



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

Regular Meeting

Wednesday, January 16, 2019 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 January 16, 2019. 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

Ms. Lovie McGee, Commissioner at Large

Ms. Rebecca Robinson, Resident Commissioner

**AHABHC MEMBERS NOT PRESENT**

Mr. Stephen J. Vogel, Vice-Chairperson, Excused

Ms. Roxanne Rivera-Wiest, Commissioner at Large, Excused

**VISITORS**

Ms. Judy Higuera, Embudo Towers Resident

Ms. Janice Edmondson, Embudo Towers Resident

Ms. Brenda Moffett, Embudo Towers Resident

Ms. Lucy Jaramillo, Embudo Towers Resident

Ms. Doris Sedillo-Luna, Embudo Towers Resident

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

Mr. Greg Gardner, former Embudo Towers Resident

**STAFF PRESENT**

Mr. Matthew Archuleta, Public Housing Program Manager

Ms. Loretta Baca, Sr. Housing Quality Compliance Inspector

Mr. Matt Bailon, Operations Manager

Ms. Linda Bridge, Executive Director

Ms. Venessa Burk, Procurement Specialist

Ms. Cheryl Cates, Accounting Manager - S8

Ms. Barbara D'Onofrio, Finance Director

Mr. Brian Eagan, Attorney

Mr. Marcos Espinosa, Information Systems Manager

Mr. Dan Foster, Capital Fund Projects Manager

Ms. Jessica Franklin, Temp - Office Assistant - Admin

Ms. Vivian Gabaldon, Sr. Accounting Technician - PH

Ms. Lisa Garduno, Sr. Accounting Technician - S8



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/HousingABQ



Equal Housing Opportunity Agency



Ms. Esther Lucero, Section 8 Program Manager  
Mr. Raymond Murrietta, Warehouse and Facility Manager  
Ms. Karen Ochsankehl, Accounting Supervisor  
Ms. Carmella Ortiz, Procurement Technician - Warehouse  
Ms. Mundy Petroff, Executive Assistant  
Ms. Lily Pineda, Public Housing Property Manager  
Ms. Annamarie Romero, Public Housing Property Manager  
Mr. Elias Salas, Housing Quality Compliance Inspector  
Ms. Anita Sanchez-Triviso, Human Resources Director  
Ms. Rocio Solis Sinche, Procurement Officer

**3. Approval of Minutes**

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Member McGee moved to approve the minutes; seconded by Member Robinson. The motion carried by a 3-0.

**4. Public Comment**

Ms. Rebecca Robinson, Resident Commissioner, thanked Mr. Bailon, Mr. Estocin and Mr. Eagan for their assistance with a stolen vehicle and for meeting with residents to hear their safety concerns.

Ms. Judy Higuera, Resident, addressed the Board voicing her concerns about people sleeping in the laundry room and other public areas.

Ms. Lucy Jaramillo, Resident, addressed the Board voicing her concerns about another resident and his dog.

Ms. Doris Sedillo-Luna, Resident, addressed the Board voicing her concerns about a non-resident smoking just outside the building, having a key fob and assaulting Janice and Loretta.

Ms. Janice Edmondson, Resident, addressed the Board voicing her concerns about her and Loretta being assaulted at Embudo Towers.

Mr. Greg Gardner, former Resident, addressed the Board voicing his concern of lack of communication regarding receiving a refund of his damage deposit after moving out.

**5. Consent Agenda**

There were no Consent Agenda Items.

**6. Resolutions and Communications**

- a) Report of the Secretary (Executive Director Linda Bridge and Capital Fund Projects Manager Dan Foster)

Ms. Bridge and Mr. Estocin presented the AHA Review of 2018 in the Report of the Secretary, the Albuquerque Housing Authority Production Snapshot Report and Mr. Foster presented the Capital Fund Report, and all addressed questions from Members of the Board. Please see the attached Reports.

Member Robinson moved to accept receipt of the Report; seconded by Member McGee. The motion was carried by a 3-0 vote.

- b) Quarterly TBRA (Tenant Based Rental Assistance) Report (Deputy Director Andrew Estocin)

Mr. Estocin presented the Quarterly TBRA report and addressed questions from Members of the Board.

Member McGee moved to approve the Report and to authorize the Executive Director to sign it; seconded by Member Robinson. The motion was carried by a 3-0 vote.

- c) Quarterly CDBG (Community Development Block Grant) Report (Capital Fund Projects Manager Dan Foster)

Mr. Foster presented the Quarterly CDBG report and addressed questions from Members of the Board.

Member Robinson moved to approve the Report and to authorize the Executive Director to sign it; seconded by Member McGee. The motion was carried by a 3-0 vote.

## **7. New Business**

- a) Closed Session, §10-15-1(H)(7) NMSA 1978 "meetings subject to the attorney-client privilege pertaining to threatened or pending litigation in which the public body is or may become a participant." (Attorney for AHA Charles V. Garcia)

Member McGee moved to meet in Closed Session under §10-15-1 (H)(2) NMSA 1978 at 12:38 p.m. to discuss threatened or pending litigation in which the public body is or may become a participant. The motion was seconded by Member Robinson and carried by a 3-0 roll call vote. All Board members recessed to discuss this matter.

The Board re-convened in open session at 1:17 p.m. Chairperson McHard announced there were no votes taken during the Closed Session and the only business discussed in Closed Session was threatened or pending litigation in which the public body is or may become a participant. No motions were made by any members during the closed session.

## **8. Old Business**

There was no old business.

**9. Other Business**

- a) Report on Embudo Towers (Public Housing Program Manager Matthew Archuleta, Executive Director Linda Bridge)

Ms. Bridge and Mr. Archuleta presented their report on Embudo Towers.

- b) The next scheduled Regular Meeting of the Board will be on Wednesday, January 16, 2019, at 12:00 p.m. The meeting will be held 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**

In observance of the Rev. Dr. Martin Luther King, Junior’s Birthday, AHA offices will be closed on Monday, January 21, 2019.

In observance of Presidents’ Day (Washington’s Birthday), AHA offices will be closed on Monday, February 18, 2019.

**11. Adjournment**

There being no further business to be brought before the Board, Member McGee moved to adjourn the meeting at 1:27 p.m.; seconded by Member Robinson. The motion was carried by a 3-0 vote.

**SUBMITTED:**

**READ AND APPROVED:**

/s Barbara D’Onofrio, acting Secretary  
Linda Bridge, Secretary to the Board  
Date: February 20, 2019

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