Full Board Meeting
Thursday, June 25, 2026, at 10:00 AM MST

NALWDB Conference Room
525 Camino De Los Marquez
Suite 250
Santa Fe, NM 87505

Floyd Archuleta:	Present
Krutik Bhakta:	Absent
Sarah Boisvert	Excused
Dr. Rebecca Estrada:	Excused
Maria Herrera:	Present/Zoom
Rudy Garcia	Present
Clarence Maestas	Present
Jennifer Martinez	Present/Zoom
Mario Lucero:	Excused
Pablo Lujan	Present
Sean Medrano:	Absent
Jolene Nelson:	Present/Zoom
Mayor David Romero	Present/Zoom
Jon Paul Romero	Present/Zoom
Kevin Romero	Present
Arthur Sparks	Present
Chair Joseph Weathers	Present
Marco Serna	Present/Zoom
Tammy Wilhelm	Absent

Present: 13, Excused: 6.
Also in attendance: NALWDB Staff: Lisa Ortiz - Executive Director, Barney Trujillo - Operations Manager, Ruthie Mares – Quality Assurance Specialist, Issy Lozano – Program Support Specialist, Brittany Valencia – Finance Specialist. **Guests:** Ericka Van Eckhoutte – Adult/DW Director, Rene Martinez – One Stop Operator, Veronica Alonzo NMDWS, Crystal Hollon – NMDWS, Rosina Espinoza – NMDWS, Tracee Loughran – Career TEAM, Julio Garcia – Legall Counsel, Sandy Trujillo Medina – YDI Chief Operations Officer, Robert Chavez – YDI CEO, Derrick Grasmick – WIOA North Program Manager.

1. Call Meeting to Order

The meeting was called to order at 10:03 AM by Chairman Joseph Weathers.

2. Roll Call and Determination of a Quorum

Roll call was conducted by NALWDB Program Support Specialist Issy Lozano, who reported that a quorum was present.

4. Pledge of Allegiance

The Pledge of Allegiance was recited by all in attendance.

4. Approval of Agenda

Chairman Weathers requested an amendment to the agenda to move Agenda Item 7.1, Chairman Weathers' Report, to immediately follow Action Item 6.2.

Motion to amend the agenda. This Motion was made by Board Member Floyd Archuleta, seconded by Board Member Arthur Sparks and passed by roll call vote unanimously.

Program Support Specialist Issy Lozano stated that for the record, Board Member Kevin Romero joined the meeting in person at 10:07am.

5. Approval of Board Meeting Minutes

Motion to approve the May 14, 2026, full board meeting minutes. This motion was made by Board Member Rudy Garcia, seconded by Board Member Pablo Lujan, and passed by roll call vote unanimously.

6. Action Items

6.1. PY 2025 Monitoring Report and Performance Review.

Chairman Joseph Weathers stated that he would like to request that the Monitoring Report be included in the minutes and the record.

Ruthie Mares, Quality Assurance Specialist, presented a summary of the Program Year 2025 monitoring results for the Adult, Dislocated Worker, and Youth programs. The review identified compliance and documentation deficiencies in participant files, payment verification, case management, and eligibility documentation, with the Youth program presenting the greatest level of organizational risk. Staff turnover, provider transitions, and inherited files contributed to several findings. Both service providers were cooperative throughout the monitoring process and are implementing corrective actions, including enhanced oversight, policy revisions, staff training, and strengthened financial and documentation procedures to improve compliance, accountability, and program performance.

Chairman Joseph Weathers asked Ruthie Mares, Quality Assurance Specialist, to clarify the risks identified in the monitoring report. Ruthie Mares explained that the most significant concern was insufficient eligibility documentation, particularly within the Youth program, which could result in questioned costs if participant eligibility cannot be properly supported. She noted that she had a meeting scheduled with YDI to review WIOA requirements and compliance expectations. Executive Director Lisa Ortiz clarified that the monitoring report covered the Adult, Dislocated Worker, and Youth programs.

Chairman Weathers referenced the county risk ratings included in the report and confirmed with Ruthie Mares that several counties were identified as Moderate, Moderate to High, or High Risk based on recurring documentation deficiencies, unsupported eligibility determinations, inadequate internal controls, and the inability to verify expenditures and participant outcomes. Ruthie Mares confirmed that these findings could result in questioned costs and provided Career TEAM's county risk ratings, noting that Los Alamos and Mora Counties were rated Low to None, due to having no active participants.

