water is great. And I know Sandia Heights has its  
22 own water utility that they manage very effectively.

23                   So just take it into perspective,  
24 additional perspectives, as well. Thank you.

25                   CHAIR BACA: I move approval. Do I have a

1 second?

2 VICE CHAIR OLIVAS: Second.

3 CHAIR BACA: It's been moved and seconded.

4 Any discussion?

5 A roll call vote, please, Madam Clerk.

6 COUNTY CLERK STOVER: Commissioner Quezada.

7 COMMISSIONER QUEZADA: Aye.

8 COUNTY CLERK STOVER: Commissioner Barboa.

9 COMMISSIONER BARBOA: Yes.

10 COUNTY CLERK STOVER: Commissioner Benson.

11 COMMISSIONER BENSON: Yes.

12 COUNTY CLERK STOVER: Vice Chair Olivas.

13 VICE CHAIR OLIVAS: Yes.

14 COUNTY CLERK STOVER: Madam Chair Baca.

15 CHAIR BACA: Yes.

16 COUNTY CLERK STOVER: So called.

17 CHAIR BACA: And that passes.

18 (5-0 vote. Motion approved.)

19 CHAIR BACA: The next two items have been

20 deferred, so we move on to Item 11, approvals.

21 Finance.

22 MS. BENAVIDEZ: Good evening, Madam Chair,

23 Members of the Commission. I'm Denise Benavidez.

24 I'm the principal financial analyst for the finance

25 Division.



1           The project that is before you is  
2           federally funded with an economic development  
3           administration grant, which was presented and  
4           accepted by the board of county commissioners on  
5           September 14, 2021, and approved for construction on  
6           May 9 of 2023. Bids were opened on January 9 of  
7           2024, for construction. Bids came in 500,000 above  
8           the awarded ED grant and the county matching fund.

9           Analysis has been completed, and the  
10          Bernalillo County ARPA core team is recommending the  
11          approval of ARPA funds in the amount not to exceed  
12          500,000 for the NI-04-05 Central/Atrisco fiber optic  
13          expansion project in accordance with Expenditure  
14          Category 6.1, revenue replacement government  
15          services.

16          The funding will provide the necessary  
17          funding to ensure that the Central/Atrisco fiber  
18          optic project can complete the expansion and  
19          installation of a single-mode fiber optic cable in  
20          the 4-inch conduit. The construction will include  
21          installation of 8.4 miles of fiber optic cable within  
22          existing 4-inch conduit or new conduit, along with  
23          pull boxes, fiber optic equipment and splice vaults.

24          Additionally, this project will provide  
25          an opportunity for connectivity to the west side of

1 Albuquerque, primarily in District 1 and District 2,  
2 and will provide an opportunity for connection to  
3 county-owned facilities in the county fiber optic  
4 network. This funding will provide 25 percent of the  
5 overall project cost.

6 And I stand for questions.

7 CHAIR BACA: Thank you, Ms. Benavidez.

8 Any questions? Commissioner Olivas.

9 VICE CHAIR OLIVAS: Thank you, Madam Chair.

10 I just wanted to mention here briefly  
11 that one of the things in this project description  
12 that's mentioned, of course, is that this could serve  
13 as a future connection for the metropolitan detention  
14 center, fire station, some other facilities we have  
15 out there.

16 And I just wanted to thank the staff,  
17 Mr. Lopez, specifically, for just getting us some  
18 details on that. And it's helpful just to kind of  
19 understand what the future costs would be to complete  
20 that build-out and build this network out to those  
21 key facilities.

22 And so, anyway, I hope that the staff  
23 will keep looking to find funding for those and push  
24 those forward, especially to our detention center to  
25 make sure they have the best connectivity out there

1 for our staff and everyone.

2 CHAIR BACA: Commissioner Barboa, you have  
3 your hand raised.

4 COMMISSIONER BARBOA: Thank you, Madam  
5 Chair.

6 Thank you for bringing this item. I  
7 also just wanted to comment that broadband is so  
8 important for our state, so the more we can find  
9 projects that benefit our county and expand the  
10 connection as far as we can -- 70 percent of our  
11 state does not have reliable Internet. While the  
12 world is moving only to Internet, 70 percent of our  
13 state doesn't have access. And that's now with  
14 health care and everything.

15 So I'm just grateful for this project,  
16 grateful for the team that made it happen and making  
17 it work. Thanks.

18 CHAIR BACA: Okay. I move approval.

19 Thank you, Ms. Benavidez.

20 MS. BENAVIDEZ: Thank you.

21 COMMISSIONER QUEZADA: Second.

22 CHAIR BACA: It's been moved and seconded.  
23 Roll call vote, please.

24 COUNTY CLERK STOVER: Commissioner Quezada.

25 COMMISSIONER QUEZADA: Aye.

1 COUNTY CLERK STOVER: Commissioner Barboa.

2 COMMISSIONER BARBOA: Yes.

3 COUNTY CLERK STOVER: Commissioner Benson.

4 COMMISSIONER BENSON: Aye.

5 COUNTY CLERK STOVER: Vice Chair Olivas.

6 VICE CHAIR OLIVAS: Yes.

7 COUNTY CLERK STOVER: Madam Chair Baca.

8 CHAIR BACA: Yes.

9 COUNTY CLERK STOVER: So called.

10 CHAIR BACA: Thank you.

11 (5-0 vote. Motion approved.)

12 CHAIR BACA: 11.B, fire and rescue, Chief

13 Perez.

14 VICE CHAIR OLIVAS: Madam Chair.

15 CHAIR BACA: Commissioner Olivas.

16 VICE CHAIR OLIVAS: Just while they're on  
17 the way down, I want to take a point of privilege and  
18 recognize that today is recognized by the state  
19 legislature as the Lieutenant Matthew King Day. Of  
20 course, we know that a couple of years ago, we lost  
21 four brave souls here at the Bernalillo County, and I  
22 just wanted to recognize them and recognize that it's  
23 Matthew King Day and recognize all of the  
24 firefighters and first responders.

25 CHAIR BACA: Thank you, Commissioner.

1 COMMISSIONER BENSON: Madam Chair.

2 CHAIR BACA: Commissioner Benson.

3 COMMISSIONER BENSON: I also want to concur  
4 with that and just let everyone know, just in  
5 recognition of the day, it's being asked that you  
6 wear red. So whether it's a ribbon or any red  
7 apparel, you can just remember the lives lost.

8 Thank you.

9 CHIEF PEREZ: Madam Chair, Commissioners,  
10 thank you so much for that recognition. We think of  
11 Brother King in our thoughts every single day, and  
12 the entire crew of Metro 2. There's not a day that  
13 passes that they're not in our hearts and in our  
14 thoughts.

15 We also ask if you can't wear red, to  
16 light your house up with red. A light bulb or  
17 something somewhere, just to keep that memory alive.

18 So what we're here today to review with  
19 you today, it's actually the community risk  
20 assessment standard of cover. I sent that to each of  
21 you about a month ago, and it's part of the  
22 accreditation process for the Bernalillo County Fire  
23 Department.

24 It basically lays out what your fire  
25 department is doing for you up to the minute times,

1 how long it's taking us to respond to different calls  
2 and a variety of other information.

3 This is, again, part of the  
4 accreditation that we'll be going out to Orlando,  
5 Florida, on the 26th of this month in the hopes that  
6 we can join the elite group of about 360 departments  
7 around the world that carry a CPSE accreditation. So  
8 this is a large part of that, is basically us doing  
9 what we say we do and being able to prove it.

10 So who I have with me tonight is Captain  
11 Rochelle Ortolano, who's been instrumental in putting  
12 together everything about accreditation. She has  
13 become an expert of all experts in what our fire  
14 department does, solely based off of the work that  
15 she's had to do around this accreditation.

16 So I'm going to turn it over to her to  
17 just give you a very brief understanding of what this  
18 document is, and then we'll field any questions that  
19 you all may have.

20 CAPTAIN ORTOLANO: Madam Chair,  
21 Commissioners, thank you for this opportunity. The  
22 community risk assessment standard covers the areas  
23 that allows the department to see where our largest  
24 call volumes are dependent upon call typing, as well  
25 as determining the risk of the community, department

1 personnel and unit utilization for each call type.

2 As part of this accreditation process,  
3 the document helps the department work on areas of  
4 improvement. It allows Bernalillo County Fire and  
5 Rescue to be transparent with internal and external  
6 stakeholders and provide statistical data that  
7 identifies our needs and the needs of the community.

8 Once the department attains the  
9 accreditation status, the document will be written  
10 over a five-year period. This one was currently for  
11 the year 2020, 2021 and 2022.

12 Thank you.

13 CHAIR BACA: Any questions?

14 Further comments, Chief?

15 CHIEF PEREZ: No. We're super excited,  
16 Madam Chair, Commissioners. We are super excited to  
17 move forward with this accreditation process. It has  
18 been a massive, massive undertaking for our  
19 department.

20 It's been challenging. The beauty is  
21 we've had to overturn every single rock, look in  
22 every nook and cranny of our department to see what  
23 it is that we're doing. And some of it was ugly.  
24 We'll be very honest, there are some things that we  
25 weren't doing that we should have been doing better.

1 And now we know what those are and we've been able to  
2 get in there and address them.

3 So we thank you all for your continued  
4 support as we strive to make our department the best  
5 that it can possibly be for the residents of  
6 Bernalillo County. That's all we have tonight.

7 CHAIR BACA: Commissioner Olivas.

8 VICE CHAIR OLIVAS: Thank you, Madam Chair.

9 Chief, is this the first time that we've  
10 done this? I know that the captain said that we just  
11 did three years past, sort of. But this will be the  
12 first time that we've pursued full accreditation?

13 CHIEF PEREZ: Madam Chair, Commissioners,  
14 that is correct. This is our first time going for  
15 full accreditation.

16 It has had strategic plans built in the  
17 past. Starting in 2016, I believe, was the first  
18 time we had done a five-year strategic plan. So  
19 we've had to redo the strategic plan, obviously, and  
20 it's part of the accreditation process. These two  
21 documents really kind of go hand in hand and feed off  
22 of one another.

23 VICE CHAIR OLIVAS: Kudos to you and the  
24 whole department for pushing the ball forward and  
25 moving towards being more innovative and more



1 collaborative and looking inward and looking outward,  
2 too, to see where best practice are. So this is  
3 great. Thank you.

4 CHIEF PEREZ: Madam Chair, Commissioner  
5 Olivas, thank you.

6 CHAIR BACA: I move acceptance and approval.

7 VICE CHAIR OLIVAS: Second.

8 CHAIR BACA: It's been moved and seconded.  
9 Roll call vote, please.

10 COUNTY CLERK STOVER: Commissioner Quezada.

11 COMMISSIONER QUEZADA: Aye.

12 COUNTY CLERK STOVER: Commissioner Barboa.

13 COMMISSIONER BARBOA: Yes.

14 COUNTY CLERK STOVER: Commissioner Benson.

15 COMMISSIONER BENSON: Aye.

16 COUNTY CLERK STOVER: Vice Chair Olivas.

17 VICE CHAIR OLIVAS: Yes.

18 COUNTY CLERK STOVER: Madam Chair Baca.

19 CHAIR BACA: Yes.

20 COUNTY CLERK STOVER: So called.

21 CHAIR BACA: Thank you.

22 CHIEF PEREZ: Thank you.

23 (5-0 vote. Motion approved.)

24 CHAIR BACA: Item 12, discussion item,  
25 public safety division. Again, on the Family

1 Wellness shelter. Again, Chief Perez.

2 CHIEF PEREZ: Madam Chair, Commissioners,  
3 back in I believe it was November, we came before you  
4 asking for \$1.2 million to continue the efforts that  
5 we were doing surrounding the Family Wellness Hotel.  
6 The program has proven to be an extremely, extremely  
7 beneficial program in our efforts as a county to try  
8 to help with the homeless situation that our city and  
9 county are all facing.

10 To date, this program has reached out to  
11 269 families. Of those 269 families, we've been able  
12 to place 80 percent of them into housing or connected  
13 back with loved ones who have been able to provide  
14 them a place to live.

15 As part of the conditions of the  
16 approval of that money, Commissioner Olivas made an  
17 amendment to the original plan asking for a report  
18 challenging us to look internally to the  
19 unincorporated or the county in general for other  
20 areas that may serve the same purpose as what we are  
21 currently doing with the undisclosed hotel location  
22 where the Family Wellness Hotel is currently located.

23 So we did our research, have done our  
24 homework, and we've gone out and found a couple of  
25 areas. The first thing that we looked at was

1 anything within Bernalillo County itself that we  
2 actually own that could potentially help in this area  
3 or service as something.

4 We did find one, which is Union Square.  
5 I know that there was some talk about Union Square in  
6 the past being utilized for homelessness. So  
7 fortunately, we had a lot of stats and figures  
8 already laid out for that.

9 And in order for us to really consider  
10 Union Square as something similar to a wellness hotel  
11 type setting, we were looking at a total project of  
12 about \$25 million, and that would be placing one- and  
13 two-bedroom apartments inside of that facility. If  
14 done, it would take approximately three years. We  
15 could look at about fall of 2028 as a completion for  
16 that project.

17 At the time, we were looking at about  
18 \$600 a square foot. That has since gone up and we  
19 would probably imagine that this project, even just  
20 since the time we first looked at it, is probably  
21 sitting closer to 30 million as opposed to 25  
22 million.

23 So that was the first piece that we  
24 looked at as internal, based off the instruction or  
25 the request that we were given.

1                   Secondly, we were asked to look outside  
2 of unincorporated Bernalillo County and out of county  
3 ownership to see if there's anything else that  
4 resided out in the community. There's not a lot  
5 that's out there. There is a Days Inn off 6301  
6 Iliff, which is up on the West Side. They're asking  
7 \$3.5 million for that motel.

8                   Another area that we found was off of  
9 Central, at 1 Central. It's 69 units and it is  
10 asking 29.9 million for that location. That's about  
11 60 rooms, I believe, that were inside of that one.

12                   There was also a really large rehab  
13 facility that was out on the West Side, the old  
14 sequoia rehab, and we did explore that. And they're  
15 looking at 8.5 million for that facility.

16                   So we did find some. We did look.  
17 There weren't a whole lot out there.

18                   We had one, a very possible one, that  
19 actually we found out last night has already sold.  
20 And that was off of Central and Tramway. That was a  
21 40-room facility that had recently, as of last night,  
22 sold.

23                   In talking with the owner of 505 Hotels,  
24 it's a corporate entity, they basically kind of broke  
25 down for me what it would cost us if we were to run a

1 hotel of our own. And I found it to be kind of  
2 interesting, based off of not really knowing a lot  
3 about the hotel industry.

4 In order for us to really run a hotel, a  
5 very basic 40-room hotel that is outward facing --  
6 and there is a big difference between a hotel that  
7 has all rooms facing inward and one that faces  
8 outward. So this is pricing on an outward facing  
9 hotel, inward costing quite a bit more.

10 Outward facing would run us  
11 approximately \$700,000 a year to operate. And that's  
12 solely for housekeeping and maintenance and  
13 administration. It takes no account for the services  
14 that we would provide in addition. So you could look  
15 at probably, again, close to 1.2 that we're asking  
16 already from commission to be able to actually  
17 operate our own hotel in general.

18 So that's kind of where we stand right  
19 now. There's not a lot of options out there. I  
20 think right now, looking at where we're at, the best  
21 option is to continue to go forward with what we're  
22 doing. It's working. It's working really well.

23 The current owner of the undisclosed  
24 location is still very willing to continue to work  
25 with Bernalillo County and has been an absolute great

1 partner with us up to this point.

2 So I stand for any questions as it  
3 relates to that particular item.

4 And I can give you a quick update on  
5 just the wellness hotel itself and what it's doing.  
6 But I did send that report out, I believe, to all of  
7 you yesterday.

8 Actually, no, I didn't. I only sent it  
9 to Commissioner Barboa and to Commissioner Olivas.  
10 So I can share those numbers with the rest of the  
11 commission, if it's your pleasure.

12 CHAIR BACA: Commissioner Quezada.

13 COMMISSIONER QUEZADA: Yeah, thank you,  
14 Chief.

15 On the property that you're looking at,  
16 is there going to have to be some reclamation?  
17 Because I know that in the past, people, government  
18 agencies have bought new buildings and then end up  
19 having to spend a lot more. So has all that kind of  
20 been determined and inspected?

21 Because it was a big surprise on the  
22 last one. I don't want to mention it publicly  
23 because it's irrelevant to us as county, but that  
24 always is a red flag and concerns me.

25 CHIEF PEREZ: Madam Chair, Commissioners, we

1 haven't settled on any type of property. The ask was  
2 to come forward with a couple of options, which is  
3 what I presented.

4 But, again, my recommendation at this  
5 point is to stay with basically renting rooms from  
6 the facility that we are currently today and letting  
7 our staff work out of there.

8 We've got two case managers, a project  
9 manager and an administrator that are working out of  
10 the hotel, along with the residents that are calling  
11 that home right now.

12 So right now, in my personal opinion,  
13 there are no options out there for us to operate our  
14 own facility.

15 COMMISSIONER QUEZADA: All right. Because  
16 for a second there, I thought you said undisclosed  
17 location.

18 CHIEF PEREZ: No.

19 COMMISSIONER QUEZADA: You were looking at  
20 something. That kind of sounds like --

21 CHIEF PEREZ: Madam Chair, Commissioner  
22 Quezada, it's the hotel that we've been working with  
23 now for the last four years.

24 COMMISSIONER QUEZADA: Okay. All right. I  
25 get it. Thank you, Chief. I appreciate it.

1           CHAIR BACA: I have one quick question,  
2 Chief. Who's on your search team, or how are you  
3 assessing the availability of properties for this  
4 wellness center, this facility?

5           CHIEF PEREZ: Madam Chair, Commissioners,  
6 we've been working with our real estate development  
7 group. Ben has been phenomenal, and his team, under  
8 Lisa Sedillo White. They've been working and  
9 continue to work and look for different locations as  
10 they come on.

11           We met with one Realtor two days ago on  
12 the animal care project. We're trying to look for a  
13 more community friendly, commercial adoption center.  
14 And they basically said that the minute something  
15 comes on the market, it's leaving the market just  
16 about as quickly as it enters, especially when you're  
17 looking at hotels and such. There are a lot of  
18 investors out there that are grabbing those quickly  
19 for whatever reason. I'm not sure what they're doing  
20 with them, but they are going relatively fast, which  
21 is proof -- yesterday, we had that one, and we knew  
22 about it for maybe three, four weeks, and then it was  
23 gone.

24           So we'll continue to keep looking, keep  
25 our eye out for it. But I would say right now, best



1 bet is just to kind of continue the same course of  
2 action.

3 CHAIR BACA: Just wondering, because I know  
4 that the city housing department is also in that  
5 process of looking at hotels and reuse of those  
6 conversions. So I hope that you're talking about  
7 with them, as well.

8 CHIEF PEREZ: Madam Chair, I will reach out  
9 to Ben to make sure that we are doing that. I don't  
10 know that we are right now currently.

11 CHAIR BACA: Commissioner Olivas.

12 COMMISSIONER OLIVAS: Yeah, thank you so  
13 much, Chief, for this report. I think it's very  
14 thorough, and it kind of gives us a range of options.

15 I think it's good to kind of understand  
16 what the private market is asking for. You know, for  
17 example, 1 Central is a brand-new facility, state of  
18 the art, top of the line. It's really almost a  
19 luxury apartment building. But good to understand  
20 what the private market is asking kind of at the high  
21 end. And then going down that list, you've got the  
22 old Desert Hills facility in there; probably a little  
23 big for what we're doing now.

24 And one of the things that I put in that  
25 amendment was to look at how we could grow the

1 program sustainably. So how do we add a few rooms?  
2 Going to the Desert Hills is probably a few too many  
3 at this point, going to 100 and some rooms or  
4 whatever that is; it's quite a large facility.

5 But I think it's really good you laid  
6 out the options. I was really optimistic when I saw  
7 the one on Central and Tramway, I thought that was  
8 perfect. It's slightly bigger than what we've  
9 already got, so allows a little bit of growth, but  
10 not too much.

11 What I told you from the beginning is I  
12 would be proud to have this facility in my district.  
13 I think that we'd do a great job of running it. I  
14 know the location, where the undisclosed location is,  
15 and I guarantee you that anybody that didn't have  
16 insider information would not know where it is, would  
17 not be able to pick it out. And, you know, that's a  
18 testament to the job we do running that. And it's  
19 safe, giving good programming to the clients and  
20 residents there, offering tutoring for kids and  
21 services, having all those facilities there, and  
22 you're do an excellent job.

23 So, you know, I've said from the very  
24 beginning, and I'll keep saying it, I want this in my  
25 district. I really want to see this grow. I want to

1 see the county commit to this, because I think we  
2 know, unfortunately, this is a long term problem.  
3 This is not something that's going to go away. I  
4 know it started as an emergency shelter. We've since  
5 renamed it because it is an emergency. But it's not  
6 in the sense that it's going to pass soon. And we  
7 just need to triage the problem.

8           So I hope that you'll keep looking. And  
9 I think if we're able to act quickly on one of  
10 these -- I want to say this Days Inn one was not even  
11 three weeks. I want to say it was like a week ago, a  
12 week and a half that we communicated about that. So  
13 it's clearly very competitive out there.

14           But I hope you keep an open mind,  
15 because I do think with the costing that you were  
16 given of \$700,000 a year to operate it, that's still  
17 pretty much in line with the budget that we currently  
18 have. Because our 1.2 covers the fees that we pay to  
19 the hotelier and it also covers the fees that we pay  
20 for our services, the providers, and meals and stuff  
21 like that. So I think that it's actually pretty much  
22 in line and it allows us to expand a little bit.

23           Perhaps that means doing both, right?  
24 Maybe it means that, hey, we're saying we have the  
25 need, maybe we're looking at both. I know you and

1 the staff will keep an open mind, and hopefully our  
2 real estate folks can see if we have a good  
3 opportunity to really double down on this and commit  
4 to our families that really need our help.

5 Thank you.

6 CHIEF PEREZ: Madam Chair, Commissioner  
7 Olivas, you have my commitment. We will continue to  
8 look.

9 I will add that we are running -- one  
10 side of the hotel is our wellness hotel. The south  
11 side of it is our wellness hotel. The north side is  
12 our emergency hotel, which is only in place till  
13 March. The owner is very much willing to give us  
14 that other side and allow us to expand the wellness  
15 hotel to that other side if it's something that we're  
16 interested in, which would put us at 40 rooms.

17 So we do have the ability to expand on  
18 the current location. And I think we probably have  
19 enough funds to continue just to do it with what we  
20 have without having to come back and make another ask  
21 immediately. So there is that piece, too, when March  
22 does come around.

23 This is how the wellness hotel became.  
24 We had so many people in there and the cut-off time  
25 had been reached, and County Manager said, "No, we

1 can't put them back out. Let's continue to expand  
2 and extend."

3 So we ended up extending till June and  
4 then August. The next thing you know, now we're just  
5 a regular annual facility. So we may find that that  
6 ends up being the case and we expand to the 40 rooms  
7 as opposed to the 22 that we are currently operating  
8 on the Family Wellness on the south side of the  
9 complex.

10 So there are still some options. But I  
11 agree with you, Commissioner. It'd be great to run  
12 our own if we can find the right opportunity to do  
13 that that's financially responsible.

14 COMMISSIONER BENSON: Madam Chair.

15 CHAIR BACA: Commissioner Benson.

16 COMMISSIONER BENSON: I just want to say,  
17 Chief, this has been an absolute success. Keep it  
18 up.

19 But I would put the brakes on jumping in  
20 and owning our own facility. I think it's working  
21 great. I've been an absolute supporter since day  
22 one. And the fact that we've got 80 percent  
23 transitioning to permanent residences, not managed by  
24 the county, that's what we want. We want this to be  
25 a stepping stone into stable housing.

1           But the cost that you were talking about  
2 just in investment in real estate, we have much  
3 bigger needs, meanwhile, that wouldn't get rid of the  
4 annual cost to maintain it. So if we're going to pay  
5 that anyway, I'd rather do a public/private  
6 partnership, save the funds that would be required to  
7 buy a building, like Commissioner Quezada said.

8           And that's always a can of worms. We  
9 have never purchased a building where it didn't turn  
10 into something that's two to five times more  
11 expensive. And then you've got project maintenance  
12 over the time also that's not being done.

13           So I say, if it ain't broken, let's  
14 don't fix it. Let's just keep doing it. If we need  
15 to grow the program, expand the public/private  
16 partnership.

17           But I'm thrilled to be hear it, 269  
18 families, 80 percent transition. And let's get that  
19 number up to 90 percent. But I know that's already  
20 above the national average. I mean, we're doing a  
21 really good job.

22           CHIEF PEREZ: Madam Chair, Commissioners,  
23 thank you.

24           CHAIR BACA: Thank you, Commissioner Benson.  
25 But I would like to ask, so 1.2 million annually, how

1 many years have we been putting down into this  
2 wellness facility?

3 CHIEF PEREZ: Madam Chair, I believe we are  
4 on -- this is the start of year four -- it may --  
5 actually, it's the start of year three. And it's the  
6 first year, full year cycle of doing this on a full  
7 year basis without cutting it. We had a six-month  
8 window in between the last two. This is the first  
9 time now that we've actually run it completely all  
10 the way around.

11 So we're getting a feel for the overall  
12 budget, with the help of Shirley Ragin and her team.  
13 We're really able to kind of start to feel that out,  
14 and as I said, we're finding that we're not spending  
15 all of the 1.2 million as we had thought we would,  
16 which is a good thing.

17 We also got a \$75,000 grant to put  
18 towards this project, which has helped us, obviously,  
19 to save some of those costs of room rental.

20 CHAIR BACA: So if you did that financial  
21 analysis over three years, 6 million for the number  
22 of families. I know that this is an expensive  
23 operation because it's so needed, but I think we need  
24 to really keep in mind the full financial commitment  
25 to this over time.

1 CHIEF PEREZ: And, Madam Chair,  
2 Commissioner, the one thing I will add, too, is when  
3 we have them on the actual wellness site, when  
4 they're back to work, kids are back in school, it's a  
5 lot more stringent rules, basically.

6 We don't do the meals, which that is, in  
7 itself, proven to be a big savings for us as a  
8 county. When you're providing three square meals at  
9 a rate of probably \$15 a meal, you're looking at a  
10 decent amount. So we know that right now we're  
11 seeing that increased cost.

12 But if they were on the wellness side,  
13 that cost would go away, because one of the  
14 expectations is that you have employment and you're  
15 able to provide the meals. We do provide breakfast.  
16 Well, we don't. The hotel provides breakfast. But  
17 they're responsible for their own lunch and dinner on  
18 the wellness side.

19 So we have found ways to be able to cut,  
20 and I think we're starting to see that now, because  
21 we're not spending that 1.2 as we thought we were  
22 originally. And I think by the end of -- I would say  
23 by the start of the new fiscal year, we'll have a lot  
24 better sense of what this truly is costing us. But  
25 right now it's trending below what we actually came



1 to you and asked for. Is that making sense?

2 CHAIR BACA: I just want to know the  
3 cumulative investment.

4 CHIEF PEREZ: Absolutely.

5 CHAIR BACA: As we're listening to the  
6 number of families over those three years, that's the  
7 comparison that I'm interested in.

8 CHIEF PEREZ: Madam Chair, understood.

9 CHAIR BACA: Thank you.

10 I'm sorry, Commissioner Barboa, did you  
11 have a question? I apologize.

12 COMMISSIONER BARBOA: Well, I had a few  
13 thoughts, but I was going to skip it.

14 But I do, just to this point, thank you,  
15 Chief Perez, for always bringing us updates. And I  
16 remember when I brought this for the first time that  
17 the county hadn't really been involved in doing work.  
18 So I just always continue to ask us to think about  
19 how, when we're thinking about our ecosystem in the  
20 county, how it continues to be a part of that.

21 And also, just to your point, I think  
22 you were there, I believe, when we went to Denver to  
23 visit their Tiny Home Village. With their Tiny  
24 Homes, they had three different sites there in which  
25 they had a camp site and two Tiny Home sites. And

1 they were partnering with local food banks and local  
2 communities hot meal projects. And they had  
3 coordinated for, like, every Tuesday, this project  
4 would come in and bring one warm meal.

5 Like, I support Grow the Grower and some  
6 of those ones that actually go and pick up the food  
7 across. I know that East Central Ministries, a lot  
8 of people bring food there, and then they have some  
9 leftover, like breads and stuff.

10 So I guess more because I think those  
11 kind of things create the relationships that we need  
12 to be sustainable for the long term. And then also  
13 that while those people are in our facility, our  
14 Wellness Hotel, that they're also meeting the other  
15 resources that are out there beyond us, so that  
16 they're not just relying on us, right, but that they  
17 know that all these other resources are out in the  
18 community.

19 But thank you so much for Bernalillo  
20 this going. I'm glad that we can be a resource now.  
21 Thank you and all the folks that are doing such a  
22 great job. Those are great numbers. I really think  
23 we're doing a great job. Thank you.

