

Middle Rio Grande Housing Collaborative
Thursday July 24, 2025
3:00pm
Mid Region Council of Governments (MRCOG) Board Room
809 Copper Ave NW, Albuquerque NM 87102

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes for Meetings – June 26, 2025**
- 5. Public Comment - 2 Minute Limit per person.**
- 6. Presentation:** Bernalillo County-Update on Affordable Housing legislative request and Destination Home site visit.
- 7. Discussion:**
 - a. Bylaws
 - b. Hiring process
- 8. Announcement of Next Meeting**
- 9. Adjourn**

This is an in-person meeting with a Hybrid option

[Join Zoom Here](#)

MIDDLE RIO GRANDE HOUSING COLLABORATIVE

Thursday, June 26, 2025

3:00 p.m.

MID REGION COUNCIL OF GOVERNMENTS (MRCOG) BOARD ROOM

809 COPPER AVE NW

ALBUQUERQUE, NEW MEXICO 87102

A P P E A R A N C E S

TALIA FREEDMAN, Chair

DAN MAJEWSKI, Vice Chair

IAN ROBERTSON, Secretary

LAWRENCE RAEL, Commissioner

STEVEN ANAYA, Commissioner

BEFORE: PAUL BACA PROFESSIONAL COURT REPORTERS

500 4th Street, Northwest, Suite 105

Albuquerque, New Mexico 87102

1 TRANSCRIPT OF PROCEEDINGS

2 FEMALE SPEAKER: We are now unmuted.

3 CHAIR FREEDMAN: Okay. So we're going to
4 officially call the meeting to order. Sorry about that.
5 I'm Talia Freedman, Chair, and we'll just go ahead and
6 have the Commissioners introduce themselves.

7 COMMISSIONER ANAYA: Steve Anaya,
8 Commissioner.

9 VICE CHAIR MAJEWSKI: Dan Majewski, Vice
10 Chair.

11 SECRETARY ROBERTSON: Ian Robertson,
12 Secretary.

13 COMMISSIONER RAE: Lawrence Rael,
14 Commissioner.

15 CHAIR FREEDMAN: Awesome. Do we have an
16 approval of the agenda?

17 VICE CHAIR MAJEWSKI: I'll move approval.

18 COMMISSIONER RAE: Second.

19 CHAIR FREEDMAN: All those in favor?

20 ALL: Aye.

21 CHAIR FREEDMAN: Great. Approval of the
22 minutes from the June 2, 2025 meeting?

23 VICE CHAIR MAJEWSKI: So moved. Approve
24 minutes from meeting June 2nd, 2025.

25 COMMISSIONER ANAYA: Second.

1 CHAIR FREEDMAN: All those in favor?

2 ALL: Aye.

3 CHAIR FREEDMAN: Okay. So, we're going to
4 move pretty quickly. I realize we actually don't have
5 public comment on this. So, I'm going to go ahead and
6 just pause for public comments because I know that's
7 supposed to be a part of what we do. So, in case anyone
8 has any comments, we'll give them a minute. Okay. During
9 that minute, I'm going to go get a little bottle of
10 water.

11 Okay. So, with no public comment, we're
12 going to go ahead and go into closed session for the
13 discussion of qualified applicant Yasine Armstrong from
14 Middle Rio Grande Housing Collaborative Planning and
15 Operations Director. I have to make my little speech. I
16 move that the committee convene in closed session to
17 discuss the qualified applicants for the position of
18 executive director as authorized by the limited personnel
19 matters exception of the Open Meetings Act contained in
20 Section 10-15-1(H) (2) of that act. Do I have a second?

21 VICE CHAIR MAJEWSKI: Second.

22 CHAIR FREEDMAN: This requires a roll call
23 vote. I will call the name of each member present and
24 please vote when your name is called. Steven Anaya?