Chairman Weathers reminded Board members that the comprehensive monitoring report had been distributed electronically prior to the meeting. He then moved the meeting to Agenda Item 7.1, Chairman's Report.

6.2. Title I Subrecipient Agreements PY26

6.2A. YDI Subrecipient Agreement.

Madam Executive Director Lisa Ortiz recommended approval of the PY26 YDI Title I Youth Subrecipient Agreement in the amount of $1,000,000 for the program year beginning July 1, 2026, through June 30, 2027. This motion for discussion was made by Board Member Rudy Garcia, seconded by Board Member Pablo Lucero, and passed by roll call vote unanimously.

Board Member Rudy Garcia asked for clarification regarding Chairman Weathers' concerns and whether the compliance report was requested by the Board or prepared by staff. Madam Executive Director Lisa Ortiz explained that the report is completed annually by Quality Assurance Specialist Ruthie Mares, who serves as the Board's program monitor, and is submitted to the New Mexico Department of Workforce Solutions.

Board Member Rudy Garcia then asked how staff planned to address the Chairman's concerns. Madam Executive Director Lisa Ortiz responded that staff recommends providing additional training to service providers, YDI and Career TEAM, on the Electronic File Policy, NMJobs documentation requirements, and participant eligibility documentation to ensure compliance and improve performance.

Board Member Rudy Garcia further asked what the Chairman's specific concerns were. Madan Executive Director Lisa Ortiz stated that they centered on the monitoring report's high-risk assessments and what those assessments indicate. Quality Assurance Specialist Ruthie Mares explained that the monitoring report evaluates files from each county based on WIOA eligibility requirements, federal regulations, and local policies to assess the risk of disallowed costs. She clarified that her role is to monitor, assess risk, provide data, and educate providers on federal and local requirements, not to determine disallowed costs. Ruthie Mares noted that the report identified a high risk of disallowed costs, limited participant engagement by service providers, and high-performance risk within the Youth Program due to unmet performance measures across several counties. Madam Executive Director Lisa Ortiz added that staff will continue providing guidance to service providers to improve compliance and achieve performance goals.

Board Member Rudy Garcia asked for clarification regarding the litigation referenced during the meeting and whether it involved the Board or the proposed contract. Executive Director Lisa Ortiz referred the question to YDI Legal Counsel, Julio Garcia.

Vice Chair Jon Paul Romero advised that litigation matters are generally discussed in executive session and recommended keeping discussion focused on the agenda. Attorney Julio Garcia explained that the litigation does not involve the Board or the workforce contract but rather involves the contractor. He stated that the Board is not a party to the litigation and limited additional comment due to the pending legal matter.

At the request of the Chair, YDI CEO Robert Chavez provided a general overview of the litigation, explaining that YDI is one of three defendants in a civil lawsuit involving an alleged incident with a non-WIOA participant. He stated the incident occurred off YDI premises, that YDI disputes the allegations, has continued operating under existing contracts, and that funding agencies have not terminated any contracts related to the matter.

Chairman Floyd Archuleta sought guidance from legal counsel regarding whether the Board should proceed in open session or enter executive session. Attorney Julio Garcia advised that while general discussion could occur, no contracting decisions should be made in executive session.

Board members discussed the disclosure requirements contained in the RFP. Attorney Julio Garcia confirmed that the RFP is incorporated into the contract and that consideration of disclosure requirements is within the Board's discretion. Chairman Joseph Weathers questioned whether the litigation should have been disclosed under the RFP provisions. Board Member Rudy Garcia asked why the Board had not been informed sooner. YDI CEO Robert Chavez responded that there was no intent to withhold information, explaining that the matter arose after the RFP process, was still under investigation, and YDI believed disclosure was not required under the contract terms. He stated that the Board would have been notified immediately if the litigation had impacted the Board or the WIOA contract.

Board Member Kevin Romero expressed concern regarding YDI's performance measures and whether continued funding was appropriate if performance goals were not achieved. Executive Director Lisa Ortiz explained that YDI is operating under a four-year contract with annual renewals based on performance. She noted that staff monitor performance quarterly, Quarter 4 had not yet concluded, and final performance results would be available by the middle of August. Madam Executive Director Lisa Ortiz recommended continuing to work with the service provider to improve performance and stated that the Board would have the opportunity to review the final performance results before making future contract decisions.

