

**NORTHERN NEW MEXIC COLLEGE
BOARD OF REGENTS SPECIAL MEETING
OCTOBER 4, 2013**

I. CALL TO ORDER

A special meeting of the Board of Regents of Northern New Mexico College was held on Friday, October 4, 2013 in the Boardroom of the Montoya Administration Building on the Espanola Campus. Regents present: Michael P. Branch, Alfred Herrera, Rosario (Chayo) Garcia, Cecille Martinez-Wechsler and Feliberto Martinez. Board President Michael Branch called the meeting to order at 5:08 p.m.

Northern New Mexico College staff present: Dr. Nancy “Rusty” Barceló, President; Domingo Sanchez, VP for Finance and Administration; Ricky Serna, VP of Institutional Advancement; Ryan Cordova, Athletic Director and Men’s Basketball Coach; and Amy Pena, Assistant to the President and Recording Secretary. Also present was Samuel Ledoux, Student at Northern

II. APPROVAL OF AGENDA

The final agenda was approved as presented.

III. OLD BUSINESS

A. Approval of Residence Hall Contract.

Mr. Domingo Sanchez, VP for Finance and Administration, stated that a copy of the preliminary agreement between Monument, LLC and Northern was provided to the Regents for review a few weeks ago. Since that time the College Attorney reviewed the agreement and the concerns the Regents raised were addressed. Monument, LLC also reviewed the agreement and provided feedback. Mr. Sanchez stated Monument, LLC is comfortable with the rewritten agreement being presented to the Regents for approval. He stated the agreement is clearer and identifies the different types of deliverables that would be provided in the process, including the costs involved. Mr. Sanchez went through the entire document with the Regents. *(The Agreement for Preliminary Development Assessment between Monument, LLC and Northern New Mexico College is attached.)*

To assess the viability of the residence hall project, Monument will gather, assess and present for the College’s consideration, data outlining the need, cost, scope, and parameters of the project’s proposed phases. The scope of work includes the Land Use Master Plan, Site Plan, Site Survey, Geotechnical Survey, Conceptual and Schematic Design, Market Positioning Study, and Development Budget. Mr. Sanchez explained that many things have to happen before another “second” agreement is reviewed and presented to the Board for approved. The second agreement, the Development Agreement, will spell out the development responsibilities for Monument, LLC, identify the construction schedule and all the related activities associated with construction of the residence hall, including the management of the facility.

The agreement states that Phase 1 (150 beds) of the project would be completed by August 1, 2014, but no later than August 1, 2015. Because this deadline requires prompt assessment of the project’s viability, the parties agree to gather, assess, and present the preliminary data to the Board of Regents no later than November 30, 2013. After some discussion regarding the timeline, the Regents agreed that the project would be completed no later than December 31, 2014. As many as 500 beds will be considered in subsequent phases.

Regent Branch requested that each exploration cost item listed in Exhibit A (attached) clearly define travel expenses in order to avoid “open check book” expenses. Mr. Cordova, who has been a part of the residence hall committee from on onset, stated two visits are planned one on October 17 and one on November 4. Mr. Sanchez stated he asked the College’s financial advisor, Mr. Paul Cassidy, to meet with staff and Regents at the next Finance Committee meeting to discuss financing details for the project. Should the agreement be terminated, Mr. Sanchez believes the College should not pay for exploration costs (listed in Exhibit A) not fully completed and will add language regarding this matter.

Mr. Sanchez briefly described issues that will be identified in the Master Plan: Purchase of property, future buildings, activity center, security issues, parking, drainage, etc. The plan will be available for review and feedback as it is being developed.

Mr. Sanchez emphasized that if the Regents are comfortable with the agreement, it is in the best interest of the College to roll it into the financing and move forward with this project. Regent Garcia stated that this project is an economic win for the City of Espanola and the County of Rio Arriba. President Barceló stated that a residence hall will change the face of the College and create a sense of community.

Regent Alfred Herrera moved to approve the Agreement for Preliminary Development Assessment as presented with a change in term/completion date in Item C from August 1, 2015 to December 31, 2014 and include in Item G a Prorata Development on the completion of exploratory costs. Motion carried unanimously.

IV. ADJOURNAMENT

Regent Garcia moved to adjourn the meeting. The meeting adjourned at 6:15 p.m.

Minutes Transcribed by Josephine Aguilar, Executive Assistant.

APPROVED:

/S/

Michael P. Branch, Board President

/S/

Cecille Martinez-Wechsler, Secretary/Treasurer