SANTA FE COUNTY
BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 2026 - 158

A RESOLUTION DELEGATING AUTHORITY TO THE COUNTY MANAGER, OR DESIGNEE, TO REVIEW, APPROVE, AND EXECUTE DOCUMENTS NECESSARY FOR THE CLOSING AND COMPLETION OF THE NEW MEXICO RESIDENTIAL AND WORKFORCE CENTER TRANSITIONAL HOUSING PROJECT

WHEREAS, on July 1, 2026, State Appropriation Grant funding through the New Mexico Legislature was reauthorized, and the County was designated as the Fiscal Agent for the Grant Nos K4296, K4297 and K4298, with a total allocation of up to $3,491,500.00, consisting of $841,500.00 under Grant No. K4296 (net of the art in public places allocation of $8,500.00), $1,550,000.00 under Grant No. K4297, and $1,100,000.00 under Grant No. K4298 (together, the "Grants"), to acquire land and buildings and to plan, design, construct, renovate, furnish and equip a transitional housing facility serving individuals released from incarceration in Santa Fe County, to be known as the New Mexico Residential & Workforce Center transitional housing project ("Project"); and

WHEREAS, on June 17, 2025, the County and the New Mexico Department of Finance and Administration ("DFA") entered into Agreement No. 2025-0226-CMO, pursuant to which DFA made an appropriated funds available to the County to finance the purchase of land and buildings and to plan, design, construct renovate, furnish and equip a Santa Fe recovery center facility in Santa Fe in Santa Fe County; and

WHEREAS, the County has certified to DFA for funding under Grant No. K4297, for which a grant agreement is pending, and anticipates certifying to DFA for additional funding under Grant Nos. K4296 and K4298 based upon Property acquisition costs and approved cost estimates, and each of the Grants will be executed and implemented in grant agreements between the County and DFA incorporating Department of Finance and Administration Award Requirements ("State DFA Award Requirements"), pursuant to which the County will disburse to the Developer proceeds of the Grants (the "Grant Funds"); and

WHEREAS, the Grant Funds are to be utilized to (1) acquire land and an existing building and associated real property; (2) plan and design improvements to the building and site; (3) construct and renovate improvements including, but not limited to, electrical, plumbing, sewer, roofing, HVAC, fire suppression, life-safety and accessibility systems, bathing and kitchen facilities, and site improvements; and (4) furnish and equip the facility, for the purpose of providing transitional housing facilities for persons released from incarceration in Santa Fe County (the "Project"); and

WHEREAS, the County intends to enter into one or more Agreements with Innovate-Educate, Inc. to carry out the Project to acquire and rehabilitate the building and associated real property located at 2891 Cooks Road, Santa Fe, New Mexico 87507 (the "Property"); and

WHEREAS, Innovate-Educate, Inc.'s mission is to provide recovery housing and work program services for individuals released from incarceration in Santa Fe County; and

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WHEREAS, the transitional housing facilities constructed pursuant to the Project (the "Facilities") will also include housing stability and case management services for residents of Santa Fe County; and

WHEREAS, under this Agreement, the County will disburse Grant Funds for Project improvements; and

WHEREAS, Article IX, Section 14 of the New Mexico Constitution and the Affordable Housing Act, NMSA 1978, Sections 6-27-1 through 6-27-9 (the "Affordable Housing Act"), permit the County to provide or pay the costs of acquisition, construction, renovation or conversion of affordable housing, subject to the requirements of the Affordable Housing Act, the rules adopted thereunder by the New Mexico Mortgage Finance Authority, also known as Housing New Mexico ("MFA"), Santa Fe County Ordinance No. 2023-05, and Santa Fe County Resolution No. 2023-106; and

WHEREAS, pursuant to the Affordable Housing Act, the County may provide Grant Funds issued by DFA to Innovate-Educate, Inc.; and

WHEREAS, because the Property will be owned and used by a private entity, the release of Grant Funds is conditioned upon State review and approval of this Agreement and the related Affordable Housing Act documents, and the County is contributing no County funds to the Project; and

WHEREAS, Innovate-Educate, Inc. has submitted, or will submit, an application for affordable housing assistance as required by Ordinance No. 2023-05; and

WHEREAS, the closing and completion of the Project requires the review, approval, and execution of documents, agreements, and instruments with Innovate-Educate Inc., a land use restriction agreement and any and all other documents necessary or proper to bring the Project to fruition; and

WHEREAS, the timely review, approval, and execution of such documents is necessary for the Project to proceed to closing and completion and to satisfy applicable deadlines and requirements imposed by DFA; and

WHEREAS, the BCC finds it necessary and appropriate to delegate authority to the County Manager, or designee, to review, approve, and execute such documents on behalf of the County, subject to the conditions set forth below, in order to allow the Project to proceed efficiently to closing and completion.

NOW, THEREFORE, BE IT RESOLVED that the Santa Fe County Board of County Commissioners hereby:

1. Authorizes and delegates to the County Manager, or the County Manager's designee, the authority to review, approve, and execute any and all documents necessary for the closing and completion of the Project, including but not limited to a land use restriction agreement and any and all other documents necessary or proper to effectuate the agreement.

2. Requires that all documents executed under this delegated authority be consistent with applicable County ordinances and regulations, including the Developer Assistance

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Program Regulations, with NMMFA requirements, including affordability restrictions on the Project, and with any previously-approved agreements that apply to Project, such as any MOUs or agreements.

3. Requires all documents executed pursuant to the authorization provided in this resolution shall be approved as to form by the County Attorney's Office or contract counsel chosen by the County Attorney.

4. Directs the County Manager, or designee, to update the BCC about the status of the Project and closing process on request or as appropriate.

PASSED, APPROVED, AND ADOPTED ON THIS 10th OF NOVEMBER, 2026.

SANTA FE COUNTY
BOARD OF COUNTY COMMISSIONERS

By: _____
Justin S. Greene, Chair

ATTEST:

_____
Katharine E. Clark
Santa Fe County Clerk

COUNTY CLERK
KATHARINE E. CLARK
SANTA FE COUNTY NEW MEXICO

Date: 11/12/2026

Approved as to form:

Michael Nunez for
_____
Walker Boyd
Santa Fe County Attorney

BCC RESOLUTIONS
OUNTY OF SANTA FE)
TATE OF NEW MEXICO) ss
PAGES: 3

Hereby Certify That This Instrument Was Filed for
ecord On The 12TH Day Of November, 2026 at 01:53:48 PM
nd Was Duly Recorded as Instrument # 2095689
f The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
eputy _____ County Clerk, Santa Fe, NM

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