24 CHIEF PEREZ: Madam Chair, vice chair, thank  
25 you very much.

1           I will say we're starting to venture  
2 into the programming realm because we've got more a  
3 stable audience within the facility. We have started  
4 to reach out to a lot of the community-based  
5 programs, and we're increasing that, now that we've  
6 got our own Bernalillo County case managers working  
7 there every day. We're making those relationships,  
8 those ties, so you can expect to see us reaching out  
9 to more of the community-based organizations and we  
10 maybe be asking for your help and input to connect us  
11 with some of those that we sometimes probably forget.

12           CHAIR BACA: Thank you, Chief.

13           CHIEF PEREZ: Thank you.

14           CHAIR BACA: Now we are at announcement of  
15 our next commission meeting. February 20, the board  
16 of finance, at 4:00 p.m., here in these chambers.

17           And Tuesday, February 20, the  
18 administrative meeting at 5:00 p.m. here in the Ken  
19 Sanchez Commission Chambers.

20           This meeting is adjourned. Thank you.

21           (Proceedings adjourned at 6:09 p.m.)  
22  
23  
24  
25

AFFIRMATION OF COMPLETION OF TRANSCRIPT

I, Kelli Gallegos, DO HEREBY AFFIRM that on February 6, 2024, the Bernalillo County Commission Administrative meeting was taken before me via Zoom video conference at the request of the Bernalillo County Clerk.

I FURTHER AFFIRM that I did report in stenographic shorthand the proceedings as set forth herein, and the foregoing is a true and correct transcript of the proceedings to the best of my ability.

I FURTHER AFFIRM that I am neither employed by nor related to any of the parties in this matter and that I have no interest in the final disposition of this matter

-----  
Kelli Gallegos  
PAUL BACA PROFESSIONAL COURT REPORTERS  
500 4th Street, NW- Suite 105  
Albuquerque, New Mexico 87102

Attachment: 02-06-24 BCC Admin (21969 : Minutes Approval for February 6, 2024 Administrative Meeting)



# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: Commissioners  
 Prepared By: Sarah Bennett  
 Director: Julie Anne Baca  
 DCM: No DCM  
 Sponsors: Walt Benson

**Title:** DWI Planning Council Appointment

## Action:

Motion to nominate and approve the appointment of Robert (Mike) Unthank representing Community Safety Traffic. **(Sponsor: Commissioner Benson)**

## Summary:

Bernalillo County Resolution AR-32-2003, approved on April 22, 2003, created the Bernalillo County DWI Planning Council. The Planning Council is composed of 12 members whose terms of office shall be for three years and is representative of Commission District Representatives, Community Substance Abuse Treatment, School Representative, Public Health, Community Traffic Safety, Liquor Industry Representative, Native American Community and Behavioral Health.

The duties of the Planning Council are to develop a County DWI plan and make recommendations to the County Commission on programs, services and activities designed to reduce the incidence of DWI and contribute to a decrease in the number of alcohol-involved traffic crashes and fatalities in Bernalillo County.

Commissioner Benson requests the appointment of Robert (Mike) Unthank to the DWI Planning Council representing Substance Abuse Treatment. The term is a three (3) year term expiring February 19, 2027.

## Attachments:

- Mike Unthank Resume - 1 (DOCX)

## Staff Analysis Summary:

Board of County Commissioners	Julie Anne Baca	Meeting	Pending
02/20/2024 5:00 PM			

**Robert (Mike) Unthank**

**April 12, 2022**

Current: Semi-retired and President of Robert M. Unthank & Associates, Inc. (formed 1982) and owner of Unthank Consulting Services, an Independent business consultant firm.

**Professional Experience:**

January 2014 – December 2019: Superintendent, Regulation and Licensing Department (RLD), State of New Mexico: oversee the supervision of state chartered financial institutions (FID), oversee the *Liquor Control Act* thru the Alcohol and Gaming Division (AGD), including coordinating activities with the Special Investigations Division (SID) of the New Mexico State Police, the state securities division (SD) (including the Director and certified law enforcement personnel), immediate supervisor of the Special Agent in Charge (SAC) of the State’s Board of Pharmacy (certified law enforcement personnel), supervision of the Private Investigators (PI) Board, which provides for the licensing of all private investigators and level 1, 2 and 3 security guards, their training criteria and licensing provisions, the administrative oversight for 31 other professional boards and commissions, the construction industries division (CID), the federal manufactured housing program (MHD) and the department’s, legal bureau. Appointment: Governor Susana Martinez.

January 2011 – December 2013: Deputy of Operations and Deputy Cabinet Secretary, General Services Department (GSD), Interim Director of State Risk Management (2012), oversee the administration of all state-owned and leased buildings, campus security, the Governor’s Residence, the state motor pool and state aviation. Appointed by GSD Cabinet Secretary Ed Burkle with confirmation by Governor Martinez

2010 - 2008: Management Consultant to the Board of Directors, Santa Fe Trust Company, Inc., Santa Fe, New Mexico

2005 - 2003: Director, Intergovernmental Relations and consultant to the Board of Directors of the Institute for Building Technology and Safety (IBTS), a Virginia based not-for-profit. Facilitated the establishment and implementation of a statewide building code program for the State of Louisiana.; thereby accommodating various requirements of the Federal Emergency and Management Agency (FEMA), subsequent to Hurricane Katrina.

2003 -2004: Provided procurement, management and construction-related oversight services on behalf of the New Mexico Public School Facilities Authority (PSFA) to accommodate newly adopted “Pre-K” school programs throughout the 89 statewide school districts on behalf of the Public School Capital Outlay Council (PSCOC). (Term of Governor Richardson).

2002-1997: Assistant Superintendent, Regulation & Licensing Department (RLD), State of New Mexico and Director of the Construction Industries Division (1999-2002) and the Manufactured Housing Division (1997- 2002); voting “Council” member of the Public School Capital Outlay

Attachment: Mike Unthank Resume - 1 (21964 : DWI Planning Council Appointment)

Council (PSCOC), State of New Mexico (1999-2002). Appointee of Governor Gary Johnson.

1997-Mid1994: President and Chief Executive Officer of Tetra Corporation, a high Technology Research and Development firm in Albuquerque, New Mexico and at the time the state's largest recipient of Small Business Innovated Research (SBIR) awards.

1994-1991: Director, Construction Industries Division (CID)(RLD), State of New Mexico; voting member, Public School Capital Outlay Council, State of New Mexico (PSCOC); Co-Chair of the New Mexico/Russian Economic Development project. Assigned oversight of the Intel Manufacturing Facility in Rio Rancho, N.M., implemented the Americans with Disabilities Act (ADA) accessibility guidelines into the New Mexico State Building Codes in cooperation with the U.S. Department of Justice (USDOJ), the New Mexico Attorney General (AG), the Construction Industries Commission (CIC) and the New Mexico State Legislature. Appointment of Governor Bruce King.

1982-1991: Executive overseeing the operations of various family-owned construction-related companies with statewide operations.

1982 - 1965: Owner of Comtechnix, a statewide communications company and M & S Supply Company located in Albuquerque, N.M., providing communications security advice to statewide businesses including the Albuquerque Police Department (APD) and the Bernalillo County Commission (BCC).

### **Community Service:**

Present: Family Housing Development Corporation (FHDC), a New Mexico, a 501(c)-3, not-for-profit.

2009 - 2008: advocated an agreement on behalf of the City of Albuquerque, N.M. and the cities of Acco and Rehovot, Israel which resulted in the establishment of a "Sister-Cities" program during the tenures of Mayor Marty Chavez and Mayor Richard Berry.

2007-2005: Board member, Museum of Archaeology and Biblical History, Albuquerque, New Mexico, a 501(c)-3, not-for profit.

2002-1991: Board member, National Conference of States on Building Codes and Standards (NCSBCS), Herndon, Va., a not-for-profit organization created by the National Governors' Association (NGA) for the purpose of advising state governors on safety standards. Helped to facilitate the National Energy Star and Green Building (LEEDS) programs thru the U.S. Department of Energy (DOE). Led facilitator for the *National Forum* on "Building Smarter in the Digital Age" National Science and Technology Council, White House Conference Center, June, 2001. Oversaw the assistance provided to the National Institute of Science and Technology (NIST) by the national organization in the aftermath of the 9-11-2001 collapse of the New York City twin towers and associated buildings.

1990-1989: Appointed to the Construction Industries Commission, State of New Mexico, by

Governor Garrey Carruthers, Confirmed by the New Mexico State Senate.

1989: Member of the Governing Board, City of Albuquerque, Affordable Housing Committee. Appointed: Albuquerque Mayor Louis Saavedra; confirmed by the Albuquerque City Council.

1976 - 1972: Co-taught electrical special system classes at TVI (CNM), Albuquerque, N.M.

1969 – 1964: Commissioned Deputy Sheriff (Bernalillo County with cross commission in Sandoval County, New Mexico).

1965-1959: United States Air Force (Honorable Discharge).

Previously held Professional Licenses: qualifying party (QP) for the State of New Mexico General Services Department: telecommunications; general contractor (GB-98); electrical contractor (EE-98) and GF utility contractor.

### **Papers, Publications and Presentations:**

Unthank, R. (2008), Trust, a financial literacy project for New Mexico High Schools, *Focus on The Future*, pg. 16-17, Focus Foundation, provided to New Mexico Schools by the Financial Institutions Division (FID), State of New Mexico.

Unthank, R., Wible, R., (2002) Building Competitiveness, A national initiative to enhance state competitiveness by applying information technology to the building regulatory process, State Government News, April, 2002 edition, published by The Council of State Governments (CSG), Lexington, KY.

Unthank, R., Wible, R., Enhance State Competitiveness by Applying Information Technology to Building Regulatory Process, an article presented to the National Alliance, Washington, D.C., February, 10, 2002, published 2002 by NCSBCS, Herndon, VA

Unthank, R., Sustainable Buildings Using Approved Alternative Building Methods and Materials, a paper presented to the National Institute of Building Sciences, the Building Environment and Thermal Envelope Council (BETEC) and the U.S. Department of Energy; 2001 Fall Symposium, Santa Fe, New Mexico, October 18, 2001.

Unthank, R., Transitions to the Future, a publication issued on September 20, 2001, by NCSBCS, Herndon, VA.

Gonzales, C., Unthank, R., Wible, R. Forces mandating Regional Cooperation In Building Codes and Economic Development?, presented to the Caribbean/Central American Forum, San Juan Puerto Rico, September 30 - October 02, 1998, by R. Unthank, published 1998 by NCSBSC, Herndon, VA.

Unthank, R. and R. Wible, Enhancing Regional Economic Development In The Twenty- First Century Through Transfer of Innovation Technologies, a paper present to the Global Regional Leaders' Form, presented to the Conference of World Regions (CWR), Brussels, Belgium, September 26, 1998,



published in 1998 by NCSBCS, Herndon, VA.

**Education:**

Degree in General Studies, with a concentration in management, Liberty University, Lynchburg, VA.

Graduate, NMSP and APD special law enforcement program(s) for BCCU Deputy Sheriffs

Graduate, Law Enforcement Reserve program and Certification for Patrolmen, Bernalillo County Sheriff's Department (BCSO)

Course Studies, *Mathematics*, Canadian Institute of Science & Technology, Toronto, Canada

Completion: Intelligence Fundamental Course 2000, USAF, Maxwell AFB, AL

Hobbies:

Travel

**Organizational Memberships:**

American Numismatic Association (ANA) #3152917

American Radio Relay League (ARRL) – call sign KI5SZW

Fraternal Order of Police (FOP)

New Mexico Sheriffs' Association

**References:**

Upon Request





# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: Commissioners  
 Prepared By: Julie Anne Baca  
 Director: Julie Anne Baca  
 DCM: No DCM  
 Sponsors: Adriann Barboa

**Title:** Senior Affairs Advisory Board Appointment

## Action:

Motion to approve the reappointment of Havens Levitt to the Senior Affairs Advisory Board.  
**(Sponsor: Commissioner Barboa)**

## Summary:

In 1983, a Joint Powers Agreement approved by Bernalillo County, City of Albuquerque, Village of Los Ranchos and Village of Tijeras created the Senior Affairs Advisory Board. The purpose is to advise the parties of the Joint Powers Agreement on matters pertaining to the needs, concerns and interests of older persons and all other matters as they relate to the development and maintenance of a coordinated service system for older Americans.

Commissioner Barboa requests the appointment of Havens Levitt to the Senior Affairs Advisory Board. This appointment is a three (3) year term ending February 19, 2027.

## Attachments:

- Havens Levitt Resume1 (DOCX)

## Staff Analysis Summary:

Board of County Commissioners	Julie Anne Baca	Meeting	Pending
02/20/2024 5:00 PM			

## HAVENS LEVITT

### EXPERIENCE

2016-present

SAGE Albuquerque (Advocacy and Services for LGBT Elders) Program Coordinator

2013-2015

All Families Matter Coalition Coordinator

2005-present

Albuquerque Public Schools (APS) Safe Zone Leadership Team Member (in support of LGBTQ students)

2012-present

GLSEN Albuquerque Board Member/Co-Chair (Gay Lesbian Straight Education Network) and GLSEN Nationally Certified Professional Development Trainer

1982-2012

Albuquerque Public Schools, High School Math Teacher; Home Hospital (HH) Teacher and Head Teacher (1999-2012)

August 2005 - December 2006

UNM Department of Education Specialties, Center for the Mathematics Education of Latino/as (CEMELA) Research Project, Project Assistant

- Supported the research activities of 3-4 Fellows and 2 Principal Investigators

### RELEVANT EDUCATION/CERTIFICATION

March 2014 GLSEN Train the Trainer 3-Day Workshop, National Professional Development Certification

May 2007 •University of New Mexico, Master of Arts in Secondary Education - MSET (Math, Science, Educational Technology)

2003-2004 •UNM Mathematics Educators' Academy participant

1981-1984 •University of New Mexico, post-baccalaureate study resulting in Secondary Mathematics Certification

June 1975 •The Colorado College, Bachelor of Arts in History, Secondary Social Studies Certification



# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: County Clerk  
 Prepared By: Jacob N. Savedra  
 Director: Jaime Diaz  
 DCM: Danette Townsend  
 Sponsors: Linda Stover

**Title:** 2024 Primary Election Reimbursable Grant

## Action:

Motion to approve a Financial Resolution FR 2024- budgeting an increase in the amount of \$1,974,000 in the form of a reimbursable grant for the Primary Election to be held on June 4, 2024.

## Summary:

The Bernalillo County Clerks Office - Bureau of Elections will be administering the 2024 Primary Election, which is constitutionally mandated to administer elections for the Bernalillo County voting population. Effective June 16th, 2023, the NM legislature passed an amendment in NMSA 1978 1-11-19 that expanded the funding sources for the state election fund, and authorized the Secretary of State to submit a budget adjustment request to use money in the election fund for costs of administration of a statewide election in each of the 33 counties of New Mexico. This allows for Bernalillo County to request reimbursement to the Secretary of State for the cost of administering any statewide election. A statewide election as defined in NMSA 1978 1-1-5.12 is a 1. Regular Local Election, 2. Primary Election, 3. General Election, and 4. An election to fill a vacancy in the office of a U. S. Representative.

## Attachments:

- FAF 2024 Primary Election (XLSM)
- FR-2024 Primary Election Grant (DOCX)
- 1-11-19. Costs of elections; election fund. (MSG)

## Staff Analysis Summary:

County Clerk	Michelle S. Kavanaugh	Review	Completed	02/01/2024 3:52 PM
Procurement & Business Services	Brittany Bustos	Review	Completed	02/01/2024 4:22 PM

Agenda item 21871: No comment required on the proposed motion; however, proper Purchasing procedures will be followed for any and all related procurements. Brittany Bustos, Purchasing Administrator. 2/1/2024

Risk Management	Armany Mansour	Review	Completed	02/01/2024 4:24 PM
Budget	Jackie Sanchez	Review	Completed	02/05/2024 2:08 PM

I have reviewed and recommend the approval of this agenda item. JS 020524

Finance	Shirley Ragin	Review	Completed	02/05/2024 2:10 PM
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Reviewed and recommend approval. SMR 2/5/2024

Community Services Danette Townsend Review Completed 02/05/2024 3:17 PM

Legal John T. Grubestic Review Completed 02/05/2024 4:27 PM

Approved as to form. JTLG

County Manager Angela Lucero Review Completed 02/15/2024 9:37 AM

The County Clerk's office requests a budget increase to convene the Primary Election. The funding will be reimbursed by the Secretary of State office. I recommend approval. JMB 2/14/2024

Board of County Commissioners Julie Anne Baca Meeting Pending 02/20/2024 5:00 PM





## FINANCIAL ANALYSIS FORM

### SECTION 5: NARRATIVE

#### FISCAL IMPLICATIONS

Historical Information and Existing Funding (include match and in-kind funding) - Effective June 16th, 2023, The NM legislature passed an amendment in NMSA 1978 1-11-19 that expanded the funding sources for the state election fund, and authorized the secretary of state to submit a budget adjustment request to use money in the election fund for costs of administration of a statewide election in each of the 33 counties of New Mexico. This allows for Bernalillo County to request reimbursement to the Secretary of State for the cost of administering any statewide election. A statewide election as defined in NMSA 1978 1-1-5.12 is a 1. Regular Local Election, 2. Primary Election, 3. General Election, and 4. An election to fill a vacancy in the office of a U. S. Representative.

Current Financial Impact of Proposed Action - The reimbursement for the costs associated with the 2024 Primary Election will result in significant costs savings to Bernalillo County. The current fiscal impact will be \$1,974,000 set up as a reimbursable grant.

Future Financial Implications - This designation will beneficially impact our offices budget and general fund in preparation for all future statewide elections.

#### OTHER SIGNIFICANT ISSUES

Departmental Impacts - The passage of this resolution will ensure that the Bernalillo County Clerk's Office is in compliance with all federal and state mandates in relation to the conduction of elections.

Impacts to Other Departments - This overall will result in marked budgetary savings for the county general fund going forward. The Bureau of Elections is confident that the savings trend will continue for future statewide election cycles.

Interdepartmental Communication - N/A

#### JUSTIFICATION

Mandated - This resolution is mandated by Chapter 1 NMSA 1978 also cited as the "Election Code."

Program Relevance - The Bureau of Elections is constitutionally mandated to administer elections for the Bernalillo County voting population. This Bernalillo County Clerk's Office is considered innovative not only in the state of New Mexico, but at the national level when it comes to its programmatic management of elections and voter registration. This office will continue to develop performance measures that define expectations in alignment with stakeholder demands and track the productivity in striving for the goals.

Other Relevant Information - None

#### ALTERNATIVES

No alternatives available. Pursuant to the Election Code of New Mexico, The County Clerk is the Chief Elections Officer of the county in which they were elected to their respective position. They are statutorily mandated to provide for efficient administration of elections and secure the secrecy of the ballot, the purity of elections, and guard against the abuse of the elective franchise.

#### BUDGET OFFICE REVIEW

The Budget Office has reviewed the financial analysis form and sees no issues prohibiting approval.



**BERNALILLO COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**FINANCIAL RESOLUTION NO. \_\_\_\_\_**

1  
2 To request the following BUDGET INCREASE for the purpose of accepting and  
3 budgeting funds from Primary Election to support the Statewide Primary Election scheduled for  
4 June 4, 2024.

5 WHEREAS, at a regular meeting of the BOARD OF COUNTY COMMISSIONERS OF  
6 BERNALILLO COUNTY, held on February 20, 2024, the following was among the  
7 proceedings:

<u>Source:</u>	<u>Amount</u>
Clerks Reimbursable Grant	
12901.1   370202   465010   RCG.2024.PE.REGULAR	1,974,000.00
<b>TOTAL SOURCES</b>	<b>1,974,000.00</b>
<u>Expenditure:</u>	
Clerks Reimbursable Grant	
12901.1   370202   565010   RCG.2024.PE.REGULAR	1,974,000.00
<b>TOTAL EXPENDITURES</b>	<b>1,974,000.00</b>

8 WHEREAS, the above budget increase is necessary, and funds are available from the  
9 above stated source.

10 WHEREAS, after approval from the Department of Finance and Administration, Local  
11 Government Division, the above action shall be taken and all necessary adjustments shall be  
12 made.

Attachment: FR-2024 Primary Election Grant (21871 : 2024 Primary Election Reimbursable Grant)

13 NOW, THEREFORE, be it resolved by the Board of County Commissioners, the  
14 governing body of the County of Bernalillo that this budget increase having been duly heard is  
15 hereby adopted this 20th day of February 2024.

16  
17 **BOARD OF COUNTY COMMISSIONERS**

18  
19 \_\_\_\_\_  
20 Barbara Baca, Chair

21  
22 \_\_\_\_\_  
23 Eric C. Olivas, Vice-Chair

24  
25 \_\_\_\_\_  
26 Steven Michael Quezada, Member

27  
28 \_\_\_\_\_  
29 Adriann Barboa, Member

30  
31 \_\_\_\_\_  
32 Walt Benson, Member

33  
34 ATTEST:

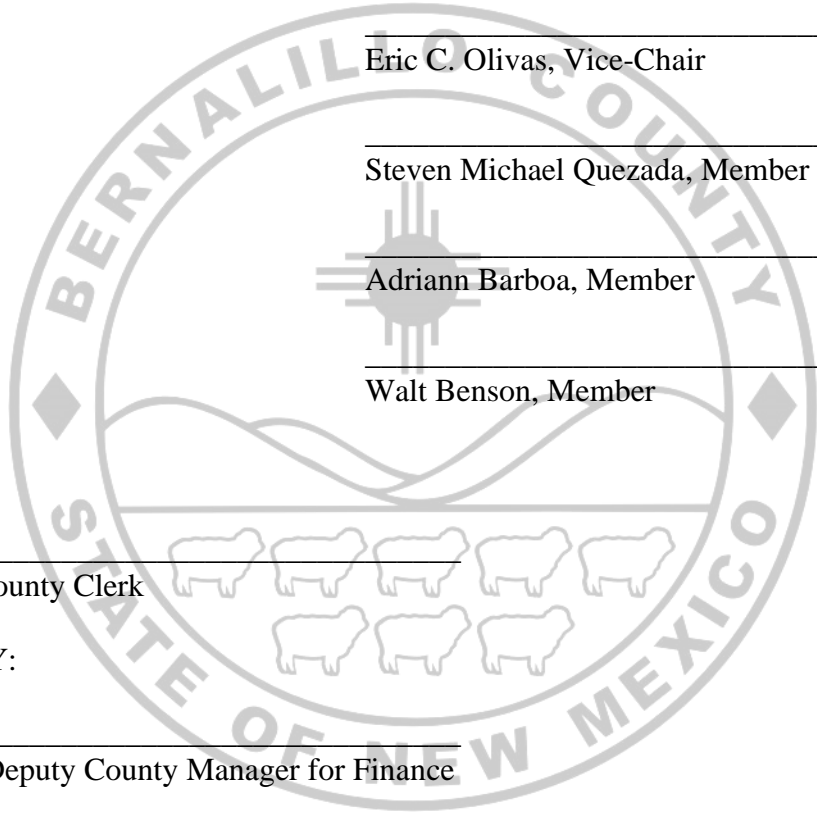
35 \_\_\_\_\_  
36 Linda Stover, County Clerk

37  
38 REVIEWED BY:

39  
40 \_\_\_\_\_  
41 Shirley Ragin, Deputy County Manager for Finance

42  
43 APPROVED AS TO FORM:

44  
45 \_\_\_\_\_  
46 W. Ken Martinez, County Attorney



Attachment: FR-2024 Primary Election Grant (21871 : 2024 Primary Election Reimbursable Grant)

Julie Anne Baca

---

From: Nathan S. Jaramillo  
 Sent: Wednesday, January 24, 2024 2:26 PM  
 To: Jacob N. Savedra  
 Subject: 1-11-19. Costs of elections; election fund.

### **1-11-19. Costs of elections; election fund.**

A. There is created in the state treasury the "election fund" solely for the purposes of:

- (1) paying the costs of conducting and administering statewide elections required by the Election Code;
- (2) reimbursing the counties for the costs of conducting and administering statewide elections required by the Election Code;
- (3) paying the administrative costs of the office of the secretary of state for administering elections required by the Election Code and for administering the election fund; and
- (4) carrying out all other specified provisions of the Election Code not already covered by another fund administered by the secretary of state.

B. The state treasurer shall invest the election fund as other state funds are invested, and all income derived from the fund shall be credited directly to the fund. Remaining balances at the end of a fiscal year shall remain in the fund and not revert to the general fund. Money in the fund is appropriated to the office of the secretary of state for the purposes authorized in Subsection A of this section. Money in the fund shall only be expended on warrants of the department of finance and administration pursuant to vouchers signed by the secretary of state or the secretary's designee.

C. Money received from the following sources shall be deposited directly into the election fund:

- (1) money appropriated to the fund by the legislature;
- (2) reimbursements from the state or a local government for elections costs;
- (3) federal funds received by the state that are designated by the federal government or the state executive for elections or that have been appropriated by the legislature for election purposes;
- (4) grants or capital outlay funds received by a county clerk for which the secretary of state has agreed to serve as the fiscal agent; and
- (5) grants or capital outlay funds received by the secretary of state for the purposes of Subsection A of this section and not designated for any other fund.

D. The secretary of state may submit a budget adjustment request to use money in the election fund for the purposes authorized in Subsection A of this section beyond a five percent variance from the approved elections budget for the current fiscal year.

Attachment: 1-11-19. Costs of elections; election fund. (21871 : 2024 Primary Election Reimbursable Grant)

E. If the current year balances in the election fund do not cover the costs of elections, the secretary of state may apply to the state board of finance for an emergency grant to cover those costs pursuant to Section 6-1-2 NMSA 1978.

**History:** Laws 2018, ch. 79, § 33; 1978 Comp., § 1-22-20, recompiled and amended as § 1-11-19 by Laws 2019, ch. 212, § 110; 2023, ch. 39, § 63.



Count on us.

BERNCO.GOV

**Nathan Jaramillo**  
**Bureau Of Elections Administrator**

Office of the County Clerk  
415 Silver Ave. SW, Albuquerque, NM 87102

**OFFICE:** 505.468.1265

**EMAIL:** [nsjaramillo@bernco.gov](mailto:nsjaramillo@bernco.gov)

Attachment: 1-11-19. Costs of elections; election fund. (21871 : 2024 Primary Election Reimbursable Grant)



# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: County Sheriff  
 Prepared By: Quyen Nguyen  
 Director: John D. Allen  
 DCM: Greg Perez  
 Sponsors: Greg E. Perez

**Title:** Bureau of Justice Assistance (BJA) Grant Award

## Action:

Motion to:

1. Accept Grant Award # 2020-DJ-BX-0003- Bernalillo County Sheriff's Office (BCSO) for the allocation of \$500,000.00 from the Bureau of Justice Assistance (BJA).
2. Approve Financial Resolution **FR 2024-** budgeting the grant amount of \$500,000.00.
3. Authorize the County Manager to execute agreement(s) for the purchase of Law Enforcement equipment and all subsequent amendments to the grant as required.

## Summary:

The Bureau of Justice Assistance (BJA) awarded Bernalillo County a total allocation in the amount of \$500,000.00 for the purchase of Law Enforcement Equipment for BCSO. The grant was first awarded in 2020 for \$1,428,517 which was used to purchase 20 make ready vehicles, 20 mobile data terminals, 20 weapons and accessories, 20 Tasers, 20 radios, 20 flashlights and 20 ballistic vests. Also, \$66,000 of the funds was used for training. The increase of \$500,000 will be used towards providing necessary equipment and training for the existing task officers to combat crimes in Bernalillo County.

The Board is requested to accept the grant and budget the funding and authorize the County Manager to execute agreements related to the grant increase and any other subsequent amendments to the grant pursuant to Administrative Resolution AR 2023-77.

## Attachments:

- Grant Award Modification for an award from DOJ is Approved(PDF)
- Copy of FAF.BJA Grant (XLSM)
- FR-BJA (002) (DOCX)

## Staff Analysis Summary:

County Sheriff John D. Allen Review Completed 02/12/2024 9:21 AM  
 Procurement & Business Services Emily Maestas Review Completed 02/13/2024  
 10:54 AM

No comment required on the proposed motion; however, proper Purchasing procedures will be followed for any and all related procurements. Emily Maestas, Purchasing Administrator, 2/13/2024.

Budget Stephanie Sanchez Review Completed 02/13/2024 2:19 PM

I reviewed and recommend the approval of this agenda item. SS 02/13/2024

Finance Shirley Ragin Review Completed 02/13/2024 3:30 PM

Reviewed and recommend approval. SMR 2/13/2024

Public Safety Division Leana Martinez Review Completed 02/14/2024 8:16 AM

Legal John T. Grubestic Review Completed 02/14/2024 12:53 PM

Approved as to form. JTLG

County Manager Angela Lucero Review Completed 02/15/2024 9:49 AM

The Sheriff's Office received an additional \$500,000 to purchase additional equipment for their operations. I recommend approval. JMB 2/14/2024

Board of County Commissioners Julie Anne Baca Meeting Pending 02/20/2024 5:00 PM

**From:** [Brandee Pacheco](#)  
**To:** [Christy Highland](#); [Amanda Montoya](#)  
**Cc:** [Quyen Nguyen](#)  
**Subject:** RE: Grant Award Modification for an award from DOJ is Approved  
**Date:** Thursday, February 1, 2024 7:59:41 AM  
**Attachments:** [image001.png](#)

Hi Christy,  
 As long as you didn't get any other notification, I'm ok with that. Is there another grant tied to this award? I see SOG.2021.BJA.ERP is \$1,428,571 and SOG.2021.BJA.CAM is \$500,000. The total award below is \$2,428,571.

