

MINUTES OF THE
SANTA FE COUNTY
HOUSING AUTHORITY BOARD

May 25, 2010

This meeting of the Santa Fe Board of Housing Authority was called to order at approximately 10:10 a.m. by Vice Chair Virginia Vigil, in the Santa Fe County Legal Conference Room, Santa Fe, New Mexico.

A quorum was present as follows:

Members Present:

Commissioner Virginia Vigil
Commissioner Mike Anaya
Michelle Hoffman, Resident Member
Commissioner Kathleen Holian
Commissioner Liz Stefanics

Members Excused:

Commissioner, Harry Montoya, Chair
Tim Vigil, Community Member

Staff Present:

Roman Abeyta, County Manager
Rachel Brown, Deputy County Attorney
Dodi Salazar, Housing Director
Joseph Gutierrez, Community Services Director
Rudy Garcia, Project Development Division Director
Darlene Vigil, Affordable Housing Administrator
Diana Gonzales, Housing Staff
Victor Gonzales, Capital Fund Coordinator
Rosemary Bailey, Housing Staff

III. APPROVAL OF THE AGENDA

Commissioner Anaya moved to approve the agenda as published. Commissioner Holian seconded and the motion passed by unanimous voice vote. [Commissioner Stefanics was not present for this action.]

IV. APPROVAL OF THE MINUTES: April 27, 2010

Commissioner Anaya moved to approve the minutes and Commissioner Holian seconded. The motion to approve the minutes passed by unanimous voice vote. [Commissioner Stefanics was not present for this action.]

V. HOUSING AUTHORITY UPDATES

a. Vacancy Update

Dodi Salazar, Housing Director, reported a 3 percent vacancy rate or six vacant units.

b. CRP Update

Victor Gonzales, Capital Fund Coordinator, reported the following:

- Agreement for water metering at Camino de Jacobo site is awaiting signatures – and the contractor will start work within two weeks of notice
- Santa Cruz unit modernization is complete and the tenant has moved in
- Construction on the Camino de Jacobo wall is underway
- Abedon Lopez Senior Center requires maintenance work to replace and repair roof panels, pro-panels, and existing lettering

Mr. Gonzales said the landscaping contract for Camino de Jacobo was awarded to Sites Southwest and he is in the process of converting the site plans into a CAD format.

Commissioner Holian requested that she be contacted to attend the community meeting.

Ms. Salazar said Ron Pacheco will have oversight of the Abedon Lopez Senior Center.

Commissioner Holian asked whether the City contacted the County regarding their interest in relinquishing senior centers. Manager Abeyta said the City has notified the County that they will no longer operate the Chimayo nor Edgewood centers and the County is reviewing the fiscal impact. The County has discussed the issue of taking over all the County senior centers with the State’s Agency on Aging. There may be State and Federal funding available making the operations budget neutral.

c. Director’s Report

Ms. Salazar reported the following:

- Effective May 18th the County Affordable Housing program moved to the Growth Management Department
- A resolution creating the County Housing Authority Board is under legal review
- The Boys & Girls Club was the only respondent to the on-site after school program and summer program services RFP
- The prairie dog removal program is temporarily suspended during the gestation period
- Housing staff member Valerie Huerta-Giron was recognized as NAHRO Member of the Year
- HUD recognized Santa Fe County Housing Division with a certificate of excellence for managing the Section 8 Housing Choice Voucher Program.

VI. MATTERS FROM THE BOARD

Commissioner Anaya asked what was needed to get the Galisteo project going. Manager Abeyta said a discussion on this item was scheduled for today’s BCC meeting. With the current County deficit, it may be prudent to sell the Galisteo property. It is necessary to discuss the potential difficulties the project may incur (i.e., located within the City limits).

Mr. Gutierrez said staff has developed a plan if the Commission decides to move forward with the Galisteo site. A recent report indicated that the site is not contaminated. Building demolition and erecting a metal building for archiving is required.

Rudy Garcia, Project Development Division Director, displayed a site map of the Galisteo property and located where the tanks were removed. There is diesel fuel present which is very old and may not require remediation. There is some soil contamination in the front of the buildings where additional tanks were removed. Funds have been identified to clean that area which will include removing the old dirt, testing it and putting in new fill. He identified a few other sites that require further testing.

Mr. Garcia said quotes to raze the buildings came in at \$130,00 to \$150,000.

The site is 6 acres and in 2005 the property was appraised at approximately \$1.3+ million. Mr. Abeyta said a recent estimated value was \$2 million.

Commissioner Anaya said he strongly believes the County should not sell the property. He understood that the area residents would fight the development but said developing workforce housing is important and this is the ideal location. He recommended selling Canyon Ranch but not this prime piece of property.

Member Hoffman advocated senior housing at the Galisteo site noting that may appease the neighbors.

Ms. Salazar said at a neighborhood meeting senior housing and housing for individuals with special needs did come up.

VII. EXECUTIVE SESSION

a. Executive Director's Evaluation – NMSA Section 10-15-1 Personnel Item

Commissioner Holian moved to go into executive session and Commissioner Anaya seconded. Upon unanimous roll call vote with Commissioner Anaya, Commissioner Vigil, Commissioner Holian, Commissioner Stefanics, and Member Hoffman all voting in the affirmative the Board met in closed session.

[The Board met in executive session from 10:35 to 11:00]

Commissioner Stefanics moved to return to open session noting that the only item discussed in closed session was personnel issues. Commissioner Holian seconded and the motion passed by unanimous voice vote.

Commissioner Vigil thanked Ms. Salazar for her work and said Mr. Abeyta will have an evaluation session with her in the near future.

VIII. ADJOURNMENT

Having completed the agenda and with no further business to come before the

Housing Authority Board, this meeting was adjourned at approximately 11:05 a.m.

Approved by:

Board of County Commissioners
Virginia Vigil, Vice Chairman

SFC CLERK RECORDED 06/30/2010

ATTEST TO:

VALERIE ESPINOZA
SANTA FE COUNTY CLERK



Respectfully submitted:

Karen Farrell, Wordswork
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COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss HOUSING MINUTES
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I Hereby Certify That This Instrument Was Filed for
Record On The 30TH Day Of June, 2010 at 01:13:49 PM
And Was Duly Recorded as Instrument # 1603043
Of The Records Of Santa Fe County

Deputy Witness My Hand And Seal Of Office
Valerie Espinoza
County Clerk, Santa Fe, NM