25 COMMISSIONER ANAYA: Yes.

1 CHAIR FREEDMAN: Dan Majewski?

2 VICE CHAIR MAJEWSKI: Yes.

3 CHAIR FREEDMAN: I'm an aye. Talia Friedman.

4 Ian Robertson?

5 SECRETARY ROBERTSON: Yes.

6 CHAIR FREEDMAN: Lawrence Rael?

7 COMMISSIONER RAE: Yes.

8 CHAIR FREEDMAN: Great. The motion having
9 passed, we will now retire for closed session. Perfect.
10 Okay. We're going to return to open session. The time is
11 now 3:20 p.m. I move that we return to open session. The
12 discussion which took place during the closed session was
13 limited to the personnel matters, exception of the Open
14 Meetings Act contained in section 10-15-1(H) (2) of the
15 Open Meetings Act. Do I have a second to approve the
16 return to open session and to approve this statement
17 regarding the contents of the discussion? And then we'll
18 do roll call. Oh, wait. Second?

19 COMMISSIONER ANAYA: Second.

20 CHAIR FREEDMAN: Thank you. So Steven
21 seconded. And then roll call. All those in favor, Steven?

22 COMMISSIONER ANAYA: Yes.

23 CHAIR FREEDMAN: Dan?

24 VICE CHAIR MAJEWSKI: Yes.

25 CHAIR FREEDMAN: Talia, yes. Ian?

1 SECRETARY ROBERTSON: Yes.

2 CHAIR FREEDMAN: Lawrence?

3 COMMISSIONER RAE: Yes.

4 CHAIR FREEDMAN: Okay. So, we are back
5 officially in session. So now, I am requesting a motion
6 to approve the offer of employment as discussed to Yasmine
7 Armstrong.

8 COMMISSIONER ANAYA: I so move.

9 CHAIR FREEDMAN: Okay. And a second?

10 SECRETARY ROBERTSON: Second.

11 CHAIR FREEDMAN: Okay, Dan. All those in
12 favor?

13 COMMISSIONER RAE: Aye.

14 CHAIR FREEDMAN: Aye. Okay. And the motion
15 passes. Now, we're going to move on to our discussion of
16 the bylaws. Lawrence, do you want to talk a little bit
17 about the bylaws? We haven't had a lot of movement since
18 our last discussion around them, so maybe we can come up
19 with a little bit of a timeline for ourselves or
20 something.

21 COMMISSIONER RAE: Thank you, Madam Chair
22 and Commissioners. I think the bylaws obviously are the
23 next most important, I think, structural piece that we
24 need to address as a Commission, aside from the real
25 mission in front of us of working on housing. And it's

1 important, I think, I asked you all, or I guess Madam
2 Chair, to put it on the agenda because I wanted to see if
3 we could do a couple of things.

4 One is, set up a timeline for ourselves to
5 review these, and now that we have officially made an
6 offer to an ED, an Executive Director, that they would
7 also help go through the process of evaluating what we
8 have and look at other organizations that might have
9 similar bylaws. But most importantly is that we began to
10 set a timeline for us to set some structure to these.

11 So, my thought is we have the summer months
12 are typically a little bit slower as it relates to the
13 work that maybe we might be doing, although we need to
14 get the ground running soon.

15 Then maybe by our next meeting if we could
16 set up a process, Madam Chair, this is really up to you
17 how you want to conduct that, but that all of us review
18 the bylaws and get some feedback to you, and then we
19 would have a process for us to evaluate those. Instead of
20 giving ourselves a timeline, and you all need to tell me
21 if you think this is too aggressive, I'd like to get them
22 approved before the end of the summer.

23 And I think you also know that most
24 organizations, these bylaws are living documents.
25 Sometimes things change and etc., but in terms of

1 officers serving in the officer's position are important.
2 The role of the Chair in terms of setting the agenda is
3 important to at least if you will, enumerate here. Also,
4 how do you get meetings established, if you will, special
5 meeting? Is it the Chair's prerogative or does it take a
6 majority of the Commissioners to call a meeting? Things
7 like that that we don't think about often except when we
8 run into a scenario where we actually don't know how that
9 works.