Thanks,  
 Brandee

**From:** Christy Highland <[cahighland@berncgo.gov](mailto:cahighland@berncgo.gov)>  
**Sent:** Wednesday, January 31, 2024 4:02 PM  
**To:** Brandee Pacheco <[brapacheco@berncgo.gov](mailto:brapacheco@berncgo.gov)>; Amanda Montoya <[amamontoya@berncgo.gov](mailto:amamontoya@berncgo.gov)>  
**Cc:** Quyen Nguyen <[qnguyen@berncgo.gov](mailto:qnguyen@berncgo.gov)>  
**Subject:** FW: Grant Award Modification for an award from DOJ is Approved

Hello ladies, we have received the extension for SOG.2021.BJA.CAM and SOG.2021.BJA.ERP. Quyen has not received a "letter" but it does show on the website as you can see below. Both of our grants are combined into this one showing below. Can we save this screenshot and add it as an attachment for our backup documentation?

**Christy A. Highland**  
 Sr. Accountant  
 Sheriffs' Office  
 400 Roma Ave NW, Albuquerque, NM 87102  
 Email: [cahighland@berncgo.gov](mailto:cahighland@berncgo.gov)  
 O: (505) 468-1362 F: (505) 462-9779  
[www.berncgo.gov](http://www.berncgo.gov)

**From:** Quyen Nguyen <[qnguyen@berncgo.gov](mailto:qnguyen@berncgo.gov)>  
**Sent:** Wednesday, January 31, 2024 2:50 PM  
**To:** Christy Highland <[cahighland@berncgo.gov](mailto:cahighland@berncgo.gov)>  
**Subject:** FW: Grant Award Modification for an award from DOJ is Approved

Award ID	Solicitation Title	Award Status	Grant Award Administrator	Program Office	Start Date	End Date	Amount
<a href="#">2020-DJ-BX-0003</a>	BJA FY 20 Solicited - Operation Legend	Pending-Active	Duke Kouri	BJA	4/1/2020	09/30/2024	2,428,571

**From:** Quyen Nguyen  
**Sent:** Wednesday, January 31, 2024 2:46 PM  
**To:** Christy Highland <[cahighland@berncgo.gov](mailto:cahighland@berncgo.gov)>  
**Subject:** FW: Grant Award Modification for an award from DOJ is Approved

**From:** Default <[do-not-reply@ojp.usdoj.gov](mailto:do-not-reply@ojp.usdoj.gov)>  
**Sent:** Thursday, September 7, 2023 2:50 PM  
**To:** Dana Kouri <[dkouri@berncgo.gov](mailto:dkouri@berncgo.gov)>; Andrew Rodeghero <[arodeghero@usdoj.gov](mailto:arodeghero@usdoj.gov)>; Dana Kouri <[dkouri@berncgo.gov](mailto:dkouri@berncgo.gov)>; Dana Kouri <[dkouri@berncgo.gov](mailto:dkouri@berncgo.gov)>  
**Subject:** Grant Award Modification for an award from DOJ is Approved

**CAUTION:** This email originated from outside of Bernalillo County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The request for a grant award modification, GAM-578230, for award number 2020-DJ-BX-0003 under the solicitation *BJA FY 20 Solicited - Operation Legend* is approved.  
 Please log into DOJ's JustGrants system at [JustGrants](https://www.justgrants.usdoj.gov).

For more information go to [www.justicegrants.usdoj.gov](http://www.justicegrants.usdoj.gov)  
 JustGrants is operated under the U.S. Department of Justice

Attachment: Grant Award Modification for an award from DOJ is Approved (21825 : BJA Grant)



# FINANCIAL ANALYSIS FORM

## SECTION 1: GENERAL INFORMATION

Request Type: Agenda Item/Financial Resolution (FR)

Date: February 20, 2024

Department: BCSO

Form Prepared By:

(Name, Title & Phone Number) Quyen Nguyen- 468-7480

Form Reviewed By:

(Budget Office Staff Name, Title, & Phone Number) Dez McDermott, Budget Analyst, 505.468.1241

(1 thru 5 or all) BCC District:

All

## SECTION 2: REQUEST OVERVIEW

To approve and to budget the Bureau of Justice Assistance(BJA)- Operation Relentless Pursuit grant for an additional \$500,000.00. The funds provided from this award will be used to purchase op for Bernalillo County Sheriff's Office (BCSO).

CIP Database Project ID number(s):

## SECTION 3: FUNDING SOURCE AND/OR REVENUE IMPACT

REQUIRES IMPACTED DEPARTMENT ACTION TO BUDGET IN FUTURE FISCAL YEARS

Funding Source	NEW	EXISTING	FY24	FY25	FY26	FY27	FY28
<b>RECURRING</b>							
SUB-TOTAL RECURRING			-	-	-	-	-
<b>NON-RECURRING</b>							
BJA Grant	x		500,000				
SUB-TOTAL NON-RECURRING			500,000	-	-	-	-
<b>Total Revenues</b>			<b>500,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

\*New = New Funding Request/Not Currently Budgeted OR  
Existing = Funding Exists in the Budget

### TOTAL REVENUES

## SECTION 4: EXPENDITURE & STAFF IMPACT

REQUIRES IMPACTED DEPARTMENT ACTION TO BUDGET IN FUTURE FISCAL YEARS

Expenditure Description	NEW	EXISTING	FY24	FY25	FY26	FY27	FY28
<b>RECURRING</b>							
SUB-TOTAL RECURRING			-	-	-	-	-
<b>NON-RECURRING</b>							
Equipment/Supplies	x		500,000				
SUB-TOTAL NON-RECURRING			500,000	-	-	-	-
<b>Sub-total Operating Expenditures</b>			<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*New = New Funding Request/Not Currently Budgeted OR  
Existing = Funding Exists in the Budget

Staff Position Title	Status*	New	Existing	FY24	FY25	FY26	FY27	FY28
Non Applicable								

"Staffing Request Detail"

Attachment: Copy of FAF.BJA Grant (21825 : BJA Grant)





## FINANCIAL ANALYSIS FORM

Sub-total Staff Cost Expenditures

\*Status of Position enter FT = Full-Time Equivalent, PT = Part-Time FTE, T = Term

<b>TOTAL EXPENDITURES</b>	<b>500,000</b>	-	-	-	-	<b>TOTAL EXPENDITURES</b>
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### SECTION 5: NARRATIVE

#### FISCAL IMPLICATIONS

Historical Information and Existing Funding (include match and in-kind funding) - BCSO was recently awarded an additional \$500,000.00 from BJA to provide funding for the purchase of equipment and supplies. This grant requires no matching funds. The total award is \$2,428,571. The original award in the amount of \$1,428,571 that the BCC approved on 4/28/20, equipment, training and vehicles. An additional \$500,000.00 was approved by the BCC on 03/09/21 to purchase Metro Air Cameras.

Current Financial Impact of Proposed Action - This grant fund will provide funding for Law Enforcement Equipment. There is not a request for additional funding from Bernalillo County. It will help the county provide necessary equipment for existing Task Force Officers to combat violent crime in Bernalillo County that would otherwise not be obtainable from the general fund.

Future Financial Implications - There are no future financial impacts. It should help to offset the general operational fund for Law Enforcement Equipment.

#### OTHER SIGNIFICANT ISSUES

Departmental Impacts - It is the responsibility of the BCSO to administer the grant and is incumbent on department staff to request reimbursement on a timely basis.

Impacts to Other Departments - With approval for this grant fund, it will require assistance from Budget, Accounting, and Purchasing to fulfill all the requests.

Interdepartmental Communication - BCSO will act as the fiduciary during the course of this grant and will comply with all grant guidelines, conditions and reporting requirements.

#### JUSTIFICATION

Mandated - The approval for this grant is not mandated. The fund will better prepare Bernalillo County Sheriff's Department to serve Bernalillo County citizens.

Program Relevance - BCSO's main function is for the Protection of Life and Property within Bernalillo County, this program will directly impact Protection of Life and Property, resolving and maintaining a feeling of security in the community; proactively reducing the opportunities for the commission of crime; identification, apprehension and prosecution of criminals; and preservation of the peace. We accept as part of our mission the responsibility to provide for a quality of life in our community. Properly training and equipping our deputies to mitigate liability and reduce crime.

Other Relevant Information - No other funding has been made available. BCSO does not have the funding to purchase this equipment within our respective department budget.

#### ALTERNATIVES

If this agenda item is not approved, the county will lose \$500,000.00 in Federal grant funding. It is in the best interest of the county to accept this grant fund as it alleviates the general fund burden.

#### BUDGET OFFICE REVIEW

Budget has reviewed the FAF and sees no issues preventing approval.

Attachment: Copy of FAF.BJA Grant (21825 : BJA Grant)



Operational equipment



TOTALS

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\$ 500,000



TOTALS

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TOTALS

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Attachment: Copy of FAF.BJA Grant (21825 : BJA Grant)



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500,000

\$ 500,000



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Attachment: Copy of FAF.BJA Grant (21825 : BJA Grant)

**BERNALILLO COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**FINANCIAL RESOLUTION NO. \_\_\_\_\_**

1  
2 To request the following BUDGET INCREASE for the purpose of accepting and  
3 budgeting funds from (Bureau of Justice Assistance(BJA)- Operation Relentless Pursuit grant) to  
4 support Bernalillo County Sheriff's Office (BCSO) to purchase of essential equipment and  
5 provide necessary training in efforts to prepare, prevent and respond to Task Force Operation

6 WHEREAS, at a regular meeting of the BOARD OF COUNTY COMMISSIONERS OF BERNALILLO  
7 COUNTY, held on February 20, 2024 the following was among the proceedings:

<u>Source:</u>	<u>Amount</u>
BJA Grant- ORP	
12901-480709-465010-SOG.2021.BJA.ORB	\$500,000.00
<b>TOTAL SOURCES</b>	<b>\$500,000.00</b>
<u>Expenditure:</u>	
Law Enforcement Equipment	
12901-480709-565010- SOG.2021.BJA.ORB	\$500,000.00
<b>TOTAL EXPENDITURES</b>	<b>\$500,000.00</b>

8 WHEREAS, the above budget increase is necessary, and funds are available from the  
9 above stated source.

10 WHEREAS, after approval from the Department of Finance and Administration, Local  
11 Government Division, the above action shall be taken and all necessary adjustments shall be  
12 made.

Attachment: FR-BJA (002) (21825 : BJA Grant)

13 NOW, THEREFORE, be it resolved by the Board of County Commissioners, the  
14 governing body of the County of Bernalillo that this budget increase having been duly heard is  
15 hereby adopted this [INSERT DAY#] day of [INSERT MONTH], 2024.

16

**BOARD OF COUNTY COMMISSIONERS**

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\_\_\_\_\_  
Barbara Baca, Chair

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Eric C. Olivas, Vice-Chair

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Steven Michael Quezada, Member

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Adriann Barboa, Member

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Walt Benson, Member

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ATTEST:

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\_\_\_\_\_  
Linda Stover, County Clerk

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REVIEWED BY:

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\_\_\_\_\_  
Shirley Ragin, Deputy County Manager for Finance

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APPROVED AS TO FORM:

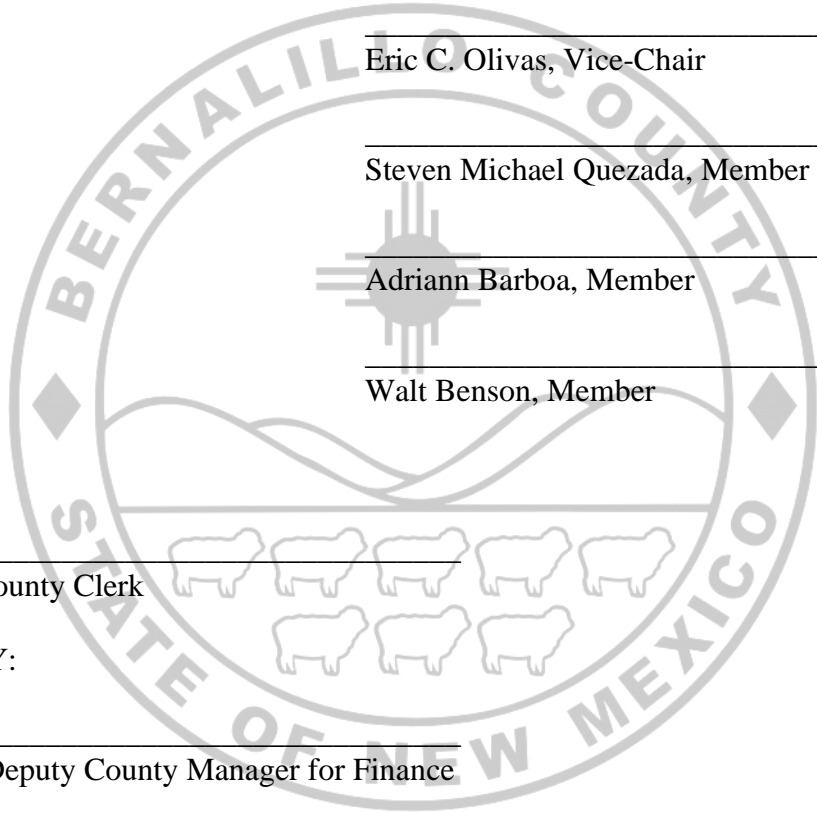
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\_\_\_\_\_  
W. Ken Martinez, County Attorney

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46



Attachment: FR-BJA (002) (21825 : BJA Grant)



# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: Department of Behavioral Health Services  
 Prepared By: Fran Romero-Martinez  
 Director: Greg E. Perez  
 DCM: Greg Perez  
 Sponsors: Greg E. Perez

**Title:** FY25 Local DWI Program Distribution and Grant Application

## Action:

Motion to:

1. Approve Administrative Resolution AR 2024- authorizing submittal of the FY25 DFA DWI Distribution Grant Application to the State of New Mexico Department of Finance and Administration Local Government Division.
2. Approve a Memorandum of Understanding (MOU) between Bernalillo County and NMDFA/ Local Government Division / DWI Program.
3. Authorize the County Manager to execute agreements, amend contracts and other related documents as requested.

## Summary:

The Bernalillo County Department of Behavioral Health Services is submitting an application to the State of New Mexico Department of Finance and Administration Local Government Division to receive FY25 Local DWI Distribution funding and to authorize the County Manager to execute and amend contracts and other documents as requested.

The FY5 Local DWI Distribution Funding is intended to fund the following components: DWI Prevention, Alternative Sentencing, Enforcement, Treatment, Coordination Planning and Evaluation. LDWI Distribution is funded by liquor excise taxes and estimated to support 33 New Mexico counties, inclusive of Bernalillo County.

Commission approval is requested pursuant to Administrative Resolution AR 2023-77.

## Attachments:

- Final Financial Analysis Form (FY24 DFA DISTRIBUTION GRANT) FNL (XLSM)
- FY25 Distribution Grant Funding Application Cover Sheet (SIGNATURE REQUIRED) (PDF)
- FY25 Distribution Administrative Resolution (SIGNATURE REQUIRED) (PDF)
- FY25 Distribution Memorandum of Understanding (SIGNATURE REQUIRED) (PDF)
- FY25 Distribution Statement of Assurances (SIGNATURE REQUIRED) (PDF)

### Staff Analysis Summary:

Public Safety Division Greg E. Perez Review Completed 01/19/2024 11:03 AM  
 Department of Behavioral Health Services Jessica Jaramillo Review Completed  
 01/22/2024 8:50 AM  
 Procurement & Business Services Jesus A. Muniz Review Completed  
 01/25/2024 9:43 AM  
 Risk Management Armany Mansour Review Completed 01/29/2024 1:16 PM  
 Budget Jackie Sanchez Review Completed 02/01/2024 10:08 AM  
 I have reviewed and recommend the approval of this agenda item. JS 020124  
 Finance Shirley Ragin Review Completed 02/01/2024 10:59 AM  
 Reviewed and recommend approval. SMR 2/1/2024  
 Legal John T. Grubestic Review Completed 02/01/2024 11:02 AM  
 Approved as to form. JTLG  
 County Manager Angela Lucero Review Completed 02/15/2024 9:46 AM  
 This action will allow FY25 funding to be received and authorize the County Manager to execute  
 and amend contracts and other documents as requested. I recommend approval. JMB 2/14/2024  
 Board of County Commissioners Julie Anne Baca Meeting Pending  
 02/20/2024 5:00 PM







## FINANCIAL ANALYSIS FORM

### SECTION 5: NARRATIVE

#### FISCAL IMPLICATIONS

Historical Information and Existing Funding (include match and in-kind funding) - To authorize the Bernalillo County Department of Behavioral Health Services (DBHS) to submit an application for LDWI Distribution and Grant Funded services, activities and programs to the State of New Mexico Department of Finance and Administration Local Government Division to receive funding for FY25 (July 1, 2024 - June 30, 2025). The grant amount is estimated at \$5,090,653 and funds various DWI related services and treatment programs in the community and under the Department of Behavioral Health Services. Match is required at 10% or \$509,066 which has historically been provided by the Medical Observation and Treatment Unit (MOTU) services provided by the University of New Mexico Health Sciences Center (UNM HSC) funded by the Behavioral Health Tax (BHT).

Current Financial Impact of Proposed Action - The following percentages represent the expenditures of the Distribution Grant Application: 4.2% for DWI related enforcement activities, 19.01% for DWI related prevention services (school based and a social media marketing campaign), 48.69% for DWI related treatment services, 12.36% for services as an alternative to sentencing, .19% for screening of treatment services for DWI offenders and 15.32% for program oversight / administration and evaluation of these programs. The Distribution Grant is recurring funding and is allocated on an estimate of the projected liquor excise taxes. Historically, we have received 100% of the estimate or more. The grant is recurring per State Statute Sections 11-6A-1 through 11-6A-6, NMSA 1978 as amended. A budget request to accept these grant funds will be submitted in the amount of \$5,090,653 during the FY25/FY26 Budget Biannual Packet for BCC approval.

Future Financial Implications - The Distribution Grant is recurring funding and is allocated on an estimate of the projected liquor excise taxes. Historically, we have received 100% of the estimate or more. Any unexpended Distribution Grant balance must be reverted back to DFA and may be awarded back to the local counties through a competitive grant application for use in the following fiscal year. Historically, we have reverted approximately \$250,000 and is budgeted each fiscal year through the biennium at \$1,000,000 and is included in the Grant Listing. During COVID-19, liquor excise taxes have increased and some services has decreased causing a much higher reversion than previous fiscal years. The reversion in FY23 was over \$500,000.

#### OTHER SIGNIFICANT ISSUES

Departmental Impacts - While this initiative employs approximately 54 staff positions, it also contracts with various DWI service providers to provide a range of services such as prevention to youth and adults, DWI enforcement to include underage drinking enforcement, alternative sentencing to youth and adults, tracking of offenders and treatment to DWI offenders in order to reduce the incidence of DWI and fatalities. There is also a contract for program evaluation for each of the programs funded.

Impacts to Other Departments - Through this funding, services and activities are provided to Bernalillo County residents through various service providers to reduce the incidence of DWI, alcoholism and alcohol abuse. These departments include Bernalillo County Sheriff's Department, Bernalillo County Youth Services Center and Bernalillo County Metropolitan Detention Center.

Interdepartmental Communication - Funding is recurring and therefore the department are aware of the funding that is forthcoming. Communication with the identified departments (Bernalillo County Sheriff's Department, Bernalillo County Youth Services Center and Bernalillo County Metropolitan Detention Center) has occurred since this funding is recurring.

#### JUSTIFICATION

Mandated - The Distribution Grant is intended to provide funding for services and activities to reduce the incidence of DWI, alcoholism and alcohol abuse per State Statute Sections 11-6A-1 through 11-6A-6, NMSA 1978 as amended.

Program Relevance - Through this funding, services and activities are provided to Bernalillo County residents through various service providers to reduce the incidence of DWI, alcoholism and alcohol abuse.

Other Relevant Information - This grant is critical to Bernalillo County since it provides funding for services and activities to reduce the incidence of DWI, alcoholism and alcohol abuse in Bernalillo County per State Statute Sections 11-6A-1 through 11-6A-6, NMSA 1978 as amended.

#### ALTERNATIVES

The Bernalillo County Department of Substance Abuse Programs is required by the 1993 New Mexico Legislature enacted Laws of 1993, Chapter 65 Sections 11-6A-1 through 11-6A-6, NMSA 1978 to administer the DWI Program with liquor excise taxes. The funding will allow for focus on providing new, innovative or model programs services or activities to prevent or reduce the incidence of DWI alcoholism and alcohol abuse by funding the following categories: Prevention to adults and youth, DWI enforcement activities, treatment, alternative sentencing, tracking of DWI offender treated by DBHS and evaluation. Not being the fiscal agent for the liquor excise taxes would be an alternative.

#### BUDGET OFFICE REVIEW

Budget office staff has reviewed the financial analysis form and sees no issues prohibiting approval. The department will budget the grant using the grant listing during the FY25 budget prep.

# Application Cover Sheet FY25 Local DWI Program Distribution and Grant Funding Local Government Division - DFA

County/Municipality: \_\_\_\_\_

**DWI Program Coordinator:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**Address where payment is received as listed on current W-9:**

Contact Person: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City, Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**Indicate amounts budgeted for each component area.**

	<u>Distribution</u>	<u>Grant</u>	<u>Component Total</u>
Prevention	_____	_____	_____
Law Enforcement	_____	_____	_____
Screening	_____	_____	_____
Treatment	_____	_____	_____
Compl. Mtr./track	_____	_____	_____
Coord/Plan& Eval.	_____	_____	_____
Alt. Sentencing	_____	_____	_____
<b>Total</b>	_____	_____	_____
	<b>Total Distrib. Request</b>	<b>Total Grant Request</b>	<b>Total Program Request</b>

**Certification:**

The attached resolution adopted by the governing body of \_\_\_\_\_ on \_\_\_\_\_ authorizes the  
(Applicant) (Date)  
applicant to file this application for assistance from the State of New Mexico. To the best of my knowledge,  
the information presented in this application is true and correct.

**Barbara Baca, Chair**

\_\_\_\_\_  
Printed Name/Title

\_\_\_\_\_  
Signature of County Commissioner/Mayor

Attachment: FY25 Distribution Grant Funding Application Cover Sheet (SIGNATURE REQUIRED) (21739 : FY25 Local DWI Program Distribution and Grant Application)

**BERNALILLO COUNTY**

**BOARD OF COUNTY COMMISSIONERS**

**ADMINISTRATIVE RESOLUTION NO. \_\_\_\_\_**

1        **A RESOLUTION AUTHORIZING THE COUNTY TO SUBMIT AN**  
2        **APPLICATION TO THE DEPARTMENT OF FINANCE AND ADMINISTRATION,**  
3        **LOCAL GOVERNMENT DIVISION TO PARTICIPATE IN THE LOCAL**  
4        **DETOXIFICATION GRANT PROGRAM.**

5  
6        WHEREAS, the Legislature enacted Section 11-6A-1 through 11-6A-6 NMSA 1978 as  
7        amended to address the serious problems of Driving While Intoxicated (DWI) in the State;  
8        and

9        WHEREAS, a program is established to make grant and distribution funding available to  
10       counties and municipalities for new, innovative or model programs, services or activities to  
11       prevent or reduce the incidence domestic abuse related to DWI, DWI, alcoholism and alcohol  
12       abuse; and

13       WHEREAS, the county DWI planning council and other governmental entities approval  
14       must be received in order to apply for Detoxification Grant funding; and

15       WHEREAS, the County, along with participating agencies, is making an application to  
16       the Department of Finance and Administration, Local Government Division for program  
17       funding.

18       NOW THEREFORE, BE IT RESOLVED by the governing body  
19       of County of Bernalillo, that the County Commission Chairperson, on behalf of the  
20       County and all participating entities is authorized to submit an application for  
21       Detoxification Grant Fiscal Year 2025 program funding under the regulations  
22       established by the Local Government Division.

23  
24       APPROVED AND ADOPTED by the governing body at its meeting of \_\_\_\_\_ , 2024

**BOARD OF COUNTY COMMISSIONERS**

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26       \_\_\_\_\_  
27       Barbara Baca, Chair

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29       \_\_\_\_\_  
30       Eric C. Olivas, Vice-Chair

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Attachment: FY25 Distribution Administrative Resolution (SIGNATURE REQUIRED) (21739 : FY25 Local DWI Program Distribution and Grant

CONTINUATION PAGE 2, ADMINISTRATIVE RESOLUTION AR 2024-\_\_\_\_\_ .

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\_\_\_\_\_  
Steven Michael Quezada, Member

\_\_\_\_\_  
Adriann Barboa, Member

\_\_\_\_\_  
Walt Benson, Member

APPROVED AS TO FORM:

\_\_\_\_\_  
W. Ken Martinez, County Attorney

ATTEST:

\_\_\_\_\_  
Linda Stover, County Clerk

ATTEST:

\_\_\_\_\_  
DWI Planning Council Member

Attachment: FY25 Distribution Administrative Resolution (SIGNATURE REQUIRED) (21739 : FY25 Local DWI Program Distribution and Grant

## MEMORANDUM OF UNDERSTANDING

The Bernalillo County DWI Program (hereinafter referred to as the “Program”) and the New Mexico Department of Finance and Administration/Local Government Division/Driving While Intoxicated Program (hereinafter referred to as “Division”) hereby exchange the following assurances and enter the following Memorandum of Understanding (MOU):

The Division assures:

1. That Division is in full compliance with the provisions concerning security for records and research activities in accordance with Federal Confidentiality regulations, 42 CFR Part 2.16 and 2.52.
2. That client identifying information will not be re-disclosed except back to the Program from which the information was obtained, or according to the terms of this MOU.
3. That in receiving, storing, processing, or otherwise dealing with any information from the Program about the clients in the Program, the Division acknowledges it is bound by the provisions of the Federal confidentiality regulations, 42 CFR Part 2.
4. That the Division shall undertake to resist any effort to obtain access to information pertaining to patients otherwise than as expressly provided for in the Federal confidentiality regulations, 42 CFR Part 2.
5. That the Division is not a “covered entity” as defined by the Department of Health and Human Services Regulations entitled “Standards for Privacy of Individually Identifiable Health Information”, 45 CFR Parts 160 and 164, implementing the Health Insurance Portability and Accountability Act of 1996 (HIPAA); (the HIPAA Regulations).
6. That the Division shall never possess treatment or maintain any “individually identifiable health information” or transmit “protected health information” as defined by the HIPAA Regulations and in the Health Information Technology for Economic and Clinical Health Act of 2009 (HITECH Act).

The Program agrees to:

1. Upon request, provide the Division or other parties authorized with client records for those clients provided services through the Local Government Division DWI Grant Program, for the purpose of conducting outcome

monitoring research activities, and evaluation of LDWI Program interventions.

- 2. If applicable, comply with the requirements of the Health Insurance Portability and Accountability Act of 1996 (HIPAA), the Health Information Technology for Economic and Clinical Health Act of 2009 (HITECH Act) and the Department of Health and Human Services Regulation entitled “Standards for Privacy of Individually Identifiable Health Information”, 45 CFR Parts 160 and 164, applicable to entities covered by HIPAA; (the HIPAA Regulations).
- 3. Report or transmit data to the Division that deletes and contains no “individually identifiable health information” or “protected health information” as defined by the HIPAA Regulations and the Health Information Technology for Economic and Clinical Health Act of 2009 (HITECH Act).

