Minutes of the AHA Board of Housing Commissioners

Regular Meeting
December 18, 2024 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 12:00 p.m. (MT) on December 18, 2024. Vice Chairperson Skowran presided. The Board met via Zoom and in Open Session.

2. Roll Call

AHABHC MEMBERS PRESENT
Ms. Maurreen Skowran, Vice Chairperson
Ms. Rebecca Robinson, Resident Commissioner
Ms. Sharla Parsons, Commissioner at Large

AHABHC MEMBERS NOT PRESENT
Ms. Rayellen Smith, Chairperson, Excused
Ms. Lovie McGee, Commissioner at Large, Excused

STAFF PRESENT
Mr. Matthew Archuleta, Asset Management Division Manager
Mr. Matt Bailon, Operations Manager
Ms. Christi Baker, Housing Voucher Program Manager
Ms. Linda Bridge, Executive Director
Ms. Tabitha Cain, Accounting Technician
Ms. Barbara D'Onofrio, Finance Director
Mr. Brian Eagan, Attorney
Mr. Omar Estrada, Capital Projects Specialist
Mr. Dan Foster, Housing Development Director
Mr. Joe Horejs, Senior Accountant
Ms. Mundy Petroff, Executive Assistant
Ms. Rocio Solis Sinche, Procurement Officer
Ms. Danielle Tsosie, Temp - Housing Development Administrative Assistant
Ms. Shawn Watson, Housing Development Associate

VISITORS PRESENT
Mr. Josiah Fowler, Resident
Mr. Danny Varela, Resident
Ms. Cecilia Webb, CABQ Mayor's Office

3. Approval of Minutes

Board of Housing Commissioners Meeting November 20, 2024

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

4. Public Comment

Mr. Fowler addressed the Board regarding concerns at 5601 Gibson Blvd SE.

Mr. Varela addressed the Board regarding concerns at 5601 Gibson Blvd SE.

5. Consent Agenda

There were no consent agenda items.

6. Resolutions and Communications

a) Report of the Secretary (Executive Director Linda Bridge and Housing Development Director Dan Foster)

Ms. Bridge presented the November/December update Report of the Secretary and the Albuquerque Housing Authority Production Snapshot Report and Mr. Foster presented the Capital Fund Report; both addressed questions from Members of the Board.

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

b) Resolution 2024-19 Notice Requirements for Meetings of the Board in 2025 (Attorney Brian Eagan)

Mr. Eagan presented the 'Resolution 2024-19 Notice Requirements for Meetings of the Board in 2025' and addressed questions from the Board.

Member Parsons moved to approve 'Resolution 2024-19 Notice Requirements for Meetings of the Board in 2025'; seconded by Member Robinson. The motion was carried by a 3-0 roll call vote.

c) Resolution 2024-20 Setting the Official List of Regular Meeting Dates of the AHA Board for 2025 (Attorney Brian Eagan)

Mr. Eagan presented the 'Resolution 2024-20 Setting the Official List of Regular Meeting Dates of the AHA Board for 2025' and addressed questions from the Board.

Member Robinson moved to approve 'Resolution 2024-20 Setting the Official List of Regular Meeting Dates of the AHA Board for 2025'; seconded by Member Parsons. The motion was carried by a 3-0 roll call vote.

d) Resolution 2024-21 Write-Off of Uncollectible Accounts Receivable (Asset Management Division Manager Matthew Archuleta)

Mr. Archuleta presented the 'Resolution 2024-21 Write-Off of Uncollectible Accounts Receivable' and addressed questions from the Board.

Member Robinson moved to approve 'Resolution 2024-21 Write-Off of Uncollectible Accounts Receivable'; seconded by Member Parsons. The motion was carried by a 3-0 roll call vote.

7. New Business

a) Election of Board Chairperson for 1-year term (December 2024 to December 2025)

Member Skowran nominated Member Smith to be Chairperson for 2025; seconded by Member Parsons. There were no other nominations. Member Smith was then elected unanimously as Chairperson by a 3-0 vote.

b) Election of Board Vice-Chairperson for 1-year term (December 2024 to December 2025)

Member Robinson nominated Member Skowran to be Vice-Chairperson for 2025; seconded by Member Parsons. There were no other nominations. Member Skowran was then elected unanimously as Vice-Chairperson by a 3-0 vote.

8. Old Business

There was no old business.

9. Other Business

There was no other business.

10. Announcements

AHA offices will be closed from December 25, 2024 to January 1, 2025 for winter break.

AHA has opened enrollment in the Family Self-Sufficiency (FSS) Program. All current AHA Public Housing and Section 8 Housing Choice (HCV) tenants are encouraged to learn more about the benefits of joining the FSS program, see https://abqha.org/family-self-sufficiency/

AHA Board of Housing Commissioners currently has an opening for a new Member. Mayor Tim Keller is seeking a volunteer to serve on AHA Board – Online applications are being accepted for:

1. a Public Housing Resident Representative on the Board (for Board Position 2 for a term ending on 12/1/28)

The next scheduled Regular Meeting of the Board will be on Wednesday, January 15, 2025, at 12:00 p.m. The meeting will be held in person at the Albuquerque Housing Authority Main 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.

11. Adjournment

There being no further business to be brought before the Board, Member Robinson moved to adjourn the meeting at 12:47 p.m.; seconded by Member Parsons. The motion was carried by a 3-0 roll call vote.

SUBMITTED:

/s/ Linda Bridge
Linda Bridge, Secretary to the Board
Date: January 15, 2025

READ AND APPROVED:

/s/ Rayellen Smith
Rayellen Smith, Chairperson of Board