CITY OF ALBUQUERQUE
CITY COUNCIL

MEMORANDUM

TO: **All Councilors**

FROM: **Joaquin Baca, City Councilor District 2**

SUBJECT: **Appointment of Mr. David Shaffer to the Tax Increment Finance Board (Member-at-Large – City Council)**

DATE: **November 2, 2026**

Pursuant to ROA 1994, § 14-8-8-1 the *Tax Increment Finance Board Ordinance*, the City Council shall nominate one (1) Member-at-Large for appointment by the City Council to the Tax Increment Finance Board.

§ 14-8-8-5 Board Composition, Appointment, and Terms, establishes staggered initial terms, with one member serving a one-year term, two members serving two-year terms, and two members serving three-year terms. Board members may serve no more than two consecutive full terms.

The proposed appointee is Mr. David Shaffer. As part of the Board's initial appointments, Mr. Shaffer is proposed to serve an initial three-year term.

Mr. Shaffer currently sits on the City's Impact Fee Committee, with his term scheduled to expire on January 1, 2027. Upon accepting the appointment to the Tax Increment Finance Board, he will be required to vacate his position on the Impact Fee Committee.

APPOINTEE NAME	**TERM**
David Shaffer	**November 2, 2029**

Mr. Shaffer is President and owner of AIC General Contractor, a local commercial construction company that has been in business for 26 years serving all facets of commercial industry. As owner of a small business of 18 employees, Mr. Shaffer wears many hats in the organization such as Project Manager, HR Director, Social media admin and marketing manager.

Mr. Shaffer has served as an Environmental Planning Commissioner for the City of Albuquerque for 6 years as well as serving on its Impact Fee committee in 2010. Mr.

Shaffer currently sits on the current impact fee committee and at one point also sat on the Albuquerque Energy Code committee.

Mr. Shaffer is a board member of CREDA, The Uptown Progress team and other civic groups. Under Mr. Shaffer's direction, his company supports the real estate community through major sponsorships of CARNM, CREW, IREM and CREDA.

Distinctions that Mr. Shaffer has recently achieved have been:

- 2026 250 Flags New Mexico awardee
- 2024 CREDA Community Champion award
- 2024 Community Leader award from the Domestic Violence Resource Center leadership awards.
- 2019 CREDA member of the year.
- 2019 Business ethics nominee
- 2019 ABQ Journal Construction CEO of the year
- 2017 Business Ethics finalist

In 2019, AIC General Contractor was named the most philanthropic small business in New Mexico by the Philanthropy Society. Mr. Shaffer aptly commented when receiving this award "Giving back is not just a choice, it's a responsibility to the community that we live in and we firmly believe it here at Team AIC."

Besides daily company duties, Mr. Shaffer and his company team are avid supporters of local area non-profits such as the Domestic violence Resource Center, New Mexico Autism Society, NDI, Mandy's Farm, All Faiths Children's Advocacy Center, and many others. Supporting "all things local" is a major focus of Mr. Shaffer.

Current Board Membership

Board Role	**Name**	**Term**
Member-at-Large – Mayoral Appt.	Vacant	TBD
Member-at-Large – Mayoral Appt.	Vacant	TBD
Member-at-Large – Mayoral Appt.	Vacant	TBD
Member-at-Large – Council Appt.	David Shaffer	November 2, 2029
Downtown TIF Community Representative	Vacant	TBD
West Central TIF Community Representative	Vacant	TBD

Pursuant to ROA 1994, § 14-8-8-5, *Board Composition, Appointment, and Terms,* the TIF Board shall consist of at least five core voting members and may contain additional contingent members and ex officio members as follows:

1. Five Core Members:
    - The members shall have experience or knowledge in municipal or public finance, real estate development or redevelopment, urban planning,

economic development, finance and banking, accounting, law, or public administration.
    - 3 member-at-large appointed by the mayor and confirmed by the City Council.
    - 1 member-at-large nominated and appointed by the full City Council.
    - 1 community representative per TIF District, selected by the corresponding City Councilor, confirmed by the City Council.
2. Optional voting members contingent on financial participation in a TIF district (i.e. County, State Department of Finance & Administration or Board of Finance)
    - 1 Bernalillo County representative
    - 1 State representative
    - Shall only have voting rights pertaining to the TIF District in which the entity financially participates
    - Term limits are based on continued financial participation or elected official term limits.
3. Ex Officio Members (non-voting)
    - Any Councilor whose council district contains a TIF District.
    - They may participate in discussions but do not count toward quorum.

DAVID SHAFFER

Professional and Community Experience Summary

David Shaffer is the President and Owner of AIC General Contractor, a locally owned commercial construction company with 26 years of experience serving the region's commercial construction industry. As the owner of a small business employing 18 people, David takes a hands-on approach to leadership and oversees various aspects of the organization, including project management, human resources, marketing, and communications.

Beyond his business operations, David places a strong emphasis on philanthropy and community involvement. In 2019, AIC General Contractor was recognized by the Philanthropy Society as New Mexico's Most Philanthropic Small Business. Reflecting on the recognition, David stated, "Giving back is not just a choice, it's a responsibility to the community that we live in, and we firmly believe it here at Team AIC."

David and the AIC team actively support numerous local nonprofit organizations, including the Domestic Violence Resource Center, New Mexico Autism Society, NDI, Mandy's Farm, and All Faiths Children's Advocacy Center, among many others. Supporting local organizations and investing in the well-being of the community remain central to David's business philosophy and leadership.

Professional Affiliations

- CREDA, Board Member
- Uptown Progress Team, Board Member
- CARNM, Sponsor
- CREW, Sponsor
- IREM, Sponsor

Public Service & Board Appointments

- Impact Fee Committee, 2010 - 2027
- Environmental Planning Commissioner, District 7, 2018 – 2024
- Albuquerque Energy Code Committee

Awards and Distinctions

- 2026 250 Flags New Mexico Awardee
- 2024 CREDA Community Champion Award
- 2024 Community Leader Award, Domestic Violence Resource Center
- 2019 CREDA Member of the Year
- 2019 Business Ethics Nominee
- 2019 ABQ Journal Construction CEO of the Year
- 2017 Business Ethics Finalist