

WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICTS  
NOS. 1 AND 2  
REGULAR MEETING OF THE BOARD OF DIRECTORS

**Board Members**

Tammy Fiebelkorn  
Marcos Gonzales  
Scott Goodman  
Ashley Leach  
Alan Varela

February 27, 2026  
10:00 a.m.

Department of Municipal Development  
Room S7400, 7<sup>th</sup> Floor  
Albuquerque City Government Center, One Civic Plaza  
Albuquerque, New Mexico

1. Call to Order and Roll Call
2. Approval of Agenda
3. Approval of Minutes of July 22, 2025 Board Meeting
4. Developer's Report
  - a. Infrastructure Update Reports 7/30/25, 9/30/25, 11/1/25 and 1/21/26
  - b. Continuing Disclosure Reports
5. Trustee's Report
6. Treasurer's Report
  - a. Ratification of contract with Fieldman, Rolapp & Associates
  - b. Ratification of contract with BLX Group, LLC and review of Arbitrage Audit prepared by BLX Group, LLC
  - c. Ratification of contract with Pattillo, Brown & Hill, LLP
  - d. Authorization of Karla Candelaria to engage an auditor for audit FY 2025-26
  - e. Authorization of Karla Candelaria to access online State Audit Portal to secure state financial compliance audit contract FY 2025-26 (due May 15)
  - f. Authorization of Karla Candelaria to access online Local Government Budget Management System FY 2025-26 (retroactive to July 1, 2025)
  - g. Authorization of Karla Candelaria to access online Local Government Budget Management System FY 2026-27
  - h. FY 2023-24, 2024-25 and 2025-26 Budgets Approved by the New Mexico Dept. of Finance & Administration
7. Municipal Advisor's Report
  - a. Overview of Municipal Bond Market
  - b. Discussion regarding refunding of outstanding Subordinate Lien Gross Receipts Tax Revenue Bonds, Series 2022

8. Consideration of Resolution No. 2026-01 Establishing Districts Nos. 1 and 2 Open Meetings Policy
9. Consideration of Resolution No. 2026-02 Approving Districts Nos. 1 and 2 Financial Statements, June 30, 2024
  - a. Presentation of FY 2023-24 Districts Nos. 1 and 2 Audits by Pattillo, Brown & Hill, LLP
10. Consideration of Resolution Nos. 2026-03 Approving Districts Nos. 1 and 2 Financial Statements, June 30, 2025
  - a. Presentation of FY 2024-25 Districts Nos. 1 and 2 Audits by Pattillo, Brown & Hill, LLP
11. Consideration of Resolution No. 2026-04 Approving Districts Nos. 1 and 2 First and Second Quarterly Financial Reports
12. Discussion regarding delivery of tax opinion relating to expenditure of Series 2022 Bond proceeds
13. Executive Session – Closed Meeting to Discuss Matters Subject to Attorney-Client Privilege Pertaining to Threatened Litigation Involving the Developer and Pending Litigation Between the Developer and Jaynes Corporation, et al., as Permitted by NMSA 1978, Section 10-15-1(H)(2).
14. Review of invoices approved by Treasurer
15. Discussion regarding scheduling of next Board meeting
16. Other business
17. Adjournment
18. Resolutions to be executed via Adobe Sign

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**NOTICE TO PERSONS WITH DISABILITIES:** If you have a disability and require special assistance to participate in this meeting, please contact the District Clerk at the Albuquerque City Council Offices, Ninth Floor, Albuquerque Government Center as soon as possible before the meeting date at 505-768-3100. Those in need of hearing assistance may call 711. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the District Clerk at the Albuquerque City Council Offices if a certain type of accessible format is needed.

NOTICE OF A REGULAR MEETING OF  
WINROCK TOWN CENTER TAX INCREMENT DEVELOPMENT DISTRICTS

NOTICE IS HEREBY GIVEN that a regular meeting of the Board of Directors of Winrock Town Center Tax Increment Development Districts Nos. 1 and 2 will be held on Friday, February 27, 2026, at 10:00 a.m. in the Dept. of Municipal Development Executive Conference Room S7400, 7<sup>th</sup> Floor, Albuquerque Government Center, One Civic Plaza, NW, Albuquerque, New Mexico. An agenda for the meeting may be obtained 72 hours prior to the meeting from the Albuquerque City Council Office located on the Ninth Floor at Albuquerque Government Center, One Civic Plaza, NW, Albuquerque, New Mexico, and online at the Albuquerque City Council website [www.cabq.gov/council/events/](http://www.cabq.gov/council/events/). Notice to Persons With Disabilities: If you have a disability and require special assistance to participate in this meeting, please contact the District Clerk at the Albuquerque City Council Offices, Ninth Floor, Albuquerque Government Center as soon as possible before the meeting date at 505-768-3100. Those in need of hearing assistance may call 711. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the District Clerk at the Albuquerque City Council Offices if a certain type of accessible format is needed.