Minutes of the AHA Board of Housing Commissioners

Regular Meeting
October 15, 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 October 15, 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, via Zoom
Ms. Rebecca Robinson, Resident Commissioner
Ms. Lovie McGee, Commissioner at Large (*arrived in person at 12:25 p.m.*)
Ms. Sharla Parsons, Commissioner at Large, via Zoom

AHABHC MEMBERS NOT PRESENT
Ms. Rayellen Smith, Chairperson, 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. Barbara D'Onofrio, Finance Director
Mr. Brian Eagan, Attorney
Mr. John Gauthier, Housing Services Director
Mr. Joe Horejs, Senior Accountant
Ms. Amy Milliner, Temp-Office Assistant-Admin
Ms. Mundy Petroff, Executive Assistant
Ms. Rocio Sinche, Procurement Officer
Ms. Danielle Tsosie, Property Management Assistant-RAD/HTC
Ms. Shawn Watson, Housing Development Associate

VISITORS PRESENT
Mr. Carlos Torrez, Poms & Associates
Ms. Rebecca Velarde, Palindrome
Ms. Cecilia Webb, CABQ Mayor's Office
Ms. Naima Hurain, Resident
Mr. Josiah Fowler, Resident
Mr. Emery Louembe, Resident

3. Approval of Minutes

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

4. Presentation

a) Presentation regarding AHA Insurance 2025 Market Trends and Premium Outlook (Carlos Torrez, Vice President, POMS & Associates Insurance Brokers)

Mr. Torrez presented the AHA Insurance 2025 Market Trends and Premium Outlook and addresses questions from the Board.

b) Presentation Recognizing the Contributions of the Choice Neighborhood Community Ambassadors (Housing Development Associate Shawn Watson)

Ms. Watson presented Ms. Naima Hurain, Mr. Josiah Fowler, and Mr. Emery Louembe with 'Choice Neighborhood Community Ambassador' certificates for their contributions as Community Ambassador for the International District Choice Neighborhoods project.

5. Public Comment

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

6. Consent Agenda

There were no consent agenda items.

Member McGee arrived at 12:25 p.m.

Member Parsons left the meeting at 12:32 p.m.

7. Old Business

a) The Board is going to meet in Closed Session under §10-15-1 (H)(2) NMSA 1978 to discuss a limited personnel matter, and under §10-15-1 (H)(7) NMSA 1978, because discussions may include issues subject to the attorney-client privilege pertaining to threatened litigation in which AHA may become a participant.

Member Skowran moved to meet in Closed Session under §10-15-1 (H)(2) NMSA 1978 at 12:40 p.m. to discuss a limited personnel matter. The motion was seconded by Member Robinson and carried by a 3-0 roll call vote. All 3 Board members present 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 1:19 p.m. Vice Chairperson Skowran announced there were no votes taken during the Closed Session and the only business

discussed in Closed Session was a limited personnel matter. No motions were made by any members during the closed session and no votes were taken in the closed session.

8. Resolutions and Communications

a) Report of the Secretary (Executive Director Linda Bridge & Housing Development Associate Shawn Watson)

Ms. Bridge presented the August/September/October update Report of the Secretary, and the Albuquerque Housing Authority Production Snapshot Report, Ms. Watson presented the Capital Projects Report and Grant Summary; both 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 roll call vote.

Member Parsons returned to the meeting, via zoom video conference

b) Quarterly CDBG Report (Executive Director Linda Bridge)

Ms. Bridge presented the 'Quarterly CDBG Report' and addressed questions from the Board.

Member Parsons moved to accept receipt and authorize Ms. Bridge to sign the report; seconded by Member Robinson. The motion was carried by a 4-0 roll call vote.

c) Resolution 2025-11 2026 Low Rent Public Housing Program Participant Utility Allowance Schedule (Asset Management Division Manager Matthew Archuleta)

Mr. Archuleta presented the 'Resolution 2025-11 2026 Low Rent Public Housing Program Participant Utility Allowance Schedule' and addressed questions from the Board.

Member Robinson moved to approve 'Resolution 2025-11 2026 Low Rent Public Housing Program Participant Utility Allowance Schedule'; seconded by Member McGee. The motion was carried by a 4-0 roll call vote.

d) Executive Communication 2025-06 Project Based Voucher (PBV) Contract Award (Housing Development Associate Shawn Watson)

Ms. Watson presented the 'Executive Communication 2025-06 Project Based Voucher (PBV) Contract Award' and addressed questions from the Board.

Member Robinson moved to approve 'Executive Communication 2025-06 Project Based Voucher (PBV) Contract Award'; seconded by Member Parsons. The motion was carried by a 4-0 roll call vote.

e) Executive Communication 2025-07 Fiscal Year 2026 AHA Action Plan (Executive Director Linda Bridge)

Ms. Bridge presented 'Executive Communication 2025-07 Fiscal Year 2026 AHA Action Plan' and addressed questions from the Board.

Member Parsons moved to approve 'Executive Communication 2025-07 Fiscal Year 2026 AHA Action Plan'; seconded by Member Robinson. The motion was carried by a 4-0 roll call vote.

9. New Business

There was no new business.

10. Other Business

There was no other business.

11. Announcements

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, November 19, 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.

12. Adjournment

There being no further business to be brought before the Board, Member Robinson moved to adjourn the meeting at 1:38 p.m.; seconded by Member McGee. The motion was carried by a 4-0 roll call vote.

SUBMITTED:

/s/ Linda Bridge
Linda Bridge, Secretary to the Board
Date: November 19, 2025

READ AND APPROVED:

/s/ Maurreen Skowran
Maurreen Skowran, Vice-Chairperson of the Board