Board Member Pablo Lujan asked whether preliminary Quarter 4 data showed any improvement in YDI's performance measures, noting that improvements had been anticipated.

Quality Assurance Specialist Ruthie Mares responded that, based on the data available, some key performance measures remained significantly below target. She reported the credential attainment rate at 32% (16 of 50 participants) and the measurable skills gain rate at 34% (19 of 55 participants)**,** compared to a 79% goal**,** stating it would be difficult to meet those performance measures by the end of Quarter 4.

Motion to approve 6.2A YDI Subrecipient Agreement. This motion was made by Board Member Rudy Garcia, seconded by Board Member Pablo Lujan, however when starting roll call vote, Program Support Specialist Issy Lozano noted that Board Member Marco Serna had logged off the meeting while attending via Zoom. With Chairman Joseph Weathers abstaining from voting, a roll call was conducted to verify that a quorum remained present for Board action. Following the roll call, a total of 10 and Board Members confirmed to be present, establishing a quorum and allowing the Board to proceed with the vote on the action item, and passed by majority roll call vote, with two votes opposed by Mayor David Romero and Board Member Kevin Romero.

6.2B Career TEAM Subrecipient Agreement.

Executive Director Lisa Ortiz recommended approval of the PY26 Career TEAM Title I Adult and Dislocated Worker Subrecipient Agreement for the term of July 1, 2026, through June 30, 2027, in the amount of $928,215 for the Adult Program and $1,310,950 for the Dislocated Worker Program.

Motion to approve 6.2B Career TEAM Subrecipient Agreement. This Motion was made by Board Member Rudy Garcia, seconded by Board Member Pablo Lujan. The motion passed by roll call vote, with one vote opposed by Mayor David Romero, stating for the record that his vote was based on the compliance report received by the Board, noting ongoing performance and compliance concerns with the provider, particularly affecting the Las Vegas County, and that these concerns were the basis for his opposition to both subrecipient agreements.

6.2C. Fiscal Agent Contract

Madam Executive Director Lisa Ortiz recommended approval of the PY26 Fiscal Agent Agreement with Zlonick & Sandoval, LLC in the amount of $189,455.50 for the contract term of July 1, 2026, through June 30, 2027. Board Member Rudy Garcia acknowledged and expressed appreciation for the work Zlonick & Sandoval LLC has provided to the Board.

Motion to approve 6.2C Fiscal Agent Contract. This Motion was made by Board Member Rudy Garcia, seconded by Board Member Mayor David Romero, and passed unanimously by roll call vote.

6.2D. Legal Services Contract

Madam Executive Director Lisa Ortiz recommended approval of the PY26 Legal Services Agreement with Advise Law Firm in the amount of $5,000 for the contract term of July 1, 2026, through June 30, 2027.

Chairman Joseph Weathers announced that he would abstain from voting on the Legal Services Agreement, stating he had no conflict with the contract. Board Member Arthur Sparks asked whether the $5,000 contract amount would be sufficient for the fiscal year. Madam Executive Director Lisa Ortiz responded that staff would monitor legal service needs and, if necessary, bring a contract amendment to the Board for approval. She noted that expenditures would be reviewed during the first six months of the contract and any needed increase would be considered later in the fiscal year.

Motion to approve 6.2D Legal Services Contract. This Motion was made by Mayor David Romero, seconded by Board Member Pablo Lujan, and passed unanimously by roll call vote.

6.2E. One Stop Operator Agreement

Madam Executive Director Lisa Ortiz recommended approval of the PY26 CPLC One-Stop Operator Agreement in the amount of $134,153 for the contract term of July 1, 2026, through June 30, 2027**.**

Motion to approve 6.2E One Stop Operator Contract. This Motion was made by Board Member Arthur Sparks, seconded by Board Member Rudy Garcia, and passed unanimously by roll call vote.

6.3 PY26 Proposed Budget

Madam Executive Director Lisa Ortiz informed the Board that the proposed PY26/PY27 Budget had been reviewed by the Finance Committee on June 17, 2026, which recommended its approval. She invited Fiscal Agent Rick Sandoval to present the proposed budget, including funding for subrecipients, contracts, and administrative costs.

Board Member Pablo Lujan noted that the proposed budget reflects a decrease in funding. He also shared that the Finance Committee discussed exploring fundraising opportunities or other revenue sources to help support indirect costs and provide the Board with additional discretionary funding. Board Member Pablo Lujan also mentioned that Chairman Floyd Archuleta stated in the past that, in previous years, local counties had provided financial contributions to support Board initiatives, citing examples of donations from Santa Fe County and Rio Arriba County.

