Minutes of the AHA Board of Housing Commissioners

Regular Meeting

November 15, 2023 at 12:00 p.m. (MT)
Manuel Cordova Conference Room (#186) & Zoom Video Conference
Special Procedures were used for joining this meeting

1. Call to Order

The meeting was called to order at 12:03 p.m. (MT) on November 15, 2023. Chairperson Skowran presided. The Board met via Zoom and in-person in Open Session.

2. Roll Call

AHABHC MEMBERS PRESENT

Ms. Maurreen Skowran, Chairperson, via Zoom
Ms. Rebecca Robinson, Vice-Chairperson
Ms. Lovie McGee, Commissioner at Large (arrived at 12:15 p.m.)
Ms. Rayellen Smith, Commissioner at Large, via Zoom (departed at 12:20 p.m.)

STAFF PRESENT

Ms. Linda Bridge, Executive Director
Ms. Tabitha Cain, Accounting Technician – PH
Ms. Barbara D'Onofrio, Finance Director
Mr. Brian Eagan, Attorney
Mr. Dan Foster, Housing Development Director
Ms. Thea Guerin, Deputy Director
Ms. Mundy Petroff, Executive Assistant
Ms. Rocio Solis Sinche, Procurement Officer
Ms. Shawn Watson, Housing Development Associate

VISITORS PRESENT

Mr. Robert Blumenfeld, Partner at Mendel, Blumenfled & Pulido, PLLC (Attorney for AHA)
Ms. Joann Padilla, Resident
Ms. Cecilia Webb, City of Albuquerque Mayor's Office

3. Approval of Minutes

Board of Housing Commissioners Meeting October 18, 2023

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

4. Public Comment

Ms. Padilla, addressed the Board regarding her request for a transfer.

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 Associate Shawn Watson)

Ms. Bridge and Ms. Guerin presented the October/November update Report of the Secretary and the Albuquerque Housing Authority Production Snapshot Report, Ms. Watson presented the Capital Fund Report; all addressed questions from Members of the Board.

Member McGee arrived at 12:15 p.m.

Member Smith departed at 12:20 p.m.

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

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

Ms. D'Onofrio presented the 'Quarterly Financial Report' and addressed questions from the Board.

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

c) Resolution 2023-16 Authorizing the Closing and Execution of Documents for the Redevelopment of the 9000 Veranda Project (Executive Director Linda Bridge)

Ms. Bridge presented 'Resolution 2023-16 Authorizing the Closing and Execution of Documents for the Redevelopment of the 9000 Veranda Project' and addressed questions from the Board.

Member Robinson moved to adopt 'Resolution 2023-16 Authorizing the Closing and Execution of Documents for the Redevelopment of the 9000 Veranda Project'; seconded by Member McGee. The motion was carried by a 3-0 vote.

d) Resolution 2023-17 Authorizing the Closing and Execution of Documents for the Redevelopment of the 120 La Plata Project (Executive Director Linda Bridge)

Ms. Bridge presented 'Resolution 2023-17 Authorizing the Closing and Execution of Documents for the Redevelopment of the 120 La Plata Project' and addressed questions from the Board.

Member Robinson moved to adopt 'Resolution 2023-167 Authorizing the Closing and Execution of Documents for the Redevelopment of the 120 La Plata Project'; seconded by Member McGee. The motion was carried by a 3-0 vote.

e) Resolution 2023-18 Conflict of Interest Policy (Shawn Watson, Housing Development Associate)

Ms. Watson presented 'Resolution 2023-18 Conflict of Interest Policy' and addressed questions from the Board.

Member Robinson moved to adopt 'Resolution 2023-18 Conflict of Interest Policy'; seconded by Member McGee. The motion was carried by a 3-0 vote.

7. New Business

a) Commissioner Lence Jorgensen Resignation

Ms. Bridge announced that Commissioner Lence Jorgensen resigned on October 30, 2023.

8. Old Business

There was no old business.

9. Other Business

There was no other business.

10. Announcements

AHA offices will be closed on Thursday, November 23 in observance of Thanksgiving Day. AHA offices will be closed on Friday, November 24 in observance of Indigenous Peoples' Day.

You are invited to attend the FREE NM Landlord –Tenant Law Workshop on Thursday, December 7, 2023 from 5:30 to 7:00 p.m., via Zoom Video Conference – Meeting ID 850 7567 1790 https://us02web.zoom.us/j/85075671790

The next scheduled Regular Meeting of the Board will be on Wednesday, December 20, 2023, at 12:00 p.m. The meeting will be held in person at the Albuquerque Housing Authority Administration Office, in the Carnis Salisbury Building, 1840 University Blvd SE, Albuquerque, NM, and the public will have the option to attend in person or by video conference.

AHA offices will be closed from December 23, 2023 to January 1, 2024 for winter break.

11. Adjournment

There being no further business to be brought before the Board, Member Robinson moved to adjourn the meeting at 12:45 p.m.; seconded by Member McGee. The motion was carried by a 3-0 vote.

SUBMITTED:

/s Linda Bridge
Linda Bridge, Secretary to the Board
Date: December 20, 2023

READ AND APPROVED:

/s Maurreen Skowran
Maurreen Skowran, Chairperson of the Board