Barbara Baca, Chair  
 \_\_\_\_\_  
 County Commission Chairperson (or Designee)  
 (Please Print)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Wesley Billingsley, Director  
 Local Government Division

\_\_\_\_\_  
 Date

Attachment: FY25 Distribution Memorandum of Understanding (SIGNATURE REQUIRED) (21739 : FY25 Local DWI Program Distribution and

## STATEMENT OF ASSURANCES Local DWI Grant and Distribution Program

Fiscal Year 2025: July 1, 2024 – June 30, 2025

The applicant hereby assures and certifies compliance with the following statutes, rules, regulations, and guidelines associated with the acceptance and use of funds under the New Mexico Local DWI Grant and Distribution Program:

1. Compliance with the provisions of the New Mexico Local DWI Grant Program Act, Sections 11-6A-1 through 11-6A-6 NMSA 1978 as amended, the NMAC Title 2, Chapter 110 Part 4 Regulations, and the approved LDWI Guidelines.
2. The applicant has the responsibility and legal authority to receive and expend funds as described in the grant and distribution project description, as well as to finance the grantee share (minimum 10%) of costs of the project, including all project overruns.
3. Compliance with the State Procurement Code, Sections 13-1-21 through 13-1-199, NMSA 1978 as amended, with the exception of Home Ruled Governments. All project-related services, activities or programs done through a service provider must be implemented through a professional services contract. Any project-related contract, subcontract, or agreement and related amendments, providing services to the grant or distribution program, must be submitted for administrative review by the Local Government Division prior to execution.
4. Adherence to all financial, accounting, and reporting requirements of the Department of Finance and Administration. Distribution programs will include the Exhibit F, the Local DWI Distribution Fund Financial Status Report. Grant programs will include the Local DWI Program Request for Payment/Financial Status Report, Exhibit D. The said reports shall include a narrative of successes and challenges, a detailed budget breakdown of expenditures to date, a summary of any fees collected and/or expended, the Quarterly Client Data Report, the Managerial Data Set (MDS) Report, Planning Council meeting agendas and minutes, and such other information following the objectives of the county's evaluation as may be of assistance to the Division in its evaluation.
5. Compliance with the requirement to not budget, nor expend, any of the grant amount awarded or the amount distributed for **indirect administrative costs** incurred during the grant or distribution fiscal period. Requests for payment or financial status reports shall document all direct program administrative expenditures and in-kind/match administrative expenditures.
6. Compliance with the requirement to not budget, nor expend, greater than **ten percent** of the grant amount awarded or the amount distributed for **capital purchases** incurred during the grant or distribution fiscal period. Requests for payment or financial status reports shall

specify all capital purchases. **The ten percent cap for capital purchases does not apply to the Detoxification Grants.**

7. Compliance with all required reports, including but not limited to: the first quarter narrative and fiscal reports due on the last working day of October; the second quarter narrative and fiscal reports due on the last working day of January; and the third quarter narrative and fiscal reports due on the last working day of April; the fourth and the final quarter Grant Fiscal report due by the 10<sup>th</sup> of July and the fourth and final narrative and distribution fiscal reports for the fiscal year due the last working day of July. Annual protocols for the screening, treatment, and compliance monitoring components are due the last working day of July for the current fiscal year. The annual reports which include program evaluation are due the last working day of August for the prior fiscal year.
8. Compliance with the current Local DWI Grant Program Screening Guidelines. To avoid any conflict of interest, or appearance of conflict of interest, screeners should not be affiliated with any contracted treatment agency. Clients will be given options (a list of available providers) for alcohol related treatment and will not be *mandated* to a particular treatment agency.
9. If applicable to the applicant, compliance with the requirements of the Health Insurance Portability and Accountability Act of 1996 (HIPAA) and the Department of Health and Human Services regulation entitled "Standards for Privacy of Individually Identifiable Health Information", 45 CFR Parts 160 and 164, applicable to entities covered by HIPAA; (the HIPAA Regulations).
10. Any distribution program under run amount for the fiscal year must be returned to the Local DWI Grant Fund by September 30 of the following fiscal year. Failure to remit an under run to the Local DWI Grant Fund will cause suspension of grant reimbursements and/or future distributions until the remittance is made.
11. Grant program under runs revert to the Local DWI Grant Fund.
12. Compliance with all applicable conditions and requirements prescribed by the Division in relation to receipt/accountability of State Funds.
13. The grant applicant will follow the scope of work for the grant program, as negotiated with the Local Government Division, and in accordance with the local planning council's approved plan. The applicant will submit any proposed modifications/amendments to the scope of work to the Division for its approval, prior to execution.
14. The distribution program applicant will follow the local planning council's application as approved by DWI Grant Council in the application review process. The applicant will submit any proposed modifications/amendments to this proposal to the Division for its written approval, prior to execution of changes to programs.



- 15. Compliance with conflict of interest prohibitions whereby no member, officer, or employee of the grant or the distribution program, or its designee or agents, no voting member of the local planning council or of the governing body of the locality in which the program is situated, and no other public official of such locality who exercises any functions or responsibilities with respect to the program during his/her tenure (or for one year thereafter) shall have any interest, direct or indirect, in any contract or subcontract for work to be performed in the program. The grant and/or the distribution program shall incorporate, in all such contracts or subcontracts, a provision prohibiting such interest pursuant to the purposes of these stated provisions.
- 16. Compliance with the maintenance of records as will fully disclose the amount and disposition of the total funds from all sources budgeted for the grant or distribution agreement period, the purpose of undertaking for which such funds were used and the amount and nature of all contributions from other sources, and such other records as the Division shall prescribe. All Program records must adhere to the New Mexico State Records Center and Archives Rule for Functional Retention and Disposition Schedule, 1.21.2 NMAC.
- 17. The applicant will provide access to authorized State officials and representatives of all books, accounts, records, reports, files, and other papers, things, or property pertaining to the project in order to make audits, examinations, excerpts and transcripts.
- 18. The applicant will provide DFA's auditor and evaluator timely access to all program records and information. Additionally, the applicant will assure that records of subcontractors working for the applicant are retained and made available to DFA's auditor and evaluator.

Barbara Baca,Chair

County Commission Chairperson (or Designee) (Please Print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Attachment: FY25 Distribution Statement of Assurances (SIGNATURE REQUIRED) (21739 : FY25 Local DWI Program Distribution and Grant



# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: Department of Behavioral Health Services  
 Prepared By: Fran Romero-Martinez  
 Director: Greg E. Perez  
 DCM: Greg Perez  
 Sponsors: Greg E. Perez

**Title:** FY25 Local DWI Program Alcohol Detoxification Grant Application

## Action:

Motion to:

1. Approve Administrative Resolution **AR 2024-** authorizing the submittal of the FY25 DFA Local DWI Detox Grant Application to the State of New Mexico Department of Finance and Administration - Local Government Division.
2. Approve a Memorandum of Understanding (MOU) between Bernalillo County and NMDFA/ Local Government Division/DWI Program.
3. Authorize the County Manager to execute agreements, amend contracts and other related documents as requested.

## Summary:

The Alcohol Detoxification Grant is intended to address the alcohol misuse problem of adults within Bernalillo County. The detox facility, located at the Comprehensive Assessment and Resiliency Through Excellence Campus (CARE Campus), is a short term, no more than 10 days, social model detox program for Bernalillo County residents.

Bernalillo County is one of six counties in New Mexico that receive this grant funding. The grant is awarded at \$1.7 million annually per state statute and is funded from the liquor excise tax.

Staff requests the Board approve the motions pursuant to Administrative Resolution AR 2023-77.

## Attachments:

- FY25 Detox Administrative Resolution (SIGNATURE REQUIRED) (PDF)
- FY25 Alcohol Detoxification Grant Funding Application Cover Sheet (SIGNATURE REQUIRED) (PDF)
- FY25 Detox Memorandum of Understanding (SIGNATURE REQUIRED) (PDF)

## Staff Analysis Summary:

Department of Behavioral Health Services Jessica Jaramillo Review Completed  
01/12/2024 4:20 PM

Public Safety Division Leana Martinez Review Completed 01/16/2024  
8:09 AM

Procurement & Business Services Jesus A. Muniz Review Completed  
01/24/2024 3:31 PM

No comment required on the proposed motion; however, proper Purchasing procedures will be followed for any and all related procurements. Jesus Muniz, Purchasing Administrator, 1/24/2024.

Risk Management Armany Mansour Review Completed 01/24/2024 3:35 PM

Budget Jackie Sanchez Review Completed 01/31/2024 2:46 PM

I have reviewed and recommend the approval of this agenda item. JS 013124

Finance Shirley Ragin Review Completed 01/31/2024 2:49 PM

Reviewed and recommend approval. SMR 1/31/2024

Legal John T. Grubestic Review Completed 02/01/2024 8:12 AM

Reviewed and approved. JTLG

County Manager Angela Lucero Review Completed 02/15/2024 9:41 AM

This grant addresses the alcohol abuse problems of adults within Bernalillo County, and Bernalillo County is one of six counties in New Mexico that receive this funding. I recommend approval. JMB 2/14/2024

Board of County Commissioners Julie Anne Baca Meeting Pending  
02/20/2024 5:00 PM

**BERNALILLO COUNTY**

**BOARD OF COUNTY COMMISSIONERS**

**ADMINISTRATIVE RESOLUTION NO. \_\_\_\_\_**

1        **A RESOLUTION AUTHORIZING THE COUNTY TO SUBMIT AN**  
2        **APPLICATION TO THE DEPARTMENT OF FINANCE AND ADMINISTRATION,**  
3        **LOCAL GOVERNMENT DIVISION TO PARTICIPATE IN THE LOCAL**  
4        **DETOXIFICATION GRANT PROGRAM.**

5  
6        WHEREAS, the Legislature enacted Section 11-6A-1 through 11-6A-6 NMSA 1978 as  
7        amended to address the serious problems of Driving While Intoxicated (DWI) in the State;  
8        and

9        WHEREAS, a program is established to make grant and distribution funding available to  
10       counties and municipalities for new, innovative or model programs, services or activities to  
11       prevent or reduce the incidence domestic abuse related to DWI, DWI, alcoholism and alcohol  
12       abuse; and

13       WHEREAS, the county DWI planning council and other governmental entities approval  
14       must be received in order to apply for Detoxification Grant funding; and

15       WHEREAS, the County, along with participating agencies, is making an application to  
16       the Department of Finance and Administration, Local Government Division for program  
17       funding.

18       NOW THEREFORE, BE IT RESOLVED by the governing body  
19       of County of Bernalillo, that the County Commission Chairperson, on behalf of the  
20       County and all participating entities is authorized to submit an application for  
21       Detoxification Grant Fiscal Year 2025 program funding under the regulations  
22       established by the Local Government Division.

23  
24       APPROVED AND ADOPTED by the governing body at its meeting of \_\_\_\_\_ , 2024

**BOARD OF COUNTY COMMISSIONERS**

25  
26       \_\_\_\_\_  
27       Barbara Baca, Chair

28  
29       \_\_\_\_\_  
30       Eric C. Olivas, Vice-Chair

31  
32

Attachment: FY25 Detox Administrative Resolution (SIGNATURE REQUIRED) (21738 : FY25 Local DWI Program Alcohol Detoxification Grant

CONTINUATION PAGE 2, ADMINISTRATIVE RESOLUTION AR 2024-\_\_\_\_\_ .

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\_\_\_\_\_  
Steven Michael Quezada, Member

\_\_\_\_\_  
Adriann Barboa, Member

\_\_\_\_\_  
Walt Benson, Member

APPROVED AS TO FORM:

\_\_\_\_\_  
W. Ken Martinez, County Attorney

ATTEST:

\_\_\_\_\_  
Linda Stover, County Clerk

ATTEST:

\_\_\_\_\_  
DWI Planning Council Member

Attachment: FY25 Detox Administrative Resolution (SIGNATURE REQUIRED) (21738 : FY25 Local DWI Program Alcohol Detoxification Grant

Alcohol Detoxification Grant Funding Application Cover Sheet  
Local DWI Grant Program  
Local Government Division  
Department of Finance and Administration

County/Municipality: \_\_\_\_\_

**Program Coordinator:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**Fiscal Agent as listed on current W-9:**

Contact Person: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City, Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Total Alcohol Detoxification Funding Request: \_\_\_\_\_

**Certification:**

The attached resolution adopted by the governing body of \_\_\_\_\_ on \_\_\_\_\_  
(Applicant) (Date)  
authorizes the applicant to file this application for assistance from the State of New Mexico.

To the best of my knowledge, the information presented in this application is true and correct.

Barbara Baca, Chair  
\_\_\_\_\_  
Printed Name/Title

\_\_\_\_\_  
Signature of County Commissioner/Mayor

Attachment: FY25 Alcohol Detoxification Grant Funding Application Cover Sheet (SIGNATURE REQUIRED) (21738 : FY25 Local DWI Program

## MEMORANDUM OF UNDERSTANDING

The Bernalillo County DWI Program (hereinafter referred to as the “Program”) and the New Mexico Department of Finance and Administration/Local Government Division/ Driving While Intoxicated Program (hereinafter referred to as “Division”) hereby exchange the following assurances and enter into the following Memorandum of Understanding (MOU):

The Division assures:

1. That Division is in full compliance with the provisions concerning security for records and research activities in accordance with Federal Confidentiality regulations, 42 CFR Part 2.16 and 2.52.
2. That client identifying information will not be re-disclosed except back to the Program from which the information was obtained, or according to the terms of this MOU.
3. That in receiving, storing, processing, or otherwise dealing with any information from the Program about the clients in the Program, the Division acknowledges it is bound by the provisions of the Federal confidentiality regulations, 42 CFR Part 2.
4. That the Division shall undertake to resist any effort to obtain access to information pertaining to patients otherwise than as expressly provided for in the Federal confidentiality regulations, 42 CFR Part 2.
5. That the Division is not a “covered entity” as defined by the Department of Health and Human Services Regulations entitled “Standards for Privacy of Individually Identifiable Health Information”, 45 CFR Parts 160 and 164, implementing the Health Insurance Portability and Accountability Act of 1996 (HIPAA); (the HIPAA Regulations).
6. That the Division shall never possess treatment or maintain any “individually identifiable health information” or transmit “protected health information” as defined by the HIPAA Regulations and in the Health Information Technology for Economic and Clinical Health Act of 2009 (HITECH Act).

The Program agrees to:

1. Upon request, provide the Division or other parties authorized with client records for those clients provided services through the Local Government Division DWI Grant Program, for the purpose of conducting outcome

monitoring research activities, and evaluation of LDWI Program interventions.

- 2. If applicable, comply with the requirements of the Health Insurance Portability and Accountability Act of 1996 (HIPAA), the Health Information Technology for Economic and Clinical Health Act of 2009 (HITECH Act) and the Department of Health and Human Services Regulation entitled “Standards for Privacy of Individually Identifiable Health Information”, 45 CFR Parts 160 and 164, applicable to entities covered by HIPAA; (the HIPAA Regulations).
- 3. Report or transmit data to the Division that deletes and contains no “individually identifiable health information” or “protected health information” as defined by the HIPAA Regulations and the Health Information Technology for Economic and Clinical Health Act of 2009 (HITECH Act).

Barbara Baca, Chair

\_\_\_\_\_  
County Commission Chairperson (or Designee)  
(Please Print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Wesley Billingsley, Director  
Local Government Division

\_\_\_\_\_  
Date

Attachment: FY25 Detox Memorandum of Understanding (SIGNATURE REQUIRED) (21738 : FY25 Local DWI Program Alcohol Detoxification





# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: Metropolitan Detention Center  
 Prepared By: Emily Madrid  
 Director: Rosanne Otero  
 DCM: No DCM  
 Sponsors: Julie Morgas Baca, Shirley Ragin

**Title:** MDC Handheld Radios

## Action:

Motion to:

1. Approve Financial Resolution, **FR 2024-** to appropriate and budget the purchase 110 Handheld radios for MDC in the amount of \$393,740.00.
2. Authorize the utilization of State of New Mexico Price Agreement #10-00000-20-00048 pursuant to the County Ordinance Sec 2-371 (Existing Government Contracts).
3. Authorize expenditures exceeding the \$300,000 threshold of the County Manager signature authority limit pursuant to Administrative Resolution AR 2023-77.
4. Authorize the County Manager to execute the Agreement for Motorola and to approve subsequent Renewal Agreements and/or Amendments.

## Summary:

MDC uses handheld 2-way radios to ensure safety within the facility and protect security, operations, and contractor staff. All Correctional Officers are provided a two-way radio according to CBA 35.3. These radios assist staff by providing immediate response for emergencies or assistance and the ability to maintain constant communication.

MDC's operational staff and contractors are issued handheld radios as well. Currently, due to the shortage of handheld 2-way radios, MDC has been pulling radios from our contractors so they can be reissued to Correctional Officers. This has created a shortage of the radios that can be issued to contracted staff. MDC needs to purchase a total 280 handheld 2-way radios to ensure staff and contractors are issued radios for safety and for necessary communications. The 280 radios will be purchased over the period of 3 Fiscal Years.

Staff is requesting Board approval for one-time funding appropriation and to utilize SPA #10-00000-20-00048 and requests authorization for the County Manager to execute the Agreement and subsequent Renewal Amendments with Motorola Solutions Inc.

## Attachments:

- FR-MDC Handheld Radios.Final (DOCX)
- FAF-MDC Handheld Radios.Final (XLSM)

## Staff Analysis Summary:

Metropolitan Detention Center      Rosanne Otero Review      Completed      02/09/2024  
4:06 PM

Procurement & Business Services      Natasha Millenbah      Review      Completed  
02/12/2024 3:08 PM

Proper Purchasing procedures have been followed for the referenced procurement. New Mexico State Price Agreement 10-00000-20-00048 will be followed for any and all related procurements. Natasha Millenbah, Purchasing Administrator, 2/12/2024.

Budget Jackie Sanchez      Review      Completed      02/14/2024 8:34 AM

I have reviewed and recommend the approval of this agenda item. JS 2/14/24

Risk Management      Armany Mansour      Review      Completed      02/14/2024 11:38 AM

Information Technology      Robert L. Benavidez      Review      Completed      02/14/2024  
4:41 PM

Public Safety Division      Greg E. Perez      Review      Completed      02/14/2024 4:54 PM

Finance      Shirley Ragin      Review      Completed      02/15/2024 10:45 AM

Reviewed and recommend approval. SMR 2/15/2024

Legal John T. Grubestic      Review      Completed      02/15/2024 11:15 AM

Approved as to form. JTLG

County Manager      Angela Lucero Review      Completed      02/15/2024 11:38 AM

The request is for additional 2-way radios at the MDC as there is currently a shortage. I recommend approval. JMB 2/15/2024

Board of County Commissioners      Julie Anne Baca      Meeting      Pending  
02/20/2024 5:00 PM

**BERNALILLO COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**

**FINANCIAL RESOLUTION NO. \_\_\_\_\_**

1  
2 To request the following BUDGET INCREASE for the purpose of accepting and  
3 budgeting funds from GENERAL FUND-FUND BALANCE APPROPRIATION to support  
4 Metropolitan Detention Center (MDC) handheld radios for Corrections Officers, Staff and  
5 Medical to ensure smooth operations and safety for all persons in and at MDC, allowing instant  
6 communication contact through two-way radio usage.

7 WHEREAS, at a regular meeting of the BOARD OF COUNTY COMMISSIONERS OF  
8 BERNALILLO COUNTY, held on February 20, 2024, the following was among the  
9 proceedings:

<u>Source:</u>	<u>Amount</u>
<b>FUND BALANCE APPROPRIATION-GENERAL FUND</b>	
11001   220201   499800	393,740.00
<b>TOTAL SOURCES</b>	393,740.00
<u>Expenditure:</u>	
<b>HANDHELD RADIO EQUIPMENT &amp; MAINTENANCE</b>	
11001   400100   521050	393,740.00
<b>TOTAL EXPENDITURES</b>	393,740.00

10 WHEREAS, the above budget increase is necessary, and funds are available from the  
11 above stated source.

Attachment: FR-MDC Handheld Radios.Final [Revision 1] (21854 : MDC Handheld Radios)

12 WHEREAS, after approval from the Department of Finance and Administration, Local  
13 Government Division, the above action shall be taken and all necessary adjustments shall be  
14 made.

15 NOW, THEREFORE, be it resolved by the Board of County Commissioners, the  
16 governing body of the County of Bernalillo that this budget increase having been duly heard is  
17 hereby adopted this 20th day of FEBRUARY, 2024.

18 **BOARD OF COUNTY COMMISSIONERS**

19 \_\_\_\_\_  
20 Barbara Baca, Chair

21 \_\_\_\_\_  
22 Eric C. Olivas, Vice-Chair

23 \_\_\_\_\_  
24 Steven Michael Quezada, Member

25 \_\_\_\_\_  
26 Adriann Barboa, Member

27 \_\_\_\_\_  
28 Walt Benson, Member

29 ATTEST:

30 \_\_\_\_\_  
31 Linda Stover, County Clerk

32 REVIEWED BY:

33 \_\_\_\_\_  
34 Shirley Ragin, Deputy County Manager for Finance

35 APPROVED AS TO FORM:

36 \_\_\_\_\_  
37 W. Ken Martinez, County Attorney



Attachment: FR-MDC Handheld Radios.Final [Revision 1] (21854 : MDC Handheld Radios)



# FINANCIAL ANALYSIS FORM

## SECTION 1: GENERAL INFORMATION

Request Type: Agenda Item/Financial Resolution (FR)

Date: February 20, 2024

Department: Metropolitan Detention Center (MDC)

Form Prepared By:  
(Name, Title & Phone Number) Emily Madrid, Senior Fiscal Administrator 839-8737

Form Reviewed By:  
(Budget Office Staff Name, Title, & Phone Number) Andrea Arellanes, Budget Analyst, 505-355-1084  
(1 thru 5 or all) BCC District: All

## SECTION 2: REQUEST OVERVIEW

MDC is requesting a General Fund-Fund Balance Appropriation to purchase and maintain 110 handheld radios and a recurring amount of 85 radios added annually for 2 additional fiscal years. MDC is requesting \$40,000 annually for Radio maintenance.

CIP Database Project ID number(s):

## SECTION 3: FUNDING SOURCE AND/OR REVENUE IMPACT

REQUIRES IMPACTED DEPARTMENT ACTION TO BUDGET IN FUTURE FISCAL YEARS

Funding Source	NEW	EXISTING	FY24	FY25	FY26	FY27	FY28	TOTALS
<b>RECURRING</b>								
Fund Balance Appropriation-General Fund	x			40,000	40,000			\$ 80,000
<b>SUB-TOTAL RECURRING</b>			-	40,000	40,000	-	-	\$ 80,000
<b>NON-RECURRING</b>								
Fund Balance Appropriation-General Fund	x		393,740	273,345	281,545			\$ 948,630
<b>SUB-TOTAL NON-RECURRING</b>			393,740	273,345	281,545.04			\$ 948,630
<b>Total Revenues</b>			393,740	313,345	321,545	-	-	\$ 1,028,630

\*New = New Funding Request/Not Currently Budgeted OR  
Existing = Funding Exists in the Budget

**TOTAL REVENUES \$ 1,028,630**

## SECTION 4: EXPENDITURE & STAFF IMPACT

REQUIRES IMPACTED DEPARTMENT ACTION TO BUDGET IN FUTURE FISCAL YEARS

Expenditure Description	NEW	EXISTING	FY24	FY25	FY26	FY27	FY28	TOTALS
<b>RECURRING</b>								
Handheld Radio Maintenance	x		40,000	40,000	40,000			\$ 120,000
<b>SUB-TOTAL RECURRING</b>			40,000	40,000	40,000			\$ 120,000
<b>NON-RECURRING</b>								
Handheld Radios Equipment	x		353,740	273,345	281,545			\$ 908,630
<b>SUB-TOTAL NON-RECURRING</b>			353,740	273,345	281,545			\$ 908,630
<b>Sub-total Operating Expenditures</b>			\$ 393,740	\$ 313,345	\$ 321,545			\$ 1,028,630

\*New = New Funding Request/Not Currently Budgeted OR  
Existing = Funding Exists in the Budget

Staff Position Title	Status*	New	Existing	FY24	FY25	FY26	FY27	FY28	TOTALS
Non Applicable									\$ -
<b>"Staffing Request Detail"</b>									
<b>Sub-total Staff Cost Expenditures</b>									
				-	-	-	-	-	\$ -

\*Status of Position enter FT = Full-Time Equivalent, PT = Part-Time FTE, T = Term

**TOTAL EXPENDITURES 393,740 313,345 321,545 - - 1,028,630**

**TOTAL EXPENDITURES \$ 1,028,630**

Attachment: FAF-MDC Handheld Radios.Final (21854 : MDC Handheld Radios)



## FINANCIAL ANALYSIS FORM

### SECTION 5: NARRATIVE

#### FISCAL IMPLICATIONS

Historical Information and Existing Funding (include match and in-kind funding) - There is no existing funding for MDC handheld radio equipment. The purchase of 110 handheld radios is necessary since they are either damaged or lost, resulting in the need of replacing 110 handheld radios, plus 85 annually thereafter for 2 years. We currently do not have any available handheld radios to issue to the cadets who are graduating; therefore, MDC is having to pull some handheld radios from vendors so we can issue them to graduating cadets.

Current Financial Impact of Proposed Action - The one-time FY24 costs for the 110 radios is \$353,740 plus gross receipts tax (GRT), and \$40,000 is being requested annually for maintenance.

Future Financial Implications - An annual one-time cost of \$273,345 (plus GRT) plus an estimated 3% increase for two years will be needed for 85 radios each year. Beyond the two years, MDC may have a need for radio replacement funding every 2 to 3 years.

#### OTHER SIGNIFICANT ISSUES

Departmental Impacts - Upon approval, MDC will have enough radios for the staff, vendors, and volunteers.

Impacts to Other Departments - The recurring maintenance budget will be moved to Public Safety since that department oversees the radio program. An amendment to their existing agreement will need to be completed. MDC will be using the State Pricing Agreement 10-0000-20-00048 to procure radio equipment.

Interdepartmental Communication - None at this time.

#### JUSTIFICATION

Mandated - This is not mandated.

Program Relevance - The mission of the MDC is to protect and provide a safe and secure environment for both inmates and staff under the principles of direct supervision in accordance with the American Correctional Association (ACA) standards. The new radios will provide a safe and secure environment for both inmates and staff.

Other Relevant Information - None at this time.

#### ALTERNATIVES

If this request is not approved the MDC will continue to have a radio shortages which places staff and vendors in jeopardy by not being in communication with the happenings of the facility.

#### BUDGET OFFICE REVIEW

Budget staff has reviewed the financial analysis form and sees no issues prohibiting approval.

Attachment: FAF-MDC Handheld Radios.Final (21854 : MDC Handheld Radios)



# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: Office of Criminal Justice and Behavioral Health Initiatives

Prepared By: Amber M. Salazar

Director: Pamela S. Acosta

DCM: No DCM

Sponsors: Pamela S. Acosta, Julie Morgas Baca

**Title:** Addiction Treatment Advisory Board Appointment

## Action:

Motion to approve the appointment of William Campbell representing the Substance Use Disorder Treatment Provider to the Addiction Treatment Advisory board for a three-year term.

## Summary:

Bernalillo County is currently benefiting from the services of the Addiction Treatment Advisory Board, which was established on March 28, 2017. The board is staffed with medical professionals and addiction specialists who make policy recommendations to help align the County's programming and methods used for service delivery related to addiction treatment and harm reduction services. The county promotes initiatives, advocates, and provides services to individuals afflicted with mental illness, substance use, and/or co-occurring disorders. Service efforts have been expanded to include crisis stabilization and the use of pharmacological medications in combination with counseling and behavioral therapies that provide patients with a holistic approach to the treatment of substance use disorders. Further efforts will include outpatient services that will expand the pharmacological formulary to include psychotropic medications.

The Addiction Treatment Advisory Board requests that Board of County Commissioners appoint William Campbell to the Addiction Treatment Advisory Board representing the Substance Use Disorder Treatment Provider for a three-year term.

## Attachments:

- 1170 William Campbell (1) (PDF)

## Staff Analysis Summary:

Office of Criminal Justice and Behavioral Health Initiatives	Pamela S. Acosta	Review
Completed	02/09/2024 1:11 PM	
Board of County Commissioners	Julie Anne Baca	Meeting
02/20/2024 5:00 PM		Pending





Applicant: I have extensive experience both with primary care integrated behavioral health programming and with tech-based behavioral health tools.

**Medical Professionals**

Applicant: As a clinical scientist and provider working in Bernalillo County, I frequently collaborate with other providers and administrators in the New Mexico to meet the needs of our patients.

**Addiction Treatment Specialists**

Applicant: My clinical training emphasis was in the assessment and treatment of problem alcohol and drug use. I have worked in community settings, the VA, formal treatment settings, and now in private practice. I also develop and implement tech-based tools for problem alcohol and drug use.

I agree with Gabor Mate and others who think that problem drug use begins more often than not as the sequelae of trauma, attachment disorders, and other interpersonal problems.

I'm a clinical scientist. My approach is behavioral and existential, and I also received formal training in spirituality and psychology.

**Workflow**

<b>Name</b>	<b>Description</b>	<b>Status</b>	<b>Date</b>
Clerks	Schedule	IN PROGRESS	
Clerks	Appoint	PENDING	

Attachment: 1170 William Campbell (1) (21937 : Addiction Treatment Advisory Board Appointment)



# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: Finance  
 Prepared By: Audra Garcia  
 Director: Shirley Ragin  
 DCM: Shirley Ragin  
 Sponsors: Shirley Ragin

**Title:** Metropolitan Detention Center Health Authority Budget Request

## Action:

Motion to:

1. Approve Financial Resolution **FR 2024-** to accept and budget the Metropolitan Detention Center Healthcare Authority funding in the amount of \$21,945,332, as the Fiscal Agent.
2. Approve Financial Resolution **FR 2024-** to accept and budget the Metropolitan Detention Center Healthcare Authority funding for the medical services being provided at the facility in the amount of \$800,000, as the Fiscal Agent.

## Summary:

On July 14, 2023, the Metropolitan Detention Center Health Care Authority, (the "**MDC Authority**"), entered into a Fiscal Agency agreement retaining Bernalillo County as its fiscal agent to manage, disburse, and account for funds related to the projects or programs. Pursuant to the JPA the Fiscal Agent is also the funding entity for the operations of the MDC Authority. The Fiscal Agent shall provide the MDC Authority with sufficient funds to enable the Fiscal Agent to carry out its obligations on behalf of the MDC Authority. Bernalillo County and UNM Hospital established working groups to collaborate on the intricate details of this partnership to ensure a plan and an agreement in place to prevent a lapse in medical and behavioral health services for inmates at MDC.

Approval of the financial resolutions will ensure the MDC Authority has sufficient budget for the Fiscal Agent to manage, disburse, and account for funds related to the projects or programs.