Fiscal Agent Rick Sandoval presented an overview of the proposed PY26/PY27 Budget**,** explaining that funding from the U.S. Department of Labor, through the New Mexico Department of Workforce Solutions, was reduced by approximately 10% compared to the previous year. He stated that the proposed budget also considers projected carryover funds, anticipated expenditures, and discussions with service providers regarding their expected spending capacity.

Fiscal Agent Rick Sandoval explained that provider contract amounts were developed based on available funding, projected carryover, prior-year expenditures, and the funding levels requested by the Executive Director. As a result, both provider contracts were reduced from the previous year, with Career TEAM decreasing from approximately $2.8 million to $2.2 million and YDI decreasing from approximately $1.4 million to $1.0 million**.** He further noted that funding for the One-Stop Centers and the One-Stop Operator increased to address operational needs and associated costs.

He further explained that the proposed budget includes approximately $2,500 in unrestricted discretionary funds for Board expenditures. He noted that the total PY26/PY27 budget is approximately $4.4 million**,** compared to $5.4 million in the prior year, primarily due to reductions in provider contract funding. Rick Sandoval also reviewed projected carryover funds into the following fiscal year, estimating approximately $1.4 million in carryover. He added that the Adult Program may require the Board to request approximately $60,000 in additional funding if expenditures reach 100% of the approved budget, noting that staff will continue to monitor spending throughout the fiscal year.

Noting that the projected carryover amount remains an estimate until the fiscal year is closed and all expenditures have been reconciled. He explained that any increase in carryover funds would provide additional flexibility for future budget adjustments. Rick Sandoval reiterated that the proposed budget reflects an overall reduction in funding and expenditures for the fiscal year. He also stated that, while there have been discussions at the federal level regarding potential workforce program changes, no definitive information has been released. Lastly, he clarified that organizational initiatives, such as Board rebranding, are not allowable WIOA expenses and would require non-WIOA funding sources.

Fiscal Agent Rick Sandoval advised the Board that any fundraising efforts must comply with WIOA requirements and should not utilize staff time funded through WIOA grants. He noted that fundraising activities should instead be supported by non-WIOA funding sources, such as discretionary funds, the Kellogg grant, or other unrestricted funds. Mr. Sandoval also reminded the Board that, as a nonprofit organization, it is eligible to receive tax-deductible contributions. Fiscal Agent Rick Sandoval also reported that the administrative budget remains level at approximately $815,000, supporting the current staffing level. He noted that some cost savings were realized through reductions in subscription expenses, including the discontinuation of the Laserfiche electronic filing system following the State's implementation of its own document storage process. Mr. Sandoval stated that the proposed budget was developed in collaboration with staff and service providers and is considered sufficient to meet operational needs for the fiscal year.

Madam Executive Director Lisa Ortiz recommended the approval of the Proposed Budget for PY26/FY27.

Motion to approve 6.2E One Stop Operator Contract. This Motion was made by Board Member Pablo Lujan, seconded by Board Member Kevin Romero, and passed unanimously by roll call vote.

Following the completion of the roll call vote, Chairman Floyd Archuleta thanked Chairman Joseph Weathers for allowing him to preside over the Action Items and related discussion. Chairman Joseph Weathers then resumed chairing the remainder of the meeting.

7. Informational Reports

7.1 Board Chair Report – Joseph Weathers

Chairman Joseph Weathers addressed the Board regarding concerns raised about a potential conflict of interest related to the employment of his daughter by YDI. He explained that he had recommended a qualified candidate for consideration without disclosing the individual's identity to ensure the hiring process remained impartial. He stated that his concern was not related to his daughter's employment, but rather YDI's failure to disclose pending litigation during the procurement process.

He referenced the Request for Proposals (RFP), noting that it requires contractors to provide written disclosure of criminal proceedings, investigations, lawsuits, complaints, and other legal actions to the Procurement Officer. He stated his belief that YDI did not comply with this requirement by failing to disclose litigation during the procurement process.

