

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

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



Board of Directors
Meeting Agenda
September 19, 2024, 3:30 p.m.

www.nmapartment.com/zoomventana | zoom.us/j/91507989581

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

Agenda Items	Presenter	Action Y/N
<u>Chair Convenes Meeting</u>		
• Call to Order & Roll Call	Todd	N
• Approval of the Agenda – September 19, 2024	Todd	Y
• Approval of the Minutes – August 15, 2024	Todd	Y
• Approval of Minutes – Special Meeting, September 3, 2024	Todd/Ellie	Y
<u>Consent Agenda Items</u>		
1. Finance Committee: Acceptance of July 31, 2024, Financials	Todd	Y
2. Finance Committee: NMSBIC Monthly Report – August 31, 2024	Keith	Y
3. Finance Committee: Deal Flow update September 16, 2024 Available to Lend: \$3.48MM	Keith	Y
<u>Action Items</u>		
4. Loan Committee: 2024-12, VF090 Burnram Penn LLC, 501-507 Pennsylvania SE, Albuquerque	Peter/Bill/Alexx	Y
5. Finance Committee: Resolution 2024-08: Washington Federal Authorized Signers Corporate Resolution	Holly/Keith/Ellie	Y
6. Finance Committee: Resolution 2024-09: Sunflower Bank Authorized Signers Corporate Resolution	Holly/Keith/Ellie	Y
7. Finance Committee: Resolution 2024-10: Lea County State Bank Authorized Signers	Holly/Keith/Ellie	Y
8. Finance Committee: Sunflower Bank Loan Documents & 2024-11 Borrowing Resolution	Holly/Keith/Ellie	Y
9. Finance Committee: Approval of Enterprise EQ2 Extension Letter	Keith	Y
10. Finance Committee: FY2025 Budget Approval	Keith/Michelle	Y
11. Executive Session: Budget Related to Compensation Summary	Todd/Ellie	Y
<u>Discussion Items</u>		
12. Interim Executive Director & Staff Intro Video – September 19, 2024	Todd	N
13. Income Certifications	Alexx	N
14. Loan Committee: Increase in Loan Amount: 2024-10, VF088 2222 Central LLC, El Don Motel, 2222 Central Ave SW, Albuquerque	Bill/Alexx	N
<u>Informational Items</u>		
15. Investor Training Update - Pilot in Las Cruces on September 30, 2024	Keith	N
16. Hobbs Housing Summit Report Progress Update (Summit Debrief) -	Ellie	N
17. Valencia Park Dissolution Progress Update	Todd/Alexx	N
18. OFN CCIA Funding	Todd	N

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Suggested Reading

- Internal Research – Draft of Property Ladder
- Soaring Insurance Costs Could ‘End’ Affordable Housing, Developers Warn
- Rent is eating up a greater share of tenants’ income in almost every state
- Hobbs Housing Summit Report Draft

Next Board Meeting

Board of Directors Meeting – October 10, 2024, at 3:30 p.m.

Adjournment

Board Members Present:

Todd Clarke (Chair)	<input type="checkbox"/> present	<input type="checkbox"/> absent
Kamal Ali	<input type="checkbox"/> present	<input type="checkbox"/> absent
Steve Anaya	<input type="checkbox"/> present	<input type="checkbox"/> absent
Holly Barela	<input type="checkbox"/> present	<input type="checkbox"/> absent
Elizabeth Bernal	<input type="checkbox"/> present	<input type="checkbox"/> absent
Shawn Colbert	<input type="checkbox"/> present	<input type="checkbox"/> absent
Peter Gineris	<input type="checkbox"/> present	<input type="checkbox"/> absent
Hannah Feil Greenhood	<input type="checkbox"/> present	<input type="checkbox"/> absent
Leann Kemp	<input type="checkbox"/> present	<input type="checkbox"/> absent
Jessica Kuhn	<input type="checkbox"/> present	<input type="checkbox"/> absent
Robbie Levey	<input type="checkbox"/> present	<input type="checkbox"/> absent
George Maestas	<input type="checkbox"/> present	<input type="checkbox"/> absent
F. Tasha Martinez	<input type="checkbox"/> present	<input type="checkbox"/> absent

Guests & Staff Present:

Michelle Corley	<input type="checkbox"/> present	<input type="checkbox"/> absent
Bill Dolan	<input type="checkbox"/> present	<input type="checkbox"/> absent
Ellie Werenko	<input type="checkbox"/> present	<input type="checkbox"/> absent
Keith Flynn	<input type="checkbox"/> present	<input type="checkbox"/> absent
Alexandrea Porras	<input type="checkbox"/> present	<input type="checkbox"/> absent
Jessica Burlingham	<input type="checkbox"/> present	<input type="checkbox"/> absent