### **Motion 1: Healthcare Authority funding \$21,945,332**

This motion approves the accepting and budgeting of \$21,945,332 from Bernalillo County per the Medical, Dental, Mental Health, and Psychiatric Services Professional Services Agreement. Approval of this financial resolution will ensure the MDC Authority has sufficient budget for the Fiscal Agent to manage, disburse, and account for funds related to the projects or programs.

### **Motion 2: Healthcare Authority funding \$800,000**

This motion approves the accepting and budgeting of \$800,000 from Bernalillo County to address the Metropolitan Detention Corrective Action Plan (CAP) based on the stipulated order. At the BCC meeting held on June 20, 2023, Agenda Item #20577, was approved appropriating \$800,000 for the purpose of funding the McClendon Stipulated Order addressing medical care at

the Metropolitan Detention Center, creating the CAP and the medical services being provided at the facility.

**Background:**

The county and UNM Hospital formed a partnership to provide medical and behavioral health services to inmates at the Metropolitan Detention Center, the largest county detention and behavioral health facility in New Mexico.

The Joint Powers Agreement (“JPA”) approved by the Board of County Commissioners on April 25, 2023, between the County and the University of New Mexico created an independent entity that ensures the delivery of stable, high-quality medical, dental, and mental health/psychiatric services to Metro Detention Center (“MDC”) detainees.

This entity, the “Metropolitan Detention Center Health Authority” is managed by a board with equal County and University membership. The six-member board is chaired by the CEO of the UNM Hospital. UNM’s President and the County Manager serve on the board and designated two additional members from their respective agencies. To ensure both agencies support board actions, all board actions must be approved by two of the three members from each agency. Meetings shall comply with the state’s Open Meetings Act requirements.

The Health Care Authority will work with the County and UNM to design a healthcare services delivery program for MDC, and a plan to implement delivery. The County will fund the Authority annually with an amount to be negotiated between the Authority and the UNM Hospital.

**Attachments:**

- 2024 Financial Resolution\_MDC HCA Services (DOCX)
- 2024 Financial Resolution\_MDC HCA Judgement (DOCX)
- FAF-MDC Health Care Authority (XLSM)
- MDC-BC-UNMH-FISCAL AGENCY AGREEMENT-Signed (PDF)

**Staff Analysis Summary:**

Procurement & Business Services	Natasha Millenbah	Review	Completed
	02/09/2024 9:59 AM		

No comment required on the proposed motion; however, proper Purchasing procedures will be followed for any and all related procurements. Natasha Millenbah, Purchasing Administrator, 02/09/2024

Risk Management	Armany Mansour	Review	Completed	02/09/2024 11:25 AM
Budget	Jackie Sanchez	Review	Completed	02/14/2024 4:49 PM
I have reviewed and recommend the approval of this agenda item. JS 02/14/24				
Legal	John T. Grubestic	Review	Completed	02/15/2024 11:15 AM
Approved as to form. JTLG				
Finance	Shirley Ragin	Review	Completed	02/15/2024 12:11 PM

Reviewed and recommend approval. This agenda item budgets the funding for the MDCHCA to meet contractual obligations. Bernalillo County acts as the fiscal agent. SMR 2/15/2024  
County Manager Angela Lucero Review Completed 02/15/2024 12:37 PM  
Approval of the financial resolutions will ensure the MDC Authority has sufficient budget for the Fiscal Agent to manage, disburse, and account for funds related to the projects or programs. I recommend approval. JMB 2/15/2024  
Board of County Commissioners Julie Anne Baca Meeting Pending  
02/20/2024 5:00 PM

**BERNALILLO COUNTY**

**BOARD OF COUNTY COMMISSIONERS**

**FINANCIAL RESOLUTION NO. \_\_\_\_\_**

1  
2 To request the following BUDGET INCREASE for the purpose of accepting and  
3 budgeting funds from Metropolitan Detention Center (MDC) Healthcare Authority Revenue to  
4 support Bernalillo County acting as the fiscal agent for the MDC Authority, to manage, disburse,  
5 and account for funds related to the projects or programs.

6 WHEREAS, at a regular meeting of the BOARD OF COUNTY COMMISSIONERS OF  
7 BERNALILLO COUNTY, held on February 20, 2024, the following was among the  
8 proceedings:

<u>Source:</u>	<u>Amount</u>
MDC Healthcare Authority Revenue	
31011   450800   486123	\$21,945,332.07
<b>TOTAL SOURCES</b>	\$21,945,332.07
<u>Expenditure:</u>	
MDC Healthcare Authority Services	
31011   450800   521058	\$21,945,332.07
<b>TOTAL EXPENDITURES</b>	\$21,945,332.07

9 WHEREAS, the above budget increase is necessary, and funds are available from the  
10 above stated source.

11 WHEREAS, after approval from the Department of Finance and Administration, Local  
12 Government Division, the above action shall be taken and all necessary adjustments shall be  
13 made.

Attachment: 2024 Financial Resolution\_MDC HCA Services (21807 : MDC Health Authority Budget Request)

14 NOW, THEREFORE, be it resolved by the Board of County Commissioners, the  
15 governing body of the County of Bernalillo that this budget increase having been duly heard is  
16 hereby adopted this 20th day of February, 2024.

17  
18 **BOARD OF COUNTY COMMISSIONERS**

19  
20 \_\_\_\_\_  
21 Barbara Baca, Chair

22  
23 \_\_\_\_\_  
24 Eric C. Olivas, Vice-Chair

25  
26 \_\_\_\_\_  
27 Steven Michael Quezada, Member

28  
29 \_\_\_\_\_  
30 Adriann Barboa, Member

31  
32 \_\_\_\_\_  
33 Walt Benson, Member

34  
35 ATTEST:

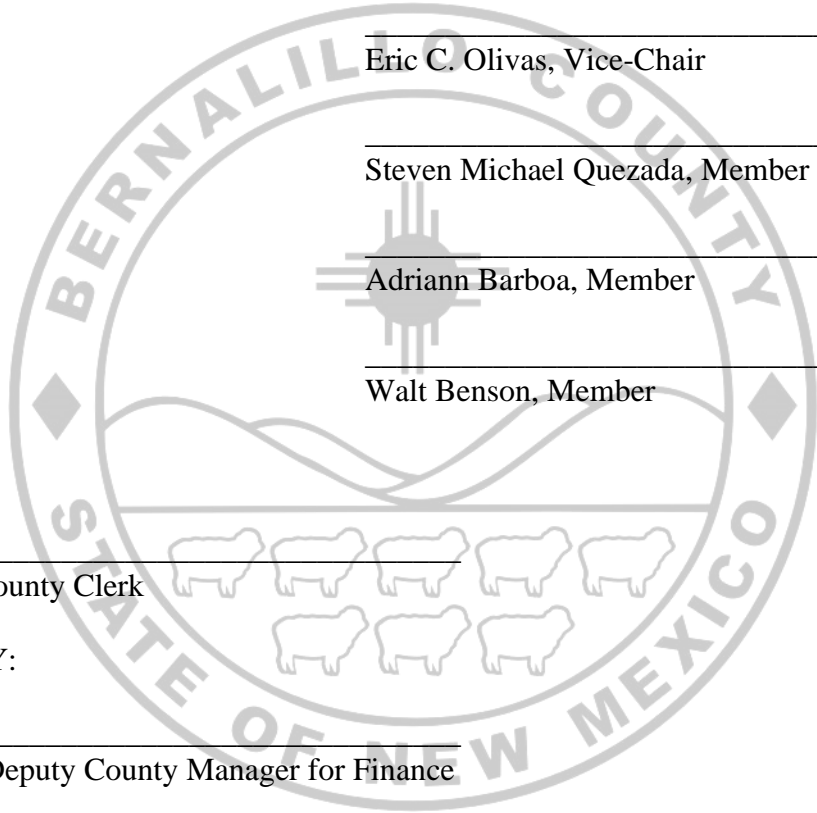
36 \_\_\_\_\_  
37 Linda Stover, County Clerk

38  
39 REVIEWED BY:

40  
41 \_\_\_\_\_  
42 Shirley Ragin, Deputy County Manager for Finance

43  
44 APPROVED AS TO FORM:

45  
46 \_\_\_\_\_  
47 W. Ken Martinez, County Attorney



Attachment: 2024 Financial Resolution\_MDC HCA Services (21807 : MDC Health Authority Budget Request)

**BERNALILLO COUNTY**

**BOARD OF COUNTY COMMISSIONERS**

**FINANCIAL RESOLUTION NO. \_\_\_\_\_**

1  
2 To request the following BUDGET INCREASE for the purpose of accepting and  
3 budgeting funds from Metropolitan Detention Center (MDC) Healthcare Authority  
4 Settlement/Judgement to support Bernalillo County acting as the fiscal agent for the MDC  
5 Authority, to manage, disburse, and account for funds related to the stipulated settlement  
6 agreement towards a Medical Corrective Action Plan (“CAP”).

7 WHEREAS, at a regular meeting of the BOARD OF COUNTY COMMISSIONERS OF  
8 BERNALILLO COUNTY, held on February 20, 2024, the following was among the  
9 proceedings:

<u>Source:</u>	<u>Amount</u>
<u>MDC Healthcare Settlements/Judgements</u>	
31011   450800   486106	\$800,000
<b>TOTAL SOURCES</b>	\$800,000
<u>Expenditure:</u>	
<u>Equipment Supplies</u>	
31011   450800   541100   2800675	\$800,000
<b>TOTAL EXPENDITURES</b>	\$800,000

10 WHEREAS, the above budget increase is necessary, and funds are available from the  
11 above stated source.

Attachment: 2024 Financial Resolution\_MDC HCA Judgement (21807 : MDC Health Authority Budget Request)

12 WHEREAS, after approval from the Department of Finance and Administration, Local  
13 Government Division, the above action shall be taken and all necessary adjustments shall be  
14 made.

15 NOW, THEREFORE, be it resolved by the Board of County Commissioners, the  
16 governing body of the County of Bernalillo that this budget increase having been duly heard is  
17 hereby adopted this 20th day of February, 2024.

18  
19 **BOARD OF COUNTY COMMISSIONERS**

20  
21 \_\_\_\_\_  
22 Barbara Baca, Chair

23  
24 \_\_\_\_\_  
25 Eric C. Olivas, Vice-Chair

26  
27 \_\_\_\_\_  
28 Steven Michael Quezada, Member

29  
30 \_\_\_\_\_  
31 Adriann Barboa, Member

32  
33 \_\_\_\_\_  
34 Walt Benson, Member

35  
36 ATTEST:

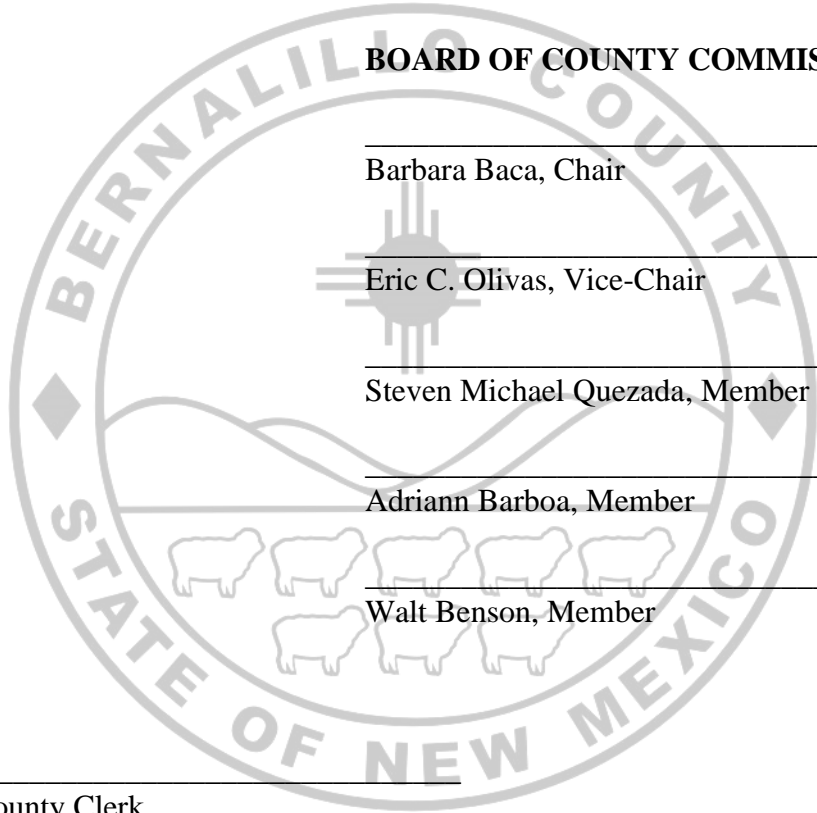
37 \_\_\_\_\_  
38 Linda Stover, County Clerk

39  
40 REVIEWED BY:

41 \_\_\_\_\_  
42  
43 Shirley Ragin, Deputy County Manager for Finance

44  
45 APPROVED AS TO FORM:

46  
47 \_\_\_\_\_  
48 W. Ken Martinez, County Attorney



Attachment: 2024 Financial Resolution\_MDC HCA Judgement (21807 : MDC Health Authority Budget Request)





# FINANCIAL ANALYSIS FORM

## SECTION 1: GENERAL INFORMATION

Request Type: Agenda Item/Financial Resolution (FR)

Date: February 20, 2024

Department: Finance Division

Form Prepared By:

(Name, Title & Phone Number) Audra Garcia, Special Projects Coordinator, 505.448.1067

Form Reviewed By:

(Budget Office Staff Name, Title, & Phone Number) Carlos Sanchez, Senior Budget Analyst, 505-468-7314  
(1 thru 5 or all) BCC District: All Districts

## SECTION 2: REQUEST OVERVIEW

Approve Financial Resolution to accept and budget the Metropolitan Detention Center Healthcare Authority funding in the amount of \$ 22,745,332.

CIP Database Project ID number(s):

## SECTION 3: FUNDING SOURCE AND/OR REVENUE IMPACT

REQUIRES IMPACTED DEPARTMENT ACTION TO BUDGET IN FUTURE FISCAL YEARS

Funding Source	NEW	EXISTING	FY24	FY25	FY26	FY27	FY28	TOTALS
<b>RECURRING</b>								
MDC Health Care Authority Revenue	X		21,945,332	21,802,305	22,456,374	23,130,065	23,823,967	\$ 113,158,044
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
<b>SUB-TOTAL RECURRING</b>			<b>21,945,332</b>	<b>21,802,305</b>	<b>22,456,374</b>	<b>23,130,065</b>	<b>23,823,967</b>	<b>\$ 113,158,044</b>
<b>NON-RECURRING</b>								
Settlements/Judgements	X		800,000					\$ 800,000
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
<b>SUB-TOTAL NON-RECURRING</b>			<b>800,000</b>					<b>\$ 800,000</b>
<b>Total Revenues</b>			<b>22,745,332</b>	<b>21,802,305</b>	<b>22,456,374</b>	<b>23,130,065</b>	<b>23,823,967</b>	<b>\$ 113,958,044</b>

\*New - New Funding Request/Not Currently Budgeted OR  
Existing - Funding Exists in the Budget

**TOTAL REVENUES \$ 113,958,044**

## SECTION 4: EXPENDITURE & STAFF IMPACT

REQUIRES IMPACTED DEPARTMENT ACTION TO BUDGET IN FUTURE FISCAL YEARS

Expenditure Description	NEW	EXISTING	FY24	FY25	FY26	FY27	FY28	TOTALS
<b>RECURRING</b>								
MDC Health Care Authority Services	X		21,945,332	21,802,305	22,456,374	23,130,065	23,823,967	\$ 113,158,044
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
<b>SUB-TOTAL RECURRING</b>			<b>21,945,332</b>	<b>21,802,305</b>	<b>22,456,374</b>	<b>23,130,065</b>	<b>23,823,967</b>	<b>\$ 113,158,044</b>
<b>NON-RECURRING</b>								
Equipment Supplies	X		800,000					\$ 800,000
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
								\$ -
<b>SUB-TOTAL NON-RECURRING</b>			<b>800,000</b>					<b>\$ 800,000</b>
<b>Sub-total Operating Expenditures</b>			<b>\$ 22,745,332</b>	<b>\$ 21,802,305</b>	<b>\$ 22,456,374</b>	<b>\$ 23,130,065</b>	<b>\$ 23,823,967</b>	<b>\$ 113,958,044</b>

\*New - New Funding Request/Not Currently Budgeted OR  
Existing - Funding Exists in the Budget

Staff Position Title	Stat us*	New Exist ing	FY24	FY25	FY26	FY27	FY28	TOTALS
Non Applicable								\$ -
*Staffing Request Detail								
<b>Sub-total Staff Cost Expenditures</b>								<b>\$ -</b>

\*Status of Position enter FT = Full-Time Equivalent, PT = Part-Time FTE, T = Term

<b>TOTAL EXPENDITURES</b>	<b>22,745,332</b>	<b>21,802,305</b>	<b>22,456,374</b>	<b>23,130,065</b>	<b>23,823,967</b>	<b>113,958,043.68</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 113,958,043.68</b>					

Attachment: FAF-MDC Health Care Authority [Revision 1] (21807 : MDC Health Authority Budget Request)



## FINANCIAL ANALYSIS FORM

### SECTION 5: NARRATIVE

#### FISCAL IMPLICATIONS

Historical Information and Existing Funding (include match and in-kind funding) - The Joint Powers Agreement ("JPA") approved by the Board of County Commissioners on April 25, 2023, between the County and the University of New Mexico created an independent entity that ensures the delivery of stable, high-quality medical, dental, and mental health/psychiatric services to Metro Detention Center ("MDC") detainees.

This entity, the "Metropolitan Detention Center Health Authority" is managed by a board with equal County and University membership. The six-member board is chaired by the CEO of the UNM Hospital. UNM's President and the County Manager serve on the board and designated two additional members from their respective agencies. To ensure both agencies support board actions, all board actions must be approved by two of the three members from each agency. Meetings shall comply with the state's Open Meetings Act requirements.

On July 14, 2023, the Metropolitan Detention Center Health Care Authority, (the "MDC Authority"), entered into a Fiscal Agency agreement retaining Bernalillo County as its fiscal agent to manage, disburse, and account for funds related to the projects or programs. As the Fiscal Agent, as provided in the JPA, is also the funding entity for the operations of the MDC Authority, the Fiscal Agent shall provide the MDC Authority with sufficient funds to enable the Fiscal Agent to carry out its obligations on behalf of the MDC Authority.

Current Financial Impact of Proposed Action - This financial resolution in the amount of \$22,745,332 will ensure the MDC Authority has sufficient budget for the Fiscal Agent to manage, disburse, and account for funds related to the projects or programs.

Future Financial Implications - The Fiscal Agency agreement is effective as of July 14, 2023 and shall continue until July 13, 2027.

#### OTHER SIGNIFICANT ISSUES

Departmental Impacts - MDC will be responsible for managing and disbursing funds on behalf of the Healthcare Authority.

Impacts to Other Departments - Finance Division in conjunction with Accounting and Budget will ensure proper budgeting, posting of funding, and preparing of financial reports and statements related to the operations and financial transactions on behalf of the Healthcare Authority.

Interdepartmental Communication - Communication with MDC will be needed to ensure funds available for use and funds are spent according to agreement.

#### JUSTIFICATION

Mandated - The MDC Authority was created pursuant to a joint powers entity established pursuant to the New Mexico Joint Powers Act, NMSA 1978, § 11-1-1 et seq. The Fiscal Agency agreement outlines the responsibilities of Bernalillo County acting as Fiscal Agent.

Program Relevance - This is supported by the Government Accountability Goal of the Strategic Plan to be a good steward of taxpayer dollars.

Other Relevant Information - A fiduciary fund has been established to ensure accurate posting of activities as recommended by Auditors.

#### ALTERNATIVES

If the FR is not approved, the County would be out of compliance with the Fiscal Agency agreement and would not be able to act as the Fiscal Agent.

#### BUDGET OFFICE REVIEW

The Budget office has reviewed the fiscal impact of this item and sees no issues prohibiting approval. These are not existing funds and therefore has an attached FR to budget both the revenue and expense.

## FISCAL AGENCY AGREEMENT

This FISCAL AGENCY AGREEMENT (the "**Agreement**") is entered into as of July 14, 2023, by and between the METROPOLITAN DETENTION CENTER HEALTH CARE AUTHORITY, a joint powers entity established pursuant to the New Mexico Joint Powers Act, NMSA 1978, § 11-1-1 et seq. (the "**MDC Authority**"), and the COMMISSIONERS OF BERNALILLO COUNTY (the "**Fiscal Agent**").

WHEREAS, the Fiscal Agent possesses the necessary expertise and resources to provide fiscal and administrative services to the MDC Authority in connection with certain projects or programs;

WHEREAS, the MDC Authority desires to engage the Fiscal Agent as its fiscal agent to manage, disburse, and account for funds related to the projects or programs;

NOW, THEREFORE, the parties agree as follows:

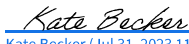
1. Engagement of Bernalillo County as Fiscal Agent. The MDC Authority hereby engages and retains the Fiscal Agent, and the Fiscal Agent hereby agrees to be so engaged and retained, as the fiscal agent for the MDC Authority on the terms and subject to the conditions of this Agreement.
2. Scope of Services: The Fiscal Agent shall act as the fiscal agent for the MDC Authority and shall provide the following services:
  - a. Receiving, holding, and disbursing funds in accordance with the Joint Powers Agreement (the "**JPA**") establishing the MDC Authority and in accordance with the terms and provisions of any agreements, including services agreement, between the MDC Authority and any health care services provider providing health care services at the Metropolitan Detention Center. In this connection, the Fiscal Agent will timely process all purchase orders and payment vouchers in respect of the MDC Authority.
  - b. Establishing and maintaining a bank account in the name of the MDC Authority and establishing and maintaining separate project accounts to ensure proper tracking and accountability of funds in accordance with generally accepted accounting principles consistently applied. More specifically, the Fiscal Agent will create an agency account within the Fiscal Agent's financial (accounting) system for the MDC Authority.
  - c. Preparing financial reports and statements related to the operations and financial transactions of the MDC Authority programs.

- d. Assisting in the preparation and submission of required financial documentation to relevant authorities including, without limitation, submission of such documents and instruments as may be necessary for the MDC Authority to obtain a Federal Tax Identification Number and a determination of non-profit status under the Internal Revenue Code.
  - e. Ensuring compliance with applicable laws, regulations, and contractual obligations related to financial management.
3. Term: This Agreement shall commence on July 14, 2023 and shall continue until July 13, 2027, unless terminated earlier as provided in this Agreement. Either party may terminate this Agreement by providing 180 days written notice to the other party.
  4. Funding: As the Fiscal Agent, as provided in the JPA, is also the funding entity for the operations of the MDC Authority, the Fiscal Agent shall provide the MDC Authority with sufficient funds to enable the Fiscal Agent carry out its obligations on behalf of the MDC Authority under this Agreement.
  5. Records and Reports:
    - a. The Fiscal Agent shall maintain accurate and complete records of all funds received, disbursed, and managed under this Agreement. These records shall be subject to audit by the MDC Authority or its designated representatives.
    - b. The Fiscal Agent shall provide regular financial reports to the MDC Authority's Governing Board, including but not limited to, statements of account, expenditure reports, and other financial documentation as requested by the MDC Authority.
  6. Confidentiality: The Fiscal Agent shall maintain the confidentiality of all non-public information received from the MDC Authority in connection with this Agreement. The Fiscal Agent shall not disclose such information to any third party without the prior written consent of the MDC Authority, unless required by law or court order, including, without limitation, compliance with the New Mexico Inspection of Public Records Act, NMSA 1978, § 14-2-1 *et seq.*
  7. Governing Law and Jurisdiction: This Agreement shall be governed by and construed in accordance with the laws of State of New Mexico. Any dispute arising under or in connection with this Agreement shall be subject to the exclusive jurisdiction of the courts of New Mexico.


- 8. Entire Agreement: This Agreement constitutes the entire agreement between the parties regarding the subject matter herein and supersedes all prior discussions, negotiations, and agreements, whether oral or written.

IN WITNESS WHEREOF, the parties hereto have executed this Fiscal Agency Agreement as of the date first above written.

THE METROPOLITAN DETENTION CENTER  
HEALTH CARE AUTHORITY, a Joint Powers entity

By:   
Kate Becker (Jul 31, 2023 11:52 MDT)  
Kathleen R. Becker, JD, MPH,  
Its Chair

BERNALILLO COUNTY

By:   
Julie Morgas Baca,  
County Manager

Attachment: MDC-BC-UNIMH-FISCAL AGENCY AGREEMENT-Signed (21807 : MDC Health Authority Budget Request)










# MDC-BC-UNMH FISCAL AGENCY AGREEMENT

Final Audit Report

2023-07-31

Created:	2023-07-31
By:	Julie Anne Baca (jubaca@bernco.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJm4PjQ-BxEHH1ITEjtXuC4ws0wS515el

## "MDC-BC-UNMH FISCAL AGENCY AGREEMENT" History

-  Document created by Julie Anne Baca (jubaca@bernco.gov)  
2023-07-31 - 5:35:59 PM GMT
-  Document emailed to katebecker@salud.unm.edu for signature  
2023-07-31 - 5:37:07 PM GMT
-  Email viewed by katebecker@salud.unm.edu  
2023-07-31 - 5:50:30 PM GMT
-  Signer katebecker@salud.unm.edu entered name at signing as Kate Becker  
2023-07-31 - 5:52:36 PM GMT
-  Document e-signed by Kate Becker (katebecker@salud.unm.edu)  
Signature Date: 2023-07-31 - 5:52:38 PM GMT - Time Source: server
-  Document emailed to Julie Morgas Baca (jmorgasbaca@bernco.gov) for signature  
2023-07-31 - 5:52:39 PM GMT
-  Email viewed by Julie Morgas Baca (jmorgasbaca@bernco.gov)  
2023-07-31 - 6:01:07 PM GMT
-  Document e-signed by Julie Morgas Baca (jmorgasbaca@bernco.gov)  
Signature Date: 2023-07-31 - 6:01:20 PM GMT - Time Source: server
-  Agreement completed.  
2023-07-31 - 6:01:20 PM GMT

Attachment: MDC-BC-UNMH-FISCAL AGENCY AGREEMENT-Signed (21807 : MDC Health Authority Budget Request)



# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: Office of Criminal Justice and Behavioral Health Initiatives

Prepared By: Denise Benavidez

Director: Julie Anne Baca

DCM: Shirley Ragin

Sponsors: Barbara Baca, Eric C. Olivas

**Title:** CABQ Gateway Center - Housing Navigation Center Expansion

## Action:

Motion to:

1. Approve Financial Resolution, **FR 2024-** to appropriate and budget funding from the Behavioral Health Gross Receipts Tax (BHGRT) - fund balance to support the County's contribution to demolish, construct and reconstruct an existing 17,000 square foot suite located on the second floor adjacent to the existing Gateway Housing Navigation Center in the amount of \$3,000,000.
2. Authorized the County Manager to execute the Intergovernmental Agreement between the County of Bernalillo and the City of Albuquerque and any subsequent amendments with the City of Albuquerque for the CABQ Gateway Center.

## Summary:

Staff is recommending approval of the appropriation and budgeting of \$3,000,000 from the BHGRT - fund balance.

The County is committed to working with the City toward providing quality of life facilities, and contributing to the initiative of providing secure and safe shelter for those in our community experiencing homelessness.

Upon approval, the County will make a capital contribution to the City in the total amount of \$3,000,000 to be used to demolish, construct, and reconstruct an existing 17,000 square foot suite located on the second floor adjacent to the existing Gateway Housing Navigation Center. The project will expand capacity by 50 beds, within the Gibson Health Hub. The Gateway Housing Navigation Center provides low barrier, trauma-informed overnight beds for transition to housing and features an Engagement Center which provides easy access to services needed for case management, peer support, job training and other support. The project is anticipated to impact over 200 individuals annually.

The funding will not be used for any administrative, operational or maintenance purposes associated with the capital project. The City will be the lead agency for the capital project and for the performance of all work related to the completion of this project.

This motion requests approval of a financial resolution and authorizes the County Manager to execute the Intergovernmental Agreement between the County of Bernalillo and the City of

Albuquerque and any subsequent amendments pursuant to Administrative Resolution (AR) 2023-77.

**Attachments:**

- Financial Resolution\_CABQ Gateway\_21977 (DOCX)
- Gateway Center Project Description-Proposal (DOCX)
- FAF Gateway Health Center-BHGRT.xlsm (PDF)

**Staff Analysis Summary:**

Procurement & Business Services Emily Maestas Review Completed 02/15/2024 1:13 PM

No comment required on the proposed motion; however, proper Purchasing procedures will be followed for any and all related procurements. Emily Maestas, Purchasing Administrator 2/15/24

Risk Management Armany Mansour Review Completed 02/15/2024 1:45 PM

Budget Jackie Sanchez Review Completed 02/15/2024 1:55 PM

I have reviewed and recommend the approval of this agenda item. JS 2/15/24

Finance Shirley Ragin Review Completed 02/15/2024 2:27 PM

Reviewed and recommend approval, SMR 2/15/2024

Legal John T. Grubestic Review Completed 02/15/2024 2:28 PM

Approved as to form. JTLG

County Manager Julie Anne Baca Review Completed 02/16/2024 9:01 AM

This motion conveys the county's capital contribution of \$3 million toward city renovation of the Gateway Center. I recommend approval. JMB 2/16/2024

Board of County Commissioners Julie Anne Baca Meeting Pending 02/20/2024 5:00 PM



**BERNALILLO COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
**FINANCIAL RESOLUTION NO. \_\_\_\_\_**

1  
2 To request the following BUDGET INCREASE for the purpose of accepting and  
3 budgeting funds from Behavioral Health GRT – fund balance to support the County’s  
4 contribution for the demolition, construction, and reconstruction of an existing 17,000 square foot  
5 suite located on the second floor adjacent to the existing Gateway Housing Navigation Center.

