Minutes of the AHA Board of Housing Commissioners

Regular Meeting
June 18, 2025 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 June 18, 2025. 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 *joined at 12:10 p.m.*

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
Ms. Christi Baker, Housing Voucher Program Manager
Mr. Matt Bailon, Operations Manager
Ms. Linda Bridge, Executive Director
Ms. Tabitha Cain, Accountant
Ms. Cate Church, Housing Specialist
Ms. Cheryl Delgarito, Housing Specialist
Ms. Barbara D'Onofrio, Finance Director
Mr. Brian Eagan, Attorney
Mr. Omar Estrada, Capital Projects Specialist
Mr. Dan Foster, Housing Development Director
Mr. John Gauthier, Housing Services Director
Mr. Joe Horejs, Senior Accountant
Ms. Mundy Petroff, Executive Assistant
Ms. Christie Sam, Property Manager
Ms. Rocio Sinche, Procurement Officer
Ms. Danielle Tsosie, Temp-Housing Development Administrative Assistant
Ms. Shawn Watson, Housing Development Associate

VISITORS PRESENT
Ms. Anna Poole, Resident
Mr. Josiah Fowler, Resident
Ms. Kristen McCann, Resident
Mr. Kevin Stock, Bright Horizons
Ms. Cecilia Webb, CABQ Mayor's Office

3. Approval of Minutes
Board of Housing Commissioners Meeting April 16, 2025

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. Stock addressed the Board regarding concerns at Embudo Tower.

Mr. Fowler addressed the Board thanking staff for the opportunity to attend the Choice Neighborhood Conference in Baltimore and regarding concerns at Wainwright Manor.

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 May/June update 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.

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

b) Resolution 2025-07 Appropriating Funds for the AHA for Financial Year 2026, Beginning July 1, 2025 and Ending June 30, 2026 (Finance Director Barbara D'Onofrio)

Ms. D'Onofrio presented the 'Resolution 2025-07 Appropriating Funds for the AHA for Financial Year 2026, Beginning July 1, 2025 and Ending June 30, 2026' and addressed questions from the Board.

Member Robinson moved to approve 'Resolution 2025-07 Appropriating Funds for the AHA for Financial Year 2026, Beginning July 1, 2025 and Ending June 30, 2026'; seconded by Member Parsons. The motion was carried by a 3-0 roll call vote.

c) Resolution 2025-08 Approval of the FY2026 Incentive Compensation Plan (Executive Director Linda Bridge)

Ms. Bridge presented the 'Resolution 2025-08 Approval of the FY2026 Incentive Compensation Plan' and addressed questions from the Board.

Member Robinson moved to approve 'Resolution 2025-08 Approval of the FY2026 Incentive Compensation Plan'; seconded by Member Parsons. The motion was carried by a 3-0 roll call vote.

d) Resolution 2025-09 Write Off Uncollectible Accounts Receivable (Finance Director Barbara D'Onofrio)

Ms. D'Onofrio presented the 'Resolution 2025-09 Write Off Uncollectible Accounts Receivable' and addressed questions from the Board.

Member Parsons moved to approve 'Resolution 2025-09 Write Off Uncollectible Accounts Receivable'; seconded by Member Robinson. The motion was carried by a 3-0 roll call vote.

e) Executive Communication 2025-04 Invitation for Bid (IFB) 2516: Flooring Products and Installation Services- Multiple Properties – Contract Award(s) (Housing Development Director Dan Foster)

Mr. Foster presented the 'Executive Communication 2025-04 Invitation for Bid (IFB) 2516: Flooring Products and Installation Services- Multiple Properties – Contract Award(s)' and addressed questions from the Board.

Member Robinson moved to approve 'Executive Communication 2025-04 Invitation for Bid (IFB) 2516: Flooring Products and Installation Services- Multiple Properties – Contract Award(s)'; seconded by Member Parsons. The motion was carried by a 3-0 roll call vote.

7. New Business

There was no new business.

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, June 19, 2025 in observance of Juneteenth.

AHA offices will be closed on Friday, July 4, 2025 in observance of Independence Day.

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, July 16, 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 12:52 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: July 16, 2025

READ AND APPROVED:

/s/ Rayellen Smith
Rayellen Smith, Chairperson of Board