10 CHAIR FREEDMAN: Right. Everything's great as
11 long as everything's great, and then you know what the
12 rules are.

13 COMMISSIONER RAEL: And then what the rules
14 are. And so, I think there's also just the terms of each
15 of our offices and how we would recommend in terms of the
16 tenure of each of us as Commissioners and how that would
17 be structured so that there's continuity, replacement of
18 positions. It's just that housekeeping issues that need
19 to be resolved that I think would really be super
20 helpful.

21 And I know both county and city staff have
22 been amazing helping us and so I want to make sure we
23 thank them for all their help through this long
24 transition that we've had. But with an ED coming on
25 board, hopefully very soon, then also having the benefit

1 of having them communicate with both city and county exec
2 staff whether it's in Mayor's Office, City of the Council
3 [inaudible 00:07:32] to ensure that their vision of what
4 they want this Commission to be is clearly spelled out in
5 our bylaw.

6 Having said all that, that's really what I
7 wanted to have that conversation. I don't know that we
8 need to get into the details of each, but it's your call.

9 CHAIR FREEDMAN: Yeah. The only what I would
10 say is I agree with everything until the end which is I
11 think city and county have already said what they would
12 like this organization to be and now I think it's for us
13 to kind of flesh that out with the GPA. But I agree. Does
14 everyone feel like they might be able to review these and
15 maybe submit edits to me by like a week before our next
16 meeting? And then at least we've collected all that
17 information even if we're not ready to synthesize it yet.
18 That might be a good place to start. We just each commit
19 to reviewing it.

20 COMMISSIONER RAE: So by Friday, July 18th?

21 CHAIR FREEDMAN: Yeah, that would be great.
22 Does that work for everyone?

23 COMMISSIONER ANAYA: That'll work.

24 VICE CHAIR MAJEWSKI: Yeah.

1 COMMISSIONER RAE: And I think that at the
2 end of July or a July meeting, we could put them on the
3 table for conversation.

4 CHAIR FREEDMAN: That can kind of be a big
5 discussion.

6 COMMISSIONER RAE: And then with the final
7 approval hopefully in August and at that point, as they
8 say, rocking and rolling.

9 CHAIR FREEDMAN: I love that.

10 COMMISSIONER RAE: And we just send them
11 directly to, Talia?

12 CHAIR FREEDMAN: Yeah, just send them to me.
13 I'll take a look at them and then, if there are really
14 similar changes across the board, then maybe Ian and I
15 think are on that committee together.

16 SECRETARY ROBERTSON: [Inaudible 00:09:10].

17 CHAIR FREEDMAN: So, I may send them to you.
18 We can see if there's lots of overlap.

19 COMMISSIONER RAE: Sure.

20 CHAIR FREEDMAN: We might be able to get
21 attorney input on both city and county sides by then. But
22 if not, our July meeting could be to really dig into all
23 of the suggestions and then maybe come up with a rough
24 set together to send out, so that we have, hopefully a
25 final review in August. Yeah.

1 VICE CHAIR MAJEWSKI: Sounds great.

2 COMMISSIONER RAE: And Madam Chair, just on
3 a different topic unless there's some other conversation
4 on this one,

5 CHAIR FREEDMAN: Any other things on bylaws?

6 COMMISSIONER RAE: Another discussion, I am
7 just not for any action as well, but the county was very
8 helpful in sending to us, I think all of us got, or at
9 least I know some of us got a copy of what they submitted
10 to the state for projects that they would like to see
11 funded with the funding that the legislature appropriated
12 last session. I think the city is in the process of doing
13 their own as well.

14 And so I think it would be really helpful if
15 we could get the city's requests as well to us. And I
16 would just ask if maybe at our next meeting, Madam Chair,
17 if we could at least have a brief conversation and maybe
18 a presentation with both the county manager and whoever
19 would represent the city on their respective requests to
20 the secretary of workforce solutions, whom has been
21 designated by the governor as the, if you will, the
22 custodian of the funds, and we'll be making or analyzing
23 those requests.

24 CHAIR FREEDMAN: That's a great idea.

1 COMMISSIONER RAE: Yeah. And for me, it's
2 more about making sure that we as a Commission do a
3 couple of things. One is that we support the efforts that
4 both governments are trying very hard to get across the,
5 if you will, to the state about the need to get these
6 funds out the door quickly.