Also sharing his commitment to the Board's mission, reflecting on his personal experiences, military service, and dedication to serving the communities within the Northern Area. To avoid any appearance of impropriety due to his relationships with YDI, Career TEAM, the Fiscal Agent, and the One-Stop Operator, he announced that he would recuse himself from the remaining action items unless he determined it was appropriate to vote. He stated that, if voting on matters related to YDI, he would vote against the provider based on his concerns regarding contract compliance and performance.

Chairman Weathers then relinquished the chair to former Chairman Floyd Archuleta, who assumed responsibility for conducting the remainder of the meeting while Chairman Weathers stepped away from his seat.

Board Member Rudy Garcia requested clarification on the situation. Chairman Floyd Archuleta directed the question to Madam Executive Director Lisa Ortiz. Madam Executive Director clarified that Chairman Joseph Weathers would abstain from voting on the contract action items. She then proceeded with Action Item 6.2A, the YDI Subrecipient Agreement. Before presenting the recommendation, Madam Executive Director Lisa Ortiz acknowledged the monitoring findings presented by Quality Assurance Specialist Ruthie Mares and emphasized the Board's responsibility to work collaboratively with its service providers. She stated that staff would continue providing recommendations related to training, performance improvement, and corrective actions to help ensure providers meet compliance requirements, strengthen program performance, and address the findings identified in the monitoring report.

Board Member Pablo Lujan asked whether the monitoring report presented by Quality Assurance Specialist Ruthie Mares was a state, federal, or internal review, what time period it covered, and whether it applied to all service providers. Madam Executive Director Lisa Ortiz explained that the report is the Board's required annual subrecipient monitoring review for Program Year 2025 and evaluates the Board's service providers, including YDI and Career TEAM. She noted that the annual review is conducted to ensure federal funds are spent appropriately, program requirements are met, and performance goals are achieved. Ms. Ortiz further explained that the report is submitted to the New Mexico Department of Workforce Solutions (NMDWS), which also conducts its own monitoring review of the Board and its providers. She stated that the NMDWS monitoring had been completed, but the Board had not yet received the final report.

Chairman Floyd Archuleta then noted that Agenda Item 5, Approval of the Full Board Meeting Minutes from May 14, 2026, had inadvertently been skipped. With the Board's agreement, the meeting returned to Agenda Item 5 for consideration and a vote.

7.2 Executive Director Report – Lisa Ortiz

Madam Executive Director Lisa Ortiz updated the Board on several priorities for the new PY26/FY27 program year. She reported that staff, in coordination with Fiscal Agent Rick Sandoval, have begun work on the annual financial audit and will complete the required deliverables by December 2026. She also informed the Board that the Local Plan modification is due in October 2026. Staff will prepare the required updates, release the proposed modifications for a 30-day public comment period**,** and submit the finalized plan to the New Mexico Department of Workforce Solutions by October 5, 2026, for approval. Madam Executive Director Lisa Ortiz further stated that staff will continue working with service providers to improve Quarter 4 performance outcomes while completing all year-end closeout activities for PY25/FY26**.**

Chairman Joseph Weathers asked Madam Executive Director Lisa Ortiz for an update on the Summer Youth Program. Madam Executive Director Lisa Ortiz responded that YDI Program Manager Derrick Grasmick would provide additional details during his report, noting that approximately 40 participants had been enrolled, consisting of 10 In-School Youth (ISY) and 30 Out-of-School Youth (OSY)**.** Chairman Weathers also requested clarification on the Board's plans for monitoring performance improvements. Madam Executive Director Lisa Ortiz responded that performance progress will be reviewed monthly**.**

7.3. Financial Report – Fiscal Agent Rick Sandoval.

When asked if he had an additional report for the Board, Fiscal Agent Rick Sandoval stated that he had already provided his report during the presentation of Action item 6.3 PY26 Proposed Budget.

7.4 Title I Reports – YDI and Career TEAM.

YDI North Program Manager Derrick Grasmick presented the Quarter 4 Youth Program Report. He reported that the Summer Youth Academy has enrolled 13 participants and continues working toward its goal of 40 participants. He also noted an increase in Individual Training Accounts (ITAs) and continued work experience placements and supportive services for participants.

Looking ahead to PY26, YDI will focus on strengthening program compliance through staff training, improved NMJobs documentation, and continued collaboration with Board staff to improve performance. A new partnership with the New Mexico Job Challenge Academy is expected to expand training and work experience opportunities for youth.

Derrick Grasmick also reported ongoing recruitment for a Youth Development Professional serving San Miguel, Mora, and Colfax Counties, while outreach efforts continue to increase youth enrollment. He noted that current performance measures remain below target but anticipates improvement once Quarter 4 data is finalized.

