



**Minutes of the AHA Board of Housing Commissioners**

Regular Meeting

Wednesday, May 15, 2019 at 12:00 p.m. (MT)

Carnis Salisbury Building

1840 University Blvd. SE, Albuquerque, NM

**1. Call to Order**

The meeting was called to order at 12:04 p.m. (MT) on May 15, 2019. Chairperson McHard presided. The Board met in the Manuel Cordova Conference Room in Open Session.

**2. Roll Call**

**AHABHC MEMBERS PRESENT**

Ms. Janet McHard, Chairperson

Mr. Stephen J. Vogel, Vice-Chairperson

Ms. Lovie McGee, Commissioner at Large

Ms. Rebecca Robinson, Resident Commissioner

Ms. Roxanne Rivera-Wiest, Commissioner at Large (arrived at 12:11 p.m.)

**VISITORS**

Ms. Judy Higuera, Embudo Towers Resident

Ms. Kris Houde, Citizens Information Committee of Martineztown (CICM)

**STAFF PRESENT**

Mr. Matthew Archuleta, Public Housing Program Manager

Ms. Loretta Baca, Sr. Housing Quality Compliance Inspector

Mr. Matt Bailon, Operations Manager

Ms. Linda Bridge, Executive Director

Ms. Barbara D'Onofrio, Finance Director

Mr. Brian Eagan, Attorney

Mr. Andrew Estocin, Property Manager

Mr. Dan Foster, Capital Fund Projects Manager

Ms. Vivian Gabaldon, Sr. Accounting Technician - PH

Ms. Lisa Garduno, Sr. Accounting Technician - S8

Ms. Esther Lucero, Section 8 Program Manager

Ms. Kristin Meeker, Section 8 Housing Specialist

Mr. Raymond Murrietta, Warehouse and Facility Manager

Ms. Karen Ochsankohl, Accounting Supervisor

Ms. Mundy Petroff, Executive Assistant

Ms. Annamarie Romero, Property Manager

Mr. Elias Salas, Section 8 Housing Specialist

Ms. Anita Sanchez-Triviso, Human Resources Director



/abqha



/HousingABQ



Equal Housing Opportunity Agency



**3. Approval of Minutes**

Board of Housing Commissioners Meeting April 17, 2019

Member Vogel moved to approve the minutes; seconded by Member Robinson. The motion carried by a 4-0 vote.

**4. Public Comment**

Ms. Higuera, addressed the Board stating that the building looks good and there are still people sleeping in the hallways, smoking in the building, and leaving the doors open at night, but not as many people coming in. Things are great with Ms. Pineda and Ms. Martinez being on-site.

Ms. Houde, addressed the Board expressing her gratitude having Mr. Estocin as the AMP Property Manager.

**5. Consent Agenda**

There were no consent agenda items.

*Member Vogel made a floor amendment to adjust the sequence of the agenda items; seconded by Member Robinson. The floor amendment carried by a 5-0 vote. The agenda was adjusted as follows: items 7 a through 7-e, then items 6 a through 6 b. However, these minutes, for purposes of clarity, follow the original agenda.*

**6. New Business**

- a) Core Value Employee

Ms. Bridge announced Tynette Begay as AHA Core Value Employee of the Quarter.

- b) Introduction of new employees

Mr. Bailon introduced Mr. Sam Garcia and Ms. Wahneta Bullock Housing Quality Compliance Inspectors

**7. Resolutions and Communications**

- a) Report of the Secretary (Executive Director Linda Bridge and Capital Fund Projects Manager Dan Foster)

Ms. Bridge presented the AHA April/May update in the Report of the Secretary and thanked Mr. Estocin for all his work as Deputy Director and noted for the public that he is now in a new role at AHA. The Board also expressed their gratitude to Mr. Estocin for his work as Deputy Director. Ms. Bridge also presented the Albuquerque Housing Authority Production Snapshot Report, Mr. Foster presented the Capital Fund Report; both addressed questions from Members of the Board. Please see the attached Reports.

Member Vogel moved to accept receipt of the Report; seconded by Member Robinson. 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 approve the report; seconded by Member McGee. The motion was carried by a 5-0 vote.

c) Resolution 2019-08 Approval of the Submission of an Application to Obtain Moving To Work (MTW) Designation Under the Second Cohort of the MTW Expansion (Executive Director Linda Bridge)

Ms. Bridge presented ‘Resolution 2019-08 Approval of the Submission of an Application to Obtain Moving To Work (MTW) Designation Under the Second Cohort of the MTW Expansion’ and addressed questions from Members of the Board.

Member Vogel moved to approve ‘Resolution 2019-08 Approval of the Submission of an Application to Obtain Moving To Work (MTW) Designation Under the Second Cohort of the MTW Expansion’; seconded by Member Robinson. The motion was carried by a 5-0 vote.

d) 2018-2019 AHA Action Plan Third Quarter Review (Executive Director Linda Bridge)

Ms. Bridge presented the ‘2018-2019 AHA Action Plan Third Quarter Review’ and addressed questions from Members of the Board.

*Member McGee departed at 1:00 p.m.*

e) Presentation of AHA Department Action Plans

- i. Administrative Department Plan (Attorney Brian Eagan)
- ii. Finance Department Plan (Finance Director Barbara D’Onofrio)
- iii. Section 8 Department Plan (Section 8 Housing Specialist John Otero)
- iv. Public Housing Department Plan (Property Manager Annamarie Romero)

Mr. Eagan presented the Administrative Department Plan, Ms. D’Onofrio presented the Finance Department Plan, Mr. Otero presented the Section 8 Department Plan, and Ms. Romero presented the Public Housing Department Plan and all addressed questions from Members of the Board.

Member Rivera-Wiest moved to accept receipt of the ‘2018-2019 AHA Action Plan Third Quarter Review’ and the ‘Presentation of AHA Department Action Plans’; seconded by Member Robinson. The motion was carried by a 4-0 vote.

**8. Old Business**

There was no old business.

**9. Other Business**

The next scheduled Regular Meeting of the Board will be on Wednesday, June 19, 2019, at 12:00 p.m. The meeting will 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.

AHA is working a five-year strategic plan. At the June board meeting a draft will be presented to the Board along with a facilitated discussion on the Board’s strategic vision for the agency over the next 5 years. Please plan on this meeting lasting to 1:30 p.m.

**10. Adjournment**

There being no further business to be brought before the Board, Member Vogel moved to adjourn the meeting at 1:11 p.m.; seconded by Member Robinson. The motion was carried by a 4-0 vote.

**SUBMITTED:**

**READ AND APPROVED:**

/s Linda Bridge

Linda Bridge, Secretary to the Board  
Date: June 19, 2019

/s Janet McHard

Janet McHard, Chairperson of the Board