6 WHEREAS, at a regular meeting of the BOARD OF COUNTY COMMISSIONERS OF  
7 BERNALILLO COUNTY, held on February 20, 2024, the following was among the  
8 proceedings:

<u>Source:</u>	<u>Amount</u>
BEHAVIORAL HEALTH GRT – FUND BALANCE	
12006   140202   499800	\$3,000,000
TOTAL SOURCES	\$3,000,000
<u>Expenditure:</u>	
CABQ GATEWAY CENTER – HOUSING NAVIGATION CENTER EXPANSION	
12006   140202   521050   2800609	\$3,000,000
TOTAL EXPENDITURES	\$3,000,000

9 WHEREAS, the above budget increase is necessary, and funds are available from the  
10 above stated source.

11 WHEREAS, after approval from the Department of Finance and Administration, Local  
12 Government Division, the above action shall be taken and all necessary adjustments shall be  
13 made.

Attachment: Financial Resolution\_CABQ Gateway\_21977 : CABQ Gateway Center - Housing Navigation Center Expansion)

14 NOW, THEREFORE, be it resolved by the Board of County Commissioners, the  
15 governing body of the County of Bernalillo that this budget increase having been duly heard is  
16 hereby adopted this 20<sup>TH</sup> day of February, 2024.

17  
18 **BOARD OF COUNTY COMMISSIONERS**

19  
20 \_\_\_\_\_  
21 Barbara Baca, Chair

22  
23 \_\_\_\_\_  
24 Eric C. Olivas, Vice-Chair

25  
26 \_\_\_\_\_  
27 Steven Michael Quezada, Member

28  
29 \_\_\_\_\_  
30 Adriann Barboa, Member

31  
32 \_\_\_\_\_  
33 Walt Benson, Member

34  
35 ATTEST:

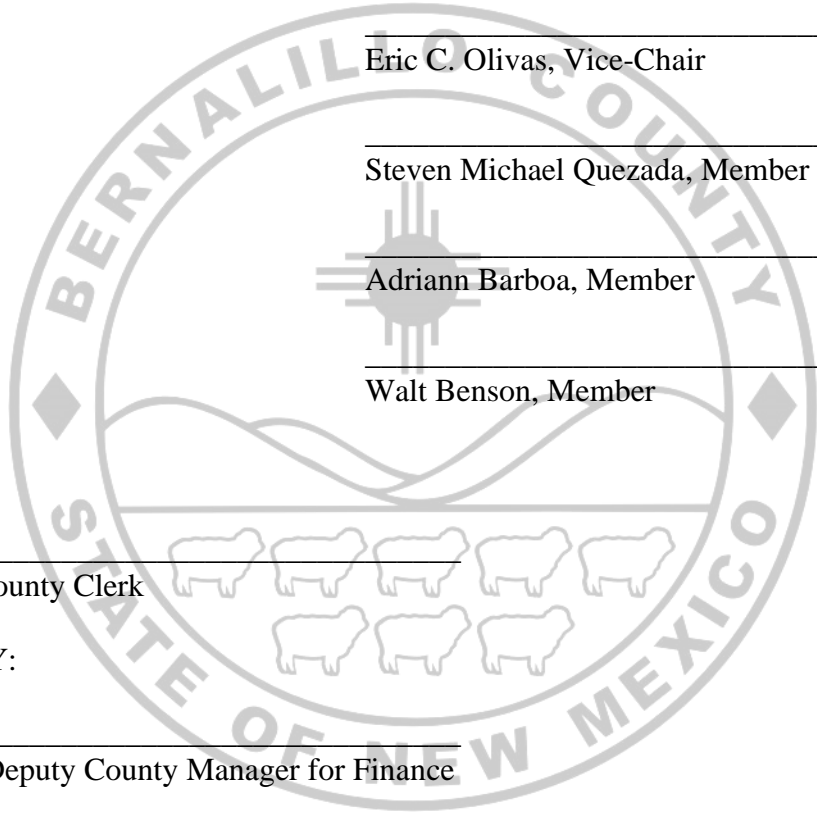
36 \_\_\_\_\_  
37 Linda Stover, County Clerk

38  
39 REVIEWED BY:

40  
41 \_\_\_\_\_  
42 Shirley Ragin, Deputy County Manager for Finance

43  
44 APPROVED AS TO FORM:

45  
46 \_\_\_\_\_  
47 W. Ken Martinez, County Attorney



Attachment: Financial Resolution\_CABQ Gateway\_21977 : CABQ Gateway Center - Housing Navigation Center Expansion)

## **Gateway Center- Housing Navigation Center Expansion – Request for \$3,000,000**

The project point of contact will be Jennifer Turner, Deputy Director, Department of Municipal Development, [jenniferturner@cabq.gov](mailto:jenniferturner@cabq.gov) or 505-239-0325.

### **Use of Funds**

These funds will be used to demolish, construct and reconstruct an existing 17,000 square foot suite located on the second floor adjacent to the existing Gateway Housing Navigation Center and will expand capacity by 50 beds, within the Gibson Health Hub. This suite was previously used for medical clinic and general office space with restrooms to support those uses. Many of the offices will be retained and converted into private and semi-private sleeping areas. Existing plumbing will be utilized to the greatest extent possible. Reutilizing existing spaces with minimal demolition is expected to reduce the construction costs for this space. The existing bathrooms will be reconfigured to provide space for male and female identifying individuals and non-binary individuals to shower and use the restroom in a manner that offers privacy and preserves the dignity of the person. Other rooms will be modified to provide spaces for peer support, case management, common space, quiet rooms, and laundry facilities. Our estimated construction cost is \$7.2 million dollars and the \$3 million dollars we are seeking from the County will build out a significant portion of this project.

### **Project Description and Program Expectations**

The Gateway Housing Navigation Center provides low barrier, trauma-informed overnight beds for transition to housing. The Housing Navigation Center features an Engagement Center which provides easy access to services needed for case management, peer support, job training and other supports. The outcome for these services is successful exit from the Housing Navigation Center

to safe, stable housing. The goal of the program is exit individuals to stable housing within 90 days. This project is anticipated to impact over 200 individuals annually.

### **Implementation Plan**

Architectural drawings for this project have already begun and are being value engineered in conjunction with input from our Federally procured general contractor to achieve the most cost efficient project along with a timely project completion schedule. Demolition is scheduled to begin in early 2024 with completion by the end of calendar year 2024. These funds will be encumbered in the first half of calendar year 2024. There is a critical need to shelter nonhoused individuals from the streets of Albuquerque and the City is moving forward with buildout of additional beds as soon as possible to meet this need.



# FINANCIAL ANALYSIS FORM

## SECTION 1: GENERAL INFORMATION

Request Type: Agenda Item/Financial Resolution (FR)  
 Date: February 20, 2024  
 Department: Office of Criminal Justice and Behavioral Health Initiatives  
 Form Prepared By:  
 (Name, Title & Phone Number) Julie Anne Baca, 505-468-7083  
 Form Reviewed By:  
 (Budget Office Staff Name, Title, & Phone Number) Andrea Arellanes, Budget Analyst, 505-355-1084  
 (1 thru 5 or all) BCC District: ALL

## SECTION 2: REQUEST OVERVIEW

This request is for a one-time capital investment of \$3,000,000 to support the renovation of the City of Albuquerque (COA) Gateway Center. Motions are to approve a Financial Resolution to appropriate and budget funding from the Behavioral Health Gross Receipts Tax (BHGR) - fund balance to support the County's contribution to demolish, construct and reconstruct an existing 17,000 square foot suite located on the second floor adjacent to the existing Gateway Housing Navigation Center in the amount of \$3,000,000 and authorize the County Manager to execute the Intergovernmental Agreement between the County of Bernalillo and the City of Albuquerque and any subsequent amendments with the City of Albuquerque for the CABQ Gateway Center.

CIP Database Project ID number(s):

## SECTION 3: FUNDING SOURCE AND/OR REVENUE IMPACT

REQUIRES IMPACTED DEPARTMENT ACTION TO BUDGET IN FUTURE FISCAL YEARS

Funding Source	NEW	EXISTING	FY24	FY25	FY26	FY27	FY28	TOTALS
<b>RECURRING</b>								
			-	-	-	-	-	\$ -
<b>SUB-TOTAL RECURRING</b>			-	-	-	-	-	\$ -
<b>NON-RECURRING</b>								
BHGR Fund Balance Appropriation	X		3,000,000					\$ 3,000,000
<b>SUB-TOTAL NON-RECURRING</b>			3,000,000	-	-	-	-	\$ 3,000,000
<b>Total Revenues</b>			3,000,000	-	-	-	-	\$ 3,000,000

\*New = New Funding Request/Not Currently Budgeted OR  
 Existing = Funding Exists in the Budget

**TOTAL REVENUES**      \$ 3,000,000

## SECTION 4: EXPENDITURE & STAFF IMPACT

REQUIRES IMPACTED DEPARTMENT ACTION TO BUDGET IN FUTURE FISCAL YEARS

Expenditure Description	NEW	EXISTING	FY24	FY25	FY26	FY27	FY28	TOTALS
<b>RECURRING</b>								
			-	-	-	-	-	\$ -
<b>SUB-TOTAL RECURRING</b>			-	-	-	-	-	\$ -
<b>NON-RECURRING</b>								
CABQ Gateway Center-Housing Navigation Center Expansion	X		3,000,000					\$ 3,000,000
<b>SUB-TOTAL NON-RECURRING</b>			3,000,000	-	-	-	-	\$ 3,000,000
<b>Sub-total Operating Expenditures</b>			\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000

\*New = New Funding Request/Not Currently Budgeted OR  
 Existing = Funding Exists in the Budget

Staff Position Title	Status*	New	Existing	FY24	FY25	FY26	FY27	FY28	TOTALS
Non Applicable									
									\$ -
<i>*Staffing Request Detail*</i>									
<b>Sub-total Staff Cost Expenditures</b>				-	-	-	-	-	\$ -

\*Status of Position enter FT = Full-Time Equivalent, PT = Part-Time FTE, T = Term

**TOTAL EXPENDITURES**      3,000,000      -      -      -      -      -      -      \$ 3,000,000

**TOTAL EXPENDITURES**      \$ 3,000,000

Attachment: FAF Gateway Health Center-BHGR.T.xlsx (21977 : CABQ Gateway Center - Housing Navigation Center Expansion)



## FINANCIAL ANALYSIS FORM

### SECTION 5: NARRATIVE

#### FISCAL IMPLICATIONS

*Historical Information and Existing Funding (include match and in-kind funding)* - In April 2021, the Board of County Commissioners approved Financial Resolution 2021-44 appropriating \$1,000,000 of fund balance from the Behavioral Health GRT to the City of Albuquerque (COA) for a capital and improvement project on the Gateway Center as a capital contribution for the acquisition, design and construction of the Gateway Center Homeless Facility.

*Current Financial Impact of Proposed Action* - The COA submitted a proposal to the Finance Division requesting additional funding of \$3,000,000 in one time fund balance appropriation for the following renovations: demolish, construct, and reconstruct an existing 17,000 square foot suite located on the second floor adjacent to the existing Gateway Housing Navigation Center. The project will expand capacity by 50 beds, within the Gibson Health Hub.

*Future Financial Implications* - This is a one time allocation issued to the City of Albuquerque. There are no future financial implications.

#### OTHER SIGNIFICANT ISSUES

*Departmental Impacts* - Behavioral Health Initiative Staff (Special Projects Coordinators) will work with the City of Albuquerque to execute the intergovernmental agreement (IGA) and funding. Behavioral Health Initiative Staff (Special Projects Coordinators and Program Specialists II) will be required to collect, analyze, and report on data collected from the City of Albuquerque to ensure the program is developed and addresses the needs and populations intended. Behavioral Health Initiative Staff (Special Projects Coordinators and Program Specialists II) will monitor expenditures and reimbursement for all expenses related to the renovation (demolition, purchase of wood, plastic and composites; thermal and moisture protection; access panels and doors; finishes; specialties; equipment; plumbing; HVAC; electrical; and other associated costs related to design, contractor costs, bond, and market escalation).

*Impacts to Other Departments* - Behavioral Health Initiative Staff will work with the Business and Procurement Department to amend the intergovernmental agreement with the COA and ensure the reporting of performance metrics are addressing the needs and populations intended.

*Interdepartmental Communication* - Behavioral Health Initiative staff (Special Projects Coordinators and Program Specialists II) will be required to work with the City of Albuquerque to collect, analyze, and report on data collected from the Gateway as it relates to the capital improvement project. Behavioral Health Initiative Staff (Special Projects Coordinators and Program Specialists II) will work with the Business and Procurement Department and Budgeting regarding contract execution and processing of invoices.

#### JUSTIFICATION

*Mandated* - This is not mandated.

*Program Relevance* - It continues to be the mission of the BHI to improve behavioral health outcomes across all socioecological levels to include reduced homelessness among individuals, increased program quality and capacity, and increased system level networking and awareness of services. Through this funding, the BHI will focus on serving the unhoused and the utilization of housing services to meet services identified in the City of Albuquerque/Bernalillo County System Gap Analysis completed in June 2021. It allows capacity and collaboration with the COA to meet gaps in the service continuum.

*Other Relevant Information* -None.

#### ALTERNATIVES

The COA would be directly impacted and would have to seek alternative sources of funding for this renovation project.

#### BUDGET OFFICE REVIEW

Budget staff has reviewed the financial analysis form and sees no issues prohibiting approval.



# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: Commissioners  
 Prepared By: Julie Anne Baca  
 Director: Julie Anne Baca  
 DCM: No DCM  
 Sponsors: Ken Martinez

**Title:** Extension of the County Attorney's Employment Agreement

## Action:

Motion to approve the Employment Agreement Extension with Walter Kenneth Martinez, Jr. to serve as the County Attorney through June 30, 2027.

## Summary:

At the November 20, 2015, Special Administrative Meeting, the Board named Walter Kenneth Martinez, Jr. as the new County Attorney, and approved commencement of negotiations of the employment agreement between Bernalillo County and Mr. Martinez. The final agreement was approved on December 14, 2015, pursuant to Bernalillo County Code Section 2-96, and Employment Rules and Regulation Section 1302. The term of the Agreement (“existing employment agreement”) was from December 14, 2015, through December 14, 2017. On August 8, 2017 Mr. Ken Martinez contract was approved for extension until August 8, 2021. On June 30, 2020, the Board and Mr. Martinez entered into a new contract (“existing employment agreement”) which began June 30, 2020 and continues until June 30, 2024.

With the end of the term approaching, Mr. Martinez is interested in an extension of his existing employment agreement.

Approval of the motion will extend Mr. Martinez’ employment through June 30, 2027. The terms and conditions of his existing employment agreement will be superseded and replaced with this Employment Agreement extension (“Agreement”).

The County Attorney's Employment Agreement extension specifies the terms and conditions of the County Attorney's employment. Among other things the Agreement includes provisions regarding the terms of employment, compensation, duties and responsibilities, and benefits.

## Attachments:

- BC Code\_Sec2-96(DOCX)
- RulesAndReg\_Section1300 (PDF)
- 2015 Employment Agreement W. Ken Martinez (PDF)
- 2017 Employment Agreement Extension (PDF)
- 2020 Extension to Employment Agreement W. Ken Martinez (DOCX)
- Ken Martinez Contract Formatted 02.09.2024 (003) (DOCX)

**Staff Analysis Summary:**

Board of County Commissioners      Julie Anne Baca      Meeting      Pending  
02/20/2024 5:00 PM



**Sec. 2-96. - Classified and unclassified positions.****(a)**

All positions in the county service shall be divided into classified and unclassified categories, except those positions held by elected officials, members of county boards and commissions, and independent contractors which shall not be included in either such category.

**(b)**

The classified service is comprised of all county employees except those who are specifically placed in the unclassified category by the terms of this division.

**(c)**

Unclassified service is comprised of the following:

**(1)**

A maximum of two appointees, namely the chief deputy and deputy, employed by the county assessor, county clerk and county treasurer.

**(2)**

The undersheriff and the executive secretary employed by the county sheriff.

**(3)**

The administrative assistant to each county commissioner.

**(4)**

The county manager, five division directors, department directors, and one administrative assistant to the county manager.

**(5)**

The county attorney, and assistant county attorneys.

**(6)**

Part-time, casual, temporary, probationary, term, courthouse security and emergency hire employees as defined in rules and regulations for employment relations adopted under this division.

**(d)**

Unclassified employees are not subject to the merit provisions in this division, are terminable at will, and cannot grieve layoffs, dismissals or other disciplinary actions through the grievance procedure contained in this division and in the rules and regulations for employment relations. Unclassified employees, except casual, temporary, term, courthouse security and emergency hires, are entitled to all other rights and benefits contained in this division and in the rules and regulations adopted under this division.

**(e)**

All individuals regularly employed in the county service on the effective date of the ordinance from which this division is derived who hold classified positions shall retain their classified status until they resign, voluntarily accept an unclassified position, or until terminated in accordance with the procedure established under this division and the rules and regulations for employment relations adopted hereunder for classified employees. All appointments to classified positions on and after the effective date hereof shall be made in accordance with this division and the rules and regulations for employment relations promulgated under this division.

**(f)**

The appointees of the county assessor, county clerk, county sheriff and county treasurer shall not be hired, transferred or otherwise placed into a classified position by or on behalf of the elected official for which such appointee has served; provided, however, all such appointees shall be eligible to obtain a classified position in another department if such selection is in accordance with the provisions of Section 300 et. seq. of the rules and regulations for employment relations.

*(Ord. No. 96-8, § II, 4-16-96; Ord. No. 98-20, 12-15-98)*

# EMPLOYMENT RELATIONS RULES & REGULATIONS



## FOR BERNALILLO COUNTY

### SECTION 1300 UNCLASSIFIED EMPLOYEES

#### SECTION 1301 POLICY STATEMENT

- A. The Rules and Regulations contained in this Section shall be applicable to all unclassified County employees. It is the policy of the Board of County Commissioners that unclassified employees shall enjoy benefits that recognize the nature of their “at-will” employment status.

#### SECTION 1302 DEFINITION

##### B. Unclassified Employees

1. **Part-time Employees**  
A part-time employee is an employee who works twenty (20) or more hours a week, but less than forty (40) hours in a seven consecutive day period. A part-time employee may be eligible to participate in County sponsored insurance benefits if such employee meets the eligibility criteria. All part-time employees are terminable-at-will and cannot grieve employment decisions.
2. **Appointees of Elected Officials**  
The appointees of the Board of County Commissioners are the County Manager, the County Attorney, and an administrative assistant for each County Commissioner. The appointees of the Sheriff are the Undersheriff and the executive secretary to the Sheriff. The appointees of the County Assessor, County Clerk, and County Treasurer are a maximum of two Deputies. All appointees of elected officials are terminable-at-will and cannot grieve employment decisions. Appointees of Elected Officials are eligible for retirement benefits in accordance with applicable state statutes and regulations, and annual and sick leave, and all other benefits and privileges provided by the County and this Section.
3. **Appointees of the County Manager**

The appointees of the County Manager are Deputy County Managers, Department Directors, and the County Manager's Administrative Assistant. All appointees of the County Manager are terminable-at-will and cannot grieve employment decisions. Appointees of the County Manager are eligible for retirement benefits in accordance with applicable state statutes and regulations, and annual and sick leave, and all other benefits and privileges provided by the County and this Section.

4. **Appointees of the County Attorney**  
The appointees of the County Attorney are the Assistant County Attorneys. All appointees of the County Attorney are terminable-at-will and cannot grieve employment decisions. Appointees of the County Attorney are eligible for retirement benefits in accordance with applicable state statutes and regulations, and annual and sick leave, and all other benefits and privileges provided by the County and this Section.
5. **Casual Employees**  
Casual employees are employees paid on an hourly basis and who are called on short notice on an occasional or irregular basis in a department which provides twenty four (24) hour service. Casual employees are paid only for hours worked, and do not receive or accrue any employee benefits, including but not limited to leave. Casual employees are terminable-at-will and cannot grieve employment decisions.
6. **Emergency-Hires**  
Emergency-Hire employees are employees hired to fill positions for a period not to exceed thirty (30) working days, without posting, because of an emergency situation and are paid on an hourly basis only for hours worked. Emergency-hires do not receive or accrue any employee benefits, including but not limited to leave. An emergency hire may be extended with the approval of the County Manager for a period not to exceed thirty (30) working days. Emergency-hires are terminable-at-will and cannot grieve employment decisions.
7. **Temporary Employees**  
Temporary employees are hired on either a full-time or part-time basis to a seasonal position or to a position established for a period of no more than six (6) months. Temporary employment may be extended with the approval of the County Manager for a period of no more than sixty (60) days. Temporary employees do not receive or accrue any employee benefits, including but not limited to leave. Temporary employees are terminable-at-will and cannot grieve employment decisions.

8. Term Employees

Term employees are hired for a specific period of time to perform a specific service, whose terms and conditions of employment are determined by contract between the employee and the County, subject to the written approval of the County Manager or designee. Term employees shall be terminated pursuant to the terms of the employment contract and employment decisions cannot be grieved.

9. Court House Security

Court House Security employees are hired to provide security at the County court house facilities and are paid on an hourly basis only for hours worked. Court House Security employees do not receive or accrue any employee benefits, including but not limited to leave. Court House Security employees are terminable-at-will and cannot grieve employment decisions.

**SECTION 1303      SECTIONS OF RULES AND REGULATIONS THAT APPLY TO UNCLASSIFIED EMPLOYEES.**

The following Sections of the Rules and Regulations apply to Unclassified employees: 100, 101, 102, 302, 303, 305, 306, 307, 308, 403, 404, 405, 406, 408, 410, 508, 509, 511, 515, 516, 517, 518, 600, 601, 602(B), (C) & (D), 900, 901, 902, 1001, 1002, 1004, 1005, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1015, 1016, 1018, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1200, 1400, 1401, 1402, and 1403.

**SECTION 1304      APPOINTEES**

- A.** No person shall be eligible for employment by appointment to the position of deputy or assistant identified in **Section 1302** if such person has been convicted of a felonious or infamous crime or a misdemeanor involving moral turpitude unless such person has been pardoned or restored to political rights.
- B.** The appointees of the County Assessor, County Clerk, County Sheriff and County Treasurer shall not be hired, transferred or otherwise placed into a classified position by or on behalf of the Elected Official for which such appointee has served; provided however, all such appointees shall be eligible to obtain a classified position in another Department if such selection is in accordance with the provisions of **Section 300 et seq.**

**SECTION 1305      PAY UPON SEPARATION**

An unclassified employee leaving County employment shall receive payment for all earned compensation and all accrued annual leave hours. An unclassified employee leaving County employment may receive compensation for all accrued sick leave hours at the discretion of the County Manager. An unclassified employee resigning his employment shall receive his final paycheck at the next regularly scheduled date of pay. An employee who is dismissed shall receive his final paycheck within five (5) work days of his last day of work.

**Section 1306                    ANNUAL LEAVE (Vacation)**

- A.** A full-time unclassified employee shall accrue annual leave at the rate of 8 hours per pay period or as set forth in any written agreement between the unclassified employee and the Board of County Commissioners.
  
- B.** A part-time unclassified employee shall accrue annual leave on a pro-rata basis based on the scale set forth in **Section 1003(A)**.
  
- C.** Casual, temporary, emergency hire, and Courthouse Security employees do not accrue annual leave.
  
- D.** Annual leave shall not be granted in advance of accrual.
  
- E.** Upon separation from County employment, an unclassified employee shall be paid for his accrued annual leave.
  
- F.** An unclassified employee who is eligible for PERA retirement and provides the Human Resources Department with written notice that he will be retiring from employment on a date certain may take annual leave just prior to his separation.

- G.** All unclassified employees, with the exception of Deputy County Managers and Department Directors, shall not carry forward into a new calendar year more than 368 hours of accrued annual leave, unless otherwise provided in a written agreement between the employee and the Board of County Commissioners. In the event that an unclassified employee's request for annual leave does not meet the operational requirements with regard to the workforce, the employee shall not suffer loss of leave time accrued, provided, however, that any excess time shall be taken by February 28 of the following year. Provided however, for good cause shown the County Manager may provide additional extensions. Deputy County Managers and Department Directors shall be permitted to accrue annual leave and carry annual leave forward into a new calendar year without restriction.
- H.** Annual leave shall not be charged in less than multiples of one-half (1/2) hour.

### **SECTION 1307 SICK LEAVE**

- A.** Sick leave hours shall accrue on the basis of one (1) hour for every twenty (20) hours of work or as set forth in a written agreement between the unclassified employee and the Board of County Commissioners. Sick leave is calculated on the number of hours worked up to forty (40) hours per week, including vacation, personal holiday, holiday and paid sick leave. Sick leave does not accrue while the employee is on injury time, overtime or leave without pay.
- B.** There shall be no limit to the amount of sick leave that can be accrued during the time of an employee's service with the County.
- C.** Upon separation from County employment, an unclassified employee shall be paid for his accrued sick leave, unless the unclassified employee is terminated as a result of unlawful conduct.
- D.** D. Part-time employees accrue sick leave on a pro-rata basis.

### **SECTION 1308 COMPENSATION.**

- A.** The compensation for the appointees of the County Clerk County Treasurer, County Assessor and County Sheriff is set by statute and applicable County ordinances and resolution.
- B.** The compensation for all other unclassified employees, including the administrative assistants to the County Commissioners, shall be set by the County Manager through the budget process. Any request for an adjustment in compensation shall be reviewed and approved by the County Manager.

**SECTION 1309 PERSONAL HOLIDAYS**

In addition to designated legal holidays, each unclassified employee except casual, temporary, emergency-hire, and Court House Security employees shall be given two (2) personal holidays per fiscal year. These days shall be used during the fiscal year in which they are received or they are lost.

Personal Holidays shall be requested three (3) days in advance and shall be taken in two (2) eight (8) hour segments for full-time employees and two (2) four (4) hour segments for part-time employees.

## EMPLOYMENT AGREEMENT

**THIS AGREEMENT** made and entered into this 1<sup>st</sup> day of March, 2024 by and between the Board of County Commissioners of Bernalillo County, New Mexico, (hereinafter referred to as the "Board") and W. Ken Martinez, an attorney licensed to practice in the State of New Mexico (hereinafter referred to as "Martinez").

**WITNESSETH:**

**WHEREAS**, the Board is responsible for governing Bernalillo County, New Mexico, and desires to obtain the services of a full-time County Attorney to represent the County in all legal matters, and

**WHEREAS**, Martinez is duly qualified by training and experience to provide such services and by majority vote of the Board has been appointed to serve as the County Attorney,

**NOW THEREFORE,**

For the consideration stated below, the parties agree as follows:

1. **TERM OF EMPLOYMENT:** Martinez is currently employed by the County through June 30, 2024 pursuant to an Employment Agreement dated June 30, 2020 (the Existing Employment Agreement). This Agreement supersedes and replaces the Existing Employment Agreement. Martinez' employment under the terms of this Agreement shall begin on March 1, 2024, and continue through June 30, 2027, unless terminated earlier pursuant to this Agreement. The parties may negotiate and agree to extend this Agreement on any terms that are mutually agreeable.
2. **COMPENSATION:** Martinez shall receive an annual salary of Two Hundred and Ten Thousand dollars (\$210,000.00). The Board agrees to review Martinez' compensation annually and may make adjustments to that compensation in its discretion.



- 3. DUTIES AND RESPONSIBILITIES:** Martinez shall perform the Duties of County Attorney pursuant to the direction of the Board. As part of his duties Martinez will represent the Board, the County and its departments, and other elected officials of Bernalillo County (where the representation of such elected officials is not in conflict with Martinez' representation of the Board or the County and its departments) in all phases of legal work including, but not limited to; legal research, legal argument, preparation of pleadings, preparation of appellate briefs, preparation of legislation, court appearances, attending meetings, hearings and conferences as requested by the Board, the County and its departments or other elected officials that make up Bernalillo County. Martinez shall work full time on these legal services and understands that the County is his principal employer and he agrees to devote his full time and attention in his professional life to the legal representation of the County; except as specifically provided below. Martinez is permitted to provide pro bono legal services to third parties (to the extent that such services do not conflict with his representation of the Board, the County and its Departments or the other elected officials that make up Bernalillo County) as part of his obligations to the State Bar of New Mexico. In addition, Martinez is permitted to complete remaining duties to previous clients and other employment (to the extent that such services do not conflict with his representation of the Board, the County and its Departments or the other elected officials that make up Bernalillo County) and with the consultation and agreement of the Commission Chair.
- 4. CLASSIFICATION OF POSITION:** Martinez shall be considered an unclassified employee as defined under the Bernalillo County Code, Article III, Division 3, and its corresponding Rules and Regulations. Martinez shall be entitled to all privileges and

benefits afforded unclassified employees. It is further understood and agreed to by the parties that the terms of the Rules and Regulations are waived and are not applicable to the extent that they are in conflict with the provisions of this Agreement.