The report concluded with a participant success story highlighting an 18-year-old justice-involved youth who completed the program, successfully fulfilled his probation requirements, and is now pursuing a career in welding.

Career TEAM Executive Director; Ericka Van Eckhoutte presented the Quarter 4/Annual Report. She reported serving 327 Adult and 57 Dislocated Worker participants, highlighting record-high dislocated worker enrollments, improved training provider partnerships, expanded virtual services, and a projected 6% increase in active participants entering PY26.

Ericka Van Eckhoutte reported approximately $948,000 in program expenditures and outlined PY26 strategies, including increasing On-the-Job Training (OJT) and Transitional Jobs Training (TJT) placements, expanding supportive services, strengthening employer engagement, and continuing partnerships with the Department of Corrections to serve returning citizens. She also highlighted improvements in federal performance measures, increasing from 20% in PY24 to 60% in PY25, with additional improvements anticipated following Quarter 4 reporting.

As a program highlight, Career Advisor Tracee Loughran shared her participation in the Leadership San Juan program, where she collaborated on a community initiative that collected essential supplies for 46 foster families in San Juan County while strengthening partnerships with local organizations.

Ericka Van Eckhoutte concluded by highlighting Career TEAM's annual impact across the Board's 10-county region, reporting 384 participants served, 81 supportive services provided, and approximately $947,800 invested in participant training.

7.5 One Stop Operator Report – Rene Martinez

One-Stop Operator Rene Martinez reported that he did not have a formal update, as he is currently transitioning into a new role. He informed the Board that interviews are underway to fill the One-Stop Operator position and that training on the referral system is expected to begin the following month. He expressed his goal of hiring and training a qualified individual to support the One-Stop Operator functions and partner network.

Chairman Joseph Weathers thanked Rene Martinez for his service and acknowledged his dedication while serving in the role, including his personal commitment to travel throughout the region.

8. Public Comments.

There were no public comments to report.

10. Next Meeting Date: September 17, 2026

11. Adjournment

Motion to adjourn at 12:07pm. This Motion was made by Board Member Kevin Romero seconded by Board Member Clarence Maestas and passed unanimously.

An Executive Session may be called at any time during the meeting. Pursuant to New Mexico Open Meetings Act Section 10-15-1 (H) Subsections; (1) Meetings pertaining g to issuance, suspension, renewal or revocation of a license, except that a hearing at which evidence is offered or rebutted shall be open. All final actions on the issuance, suspension, renewal or revocation of a license shall be taken at an open meeting; (2) Limited personnel matters; provided that for purposes of the Open Meetings Act, "limited personnel matters" means the discussion of hiring, promotion , demotion, dismissal, assignment or resignation of or the investigation or consideration of complaints or charges against any individual public employee; provided further that this paragraph is not to be construed as to exempt final actions on personnel from being taken at open public meetings, nor does it preclude an aggrieved public employee from demanding a public hearing. Judicial candidates interviewed by any commission shall have the right to demand an open interview; (3) Deliberations by a public body in connection with an administrative adjudicatory proceedings For purposes of this paragraph, "administrative adjudicatory proceeding" means a proceeding brought by or against a person before a public body in which individual legal rights, duties or privileges are required by law to be determined by the public body after an opportunity for a trial-type hearing. Except as otherwise provided in this section, the actual administrative adjudicatory proceeding at which evidence is offered or rebutted and any final action taken as a result of the proceeding shall occur in an open meeting; (4) The discussion of personally identifiable information about any individual student, unless the student or the student's parent or guardian requests otherwise; (5) Meetings for the discussion of bargaining strategy preliminary to collective bargaining negotiations between the policymaking body and a bargaining unit representing the employees of that policymaking body and collective bargaining sessions at which the policymaking body and the representatives of the collective bargaining unit are present; (6) that portion of meetings at which a decision concerning purchases in an amount exceeding two thousand five hundred dollars ($2,500) that can be made only from one source is discussed and that portion of meetings at which the contents of competitive sealed proposals solicited pursuant to the Procurement Code are discussed during the contract negotiation process. (7) Meetings subject to the attorney-client privilege pertaining to threatened or pending litigation in which the public body is or may become participant; (8) Meetings for the discussion of the purchase, acquisition or disposal of real property or water rights by the public body.