7 And then also to keep us focused on what is
8 happening at that level of their organization so that
9 we're not tripping on each other or creating challenges
10 for each other.

11 And obviously, at least at this point, our
12 strong role is advocacy for those. And I'd like to make
13 sure that we continue to do that as in a formal way as we
14 can.

15 CHAIR FREEDMAN: Yeah.

16 COMMISSIONER RAE: So that would be one. And
17 the other item I thought I would just bring to our
18 attention, and we had touched upon this, I think, or you
19 and Ian that attended the presentation from San Jose?

20 CHAIR FREEDMAN: Yeah.

21 COMMISSIONER RAE: That maybe we have if
22 she's available and obviously, I know that at least
23 someone from her shop, or maybe listening that the county
24 manager, if she would be so kind as to maybe come to one
25 of our meetings in July, and just give us maybe an

1 executive review of that presentation that you and Ian
2 were able to. Unfortunately, at least I know I was unable
3 to attend and I know that at least the two other board
4 members weren't there. And just get a little bit of a
5 sense of what this group in San Jose is doing.

6 And I gather by your enthusiasm, Madam
7 Chair, in particular, and Ian, that there's some really
8 good opportunities there for some collaboration and
9 working towards a better structure for this board. So
10 those were my two requests.

11 CHAIR FREEDMAN: I think those are good.
12 We'll plan on having those on July's agenda along with an
13 update on Yasmine's start date, which will be shortly
14 after. Yeah. I think that's great. I think that's a great
15 idea.

16 VICE CHAIR MAJEWSKI: Right.

17 COMMISSIONER RAEL: The county manager is on
18 the line. Would you like to say a few words?

19 COUNTY MANAGER CHAVEZ: I was just giving a
20 two thumbs up. Very excited to make both presentations.

21 CHAIR FREEDMAN: Awesome.

22 COUNTY MANAGER CHAVEZ: Such fun things
23 happening and we're going to get people off the streets
24 if we all focus. So I'm very enthusiastic.

25 CHAIR FREEDMAN: Awesome. Thank you so much.

1 COMMISSIONER RAE: Thank you. All right.
2 Those are all I have, Madam Chair.

3 CHAIR FREEDMAN: Great. Awesome. Anyone else
4 have anything they'd want to see on July? I think that's
5 a good robust meeting for July actually.

6 COMMISSIONER RAE: Maybe some hotdogs and
7 some hamburgers and some jazz.

8 CHAIR FREEDMAN: There you go. Well, we've
9 already mentioned it, but announcement of the next
10 meeting is July 24th, 3:00 p.m. in this room. If there's
11 nothing else, we're going to adjourn the meeting.

12 COMMISSIONER RAE: Thank you, Madam Chair.

13 CHAIR FREEDMAN: Thank you, guys.

14 VICE CHAIR MAJEWSKI: Thank you, Madam Chair.

15 COMMISSIONER RAE: Thank you, all.

BYLAWS OF THE MIDDLE RIO GRANDE HOUSING COLLABORATIVE

Under and pursuant to the Joint Powers Agreement (the “JPA”) establishing the Middle Rio Grande Housing Collaborative (the Housing Collaborative) as a joint powers entity under the New Mexico Joint Powers Act, NMSA 1978, § 11-1-1 et seq., the following shall constitute the Bylaws of the Middle Rio Grande Housing Collaborative Commission (the “Commission”) established in Section 4 of the JPA.¹

ARTICLE I: MEETINGS OF THE COMMISSION

Section 1: **Regular Meetings**. Regular Meetings of the Commission shall be held at such places within Bernalillo County as shall be specified by the Commission, one of which shall be designated as the Annual Meeting. Such Regular Meetings shall be held not less frequently than one each fiscal quarter and shall be general meetings and open for the transaction of any business within the powers of the Commission without special notice of such business, except in any case where special notice is required by law, or by these Bylaws.

Section 2: **Special and Emergency Meetings**. Special Meetings and Emergency Meetings of the Commission may be called by the Chair of the Commission in compliance with the requirements of the Open Meetings Act, NMSA 1978, § 10-15-1 et seq.