5. **PROBATIONARY PERIOD:** Martinez shall not serve any probationary period as defined in the Bernalillo County Code or the Employment Relations Rules and Regulations and will be considered a County employee on the date such employment begins as set out in Paragraph 1 of this Agreement.
6. **EMPLOYEE BENEFITS/INSURANCE:** As an unclassified employee, Martinez shall be entitled to participate to the same extent as all other full-time unclassified County employees in all of the County's employee benefits/insurance programs.
7. **P.E.R.A. BENEFITS:** Martinez shall be entitled to personal participation in the Municipal General Members coverage, Plan No. 3 of the State of New Mexico P.E.R.A. Plan in accordance with the applicable contribution plan for all full-time unclassified County employees, including all changes to such contribution plan duly adopted and approved by the Board.
8. **OTHER BENEFITS:**
  - A. The County agrees to pay per diem travel expenses and registration fees, as provided under State and County travel statutes, ordinances and regulations, to conferences and workshops during the term of this Agreement as are required or necessary to permit Martinez to maintain his licensure with the State Bar of New Mexico and as necessary to maintain or improve his professional skills.
  - B. The County shall furnish Martinez with a staff of attorneys and administrative support personnel to provide the legal services required by this Agreement.
  - C. The County shall furnish Martinez with a private office and any other facilities including parking at Alvarado Square, that are necessary for the performance of his

duties and suitable to his position.

- D. The County shall pay Martinez' annual state and federal bar dues and the dues for membership in professional societies such as American Bar Association and the Albuquerque Bar Association and any other dues necessary for Martinez to perform his duties.
  - E. Martinez shall accrue sick leave in the same manner as full-time unclassified employees.
  - F. Martinez shall accrue twenty-six (26) annual leave days per year. In addition, Martinez shall be allowed to carry forward into each new calendar year of this Agreement, all of his accrued sick and annual leave balances.
  - G. Martinez shall be compensated for all County recognized holidays during each year of this Agreement.
  - H. It is further understood and agreed to by Martinez and the County that Bernalillo County Code, Article III, Division 3, and the Employment Relations Rules and Regulations are waived and are not applicable to the extent that they conflict with the sick leave and annual leave rights set out above.
  - I. The County shall provide ten (10) days of administrative leave each fiscal year.
- 9. TERMINATION FOR CAUSE:** The Board may terminate this Agreement for cause at any time. For purposes of this Agreement, "cause" shall include, but is not limited to: failure to perform his duties to the sole satisfaction of the Board; any misconduct or malfeasance; waste or misuse of County assets; fraud; misrepresentation; embezzlement; commission of an act of moral turpitude; or any other good and just cause as determined by the Board. If the Board terminates this Agreement for cause, it shall provide Martinez with written notice of the basis for the termination. If the Board terminates this Agreement

for cause as provided herein, it shall have no further obligation to Martinez, except as provided by law.

10. **TERMINATION WITHOUT CAUSE:** The Board may terminate this Agreement without cause upon ninety (90) days written notice to Martinez.
11. **SEVERANCE UPON TERMINATION WITHOUT CAUSE:** In the event that the Board exercises its right to terminate this Agreement without cause, the Board agrees to pay Martinez a severance payment equal to six (6) months' salary and benefits, the salary to be calculated at his then-current rate of pay, and the benefits shall be equal to the value of benefits he is receiving at the time of the Board's decision to terminate the Agreement without cause, including the cost of health insurance. If the Board exercises its right to terminate this Agreement without cause less than six (6) months prior to the end of the term of this Agreement, the Board agrees to pay Martinez a severance package including salary and benefits at his then-current rate of pay and the cost of health insurance for the coverage Martinez has in place at the time of termination equal to the time remaining in the term of this Agreement. Martinez shall cease to accrue sick leave or annual leave following the date that the Board gives notice of its intent to terminate this Agreement without cause. The payments described herein may be paid to Martinez in a lump sum or in regular monthly installments at the discretion of the Board.
12. **TERMINATION BY MARTINEZ:** Martinez may terminate this Agreement at any time upon ninety (90) days written notice to the Board. In the event that Martinez chooses to exercise his right to terminate this Agreement as provided herein, he agrees to cooperate fully with the County in making the transition to his successor or interim successor during the notice period. Upon termination by Martinez, he shall be entitled to receive payment for any accrued, unused leave according to this contract and the County's Personnel Rules and Regulations.

13. **WAIVER OR BREACH OF AGREEMENT:** If either party waives a breach of his Agreement by the other party, that waiver shall not operate or be construed as a waiver of later similar breaches.

14. **BOARD MAY ASSIGN AGREEMENT:** The County's rights and obligations under his Agreement will inure to the benefit of and be binding upon its successors and assignees.

15. **NON-APPROPRIATIONS:** The terms of this Agreement are subject to the approval and existence of adequate funding by the County.

16. **NOTICES:** All notices under this Agreement shall be mailed to the parties hereto at the following respective address:

County

Board of County Commissioners  
Of the County of Bernalillo  
415 Silver Ave., SW, 8<sup>th</sup> Floor  
Albuquerque, NM 87102  
Attn: Chair

Martinez

W. Ken Martinez

17. **POLITICAL CONTRIBUTION/SOLICITATION PROHIBITED:** Martinez shall not contribute to any County political campaign nor shall be, under any circumstances, solicit vendors or any other person for a political contribution on behalf of any individual or any political cause.

18. **INVALIDITY:** The invalidity or unenforceability of any provisions of this Agreement shall not affect the other provisions, and this Agreement shall be construed in all respects as if any invalid or unenforceable provisions were omitted.

19. **ENTIRE AGREEMENT:** This document contains the entire agreement between the parties. Oral changes will have no effect. This Agreement may be altered only by a written agreement signed by the parties.

Attachment: Ken Martinez Contract Formatted 02.09.2024 (003) (21819 : Extension of Employment Agreement for County Attorney)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 1<sup>st</sup> day of March, 2024, in Bernalillo County, New Mexico.

**Bernalillo County Board of Commissioners**

\_\_\_\_\_  
W. Ken Martinez

\_\_\_\_\_  
Barbara Baca, Chair

\_\_\_\_\_  
Eric C. Olivas, Vice-Chair

\_\_\_\_\_  
Steven Michael Quezada, Member

\_\_\_\_\_  
Adriann Barboa, Member

\_\_\_\_\_  
Walt Benson, Member

**ATTEST:**

\_\_\_\_\_  
Linda Stover, County Clerk

Attachment: Ken Martinez Contract Formatted 02.09.2024 (003) (21819 : Extension of Employment Agreement for County Attorney)



# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: Office of Criminal Justice and Behavioral Health Initiatives

Prepared By: Amber M. Salazar

Director: Pamela S. Acosta

DCM: No DCM

Sponsors: Julie Morgas Baca

**Title:** Adolescent Detox Proposal - Serenity Mesa

## Action:

Motion to:

1. Authorize the County Manager to approve a Sole Source Procurement between Bernalillo County and Serenity Mesa for Adolescent Detox under Behavioral Health Capital and Expansion Services under the Behavioral Health Initiative.
2. Authorize the County Manager to execute the agreement with Serenity Mesa in the amount not to exceed \$3,589,129.000 plus NMGRT.
3. Authorize the County Manager to approve future amendments and/or subsequent agreements in accordance with AR2023-77.

## Summary:

The Office of Criminal Justice and Behavioral Health Initiatives received a proposal from Serenity Mesa for Capital and Start Up Services under the Behavioral Health Initiative. Substance use detoxification falls under Focus Area 4 - Prevention, Intervention, and Harm Reduction Services. Serenity Mesa is currently a multi-award provider under Focus Area 4. The proposal request is for \$595,129.00 for Year 1 and \$1,527,000.00 each subsequent year for a total term of a 3 years. The City of Albuquerque has dedicated \$931,592.00 to Serenity Mesa for this project.

There is a significant need for detox services in Bernalillo County, especially for young people under the age of 18. The only current option for youth to detox in Bernalillo County is an outpatient detox using medication assistant treatment or utilizing emergency room or inpatient psychiatric facilities.

According to the Center for Disease Control, overdose deaths among persons aged 10-19 years increased 109% from December 2019 to December 2021. The drugs are becoming more potent, and the age of use is becoming younger and younger. Fentanyl has presented many challenges that include a longer and more painful withdrawal period which negatively affects people's motivation to seek and stay in treatment. Fentanyl, which is 50-100 times more potent than morphine, is often mixed with other illicit drugs so users never really know what they are using. Deaths involving fentanyl increased 182% from 2019 - 2021. Withdrawal is painful and difficult and usually the biggest barrier to an individual seeking treatment. A safe, comfortable, medically supervised detox is critical.

The Behavioral Health Initiative staff respectfully requests the Board of Commissioners to authorize the County Manager to award a sole source procurement, execute an agreement with Serenity Mesa, and approve future amendments, and/or subsequent agreements in accordance with AR 2023-77.

**Attachments:**

- Adolescent Detoxification Services Proposal FINAL 2-8-24 (PDF)
- FAF BHI Adolescent Detox.Final (XLSM)
- FR BHI Adolescent Detox.Final (DOCX)

**Staff Analysis Summary:**

Office of Criminal Justice and Behavioral Health Initiatives Pamela S. Acosta Review  
Completed 02/09/2024 2:27 PM

Procurement & Business Services Jesus A. Muniz Review Completed  
02/09/2024 2:46 PM

Proper Purchasing procedures will be followed for any and all related procurements. Jesus Muniz, Purchasing Administrator, 2/9/2024.

Risk Management Armany Mansour Review Completed 02/09/2024 4:11 PM

Budget Jackie Sanchez Review Completed 02/15/2024 11:30 AM

I have reviewed and recommend the approval of this agenda item. JS 2/15/24

Finance Shirley Ragin Review Completed 02/15/2024 12:12 PM

Reviewed and recommend approval. SMR 2/15/2024

Legal John T. Grubestic Review Completed 02/15/2024 12:14 PM

Approved as to form. JTLG

County Manager Angela Lucero Review Completed 02/15/2024 12:39 PM

There is a significant need for detox services in Bernalillo County, especially for young people under the age of 18. The only current option for youth to detox in Bernalillo County is an outpatient detox using medication assistant treatment or utilizing emergency room or inpatient psychiatric facilities. I recommend approval. JMB 2/15/2024

Board of County Commissioners Julie Anne Baca Meeting Pending  
02/20/2024 5:00 PM



# SERENITY MESA

SUBJECT: Adolescent Detoxification Services  
DATE: February 8, 2024  
TO: Bernalillo County  
FROM: Serenity Mesa Recovery Center

There is a significant need for detox services in Bernalillo County, especially for young people under the age of 18. This has been a continued need since Turquoise Lodge closed their adolescent beds 5+ years ago and the need has since increased with the rise in fentanyl use throughout New Mexico. Anyone who wants to begin their recovery journey needs to go through detox. Detox is simply the time when consumption of an addictive substance stops. This in and of itself is not the cure for addiction. However, it is the first step towards recovery. Studies show that an inpatient, medically monitored detox has significantly higher success rates than a detox that is done at home or without medical oversight.

Detox achieves several key objectives on the path to sobriety. The first objective of detoxification is to stop using addictive substances. When the body is addicted to drugs or alcohol, it feels impossible to function without that substance. Beyond just mental cravings, the body will also be under some physical stress. Once the detoxification is complete, however, there are fewer mental and physical bonds to the addictive substance, making it easier to get and stay sober. The second objective of detoxification is to clear the mind from the influence of drugs or alcohol. When individuals begin to think clearly, they often get serious about their recovery.

Detoxification also sets the stage for further treatment. Detox helps people clear their minds, enhancing focus on the education, training, resources, etc. that are available in treatment programs. With reduced withdrawal symptoms, people can focus on their recovery and not finding their next fix.

**Executive Summary:**

Proposed Adolescent Medically Supervised Detoxification Services

Intervention:

Target Population: The target population includes adolescents aged 14 to 18 struggling with substance use disorder (SUD). The State of NM classifies adolescents as anyone under the age of 21 for licensing purposes.

Outcomes of Interest: Outcomes of interest include increased likelihood of an individual completing treatment and maintaining sobriety. Evidence shows that people who complete a medically supervised detox have a greater chance of completing a psycho-educational treatment program, and they have a greater chance of lasting recovery. Additional anticipated outcomes include reduction in use of emergency services, decline in recidivism rates, and improvement in untreated illness, mental health disorders, and environmental exposure.

<u>Evidence Base:</u>	Serenity Mesa will utilize evidence-based practices for the detoxification program including MAT, EMDR, CBT, DBT, A-CRA, and Trauma Informed Care.
<u>Description of Intended Program:</u>	Serenity Mesa is focusing efforts on opening a 6-bed program, with a maximum of a 5-7 day stay, medical detoxification program. This program will be the entry point for Serenity Mesa’s 90-day treatment program and will also function as a standalone detoxification center for adolescents ages 14-18.
<u>Preliminary Budget:</u>	The proposed budget includes operational funds only. The first year of operation is being partially funded by the City of Albuquerque; therefore, we are asking Bernalillo County for \$595,129.00 for the first year and \$1,527,000.00 for subsequent years until we are able to bill Medicaid reimbursement.

**SECTION 1: Problem Identification**

**Problem Statement:**

There is a significant need for detox services in Bernalillo County, especially for young people under the age of 18. This has been a continued need since Turquoise Lodge closed their adolescent beds 5+ years ago and the need has since increased with the rise in fentanyl use throughout New Mexico. The only current option for youth to detox in Bernalillo County is an outpatient detox using MAT or utilizing emergency room or inpatient psychiatric facilities.

**Problem Description:**

According to the Center for Disease Control, overdose deaths among persons aged 10–19 years increased 109% from December 2019 to December 2021. The drugs are becoming more potent, and the age of use is becoming younger and younger. Fentanyl has presented many challenges that include a longer and more painful withdrawal period which negatively affects people’s motivation to seek and stay in treatment. Fentanyl, which is 50-100 times more potent than morphine, is often mixed with other illicit drugs so users never really know what they are using. Deaths involving fentanyl increased 182% from 2019 – 2021. Withdrawal is painful and difficult and usually the biggest barrier to an individual seeking treatment. A safe, comfortable, medically supervised detox is critical.

**SECTION 2: Target Population**

The target population includes adolescents aged 14 to 20 struggling with substance use disorder (SUD). Such individuals may meet some or all of the following criteria:

- Diagnosed with a substance use disorder.
- Have a dual diagnosis that includes substance use disorder and a mental health diagnosis.
- Part of the CYFD system including protective services, juvenile justice, and/or fostering connections.
- Homeless or precariously housed.
- Utilizing government assistance programs such as Medicaid and SNAP benefits.

Attachment: Adolescent Detoxification Services Proposal FINAL 2-8-24 (21930 : BHI Adolescent Detox Proposal - Serenity Mesa)

### SECTION 3: Outcome Identification

Effective detox services are a necessary starting point for people with SUD to begin their recovery journey. Studies show that clients who receive compassionate, medically managed detox services are more likely to continue their treatment and sustain long-term recovery. Detox is the first step and should be followed by longer inpatient or outpatient treatment and recovery transitional housing. A comprehensive treatment program that includes detox/stabilization, inpatient treatment, step-down housing and after care can result in fewer intensive, high-cost services such as emergency department visits, psychiatric crisis services, psychiatric hospitalization, and interactions with the criminal justice system. Outcomes we anticipate seeing are:

- Better retention rate between referral to intake
- Sustained sobriety
- Improved success rate in medically assisted treatment induction and maintenance.
- Stability in recovery from mental health and / or substance abuse disorders
- Increased use of preventative medical and behavioral health services
- Improved quality of life
- Reductions in arrests, incarceration, and compliance with probation (if involved in the criminal justice system)
- Reductions in mortality from untreated illness and environmental exposure
- Reductions in emergency services, including emergency room use, detoxification services, and emergency shelters
- Increase family reunification

**SECTION 4: Best Practice Identification** (sources: [www.samhsa.gov](http://www.samhsa.gov), Evidence-based Practices in Drug and Alcohol Treatment and Recovery document from [www.magellanhealth.com](http://www.magellanhealth.com), [ameriaddictioncenters.org/rehab-guide/asam-criteria-levels-of-care](http://ameriaddictioncenters.org/rehab-guide/asam-criteria-levels-of-care))

Existing literature focuses on what supported recovery is, how it works, and for whom it works best. Today, there are several distinctive program models addressing sustained recovery. Generally speaking, the longer a person remains abstinent, the lower relapse rates will be. Relapse rates for substance use disorder are high, between 40 and 60 percent according to the National Institute for Drug Abuse (NIDA), medically managed detoxification services followed by 90+ days treatment may help to prevent and minimize relapse. Individuals who remain abstinent for at least one year, have lower relapse rates than those who don't. Best practices that will be utilized for this detoxification program include:

- Cognitive behavioral therapies (CBTs) include specific types such as standard cognitive therapy, social skills training, and relapse prevention. These treatments all share the goal of altering dysfunctional cognitive processes that lead to maladaptive behaviors.
- Peer support, self-help and 12-step oriented programs. These mutual self-help programs support sobriety and use the power of group support and identification to provide strength and hope to one another. They are seen as an important adjunct to any substance abuse treatment program.
- The Seven Challenges is an emerging practice that is designed for youth who have a substance use disorder. This practice is used as part of IOP at Serenity Mesa Treatment Program and will also be utilized with clients in detox.

- The use of medication assisted treatment for opioid use disorder combined with behavioral therapies (individual therapy, group counseling, cognitive behavioral therapy, and motivational enhancement, may improve outcomes. Studies have shown a range of patterns of use of MAT over time, and that client functioning should determine the duration of treatment. Medication can reduce the cravings that disrupt recovery. Once cravings have decreased, counseling is more likely to strengthen the individual’s coping resources, which are necessary to promote medication adherence and behavioral change.

### **SECTION 5: Development of Adolescent Detoxification Services:**

The detox services will reside on Serenity Mesa’s existing campus at 3701 Condershire Dr SW. One of the existing buildings are in the process of being remodeled and this building will be used for detox. The building is scheduled to be completed in February, 2024. In addition, Serenity Mesa has hired a consultant that is helping acquire the necessary state licensure and national CARF Accreditation. State licensure and CARF Accreditation will ensure longevity and sustainability as we will eventually be able to bill Medicaid and private insurance for these services.

Serenity Mesa executive staff have been exploring several options for medical oversight. This includes partnering with an existing MAT provider, contracting with a medical professional, or hiring a part time medical director. Medical staff such as nurses and med techs will also be hired once funding is secured to provide 24x7x365 medical oversight and support.

The design of the program will support up to 6 clients at a time. There are 3 rooms, each with double occupancy. Gender acceptance will be fluid depending on need; therefore, rooms will not be designated for a specific gender but will be used based on need and current referrals. Same gender will be placed in the same room. Gender-affirmed transgender clients will be placed in treatment rooms associated with the gender they identify with.

The design of the building is trauma informed and considers the privacy and safety of the clients. A trauma-informed approach includes a physical environment designed with aesthetic and functional aspects of the facility to produce a supportive environment for clients and staff. The layout accommodates for privacy and open “engagement spaces,” that promote community integration and engagement. Safety and security include 24x7 staff, security cameras, a gated parking lot and a secure front-door entry/secured entry points.

The facility has a kitchen, laundry area, two showers/bathrooms, and private medical and clinical accommodations. The facility includes space for physical activity and exercise with a basketball court, volleyball court, onsite gym with cardio and weight equipment, a computer lab, and access to educational services.

### **Operations of Detox Services:**

Because it is the intent of this program to follow evidence-based practices when possible, please refer to the best practices section for further detail of ideal operations. The program is 5-7 days long with the expectation that clients will transition to a longer-term treatment program (for example Serenity Mesa 90-day program, an outpatient treatment program, transitional housing, or another treatment program in NM). During the 5-7 days they are in detox, their immediate medication needs will be addressed as well as presenting physical and mental health needs. Programming will be limited to allow for the client to rest and work on the detoxification process. Once the client begins to feel better, they will meet with case management and clinical services to develop their discharge plan. Clients are encouraged to take showers, eat healthy meals, and engage in physical activity to assist them in feeling better.

The goal of detox services is to provide support and assistance to treat immediate withdrawal symptoms and presenting mental health conditions and to provide a road map for continued treatment and housing services.

## **SECTION 6: Cost & Budget Considerations**

### **Preliminary Budget**

The proposed budget includes recurring operations funds in the amount of \$1,526,721.00. The first year of operating costs is being partially funded by the City of Albuquerque. They are providing \$931,592.00 in one-time funding; however, \$594,129.00 is still needed for the first year and \$1,526,721.00 for subsequent years.

### **SECTION 7: Sustainability Plan**

The sustainability plan for long-term funding is to bill insurance and Medicaid. Once the detox is CARF Accredited, we will be able to bill insurance. We are also working with a consultant to ensure that we are set up to bill for as many services as possible to ensure that the majority of the services we offer are covered and reimbursed. There is a chance that insurance may not cover 100% of the costs as the daily rate is estimated to be \$350.00 (based on what Medicaid is currently reimbursing other providers); therefore, we may have to seek additional funds through grants, RFPs, and fundraising efforts.

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## **SECTION 8: ANTICIPATED TIMELINE**

- The building should be completed in February, 2024.
- Funding is anticipated to be available in March or April (based on County Commission meeting and finalizing contracts).
- Hiring will begin after funding is available, anticipated April, 2024 with all staff to be hired and trained by June 1, 2024
- Licensing with CYFD is in process, we are hopeful we can receive a license to operate by June 1, 2024.
- Anticipated opening date – June 30,2024.

NOTE: this timeline is dependent on receiving funding from Bernalillo County and obtaining a license from CYFD for adolescent detox services.

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## Estimated Budget for Youth Detox (6 bed)

### Contract Services

Accounting Fees	\$20,000.00
Audit fees	\$0.00
EMR-BEAR	\$5,000.00
CARF Accreditation Fees & Software	\$12,000.00
Outside Contract Services - (Medical Director)	\$120,000.00

**Total Contract Services** **\$157,000.00**

### Facilities & Equipment

Alarm/Security Cameras Monitoring	\$10,000.00
Building Repairs & Maintenance	\$15,000.00
Equipment rental & maintenance	\$0.00
Trash Removal	\$2,000.00
Utilities	\$6,000.00

**Total Facilities & Equipment** **\$33,000.00**

### Operations

Advertising	\$0.00
Bank Fees	\$50.00
Business Registration fees	\$35.00
IT/Computer expenses	\$12,000.00
Dues & Subscriptions	\$0.00

Insurance - auto	\$0.00
Insurance - D&O	\$0.00
Insurance - Liability	\$65,000.00
Insurance - workers comp	\$30,000.00
Medical management fees	\$300.00

Merchant acct fees - operations	\$200.00
Office Supplies	\$3,000.00
Medical Supplies	\$2,000.00
Postage & shipping	\$150.00

Printing & copying (copy machine)	\$1,500.00
Printing & Publications	\$1,000.00
Staff development	\$5,000.00
Background check fees	\$2,500.00
Local Travel	\$1,000.00
Telephone / telecommunications	\$5,000.00

**Total Operations expenses** **\$128,735.00**

**Payroll Expenses**

Insurance, payroll taxes & IRA	\$ 152,346.00
Salary & wages expense	\$ 1,015,640.00
Payroll expenses - other	\$0.00

**Total Payroll expenses** **\$ 1,167,986.00**

**Resident Expenses**

Groceries for clients	\$20,000.00
Resident outings	\$0.00
Resident services	\$10,000.00
Supplies	\$10,000.00

**Total Resident expenses** **\$40,000.00**

**Total expenses** **\$1,526,721.00**



# FINANCIAL ANALYSIS FORM

## SECTION 1: GENERAL INFORMATION

Request Type: Agenda Item/Financial Resolution (FR)

Date: February 20, 2024

Department: Office of Criminal Justice and Behavioral Health Initiatives

Form Prepared By:  
(Name, Title & Phone Number) Amber Salazar, Operations Manager, 505/512-3201

Form Reviewed By:  
(Budget Office Staff Name, Title, & Phone Number) Andrea Arellanes, Budget Analyst, 505-355-1084  
(1 thru 5 or all) BCC District: All Districts

## SECTION 2: REQUEST OVERVIEW

This request is for a one-time capital investment of \$2,717,537.00 to support start up services for Adolescent Detoxification Services provided by Serenity Mesa. A budget reallocation in the amount of \$2,717,537.00 will be made from the Behavioral Health Initiative (BHI) recurring budget for Medication Assisted Treatment, and the County Manager will be authorized to execute all agreements and amendments to the professional services agreement (PSA) with Serenity Mesa for Capital and/or Startup Services.

CIP Database Project ID number(s):

## SECTION 3: FUNDING SOURCE AND/OR REVENUE IMPACT

REQUIRES IMPACTED DEPARTMENT ACTION TO BUDGET IN FUTURE FISCAL YEARS

Funding Source	NEW	EXISTING	FY24	FY25	FY26	FY27	FY28	TOTALS
<b>RECURRING</b>								
Medication Assisted Treatment		X	2,717,537					\$ 2,717,537
SUB-TOTAL RECURRING			2,717,537	-	-	-	-	\$ 2,717,537
<b>NON-RECURRING</b>								
SUB-TOTAL NON-RECURRING			-	-	-	-	-	\$ -
<b>Total Revenues</b>			<b>2,717,537</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$ 2,717,537</b>

\*New = New Funding Request/Not Currently Budgeted OR  
Existing = Funding Exists in the Budget

**TOTAL REVENUES \$ 2,717,537**

## SECTION 4: EXPENDITURE & STAFF IMPACT

REQUIRES IMPACTED DEPARTMENT ACTION TO BUDGET IN FUTURE FISCAL YEARS

Expenditure Description	NEW	EXISTING	FY24	FY25	FY26	FY27	FY28	TOTALS
<b>RECURRING</b>								
SUB-TOTAL RECURRING			-	-	-	-	-	\$ -
<b>NON-RECURRING</b>								
BHI Expansion - Capital		X	2,717,537					\$ 2,717,537
SUB-TOTAL NON-RECURRING			2,717,537	-	-	-	-	\$ 2,717,537
<b>Sub-total Operating Expenditures</b>			<b>\$ 2,717,537</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,717,537</b>

\*New = New Funding Request/Not Currently Budgeted OR  
Existing = Funding Exists in the Budget

Staff Position Title	Status*	New	Existing	FY24	FY25	FY26	FY27	FY28	TOTALS
Non Applicable									
"Staffing Request Detail"									
Sub-total Staff Cost Expenditures			-	-	-	-	-	-	\$ -

\*Status of Position enter FT = Full-Time Equivalent, PT = Part-Time FTE, T = Term

**TOTAL EXPENDITURES 2,717,537 - - - - 2,717,537**

**TOTAL EXPENDITURES \$ 2,717,537**

## SECTION 5: NARRATIVE

Attachment: FAF BHI Adolescent Detox.Final [Revision 1] (21930 : BHI Adolescent Detox Proposal - Serenity Mesa)





## FINANCIAL ANALYSIS FORM

### FISCAL IMPLICATIONS

Historical Information and Existing Funding (include match and in-kind funding) - In January 2024, the Office of Criminal Justice and Behavioral Health Initiatives (CJBHI) received a proposal from Serenity Mesa for Capital and/or Startup Services to provide Adolescent Detoxification Services. This request is for a one-time capital investment of \$2,717,537.00 for a three year term to provide a 6-bed adolescent medically supervised detoxification program for adolescents age 14-20 years. This service will utilize evidence-based practices including Medication Assisted Treatment (MAT), Eye Movement Desensitization and Reprocessing (EMDR), Cognitive Behavior Therapy (CBT), Dialectical Behavior Therapy (DBT), Adolescent Community Reinforcement Approach (A-CRA), and Trauma Informed Care. The detoxification program will serve as an entry point for Serenity Mesa's 90-day treatment program. The total cost for Adolescent Detoxification Services is \$3,649,129.00 which will be offset funding in the amount of \$931,592.00 provided by the City of Albuquerque.

Current Financial Impact of Proposed Action - Serenity Mesa submitted a proposal to the Behavioral Health Initiative (BHI) requesting one-time funding in the amount of \$2,717,537.00 for capital and/or start up services for Adolescent Detoxification Services.

Future Financial Implications - This is a one-time reallocation for capital and/or startup services under the Behavioral Health Initiative. There are no future financial implications.

### OTHER SIGNIFICANT ISSUES

Departmental Impacts - Behavioral Health Initiative Staff (Special Projects Coordinators) will work with Serenity Mesa to execute the professional services agreement (PSA) and funding. Behavioral Health Initiative Staff (Special Projects Coordinators and Program Coordinator) will be required to collect, analyze, and report on data collected from Serenity Mesa to ensure the program is developed and addresses the needs and populations intended. Behavioral Health Initiative Staff (Special Projects Coordinators and Program Coordinators) will monitor expenditures and reimbursement for all expenses related to adolescent detoxification services.

Impacts to Other Departments - Behavioral Health Initiative Staff will work with the Business and Procurement Department to execute the professional services agreement with Serenity Mesa and ensure the reporting of performance metrics are addressing the needs and populations intended.

