



ALBUQUERQUE HOUSING AUTHORITY

"Improving quality of life through housing opportunities"

Minutes of the AHA Board of Housing Commissioners

Regular Meeting

January 18, 2012

12:00 Noon (MST)

Manuel Cordova Conference Room

1840 University Blvd SE

Albuquerque, NM 87106

1. Call to Order

The meeting was called to order by Chairperson Stephen J. Vogel at 12:02 p.m. with four members present.

2. Roll Call

AHABHC MEMBERS PRESENT

Ms. Rebecca Chavez

Mr. Tom Growney (Vice Chairperson)

Ms. Roxanne Rivera-Wiest

Mr. Stephen Vogel (Chairperson)

Ms. Ellen O'Brien, Housing Paralegal, COA

Ms. Monica Padilla, Senior Accountant

Supervisor, AHA

Mr. Tom Portillo, Building Maintenance

Coor., AHA

Mr. Vincente Quevedo, Intake Supervisor,
AHA

Ms. Judy Siglin, Housing Coordinator
Supervisor, AHA

Mr. Sam Vivian, Project Mgt & Community
Services, AHA

Ms. Janice Wright, Housing Paralegal, COA

STAFF PRESENT

Mr. Matt Bailon, Compliance Supervisor,
AHA

Ms. Loretta Baca, Compliance Inspector,
AHA

Mr. Brian Eagan, Asst. City Attorney, COA

Ms. Annette Gomez, Senior Administrative
Assistant, AHA

Mr. Chris Krupar, Mgr. Information Systems,
AHA

Ms. Leona Martinez, Fiscal Mgr., AHA

Ms. Dolly Newman, Executive Director, Bd.
Secretary, AHA

VISITOR

Mr. Angelo Metzgar, American Federation
of State, County and Municipal Employees
(AFSCME) Labor Union representative and
COA employee in the Planning Department

Chairperson Vogel announced that Board Member Brandi Riddle had formally resigned her position on the Albuquerque Housing Authority Board of Housing Commissioners (AHABHC) as of January 3, 2012. Assistant City Attorney Brian Eagan stated that the Mayor's office was now actively looking for a replacement. Mayor Berry will nominate a replacement.

3. Approval of Minutes for December 21, 2011

A motion was made to approve the December 21, 2011 meeting minutes by Vice Chairperson Growney, seconded by Member Chavez and the motion was carried by a vote of 4-0.

4. Bills and Communications

Chairperson Vogel requested that Item 4(a) be moved to the end of the action items on the agenda because Member Rivera-Wiest must leave the Board meeting early, so that she could travel to a different meeting in Santa Fe, NM.

b) Resolution 2012-02-Memorandum of Understanding with the City of Albuquerque for Services

Chairperson Vogel had some questions regarding Resolution 2012-02. First, under the "Memorandum of Understanding Between the City of Albuquerque and the Albuquerque Housing Authority" (MOU), Section 4, Subsection a, Paragraph 4) *Treasury/Investment Pool*: Is this provision in violation of HUD requirements?

Board Secretary Dolly Newman stated that the AHA investment account is held in the State investment pool not in City of Albuquerque accounts. And that no HUD rules were being violated and that a copy of the proposed MOU had been sent to the local NM Field office of HUD for review. HUD did not request that any part of the proposed MOU be changed.

Secondly, Chairperson Vogel asked: in the MOU, Section 4, Subsection a, Paragraph 6) *Use of Authority Real Property* the question was: Will all the real estate deeds be transferred, along with the transfer of vehicle titles?

Yes. Mr. Eagan explained that the real estate deeds would be transferred as soon as possible after the MOU was approved. Ms. Newman stated that she has been working with the City's Fleet Management Division to transfer car titles from the City to AHA, for the cars used by AHA. Additionally, she is making arrangements with a private contractor to provide vehicle maintenance services instead of the City Fleet Management staff.

Finally, Mr. Angelo Metzgar from the American Federation of State, County and Municipal Employees (AFSCME) asked to speak to the Board. Mr. Metzgar stated that the MOU under Section 3, Subsection a, Paragraph 8) *Transferred Employees* violates laws of NM. He believes that there is a problem between the Resolution 2012-02 and the MOU because it violates the New Mexico Public Employee Bargaining Act (PEBA) provisions regarding labor contracts.

Chairperson Vogel stated that the Board could not address this issue at this meeting because the City of Albuquerque City Council adopted City of Albuquerque Resolution 2010-97 that created AHA as a Public Body Corporate, which directly refers to this labor union contract issue. Therefore, this labor law issue should be brought to the City Council.

Vice Chairperson Growney moved to adopt “Resolution 2012-02-Memorandum of Understanding with the City of Albuquerque for Services”, seconded by Member Chavez, and was carried by a vote of 4-0.

Chairperson Vogel was concerned that none of the dates were changed and certain deadlines had passed; examine what we have to pay the City for certain services and there is not a fee schedule.

c) Resolution 2012-03-Recovery Agreement Between Albuquerque Housing Authority and the US Dept. of HUD and the City of Albuquerque

Discussion: Chairperson Vogel stated that this agreement had been introduced at the Regular Meeting of the Board on December 21, 2011. Floyd Duran, staff at the NM Field office of HUD explained at that meeting why AHA had to approve this agreement to continue to be eligible to receive HUD funding in the future.

Member Rivera-Wiest moved to adopt “Resolution 2012-03-Recovery Agreement Between Albuquerque Housing Authority and the US Dept. of HUD and the City of Albuquerque”, seconded by Vice Chairperson Growney, and was carried by a vote of 4-0.

d) Resolution 2012-04-Non Dwelling Unit Plan for 6013 Sunset Gardens SW, Albuquerque, New Mexico

Vice Chairperson Growney moved to adopt “Resolution 2012-04-Non Dwelling Unit Plan for 6013 Sunset Gardens SW, Albuquerque, New Mexico”, seconded by Member Chavez, and was carried by a vote of 4-0.

5. Old Business

There was no old business.

6. New Business

There was no new business.

7. Approval of Consent Agenda

Member Rivera-Wiest was excused from the meeting at 12:36 p.m. to go to Santa Fe. At that point 3 members of the Board were still present, so a quorum still existed to do business.

a) Report of Secretary

Please see the attached “January 18, 2012 Board Secretary Report”.

Member Growney moved to accept receipt of the “Board Secretary Report”, seconded by Member Chavez, and was carried by a vote 3-0.

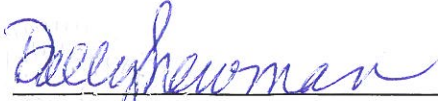
Compliance Inspection Supervisor Matt Bailon presented Public Housing and Section 8 inspection processes, and addressed questions from Board members.

8. Other Business

There was no other business.

9. The meeting adjourned at 1:09 p.m.

SUBMITTED:



Dolly A. Newman, Secretary

Date

READ AND APPROVED:



Stephen J. Vogel, Chairperson of the Board

Date