Minutes of the AHA Board of Housing Commissioners

Regular Meeting
Tuesday, April 18, 2017 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 April 18, 2017. Vice-Chairperson McHard presided. The Board met in the Manuel Cordova Conference Room in Open Session.

2. Roll Call

AHABHC MEMBERS PRESENT

Mr. Todd Clarke, Chairperson (arrived at 12:05 p.m.)
Ms. Janet McHard, Vice Chairperson
Mr. Stephen J. Vogel, Commissioner at Large
Ms. Roxanne Rivera-Wiest, Commissioner at Large (arrived at 12:02 p.m.)
Ms. Rebecca Robinson, Resident Commissioner
A quorum was present.

VISITORS

Ms. Judy Higuera, Embudo Towers Resident

STAFF PRESENT

Mr. Patrick Alvarado, Public Housing Specialist
Mr. Matthew Archuleta, Public Housing Program Manager
Ms. Loretta Baca, Sr. Housing Quality Compliance Inspector
Mr. Matt Bailon, Operations Manager
Ms. Mundy Boen, Executive Assistant
Ms. Linda Bridge, Executive Director
Ms. Cynthia Cavazos, Housing Quality Compliance Inspector
Ms. Barbara D'Onofrio, Director of Finance
Mr. Brian Eagan, Housing Attorney
Mr. Marcos Espinosa, Information Systems Manager
Mr. Andrew Estocin, Deputy Director
Ms. Vivian Gabaldon, Sr. Accounting Technician
Ms. Lorenda Hanway, Sr. Accounting Technician
Ms. Esther Lucero, Section 8 Program Manager
Mr. Raymond Murrietta, Warehouse and Facility Manager
Ms. Karen Ochsankehl, Accountant
Ms. Bernadette Rodriguez, Community Services Specialist

3. Administration of the Oath of Office

Oath of Office was administered by Mr. Eagan; Ms. Roxanne Rivera-Wiest recited the Oath of Office. Ms. Roxanne Rivera-Wiest's second term of office ends on December 1, 2021.

Vice-Chairperson McHard made a floor amendment to adjust the sequence of the agenda items; seconded by Member Vogel. The floor amendment carried by a 3-0 vote. The agenda was adjusted as follows: item 3 moved to item 9 (New Business).

4. Approval of Minutes

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

5. Public Comment

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

Chairperson Clarke made a floor amendment to adjust the sequence of the agenda items; seconded by Member Vogel. The floor amendment carried by a 3-0 vote. The agenda was adjusted as follows: item 3 moved to after item 5. However, for purposes of clarity, the minutes follow the original agenda.

6. Consent Agenda

There were no Consent Agenda Items.

7. Resolutions and Communications

a) Report of the Secretary (Executive Director Linda Bridge, Deputy Director Andrew Estocin)

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

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

b) Resolution 2017-01 Adoption of the FY2018 Annual Plan (Deputy Director Andrew Estocin)

Mr. Estocin presented "Resolution 2017-01 Adoption of the FY2018 Annual Plan" and addressed questions from Members of the Board.

Member Rivera-Wiest moved to adopt "Resolution 2017-01 Adoption of the FY2018 Annual Plan"; seconded by Member Robinson. The motion was carried by a 5-0 vote.

c) Resolution 2017-02 Adoption of the FY2018 Section 8 HCV Administrative Plan (Deputy Director Andrew Estocin)

Mr. Estocin presented "Resolution 2017-02 Adoption of the FY2018 Section 8 HCV Administrative Plan" and addressed questions from Members of the Board.

Member McHard moved to adopt "Resolution 2017-02 Adoption of the FY2018 Section 8 HCV Administrative Plan"; seconded by Member Vogel. The motion was carried by a 5-0 vote.

d) Resolution 2017-03 Adoption of the FY2018 Admissions and Continued Occupancy Policy (Deputy Director Andrew Estocin)

Mr. Estocin presented "Resolution 2017-03 Adoption of the FY2018 Admissions and Continued Occupancy Policy" and addressed questions from Members of the Board.

Member Vogel moved to adopt "Resolution 2017-03 Adoption of the FY2018 Admissions and Continued Occupancy Policy"; seconded by Member Robinson. The motion was carried by a 5-0 vote.

e) Resolution 2017-04 Adoption of the 2017 Capital Fund Annual Plan and the Capital Fund Five Year Action Plan (Deputy Director Andrew Estocin)

Mr. Estocin presented "Resolution 2017-04 Adoption of the 2017 Capital Fund Annual Plan and the Capital Fund Five Year Action Plan" and addressed questions from Members of the Board.

Member McHard moved to adopt "Resolution 2017-04 Adoption of the 2017 Capital Fund Annual Plan and the Capital Fund Five Year Action Plan"; seconded by Member Robinson. The motion was carried by a 5-0 vote.

8. Old Business

There were no items of Old Business.

9. 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."

Member McHard moved to meet in Closed Session under §10-15-1 (H)(2) NMSA 1978 at 12:45 p.m. to discuss threatened or pending litigation in which AHA is or may become a participant. The motion was seconded by Member Vogel and carried by a 5-0 roll call vote. All Board members recessed to discuss this matter.

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

The Board re-convened in open session at 1:09 p.m. Chairperson Clarke announced there were no votes taken during the Closed Session and the only business discussed in Closed Session was the threatened or pending litigation. No motions were made by any members during the open session.

10. Other Business

The next scheduled Regular Meeting of the Board will be on May 17, 2017 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.

11. Announcements

There were no announcement.

12. Adjournment

There being no further business to be brought before the Board, Member McHard moved to adjourn the meeting at 1:10 p.m.; seconded by Member Vogel. The motion was carried by a 5-0 vote.

SUBMITTED:

Ms. Linda Bridge, Secretary to the Board
Date: May 17, 2017

READ AND APPROVED:

Mr. Todd Clarke, Chairperson of the Board