Section 3: **Place of Meetings**. All meetings of the Commission shall be held at such places within Bernalillo County as shall be specified in the respective notices of such meetings or waivers thereof.

Section 4: **Notice of Meetings**. Notice of every Regular Meeting of the Commission shall be served personally or by mail on each Commissioner not less than ten (10) days before the meeting and shall be published in accordance with the Annual Open Meeting Notice Policy adopted by the Commission as specified in Section 5 of this Article. Notice of every Special Meeting shall be served personally or by mail on each Commissioner not less than three (3) days before the meeting and shall be published in accordance with the Annual Open Meeting Notice Policy adopted by the Commission as specified in Section 5 of this Article. Additionally, notice is deemed given if made by electronic communication.

¹ Defined terms not otherwise defined in these Bylaws shall have the meanings ascribed to such terms in the JPA.

Section 5: **Open Meetings Act Compliance.** The Commission, on an annual basis, shall adopt a Policy on compliance with the reasonable notice provisions of the Open Meetings Act, NMSA 1978, § 10-15-1 et seq.

Section 6: **Vacancy.** Any vacancies occurring among the Commissioners shall be filled by the same body that appointed the Commissioner whose position became vacant. A vacancy shall occur upon the death or incapacity of a Commissioner, or his or her resignation or removal as hereinafter provided. A vacancy shall be filled for the remainder of the unexpired term of the Commissioner whose death, incapacity, resignation, or removal gave rise to the vacancy.

A Commissioner may be removed by the body which appointed that Commissioner only after compliance with the provisions, including notice and hearing requirements, set out in Section 4(F) of the JPA.

Section 7: **Compensation and Expense Reimbursement.** The Commissioners shall not receive compensation for their services as Commissioners.

Section 8: **Indemnification.**

(a) Any person made a party to any action, suit or proceeding by reason of the fact that he/she, is or was a Commissioner, officer or employee of the Housing Collaborative shall be indemnified by the Housing Collaborative against the reasonable expenses, including attorney's fees, actually and reasonably incurred by him/her in connection with the defense of such action, suit or proceeding, civil or criminal, in which he/she is made a party by reason of being or having been a Commissioner or officer. The indemnification may include any amounts paid to satisfy a judgment or to compromise or settle a claim, or incurred in connection with any appeal of any such action, suit or proceeding. A Commissioner, officer or employee shall not be indemnified in relation to matters as to which it shall be adjudged in such action, suit or proceeding on the basis that he/she has breached or failed to perform the duties of his/her office and the breach or failure to perform constitutes willful misconduct or recklessness. The foregoing right of indemnification shall not be deemed exclusive of any other rights to which any such Commissioner, officer, or employee may be entitled as a matter of law.

(b) Expenses incurred in defending any action or proceeding for which indemnification is required pursuant to this Section 8 following authorization thereof by the Commission shall be paid by the Housing Collaborative in advance of the final disposition of such action or proceeding upon receipt of an undertaking by or on behalf of the indemnified party to repay such amount if it shall ultimately be determined that the indemnified party is not entitled to be indemnified as authorized in this Section 8.

(c) The Housing Collaborative may purchase and maintain insurance on behalf of any person who is or was a Commissioner, officer, employee or agent of the Housing Collaborative, against any liability asserted against him/her and incurred by him/her in any such capacity, or arising out of his/her status as such.

ARTICLE II: OFFICERS

Section 1: **Officers**. The Commission at any meeting may by majority vote elect such Officers and such agents and employees as it may deem advisable. The Commission may delegate to any Officer or Committee the power to appoint such subordinate Officers or agents and to determine their terms of office.

Section 2: **Removal of Officers**. Any Officer may be removed at any time with or without cause and without notice, by a vote of the majority of the Commission.

