Minutes of the AHA Board of Housing Commissioners

Regular Meeting
Wednesday, February 17, 2016
Embudo Towers Public Housing site, 1st floor, Community Room,
8010 Constitution Ave NE, Albuquerque, NM 87110

1. Call to Order

The meeting was called to order at 10:02 a.m. (MST) on February 17, 2016. Chairperson Vogel presided. The Board met at Embudo Towers Public Housing site, 1st floor, Community Room, 8010 Constitution Ave NE, Albuquerque, NM 87110 in Open Session.

2. Roll Call

AHABHC MEMBERS PRESENT

Mr. Stephen J. Vogel, Chairperson
Mr. D. Todd Clarke, Vice Chairperson
Ms. Janet McHard, Commissioner at Large
A quorum was present.

AHABHC MEMBERS ABSENT

Ms. Roxanne Rivera-Wiest, Commissioner at Large, Excused
Ms. Rebecca Chavez, Resident Commissioner, Excused

VISITORS

Mr. Steve Southwell, Resident
Mr. Ernie Tapia, Resident
Ms. Judy Higuera, Resident
Ms. Sylvia Davis, Resident
Mr. Jay Pohjola, Resident
Ms. Deana Rhoads, Resident
Ms. Loretta Gomez, Resident
Ms. Erica Casaus, Resident
Mr. James Smith, Resident
Mr. Thomas LaVoie, Resident
Ms. Phyllis Yoder, Resident
Mr. Fred Chavez, Resident
Mr. Ivan Rivera, Resident
Mr. Chris Whyte, Resident
Mr. Jerry Lujan, Resident
Ms. Rhonda Schuler, Resident
Mr. Jose Vargas, Resident
Mr. David Bloom, Resident
Mr. Patrick Tafoya, Resident
Ms. Nancy Sylvain, Resident
Mr. Ken Spring, Resident
Ms. Joyce Recupero, Resident

Ms. Doris Sedillo-Luna, Resident
Mr. Demecio Luna, Resident
Ms. Rebecca Robinson, Resident
Ms. Graciela Lujan De Rivera, Resident
Mr. Charles Johnson, Resident
Ms. Elisa Encinias, Resident
Mr. Jose Garcia, Resident
Ms. Jane Padilla, Resident
Ms. Deborah Robinson, Resident
Mr. Johnny Quintero, Resident
Mr. Joseph Chavez, Resident

STAFF PRESENT
Mr. Matthew Archuleta, Public Housing Program Manager, AHA
Mr. Thomas Austad, Interim Paralegal, AHA
Ms. Loretta Baca, Sr. Housing Quality Compliance Inspector, AHA
Mr. Matt Bailon, Assistant Manager for Public Housing, AHA
Ms. Linda Bridge, Executive Director, AHA
Mr. David DeYoung, Accounting Manager, AHA
Ms. Barbara D'Onofrio, Director of Finance, AHA
Mr. Brian Eagan, Attorney, AHA
Mr. Marcos Espinosa, Information Systems Manager, AHA
Mr. Dan Foster, Capital Fund Projects Manager, AHA
Ms. Karen Ochsankehl, Interim Accountant, AHA
Ms. Lily Pineda, Public Housing Specialist, AHA
Ms. Bernadette Rodriguez, Community Services Specialist, AHA

3. Approval of Minutes
Board of Housing Commissioners regular meeting January 20, 2016.

Member Clarke moved to approve the minutes; seconded by Member McHard. The motion carried by a 3-0 vote.

4. Public Comment
Mr. Jerry Lujan, Resident, addressed the Board regarding his concern with issues at Embudo Towers.

Ms. Rebecca Robinson, Resident, addressed the Board regarding her concern with issues at Embudo Towers.

Ms. Judy Higuera, Resident, addressed the Board regarding her concern with issues at Embudo Towers.

Ms. Deborah Robinson, Resident, addressed the Board regarding her concern with issues at Embudo Towers.

Ms. Doris Sedillo-Luna, Resident, addressed the Board regarding her concern with issues at Embudo Towers.

Mr. Christopher Whyte, Resident, addressed the Board regarding his concern with issues at Embudo Towers.

Mr. Joseph Chavez, Resident, addressed the Board regarding his concern with issues at Embudo Towers.

Ms. Deana Rhoads, Resident, addressed the Board regarding her concern with issues at Embudo Towers.

Mr. Johnny Quintero, Resident, addressed the Board regarding his concern with issues at Embudo Towers.

5. Consent Agenda

There were no Consent Agenda items.

6. Resolutions and Communications

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

Ms. Bridge presented the AHA January/February Update in the Report of the Secretary, the Albuquerque Housing Authority Production Snapshot Report, and Mr. Foster presented the Capital Fund Report, and both addressed questions from Members of the Board. Please see the attached Reports.

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

b) Financial Report (Director of Finance Barbara D'Onofrio)

Ms. D'Onofrio presented the "Financial Report" and addressed questions from Members of the Board.

Member Clarke moved to accept receipt of the report; seconded by Member McHard. The motion was carried by a 3-0 vote.

c) 2015-2016 AHA Action Plan Second Quarter Review (Executive Director Linda Bridge)

Ms. Bridge presented "2015-2016 AHA Action Plan Second Quarter Review" and addressed questions from Members of the Board.

Member Clarke moved to accept receipt of "2015-2016 AHA Action Plan Second Quarter Review"; seconded by Member McHard. The motion was carried by a 3-0 vote.

7. Old Business

There were no items of Old Business.

8. New Business

a) Introduction of the Core Value Employee of the Quarter
Ms. Bridge announced Mr. Matt Bailon as the Core Value Employee of the Quarter.

b) Introduction of New Employees
There were no New Employees to introduce.

9. Other Business

The next scheduled Regular Meeting of the Board will be on March 16, 2016 at 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

a) Member Clarke announced the next lunch meeting of the Apartment Association of New Mexico (AANM) and invited staff to attend. AHA has joined AANM as a member in 2016 and will be presenting at the luncheon. The luncheon title is Adding Value by Partnering with the Public Sector. The luncheon will be Thursday, March 17, 2016 at 11:30 a.m. to 1:00 p.m. at the Sheraton Albuquerque Uptown Hotel, 2600 Louisiana Blvd. NE, ABQ, NM 87110.

Staff and Board Members that want to attend should contact Member Clarke to get a ticket for a seat at the lunch table. Advance RSVP is required and seating is limited.

b) Member McHard thanked Embudo Tower tenants for attending and their public comments.

c) Mr. Eagan announced that Mayor Richard J. Berry nominated Member McHard for appointment to another term of service on the AHA Board of Housing Commissioners, subject to City Council voting yes to confirm the appointment in City of Albuquerque Executive Communication (EC) 2016-48.

11. Adjournment

There being no further business to be brought before the Board, Member McHard moved to adjourn the meeting at 10:58 a.m.; seconded by Member Clarke. The motion was carried by a 3-0 vote.

SUBMITTED:

Ms. Linda Bridge, Secretary to the Board
Date: March 16, 2016

READ AND APPROVED:

Mr. Stephen J. Vogel, Chairperson of the Board