



Minutes of the AHA Board of Housing Commissioners

Regular Meeting

Wednesday, February 17, 2021 at 12:00 p.m. (MT) - Via Zoom Video Conference

Special Procedures were used for joining this meeting

1. Call to Order

The meeting was called to order at 12:00 p.m. (MT) on February 17, 2021. Chairperson Robinson presided. The Board met via conference call in Open Session.

2. Roll Call

AHABHC MEMBERS PRESENT

Ms. Rebecca Robinson, Chairperson, via video conference

Ms. Roxanne Rivera-Wiest, Vice Chairperson, via video conference

Ms. Lovie McGee, Commissioner at Large, via video conference

Ms. Maureen Skowran, Commissioner at Large, via video conference

Ms. Yvette Nunez, Commissioner at Large, via video conference

VISITORS

Mr. Isaac Padilla, Director of Policy, Office of Mayor Tim Keller

Mr. Bob Blumenfeld, Attorney, Mendel Blumenfeld, PLLC

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. Dan Foster, Housing Development Director

Ms. Thea Guerin, Deputy Director

Ms. Esther Lucero, Section 8 Program Manager

Ms. Mundy Petroff, Executive Assistant

Ms. Rocio Solis Sinche, Procurement Officer

3. Approval of Minutes

Board of Housing Commissioners Meeting January 20, 2021

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

4. Public Comment

There were no public comments.



/abqha



/HousingABQ



Equal Housing Opportunity Agency



5. Consent Agenda

There were no consent agenda items.

6. Resolutions and Communications

- a) Report of the Secretary (Executive Director Linda Bridge, Deputy Director Thea Guerin, and Housing Development Director Dan Foster)

Ms. Bridge and Ms. Guerin presented the January/February update in the Report of the Secretary and the Albuquerque Housing Authority Production Snapshot Report, Mr. Foster presented the Capital Fund Report; all addressed questions from Members of the Board. They also answered questions from Isaac Padilla, Director of Policy, Office of Mayor Tim Keller. Please see the attached Reports.

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

- b) Financial Report (Finance Director Barbara D’Onofrio)

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

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

- c) Resolution 2021-03 Authorizing the Execution and Delivery of an Equipment Lease Purchase Agreement with Bank of America, National Association, to Undertake and Finance (and Re-Finance) the Implementation of a Self-Managed Public Housing Energy Performance Contract ("EPC") Including the Execution and Delivery of Documents Required in Connection Therewith; and Authorizing the Taking of all Other Actions Necessary to the Consummation of the Transaction Contemplated by the Resolution (Housing Development Director Dan Foster)

Mr. Foster presented the ‘Resolution 2021-03 Authorizing the Execution and Delivery of an Equipment Lease Purchase Agreement with Bank of America, National Association, to Undertake and Finance (and Re-Finance) the Implementation of a Self-Managed Public Housing Energy Performance Contract ("EPC") Including the Execution and Delivery of Documents Required in Connection Therewith; and Authorizing the Taking of all Other Actions Necessary to the Consummation of the Transaction Contemplated by the Resolution’ and addressed questions from Members of the Board.

Member Rivera-Wiest moved to approve ‘Resolution 2021-03 Authorizing the Execution and Delivery of an Equipment Lease Purchase Agreement with Bank of America, National Association, to Undertake and Finance (and Re-Finance) the Implementation of a Self-Managed Public Housing Energy Performance Contract ("EPC") Including the Execution and Delivery of Documents Required in Connection Therewith; and Authorizing the Taking of all

Other Actions Necessary to the Consummation of the Transaction Contemplated by the Resolution’; seconded by Member Nunez. The motion was carried by a 5-0 vote.

Member McGee departed at 1:15 p.m.

d) 2020-2021 AHA Action Plan Second Quarter Review (Deputy Director Thea Guerin)

Ms. Guerin presented the ‘2020-2021 AHA Action Plan Second Quarter Review’ and addressed questions from Members of the Board.

Member Rivera-Wiest moved to accept receipt of the ‘2020-2021 AHA Action Plan Second Quarter Review’; seconded by Member Skowran. The motion was carried by a 4-0 vote.

7. New Business

Review timeline for the HUD Annual Plan, Admissions and Continued Occupancy Policy (ACOP), Section 8 Administrative Plan, and Capital Fund Annual Plan

8. Old Business

There was no old business.

9. Other Business

The next scheduled Regular Meeting of the Board will be on Wednesday, March 17, 2021, at 12:00 p.m. The meeting might 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 or it might be held by video conference.

10. Announcements

AHA is hosting a virtual Groundbreaking Ceremony for The Commons at Martineztown, Monday, March 8, 2021 at 10:00 a.m., please check your email for an invitation.

11. Adjournment

There being no further business to be brought before the Board, Member Rivera-Wiest moved to adjourn the meeting at 1:27 p.m.; seconded by Member Skowran. The motion was carried by a 4-0 vote.

SUBMITTED:

/s Linda Bridge

Linda Bridge, Secretary to the Board
Date: March 17, 2021

READ AND APPROVED:

/s Rebecca Robinson

Rebecca Robinson, Chairperson of the Board