



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

Regular Meeting

Wednesday, September 18, 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 September 18, 2019. Vice-Chairperson Vogel presided. The Board met in the Manuel Cordova Conference Room in Open Session.

**2. Roll Call**

**AHABHC MEMBERS PRESENT**

Ms. Janet McHard, Chairperson via phone

Mr. Stephen J. Vogel, Vice-Chairperson

Ms. Lovie McGee, Commissioner at Large

Ms. Rebecca Robinson, Resident Commissioner

Ms. Roxanne Rivera-Wiest, Commissioner at Large via phone

**VISITORS**

Ms. Judy Higuera, Embudo Towers Resident

Ms. Kris Houde, Citizens Information Committee of Martineztown (CICM)

Mr. Isaac Padilla, City of Albuquerque, Office of Mayor, Director of Governmental Affairs

**STAFF PRESENT**

Mr. Matthew Archuleta, Public Housing Program Manager

Ms. Magdalena Apodaca, Office Assistant

Ms. Loretta Baca, Sr. Housing Quality Compliance Inspector

Mr. Matt Bailon, Operations Manager

Ms. Linda Bridge, Executive Director

Ms. Barbara D'Onofrio, Finance Director

Mr. Brian Eagan, Attorney

Mr. Andrew Estocin, Property Manager

Mr. Dan Foster, Capital Fund Projects Manager

Ms. Vivian Gabaldon, Sr. Accounting Technician – PH

Ms. Lisa Garduno, Sr. Accounting Technician – S8

Ms. Esther Lucero, Section 8 Program Manager

Ms. Jessica Martinez, Office Assistant

Ms. Carolyn Montoya, Temp – Senior Office Assistant - Admin

Mr. Raymond Murrietta, Warehouse and Facility Manager

Ms. Karen Ochsankohl, Accountant

Ms. Mundy Petroff, Executive Assistant

Ms. Annamarie Romero, Property Manager

Ms. Anita Sanchez-Triviso, Human Resources Director

Mr. Fred Shendo, Accounting Manager

Ms. Rocio Solis Sinche, Procurement Officer



/abqha



/HousingABQ



Equal Housing Opportunity Agency



*Member Robinson made a floor amendment to adjust the sequence of the agenda items; seconded by Member McGee. The floor amendment carried by a 5-0 vote. The agenda was adjusted as follows: item 7a, before item 3. However, these minutes, for purposes of clarity, follow the original agenda.*

**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 vote.

**4. Public Comment**

Ms. Higuera addressed the Board about the large white dog that residents are afraid of and owner doesn't control. In addition, some residents are still smoking in the Embudo Towers building.

Ms. Houde addressed the Board stating how thankful the Martineztown neighborhood association is for having Andrew Estocin working at the leasing office at 415 Fruit Av NE.

**5. Consent Agenda**

There were no consent agenda items.

**6. New Business**

a) Employee of the Quarter

Ms. Bridge introduced Jessica Martinez as AHA Core Value Employee of the Quarter.

**7. Resolutions and Communications**

a) The Board is going to meet in Closed Session under §10-15-1 (H)(2) NMSA 1978 to discuss a limited personnel matter, Executive Director annual review and compensation.

Member McHard moved to meet in Closed Session under §10-15-1 (H)(2) NMSA 1978 to discuss a limited personnel matter, Executive Director annual review and compensation. The motion was seconded by Member Robinson and carried by a 5-0 roll call vote. All Board members recessed to discuss this matter.

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

The Board re-convened in open session at 12:25 p.m. Vice-Chairperson Vogel announced there were no votes taken during the Closed Session and the only business discussed in Closed Session was the annual job performance evaluation of Executive Director Linda Bridge. No motions were made by any members during the closed session.

c) Resolution 2019-16 Amendment 7 to Employment Agreement with Linda Bridge (Attorney Brian Eagan)

Member McGee moved to approve ‘Resolution 2019-16 Amendment 7 to Employment Agreement with Linda Bridge’; seconded by Member Rivera-Wiest. The motion failed by a 2-3 vote.

- d) Resolution 2019-17 Alternate Amendment 7 to Employment Agreement with Linda Bridge (Attorney Brian Eagan)

Member McHard moved to approve ‘Resolution 2019-17 Amendment 7 to Employment Agreement with Linda Bridge’; seconded by Member Rivera-Wiest. The motion was carried by a 3-2 vote.

*Member McHard and Member Rivera-Wiest departed via phone at 12:27 p.m.*

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

Ms. Bridge presented the AHA August/September 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 McGee moved to accept receipt of the Report; seconded by Member Robinson. The motion was carried by a 3-0 vote.

- f) Resolution 2019-18 Approval for Disposition of AHA Vehicles (Warehouse and Facility Manager Raymond Murrietta)

Mr. Murrietta presented ‘Resolution 2019-18 Approval for Disposition of AHA Vehicles’ and addressed questions from Members of the Board.

Member Robinson moved to approve ‘Resolution 2019-18 Approval for Disposition of AHA Vehicles’; seconded by Member McGee. The motion was carried by a 3-0 vote.

- g) Resolution 2019-19 Authorizing Submission of HUD Rental Demonstration Assistance Program Applications (Capital Fund Projects Manager Dan Foster)

Mr. Foster presented ‘Resolution 2019-19 Authorizing Submission of HUD Rental Demonstration Assistance Program Applications’ and addressed questions from Members of the Board.

Member McGee moved to approve ‘Resolution 2019-19 Authorizing Submission of HUD Rental Demonstration Assistance Program Applications’; seconded by Member Robinson. The motion was carried by a 3-0 vote.

- h) Fiscal Year 2019 AHA Action/Department Plans Review (Executive Director Linda Bridge)

Ms. Bridge presented 'Fiscal Year 2019 AHA Action/Department Plans Review' and addressed questions from Members of the Board.

Member Robinson moved to accept receipt of 'Fiscal Year 2019 AHA Action/Department Plans Review'; seconded by Member McGee. The motion was carried by a 3-0 vote.

**8. Old Business**

There was no old business.

**9. Other Business**

The next scheduled Regular Meeting of the Board will be on Wednesday, October 16, 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**

Ms. Bridge announced that AHA's new Deputy Director Thea M. Guerin will begin work September 30, 2019.

Mr. Eagan announced that we are accepting pre-applications online for a limited time for the Project Based Voucher (PBV) Lottery for Generations at West Mesa Apartments only and he thanked Member McGee for taking AHA brochures to a public outreach event.

**11. Adjournment**

There being no further business to be brought before the Board, Member McGee moved to adjourn the meeting at 1:13 p.m.; seconded by Member Robinson. The motion was carried by a 3-0 vote.

**SUBMITTED:**

/s Thea Guerin, for Linda Bridge  
Linda Bridge, Secretary to the Board  
Date: October 16, 2019

**READ AND APPROVED:**

/s Janet McHard  
Janet McHard, Chairperson of the Board