Interdepartmental Communication - Behavioral Health Initiative staff (Special Projects Coordinators and Program Coordinator) will be required to work with Serenity Mesa to collect, analyze, and report on data collected on service delivery as it relates to adolescent detoxification services. Behavioral Health Initiative Staff (Special Projects Coordinators and Program Coordinator) will work with the Business and Procurement Department and Budgeting regarding contract execution and processing of invoices.

### JUSTIFICATION

Mandated - This is not mandated.

Program Relevance - It continues to be the mission of the BHI to improve behavioral health outcomes across all socioecological levels to save lives. Currently, there are no detoxification services for adolescents under the age of 18 years in Bernalillo County, or in the state of New Mexico. A detoxification/withdrawal management is a time-limited program designed to assist individuals with physiological and psychological effects of acute withdrawal from alcohol and other substances. Based on current best practices, the program's purpose is to provide a medically safe, professional and supportive withdrawal experience for the individual while preparing and motivating them to continue treatment after discharge from the program and progress toward a full and complete recovery. Through this funding, the BHI will focus on serving the adolescents in need of detoxification and withdrawal management to meet services identified in the City of Albuquerque/Bernalillo County System Gap Analysis completed in June 2021. It allows capacity and collaboration with Serenity Mesa to meet gaps in the service continuum.

Other Relevant Information - None.

### ALTERNATIVES

Serenity Mesa would be directly impacted and would have to seek alternative sources of funding for this project/service.

### BUDGET OFFICE REVIEW

Budget staff has reviewed the financial analysis form and sees no issues prohibiting approval.

**BERNALILLO COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**

**FINANCIAL RESOLUTION NO. \_\_\_\_\_**

1  
2 To request the following [BUDGET REALLOCATION] for the purpose of accepting and  
3 budgeting funds from [Behavioral Health Gross Receipts Tax (GRT) for a one-time non-recurring  
4 investment] to support [the capital and start up services for adolescent detoxification services at  
5 Serenity Mesa.]

6 WHEREAS, at a regular meeting of the BOARD OF COUNTY COMMISSIONERS OF  
7 BERNALILLO COUNTY, held on [February 20, 2024], the following was among the  
8 proceedings:

<u>Source:</u>	<u>Amount</u>
Medication Assisted Treatment	
12006   140205   521050   2700562	\$2,717,537.00
<b>TOTAL SOURCES</b>	<b>\$2,717,537.00</b>
<u>Expenditure:</u>	
BHI Expansion - Capital	
12006   140201   521050   2800547	\$2,717,537.00
<b>TOTAL EXPENDITURES</b>	<b>\$2,717,537.00</b>

9 WHEREAS, the above budget reallocation is necessary, and funds are available from the  
10 above stated source.

11 WHEREAS, after approval from the Department of Finance and Administration, Local  
12 Government Division, the above action shall be taken and all necessary adjustments shall be  
13 made.

Attachment: FR BHI Adolescent Detox.Final [Revision 1] (21930 : BHI Adolescent Detox Proposal - Serenity Mesa)

14 NOW, THEREFORE, be it resolved by the Board of County Commissioners, the  
15 governing body of the County of Bernalillo that this budget increase having been duly heard is  
16 hereby adopted this 20th day of February, 2024.

17  
18 **BOARD OF COUNTY COMMISSIONERS**

19  
20 \_\_\_\_\_  
21 Barbara Baca, Chair

22  
23 \_\_\_\_\_  
24 Eric C. Olivas, Vice-Chair

25  
26 \_\_\_\_\_  
27 Steven Michael Quezada, Member

28  
29 \_\_\_\_\_  
30 Adriann Barboa, Member

31  
32 \_\_\_\_\_  
33 Walt Benson, Member

34  
35 ATTEST:

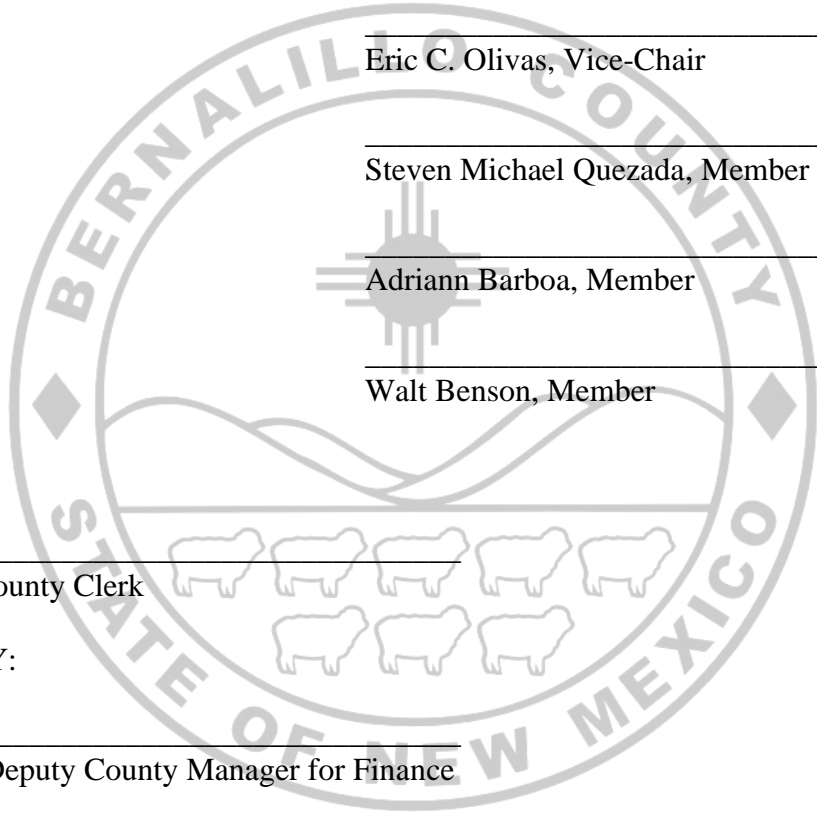
36 \_\_\_\_\_  
37 Linda Stover, County Clerk

38  
39 REVIEWED BY:

40  
41 \_\_\_\_\_  
42 Shirley Ragin, Deputy County Manager for Finance

43  
44 APPROVED AS TO FORM:

45  
46 \_\_\_\_\_  
47 W. Ken Martinez, County Attorney



Attachment: FR BHI Adolescent Detox.Final [Revision 1] (21930 : BHI Adolescent Detox Proposal - Serenity Mesa)



# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: Real Estate  
 Prepared By: Sarah Love  
 Director: Lisa Sedillo-White  
 DCM: Lisa Sedillo-White  
 Sponsors: Lisa Sedillo-White

**Title:** Route 66 Visitor Center Donation Agreement between Bernalillo County and City of Albuquerque

## Action:

Motion to:

1. Authorize the County Manager to execute a Donation Agreement for the Donation of the Route 66 Visitor Center to the City of Albuquerque.
2. Authorize the County Manager to execute subsequent amendments and all documentation necessary to perfect the title in the proposed property acquisition.

## Summary:

Bernalillo County Real Estate section requests a transfer of ownership of the real property known as Route 66 Visitors Center located at 12300 Central Ave SW Albuquerque, NM 87121. Ownership will be transferred from Bernalillo County to the City of Albuquerque by Quitclaim Deed.

The Route 66 Visitors Center is a ±21,667sf building on an 8.7389 (+/-) acre parcel that was funded, designed, constructed, and equipped through an Intergovernmental Agreement between Bernalillo County and the City of Albuquerque executed on November 23, 2020.

At present, Bernalillo County is responsible for building and grounds maintenance, insurance, and general liability. Transfer of Deed from Bernalillo County to the City of Albuquerque will reduce current financial and staffing/labor responsibility from Bernalillo County to the City of Albuquerque.

## Attachments:

- ROUTE 66 VISITOR CENTER DONATION AGREEMENT\_final 02.07.2024 (DOCX)
- FY24\_BCC Signature Page\_Rte 66 Visitor Center Donation Agreement (DOCX)
- Fy24\_REC Letter\_Donation Agreement Rt 66 Visitor Center - signed (PDF)
- FY24\_FAF\_Rt 66 Visitor Center Donation Agreement.final (XLSM)

## Staff Analysis Summary:

Real Estate Benjamin McIntosh Review Completed 02/12/2024 9:09 AM

Procurement & Business Services Brittany Bustos Review Completed  
02/12/2024 11:49 AM

Agenda item 21933: No comment required on the proposed motion; however, proper Purchasing procedures will be followed for any and all related procurements. A contract control number will be issued upon receipt of a fully executed agreement. Brittany Bustos, Purchasing Administrator 02/12/2024

Risk Management Armany Mansour Review Completed 02/12/2024 3:32 PM

Budget Stephanie Sanchez Review Completed 02/13/2024 7:42 AM

I have reviewed and recommend the approval of this agenda item. SS 02/13/2024

Finance Shirley Ragin Review Completed 02/13/2024 7:52 AM

Reviewed and recommend approval. SMR 2/13/2024

General Services Lisa Sedillo-White Review Completed 02/14/2024 10:38 PM

I recommend approval of proposed Agreement,

Legal John T. Grubestic Review Completed 02/15/2024 11:16 AM

Approved as to form. JTLG

County Manager Angela Lucero Review Completed 02/15/2024 11:40 AM

Disposition of any county-owned property is required to go to the Board for approval or the authorization of the County Manager to execute the action. If approved, the disposition will go to the state board of finance for approval. I recommend approval. JMB 2/15/2024

Board of County Commissioners Julie Anne Baca Meeting Pending  
02/20/2024 5:00 PM

ROUTE 66 VISITOR CENTER  
DONATION AGREEMENT

**PARTIES TO THE CONTRACT.** *THIS AGREEMENT*, is made and entered into between the *Bernalillo County*, 415 Silver Ave SW, Albuquerque, New Mexico 87102, hereinafter called the “*County*” and the *City of Albuquerque*, hereinafter called the “*City*”.

**DONATION.** Subject to the terms and conditions of this Donation Agreement (“*Agreement*”) the County agrees to donate, and the City agrees to take ownership of real property including all appurtenant structures and improvements in Bernalillo County, New Mexico known as the “*Route 66 Visitor Center*” hereinafter called “*the Property*.” The real property is legally described as:

West of Westland ROW 1 Unit B Atrisco Grant.

**TERMS AND CONDITIONS.** Ownership of the Property shall be transferred from the County to the City on the date of execution of this Agreement. The City shall not change the use of the Property or take any action with respect to the Property which could adversely impact the tax-exempt status of the bonds of the County used in whole or in part to finance the Property. The date of last maturity of the tax-exempt bonds is August 15, 2036. The City shall pay any and all costs pertaining to this transfer of ownership.

**DISCLAIMERS.** The City acknowledges that it is acquiring the Property based on the City’s own review and inspection. Except as expressly provided in this Agreement, the City is acquiring the Property "AS IS" and "WITH ALL FAULTS" and the County makes no representation, inducement, promise, agreement or assurance regarding the Property, including but not limited to any representation as to condition, compliance with laws, zoning, water, soil, access size, marketability, value, future value, utilities, occupancy, or otherwise. ALL IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF HABITABILITY, MERCHANTABILITY, AND/OR FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED. The City acknowledges that it is not relying upon any representation or warranty by the County and that this provision will survive the conveyance of the Property to the City and will not be merged into the Quitclaim Deed

**PROPERTY.** The parties agree that if the legal description of the Property in this Agreement is not accurate, this Agreement shall not be invalid and the legal description shall be revised, after notice in writing to all parties, in a manner acceptable to the County and the City, in order to conform and, to express the intent of the parties. Additionally, the Title Company involved, if any, shall be notified of any revision to the legal description. The Property includes all fixtures and permanent improvements located on or within the Property, including all mechanical systems, electrical systems, plumbing systems, heating, ventilating and air conditioning systems and equipment, sprinkler systems, security systems, fire detection systems, telephone distribution systems (lines, jacks, and connections only), floor coverings, window coverings, elevators, signs, paving and landscaping.

**CLOSING.** The closing for the donation of the Property to the City ("Closing") shall take place at the offices of the County located at 415 Silver Ave SW, Albuquerque, NM 87102. The closing shall be twenty (20) business days after the approval of the property donation by the Board of Finance, including satisfaction of any conditions of approval (the "Closing Date"). On the Closing Date, the County shall provide to the City a Quitclaim Deed executed and acknowledged by the County a

Attachment: ROUTE 66 VISITOR CENTER DONATION AGREEMENT\_final 02.07.2024 (21933 : FY24\_Donation Agreement\_Route 66 Visitor Ctr)

evidence of the State Board of Finance's approval of the transaction.

**CLOSING COSTS.** The City may elect to close through a title company. If the City elects to close through a title company, the City shall pay all fees charged by the title company to conduct the Closing. In addition, all other closing costs shall be paid by the City. Without limiting the foregoing, the City shall pay the recording fees, the base premium for the City's Owner's Title Policy, if any, and the cost of any endorsements and deletion of any standard exceptions to the Owner's Title Policy desired by the City, as well as any other closing costs.

**INSPECTION; TITLE INSURANCE.** The City has completed all inspections of the Property that it deemed necessary or advisable and determined that the Property is suitable for the City's intended use. If it desires, the City may obtain a title commitment for the Property from a title company of its choice and purchase an owner's policy of title insurance for the Property, all at the City's sole cost.

**BROKERS.** The County represents to the City that it has no agreement with any broker or agent concerning the conveyance of the Property to the City. The City represents to the County that the City has no agreement with any broker or agent concerning the conveyance of the Property to the City.

**SURVEY.** The County shall provide the City with their most current survey of the Property. If the City elects to get a new survey, the City may do so at its own expense. The survey shall be obtained as soon as practicable and, in any event, within thirty days of the Date of Agreement. The survey shall be prepared consistent with the American Land Title Association/ American College on Survey & Mapping standards for urban surveys. If a boundary or other survey is to be obtained, such survey shall be prepared consistent with the Minimum Standards for Surveying in New Mexico. If any City approvals are required in order to record the survey with the Bernalillo County Clerk, the City shall obtain those approvals at its own expense.

**CITY'S ENTRY.** The City shall be responsible for all costs, expenses, liabilities, and damages incurred by the County as a result of City's entry onto the Property prior to the Closing. City shall return the Property to the condition it was in prior to any entry, test and/or inspection by the City. All inspections and tests conducted by the City regarding the Property shall be promptly paid for by the City. The City indemnifies and agrees to defend the County and the Property from any and all claims, liabilities, liens, losses, expenses (including reasonable attorneys' fees and costs), and/or damages arising out of or related to any such entry, inspections and/or tests by the City, its agents, contractors, and employees, in connection with this Agreement.

**PRORATIONS, ADJUSTMENTS AND TRANSFERS.** On or before the Closing, the following shall occur:

- A. **INSURANCE.** All insurance obtained by the County will terminate on the Closing Date. The City is advised to obtain appropriate insurance related to the Property effective as of the Closing Date.
- B. **UTILITY EXPENSES.** All utilities shall remain on without disconnecting services. The City shall be responsible for changing over to the City all utilities as of the Closing Date. Utility deposits, if any, shall be assigned to the City and be paid for by the City at the Closing. All outstanding utility charges related to the building prior to the closing date shall be paid by the County through the Closing Date.

**MATERIAL CHANGE.** No Material Change, as hereinafter defined, shall have occurred before the Closing

with respect to the Property that has not been approved in writing by the City. For purposes of this Agreement, "Material Change" shall mean a change in the status of a use, occupancy, tenants, financial condition, or physical condition of the Property.

**COST TO BE PAID.** The City will pay ALL closing items and others if required by Title Company, or any other entity that would require payment.

**POSSESSION.** Possession of the Property and keys to the Property shall be delivered by the County to the City at the time of Closing.

**FURTHER ACTION.** The County and the City agree to take such other and further action, and execute such additional documents, as are reasonably necessary to consummate the transfer of ownership pursuant to this Agreement or which are reasonably required by the Title Company, if any, in conjunction with the Closing.

**AUTHORITY.** Each party signing this Agreement represents to the other party that it has full legal power, authority and right to execute, deliver and perform the obligations under this Agreement. Each party represents to the other party that the transactions contemplated by this Agreement and each person signing this Agreement and/or any document at the Closing has been duly authorized by their respective governing authorities.

**STATE BOARD OF FINANCE APPROVAL.** This Agreement is subject to approval by the State Board of Finance pursuant to Section 13-6-2.1, NMSA 1978. Therefore, the County shall submit this Agreement to the State Board of Finance as soon as practicable. This Agreement is expressly conditioned upon approval by the State Board of Finance. The City agrees to cooperate with the County's requirements to obtain State Board of Finance approval. Within twenty (20) business days after approval of the transaction by the State Board of Finance, including satisfaction of any conditions to approval, the County shall deliver a Quitclaim Deed evidencing the transaction to the City at the Closing.

**ATTORNEY REVIEW.** The County and the City each acknowledge and agree that this Agreement is a legally binding document and that each party has had a full opportunity to have its respective boards and/or attorneys review this Agreement.

**GOVERNING LAW.** This Agreement shall be governed by the laws of the State of New Mexico.

**TIME.** Time is of the essence in the performance of this Agreement. If a date for performance under this Agreement falls on a day that is a Saturday, Sunday or a State or federal holiday then such date for performance shall be extended to the next day that is not a Saturday, Sunday, or holiday.

**ENTIRETY AND AMENDMENTS.** This Agreement embodies the entire agreement between the parties and supersedes all prior agreements and understandings relating to the Property. This Agreement may be amended or supplemented only by an instrument in writing executed by both parties and approved by the Board of Finance.

**COUNTERPARTS.** This Agreement may be executed in any number of counterparts, which together will constitute one and the same contract.







**Bernalillo County Board of Commissioners  
Signature Page**

**Motion to:**

1. Authorize the County Manager to execute Route 66 Visitor Center Donation Agreement between Bernalillo County and City of Albuquerque
2. Authorize the County Manager to execute subsequent amendments and all documentation necessary to perfect the title

**BOARD OF COUNTY COMMISSIONERS**

\_\_\_\_\_  
Barbara Baca, Chair

\_\_\_\_\_  
Eric C. Olivas, Vice-Chair

\_\_\_\_\_  
Steven Michael Quezada, Member

\_\_\_\_\_  
Adriann Barboa, Member

\_\_\_\_\_  
Walt Benson, Member

**ATTEST:**

\_\_\_\_\_  
Linda Stover, County Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
W. Ken Martinez, County Attorney

Attachment: FY24\_BCC Signature Page\_Rte 66 Visitor Center Donation Agreement (21933 : FY24\_Donation Agreement\_Route 66 Visitor Ctr)



Real Estate Section  
415 Silver Ave. SW, 7th Fl  
Albuquerque, NM 87102  
Office: (505) 364-3675  
Fax: (505) 814-5932  
[re.row@bernco.gov](mailto:re.row@bernco.gov)

February 8, 2024

Recommend Approval of Route 66 Visitor Center  
Donation Agreement

Type of Action: Recommend to Board of County Commissioners Approval of Route 66 Visitor Center  
Donation Agreement

Bernalillo County Real Estate section is requesting transfer of ownership of the real property known as Route 66 Visitors Center located at 12300 Central Ave SW Albuquerque NM 87121. Ownership will be transferred from Bernalillo County to City of Albuquerque by Quitclaim Deed.

The Route 66 Visitors Center is a ±21,667sf building on an 8.7389 (+/-) acre parcel that was funded, designed, constructed, and equipped through an Intergovernmental Agreement between Bernalillo County and the City of Albuquerque executed on November 23, 2020.

At present Bernalillo County is responsible for building and grounds maintenance, insurance, and general liability. Transfer of Deed from Bernalillo County to the City of Albuquerque will reduce current financial and staffing/labor responsibility from Bernalillo County to City of Albuquerque.

Pursuant to NMSA § 13-6-2.1, sales of real property for consideration of more than twenty-five thousand dollars (\$25,000.00) shall not be valid unless it is approved by the State Board of Finance along with a resolution authorizing the County Manager to execute the Agreement. Therefore, the Real Estate Committee recommends to the Bernalillo County Commission to approve the Route 66 Visitor Center Donation Agreement and authorize the County Manager to execute said Agreement and any amendments made by the State Board of Finance.

Real Estate Committee:

Lisa Sedillo-White  
Lisa Sedillo-White (Feb 8, 2024 16:19 MST)  
Lisa Sedillo-White, Deputy County Manager for  
General Services Division

Shirley M. Ragin  
Shirley Ragin, Deputy County Manager for  
Finance

Ken Martinez  
Ken Martinez (Feb 8, 2024 21:28 MST)  
W. Ken Martinez, County Attorney

Benjamin A. McIntosh  
Benjamin A. McIntosh (Feb 8, 2024 16:19 MST)  
Ben McIntosh, Real Estate Manager

Elias A. Archuleta  
Elias A. Archuleta, P.E., Deputy County  
Manager for Public Works

Danette Townsend  
Danette Townsend (Feb 8, 2024 20:27 MST)  
Danette Townsend, Interim Deputy County  
Manager for Community Services

Department Review:

Jared Divett  
Jared Divett, Director Fleet/Facility  
Management Department

Antonio E. Jaramillo  
Antonio E. Jaramillo, Director  
Operations & Management Department

Attachment: FY24\_REC Letter\_Donation Agreement Rt 66 Visitor Center - signed (21933 : FY24\_Donation Agreement\_Route 66 Visitor Ctr)











# Fy24\_REC Letter\_Donation Agreement Rt 66 Visitor Center

Final Audit Report
















2024-02-09

Created:	2024-02-08
By:	Sarah Love (slope@bernco.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAHV8RyvMyD9prGsIUDCK6G8M7zTiVpFZ1

## "Fy24\_REC Letter\_Donation Agreement Rt 66 Visitor Center" History

-  Document created by Sarah Love (slope@bernco.gov)  
2024-02-08 - 11:17:09 PM GMT
-  Document emailed to Benjamin A. Mcintosh (bmcintosh@bernco.gov) for signature  
2024-02-08 - 11:18:46 PM GMT
-  Document emailed to Lisa Sedillo-White (lswhite@bernco.gov) for signature  
2024-02-08 - 11:18:46 PM GMT
-  Document emailed to Shirley Ragin (sragin@bernco.gov) for signature  
2024-02-08 - 11:18:47 PM GMT
-  Document emailed to Ken Martinez (kenmartinez@bernco.gov) for signature  
2024-02-08 - 11:18:47 PM GMT
-  Document emailed to Elias Archuleta (earchuleta@bernco.gov) for signature  
2024-02-08 - 11:18:47 PM GMT
-  Document emailed to Danette Townsend (dtownsend@bernco.gov) for signature  
2024-02-08 - 11:18:47 PM GMT
-  Document emailed to Jared Divett (jdivett@bernco.gov) for signature  
2024-02-08 - 11:18:47 PM GMT
-  Document emailed to Antonio Jaramillo (aejaramillo@bernco.gov) for signature  
2024-02-08 - 11:18:47 PM GMT
-  Email viewed by Benjamin A. Mcintosh (bmcintosh@bernco.gov)  
2024-02-08 - 11:18:59 PM GMT

Attachment: Fy24\_REC Letter\_Donation Agreement Rt 66 Visitor Center - signed (21933 : FY24\_Donation Agreement\_Route 66 Visitor Ctr)

-  Email viewed by Lisa Sedillo-White (lswhite@bernco.gov)  
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-  Document e-signed by Benjamin A. McIntosh (bmcintosh@bernco.gov)  
Signature Date: 2024-02-08 - 11:19:09 PM GMT - Time Source: server
-  Document e-signed by Lisa Sedillo-White (lswhite@bernco.gov)  
Signature Date: 2024-02-08 - 11:19:56 PM GMT - Time Source: server
-  Document e-signed by Elias Archuleta (earchuleta@bernco.gov)  
Signature Date: 2024-02-08 - 11:45:06 PM GMT - Time Source: server
-  Email viewed by Shirley Ragin (sragin@bernco.gov)  
2024-02-09 - 0:03:00 AM GMT
-  Document e-signed by Shirley Ragin (sragin@bernco.gov)  
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-  Email viewed by Danette Townsend (dtownsend@bernco.gov)  
2024-02-09 - 3:26:02 AM GMT
-  Document e-signed by Danette Townsend (dtownsend@bernco.gov)  
Signature Date: 2024-02-09 - 3:27:34 AM GMT - Time Source: server
-  Email viewed by Ken Martinez (kenmartinez@bernco.gov)  
2024-02-09 - 4:27:12 AM GMT
-  Document e-signed by Ken Martinez (kenmartinez@bernco.gov)  
Signature Date: 2024-02-09 - 4:28:00 AM GMT - Time Source: server
-  Email viewed by Antonio Jaramillo (aejaramillo@bernco.gov)  
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-  Document e-signed by Antonio Jaramillo (aejaramillo@bernco.gov)  
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-  Email viewed by Jared Divett (jdivett@bernco.gov)  
2024-02-09 - 8:19:42 PM GMT
-  Document e-signed by Jared Divett (jdivett@bernco.gov)  
Signature Date: 2024-02-09 - 8:20:30 PM GMT - Time Source: server
-  Agreement completed.  
2024-02-09 - 8:20:30 PM GMT



## FINANCIAL ANALYSIS FORM

### SECTION 1: GENERAL INFORMATION

Request Type: Agenda Item (No Financial Impact)

Date: February 20, 2024

Department: General Services - Real Estate

Form Prepared By:

(Name, Title & Phone Number) Sarah Love / Real Estate Coordinator / (505) 364-3120

Form Reviewed By:

(Budget Office Staff Name, Title, & Phone Number) Andrea Arellanes, Budget Analyst, 505-355-1084  
(1 thru 5 or all) BCC District: All

### SECTION 2: REQUEST OVERVIEW

Real Estate is requesting for the Board of County Commissioners to approve the Route 66 Visitor Center Donation Agreement between Bernalillo County and the City of Albuquerque.

CIP Database Project ID number(s):

### SECTION 5: NARRATIVE

#### FISCAL IMPLICATIONS

Historical Information and Existing Funding (include match and in-kind funding) - The Route 66 Visitors Center project is a ±21,667sf building on an 8.7389 (+/-) acre parcel that was funded, designed, constructed and equipped through an Intergovernmental Agreement between Bernalillo County and the City of Albuquerque executed on November 23, 2020.

Current Financial Impact of Proposed Action - Bernalillo County is responsible for building and grounds maintenance, insurance, and general liability. Transfer of Deed from Bernalillo County to the City of Albuquerque will reduce current financial and staffing/labor responsibility from Bernalillo County to City of Albuquerque.

Future Financial Implications - Transfer of Deed from Bernalillo County to the City of Albuquerque will reduce financial responsibility of upkeep, management, maintenance, insurance costs and liability from Bernalillo County to the City of Albuquerque. The terms and conditions of the Donation Agreement ensures that "the City shall not change the use of the Property or take any action with respect to the Property which could adversely impact the tax-exempt status of the bonds the County used in whole or in part to finance the Property. The date of last maturity of the Tax-exempt bonds is August 15, 2036."

#### OTHER SIGNIFICANT ISSUES

Departmental Impacts - Real Estate section will be responsible for submitting the Donation Agreement to the New Mexico State Board of Finance for approval of agreement and any amendments. Real Estate will be responsible for recording Quitclaim Deed and notifying other departments impacted.

Impacts to Other Departments - Risk: will remove the property from insured properties. GIS: will remove property from list of County owned properties. Public Works: will remove property from list of County maintained properties and insure the utilities are transferred to the City of Albuquerque. Budget: will work with impacted departments to capture reductions of budget line items that are budgeted for current and future fiscal years. Finance: will monitor tax exempt status to stay in compliance with tax-exempt bonds. Assessor: Deed will be recorded and Assessor will remove property ownership from County to City

Interdepartmental Communication - Donation Agreement will be routed through Minute Traq for review, approval, contract control number (CCN) assignment, and for signatures. Real Estate will send out Real Property Form to notify all impacted departments.

#### JUSTIFICATION

Mandated - This action is not mandated by any statutory authority.

Program Relevance - The Rt. 66 Visitor Center consists of a planned exhibit/museum space, a tap room and an event space. Transfer of ownership will continue the vision of providing this important venue to residents while reducing the overall financial and general management responsibility.

Other Relevant Information - Transfer of ownership may impact associated agreements to include operations agreement with Westside Central Community Development Group. This and related agreements are being reviewed along with long-term goals of the Bernalillo County and its commitment to this important venue.

#### ALTERNATIVES

Alternative is to not transfer ownership and to remain fiscally responsible for the Route 66 Visitor Center.

#### BUDGET OFFICE REVIEW

Budget staff has reviewed the financial analysis form and sees no issues prohibiting approval.

Attachment: FY24\_FAF\_Rt 66 Visitor Center Donation Agreement.final (21933 : FY24\_Donation Agreement\_Route 66 Visitor Ctr)



FINANCIAL ANALYSIS FORM





# Board of County Commissioners (BCC)

Meeting: 02/20/24 05:00 PM

Department: General Services  
Prepared By: Diane Chavez  
Director: Lisa Sedillo-White  
DCM: Lisa Sedillo-White  
Sponsors: Lisa Sedillo-White

---

**Title:** Fentanyl Awareness (KeepNMalive Campaign)

**Action:**

Update on Fentanyl Awareness (KeepNMalive- Campaign).

**Summary:**

Deputy County Manager for General Services Lisa Sedillo-White and her team will provide an update.