

**Ventana Fund**  
P.O. Box 25483  
Albuquerque, NM 87125

(505) 377- 2053  
info@ventanafund.org  
www.ventanafund.org



**Board of Directors  
Meeting Agenda  
May 16, 2024, 3:30 p.m.**

[www.nmapartment.com/zoomventana](http://www.nmapartment.com/zoomventana) | [zoom.us/j/91507989581](https://zoom.us/j/91507989581)

Meeting ID: 915 0798 9581 | Call-in Number: (346)-248-7799

Agenda Items	Presenter	Action Y/N
<b><u>Chair Convenes Meeting</u></b>		
• Call to Order & Roll Call	Todd	Y
• Approval of the Agenda	Todd	N
• Moment of Silence – Joe Ortega	Holly	Y
<b><u>Consent Agenda Items</u></b>		
	Todd	Y
1. Finance Committee: March 31, 2024 Financials		
2. Finance Committee: NMSBIC Borrowing Resolution & Updated Loan Documents re. \$7.5 Million Increase		
3. Approval of April 11, 2024 Minutes		
<b><u>Action Items</u></b>		
1. Loan Committee: 2024-06, VF084 Route 66, LLC, 9317 Central Ave NW, Albuquerque	Peter	Y
2. Loan Committee: 2024-07, VF085 Hot Properties, LLC, 601-603 San Pedro Dr, Albuquerque	Peter	Y
3. Loan Committee: 2024-08, VF086 Krishna Kandath, 304-308 Pennsylvania St NE, Albuquerque	Peter	Y
4. Loan Victory Lap for FY24 (non action)	Keith	Y
5. Finance Committee: Depository Allocations & Financial Planning	Holly	
6. Finance Committee: Sunflower Loan Terms	Holly	
7. FY2023 Annual Report Approval	Todd/Alexandrea	
8. Finance Committee: FY2023 990 Review & Approval	Holly	
9. Executive Session Vote to Discuss Cyber Attacks and Part-Time Administrative Assistant	Todd	
10. Executive Session/Finance Committee: Cyber Attacks and Creation of a Wire Account at Enterprise Bank and Trust	Todd/Holly	
11. Executive Session: Part-Time Administrative Assistant Approval	Todd/Shawn	
<b><u>Discussion Items</u></b>		
1. Executive Director Meeting Intro Video & May Report	Kendra	N
2. Adoption of Committee Recommendation for Board Approval Process	Todd/Kendra	N
3. Finance Committee: Berger Briggs Insurance Request for Bill Dolan	Holly	N
4. Follow up to Strategic Plan: Formation of New CDFI	Todd	
<b><u>Informational Items</u></b>		
• NM Investment Connection	Todd	N
• 2023-12, VF073 Cielo Estates LLC, 450 Morgan St, TorC - Closing Deadline 5/31/24	Todd	N

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- |   |                 |   |
|---|-----------------|---|
| • HUD May 2024-May 2025 Rent and Income Limits Released | Todd/Alexandrea | N |
| • No NMSBIC Monthly Report                              | Todd            | N |

**Suggested Reading**

- It's Time to End the Quiet Cruelty of Property Taxes Here Comes \$20B in Climate Finance
- New ABQ Law Streamlines Housing Development Process
- New Mexico Remains Near Bottom of US News' 2024 'Best States' Rankings
- Wages in New Mexico Flatline, Employment Sees Uptick
- Top 10 Trends in Affordable Housing

**Next Board Meeting**

Board of Directors Meeting – June 13, 2024, at 3:30 p.m.

**Adjournment**

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**Board Members Present:**

- Todd Clarke (Chair)     present  absent
- Kamal Ali                 present  absent
- Steve Anaya             present  absent
- Holly Barela             present  absent
- Elizabeth Bernal       present  absent
- Shawn Colbert          present  absent
- Peter Gineris           present  absent
- Hannah Feil Greenhood  present  absent
- Leann Kemp             present  absent
- Jessica Kuhn             present  absent
- Robbie Levey           present  absent
- George Maestas         present  absent
- F. Tasha Martinez       present  absent

**Guests & Staff Present:**

- Michelle Corley         present  absent
- Bill Dolan                present  absent
- Ellie Werenko          present  absent
- Keith Flynn              present  absent
- Alexandrea Romero     present  absent
- Kendra Yevoli           present  absent