Minutes of the AHA Board of Housing Commissioners

Regular Meeting
July 17, 2019 at 10:00 a.m. (MT) - 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 10:00 a.m. (MT) on July 17, 2019. Chairperson McHard presided. The Board met in the Embudo Towers Public Housing site, 1st floor, Community Room, 8010 Constitution Ave NE, Albuquerque, NM 87110

2. Roll Call

AHABHC MEMBERS PRESENT

Ms. Janet McHard, Chairperson
Mr. Stephen J. Vogel, Vice-Chairperson
Ms. Lovie McGee, Commissioner at Large
Ms. Roxanne Rivera-Wiest, Commissioner at Large
Ms. Rebecca Robinson, Resident Commissioner

VISITORS

Ms. Connie Dison, Embudo Towers Resident
Ms. Judy Higuera, Embudo Towers Resident
Ms. Carmen Jimenez, Embudo Towers Resident
Mr. & Mrs. Demecio Luna and Doris Sedillo Luna, Embudo Towers Residents
Mr. Johnny Quintero, Embudo Towers Resident
Mr. & Mrs. Ivan and Graciela Rivera, Embudo Towers Residents
Ms. Sandra Skatzes, Embudo Towers Resident
Ms. Jeraldine Sperry, Embudo Towers Resident
Ms. Nancy Sylvain, Embudo Towers Resident
Ms. Arlene Tsethcika, Embudo Towers Resident

STAFF PRESENT

Mr. Matthew Archuleta, Public Housing Program Manager
Mr. Matt Bailon, Operations Manager
Ms. Linda Bridge, Executive Director
Ms. Tabitha Cain Resident Services Assistant
Ms. Barbara D'Onofrio, Finance Director
Mr. Brian Eagan, Attorney
Mr. Andrew Estocin, Property Manager
Mr. Dan Foster, Capital Fund Projects Manager
Ms. Nadya Kajin, Public Housing Property Manager
Ms. Esther Lucero, Section 8 Program Manager
Ms. Jessica Martinez, Public Housing Office Assistant
Mr. David Martinez Groundskeeper/Maintenance Technician
Ms. Carolyn Montoya, Temp – Senior Office Assistant - Admin

Mr. Carles Nez, Lead Maintenance
Ms. Karen Ochsankehl, Accounting Supervisor
Ms. Mundy Petroff, Executive Assistant
Ms. Lily Pineda, Public Housing Property Manager
Mr. Fred Shendo, Accounting Manager Section 8
Mr. Nate Windham, Maintenance Technician

3. Approval of Minutes

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

4. Public Comment

Ms. Higuera, Resident, addressed the Board thanking AHA and stating the maintenance workers are the best. In addition, residents are letting others live with them without paying rent and not following the non-smoking regulations.

Mrs. Sedillo Luna, Resident addressed the Board with her concern about another tenant's dog.

Mr. Luna, Resident addressed the Board voicing his concern about the need for daily health and wellness checks for the residents.

Ms. Sperry, Resident addressed the Board thanking AHA for their hard work.

Ms. Sylvain, Resident addressed the Board voicing her concern about others smoking and throwing cigarette butts on her porch. Also wanted to mention having Ms. Pineda and Ms. Martinez working on site has been extremely beneficial.

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 presented the AHA June/July update in the Report of the Secretary and the Albuquerque Housing Authority Production Snapshot Report, Mr. Foster presented the Capital Fund Report; both addressed questions from Members of the Board. Please see the attached Reports.

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

b) Quarterly TBRA (Tenant Based Rental Assistance) Report (Esther Lucero)

Ms. Lucero presented the Quarterly TBRA report and addressed questions from Members of the Board.

Member Vogel moved to approve the Report and to authorize the Executive Director to sign it; seconded by Member Robinson. The motion was carried by a 5-0 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 Vogel moved to approve the Report and to authorize the Executive Director to sign it; seconded by Member Robinson. The motion was carried by a 5-0 vote.

d) Executive Communication 2019-03 Request for Proposals (RFP) # 1922: On-Call Exterior Painting and General Contractor Services – IDIQ Contract Award(s) (Capital Fund Projects Manager Dan Foster)

Mr. Foster presented 'Executive Communication 2019-03 Request for Proposals (RFP) # 1922: On-Call Exterior Painting and General Contractor Services – IDIQ Contract Award(s)' and addressed questions from Members of the Board.

Member Vogel moved to approve 'Executive Communication 2019-03 Request for Proposals (RFP) # 1922: On-Call Exterior Painting and General Contractor Services – IDIQ Contract Award(s)'; seconded by Member Robinson. The motion was carried by a 5-0 vote.

7. New Business

There was no new business.

8. Old Business

There was no old business.

9. Other Business

The next scheduled Regular Meeting of the Board will be on Wednesday, August 21, 2019, at 12:00 p.m. The meeting will be held in the Manuel Cordova Conference Room (#186), at the Albuquerque Housing Authority Administration Office, in the Carnis Salisbury Building, 1840 University Blvd SE, Albuquerque, NM.

10. Announcements

NM NAHRO HUD Commissioner's Training at AHA main office, Friday, July 26th, 2019 from 1-5 and Saturday, July 27th from 8-4.

AHA will be celebrating an Open Housing and Ribbon Cutting at 11:00 a.m. at Embudo Towers, to celebrate the opening of the new elevators and the regional office on site.

11. Adjournment

There being no further business to be brought before the Board, Member Vogel moved to adjourn the meeting at 10:40 a.m.; seconded by Member Robinson. The motion was carried by a 5-0 vote.

SUBMITTED:

Linda Bridge, Secretary to the Board
Date: August 21, 2019

READ AND APPROVED:

Stephen Vogel, Vice-Chairperson of the Board