



**Minutes of the AHA Board of Housing Commissioners**

Regular Meeting

Wednesday, September 19, 2018 at 12:00 p.m. (MT)

Carnis Salisbury Building

1840 University Blvd. SE, Albuquerque, NM

**1. Call to Order**

The meeting was called to order at 12:00 p.m. (MT) on September 19, 2018. Chairperson McHard presided. The Board met in the Manuel Cordova Conference Room in Open Session.

**2. Roll Call**

**AHABHC MEMBERS PRESENT**

Ms. Janet McHard, Chairperson

Mr. Stephen J. Vogel, Vice-Chairperson

Ms. Roxanne Rivera-Wiest, Commissioner at Large

Ms. Lovie McGee, Commissioner at Large

Ms. Rebecca Robinson, Resident Commissioner

**VISITORS**

Ms. Janice Edmondson, Embudo Towers Resident

Mr. Tom Prettyman, New Mexico Legal Aid, Inc.

Ms. Kris Houde, Board Member, Citizens Information Committee (CIC) of Martineztown

**STAFF PRESENT**

Mr. Matthew Archuleta, Public Housing Program Manager

Mr. Matt Bailon, Operations Manager

Ms. Linda Bridge, Executive Director

Ms. Cheryl Cates, Accounting Manager - S8

Ms. Barbara D'Onofrio, Finance Director

Mr. Brian Eagan, Attorney

Mr. Andrew Estocin, Deputy Director

Ms. Jessica Franklin, Temp - Office Assistant - Admin

Mr. Dan Foster, Capital Fund Projects Manager

Ms. Vivian Gabaldon, Sr. Accounting Technician - PH

Ms. Lisa Garduno, Sr. Accounting Technician - S8

Mr. Raymond Murrietta, Warehouse and Facility Manager

Ms. Karen Ochsankehl, Accounting Supervisor

Ms. Carmella Ortiz, Procurement Technician - Warehouse

Ms. Mundy Petroff, Executive Assistant

Ms. Annamarie Romero, Public Housing Specialist

Ms. Anita Sanchez-Triviso, Human Resources Director



/abqha



/HousingABQ



Equal Housing Opportunity Agency



**3. Approval of Minutes**

Board of Housing Commissioners Meeting August 15, 2018

Member Vogel moved to approve the minutes; seconded by Member McGee. The motion carried by a 4-0 1 vote. (for: Vogel, Robinson, McHard, Robinson; Abstain: Rivera-Wiest)

**4. Public Comment**

Ms. Janice Edmondson, Resident, addressed the Board voicing her kudos to maintenance for updates at Embudo Towers.

Mr. Tom Prettyman, New Mexico Legal Aid, Inc., addressed the Board regarding his recommended changes to the AHA Admissions and Continued Occupancy Plan (ACOP).

**5. Consent Agenda**

There were no Consent Agenda Items.

**6. New Business**

a) Introduction of New Employees

Mr. Murrietta introduced Carmella Ortiz, Procurement Technician – Warehouse.

b) Letter to AHA Board Chairperson from NM Legal Aid about AHA vs. Toni Dimas

c) The Board met in Closed Session under §10-15-1 (H)(2) NMSA 1978 to discuss threatened and/or pending litigation – update on cases.

Member Rivera-Wiest moved to meet in Closed Session under §10-15-1 (H)(2) NMSA 1978 at 12:08 p.m. to discuss threatened and/or pending litigation – update on cases. The motion was seconded by Member Vogel and carried by a 5-0 roll call vote. All Board members present recessed to discuss this matter.

d) Re-Convene in Open Session; to vote in public on action items, if any.

The Board re-convened in open session at 12:42 p.m. Chairperson McHard announced there were no votes taken during the Closed Session and the only business discussed in Closed Session was the threatened and/or pending litigation – update on cases.

e) Member McGee shared information from the National Association of Housing and Redevelopment Officials (NAHRO) Summer Conference.

**7. Resolutions and Communications**

a) Report of the Secretary (Executive Director Linda Bridge, Deputy Director Andrew Estocin and Capital Fund Projects Manager Dan Foster)

Ms. Bridge and Mr. Estocin presented the AHA August/September update in the Report of the Secretary, the Albuquerque Housing Authority Production Snapshot Report, Mr. Foster

presented the Capital Fund Report, and all addressed questions from Members of the Board. Please see the attached Reports.

Member Vogel moved to accept receipt of the Report; seconded by Member McGee. The motion was carried by a 5-0 vote.

- b) Resolution 2018-16 Amendment #6 to Employment Agreement between AHA and Linda Bridge (AHA Attorney Brian Eagan)

Mr. Eagan presented “Resolution 2018-16 Amendment #6 to Employment Agreement between AHA and Linda Bridge” and addressed questions from Members of the Board.

Member Rivera-Wiest moved to adopt “Resolution 2018-16 Amendment #6 to Employment Agreement between AHA and Linda Bridge”; seconded by Member Robinson. The motion was carried by a 5-0 vote.

**8. Old Business**

There was no old business.

**9. Other Business**

The next scheduled Regular Meeting of the Board will be on October 17, 2018 12:00 p.m. in the Manuel Cordova Conference Room, at the Albuquerque Housing Authority Administration Office, in the Carnis Salisbury Building, 1840 University Blvd SE, Albuquerque, NM.

**10. Announcements**

Ms. Bridge announced that AHA’s 2017 Annual Reports were distributed to the Board Members.

Members McHard and Rivera-Wiest announced they will be unavailable for the scheduled October meeting, we will confirm a quorum. November’s scheduled Board Meeting falls on the day before Thanksgiving, we will look for alternate dates for November.

**11. Adjournment**

There being no further business to be brought before the Board, Member Vogel moved to adjourn the meeting at 1:08 p.m.; seconded by Member McGee. The motion was carried by a 5-0 vote.

**SUBMITTED:**

**READ AND APPROVED:**

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/s Linda Bridge  
Ms. Linda Bridge, Secretary to the Board  
Date: October 17, 2018

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/s Stephen Vogel  
Stephen Vogel, Vice Chairperson of the Board