

**Minutes of the March 14, 2024 Meeting of the Board of Directors  
Via Zoom**

<https://us06web.zoom.us/j/83074139547?pwd=m4nBtBpnGP3Hh1MJpLBbKtqCuVjqvY.1>

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Board Members Present: William Payne, *Chair*; Stephen Ciepiela, *Vice Chair*; Rick Siegel, *Secretary/Treasurer*; Paul Blanchard; Teresa Costantinidis; James Holloway; Eddie Nuñez; Garnett Stokes; Doug Ziedonis

Board Members Absent: Louis Abruzzo

Also present: David S. Campbell, Steve Carr, Keelie Garcia, Christine Landavazo, Tom Neale, Ari Vasquez, Shawna Wolfe

**MINUTES**

1. Call to Order and Confirmation of Quorum
  - a. Chair William Payne called the meeting to order at 9:01 am and established that a quorum was present.
2. Approval of the December 7, 2023 Minutes
  - a. Draft Minutes of the December 7, 2023 meetings were presented.
  - b. There were no changes or comments. The December 7, 2023 Minutes were accepted as presented.
3. Financial Report
  - a. Rick Siegel, *Secretary/Treasurer*, presented the draft FY 2023-21 second quarter financial summary.
4. Appointment of Shawna Wolfe as Chief Business Officer
  - a. Teresa Costantinidis, *CEO*, reported that she has appointed Shawna Wolfe as Lobo Development Corporation's Chief Business Officer.
5. Approval of Appointment of Eric Eggins as a Non-Positional Director and Recommendation to Forward to Board of Regents for Approval
  - a. David Campbell requested approval of Eric Eggins as a Non-Positional Director on the Lobo Development Corporation Board of Directors and to forward the appointment to the Board of Regents for approval.
  - b. A motion was made by Rick Siegel, with a second by Steve Ciepiela. All in favor.
  - c. **RESOLVED: The Board unanimously approved the appointment of Eric Eggins as a Non-Positional Director and to forward the recommendation to the Board of Regents for approval.**
6. Project Updates
  - a. David Campbell provided an update and documents from SimonCRE on the South Campus TIDD development on Gibson and I-25. He reported that SimonCRE is working hard to develop the town center. Regent Blanchard asked if there is a contract with SimonCRE and the terms. Tom Neale explained that there is a ground lease with SimonCRE, with terms embedded in the lease. Regent Blanchard requested a copy of the ground lease, and Tom agreed to provide the document. *NOTE-see correction at the end of this document.*
  - b. David Campbell also provided an update and documents on the UNM Foundation Center for Philanthropy. The Foundation has hired an architectural firm, FBT Architects, and is working on preliminary programming. Steve Ciepiela asked how architecture or engineering students can be included in these types of projects. Teresa Costantinidis explained that this would have to go through the Dean or Provost. Provost Holloway explained that architecture faculty have these types of programs in place with local architecture firms.
  - c. David Campbell reported on discussions regarding the Lomas Corridor. He and Tom Neale met with Kate Becker and Mike Chicarelli to discuss the area's commercial needs to benefit the hospital. He also meets regularly with the Sandia Foundation and the City of Albuquerque.



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- d. David Campbell provided an update and documents from Colliers on the Innovate ABQ property. Tom Neale explained that they are working with Dave Hansen on a possible quantum hub and bioscience incubator on this site.
7. Vote to close the meeting and to proceed into Executive Session. Chair Payne requested a motion to close the meeting and proceed into Executive Session. A motion was made by Paul Blanchard, with a second by James Holloway. All in favor. The meeting was closed at 9:45 am.
  - a. Discussion and determination, where appropriate, of potential purchase, acquisition, or disposal of real property pursuant to Section 10-15-1H(8), NMSA (1978).
8. Vote to re-open the meeting. Chair Payne requested a motion to reopen the meeting. James Holloway made a motion to reopen the meeting with a second by Steve Ciepiela. All in favor. The meeting was reopened at 10:44 am.
  - a. Certification that only those matters described in Item 7.a were discussed in Executive Session.
9. Actions Items from Executive Session – None
10. 2023-24 Meeting Schedule
  - a. June 13, 2024, 9:00 am-10:30 am
  - b. The Annual Meeting was changed to September 5, 2024, 9:00 am-10:30 am
11. Adjourn
  - a. Meeting adjourned by Chair Payne at 10:47 pm.

Approved by Board of Directors: June 12, 2024

**Item 6.a.** Tom Neale requested a correction to his statement: there is no signed ground lease but a signed Exclusive Right to Negotiate Agreement with SimonCRE.