Section 3: **Secretary**. The Commission shall elect a Secretary who shall report to the Chair of the Commission and act as Secretary of, and keep the Minutes of all meetings of the Commission; and whenever required by the Chair, shall perform like duties for any Committee, provided that in the absence of the Secretary, the Chair or a majority of the Commission members present at any meeting thereof may designate any person to act as Secretary for such meeting. The Secretary shall see that all notices are duly given in accordance with these Bylaws and as required by law. He/She shall have charge of the books, records and papers of the Housing Collaborative relating to its organization as a joint powers entity under the Joint Powers Act, NMSA 1978, § 11-1-1 et seq., and shall see that all reports, statements and other documents required by law are properly kept or filed.

ARTICLE III: COMMITTEES

Section 1: **Minutes of Committees**. Each Committee shall keep regular minutes of its meetings and report the same to the Commission when required. All Committees formed as provided in this Article III, are advisory to the Commission and their recommendations shall be reported to the Commission at its next meeting succeeding such action.

Section 2: **Limitations of Powers of Committees**. None of the Committees of the Commission created as provided in this Article III shall have the power or authority to (a) amend, alter or repeal these Bylaws, (b) elect, appoint or remove any

member of any Committee or any Commissioner or Officer of the Housing Collaborative, (c) amend the JPA, restate the JPA, adopt a plan of merger, or adopt a plan of consolidation with another joint powers entity, (d) authorize the sale, lease, exchange or mortgage of all or substantially all of the property and assets of Housing Collaborative, (e) authorize the voluntary dissolution of the Housing Collaborative or revoke proceedings thereof, (f) adopt a plan for the distribution of the assets of the Housing Collaborative, (g) amend, alter or repeal any resolution of the Commission which by its terms provides that it shall not be amended, altered or repealed by a Committee, or (h) as otherwise provided by law, these Bylaws or by resolution of the Commission. The presence of a majority of the members then in office of any such Committee formed by the Commission as provided in this Article III shall be necessary and sufficient to constitute a quorum, and the act of a majority of the members of any such Committee present at a meeting at which there is a quorum shall be the act of such Committee.

ARTICLE IV: EXECUTIVE DIRECTOR

[Duties and responsibilities of the Executive Director.]

- **Personnel administration is the responsibility of the Executive Director.**
- **Annual fiscal report, including an accounting of all receipts and disbursements to the City and the County.**
- **Whether there is an annual performance evaluation performed by the Commission about the Executive Director's performance.**

ARTICLE V: AUDIT

An annual audit of unlimited scope of all of the operations of the Housing Collaborative shall be conducted by a Certified Public Accountant, and a copy of that audit report and any support documents requested shall be made available to the Commissioners of the Housing Collaborative.

ARTICLE VI: MISCELLANEOUS PROVISIONS

Section 1: **Offices**. The Commission may establish, from time to time, one or more offices of the Housing Collaborative at any place or places within Bernalillo County, and may maintain such office or offices for such period or periods of time as it may deem expedient.

Section 2: **Fiscal Year-End.** The Fiscal Year of the Housing Collaborative shall end on June 30 in each year.

Section 3: **Commercial Paper.** All checks, drafts and other orders for the payment of money out of the funds of the Housing Collaborative shall be executed on behalf of the Housing Collaborative by such Officer or Officers, employee or employees, or fiscal agent as the Commission may, by Resolution, from time to time determine.

Section 4: **Deposits.** All funds of the Housing Collaborative not otherwise employed shall be deposited from time to time to the credit of the Housing Collaborative in such banks, trust company or other depositories as the Commission may from time to time select or as may be selected by any Officer, employee or fiscal agent of the Housing Collaborative to whom such power may from time to time be delegated by the Commission; and for the purpose of such deposit, any Officer or any employee to whom such power may be delegated by the Commission, may endorse, assign and deliver checks, drafts and other orders for the payment of money which are payable to the order of the Housing Collaborative.

ARTICLE VII: **AMENDMENT OF BYLAWS**

The Bylaws may be amended by the Commission at any Regular or Special Meeting. Commissioners shall be entitled to at least ten (10) days' notice in writing by mail, email, or in person of the meeting time and place at which the amendment is to be voted upon. The written notice must include a copy of the proposed amendment.

We certify that the original Bylaws of the Housing Collaborative were adopted by the Commission on []

Chair of the Commission

Secretary