



## City of Las Vegas

1700 N. Grand Avenue | Las Vegas, NM 87701 | T 505.454.1401 | lasvegasnm.gov

Mayor Louie A. Trujillo

**PUBLIC HOUSING AUTHORITY BOARD MEETING AGENDA**  
**OCTOBER 21, 2020 – WEDNESDAY – 5:00 P.M.**  
**City Council Chambers**  
**1700 North Grand Avenue**

(The City Council is the Housing Authority Board of Commissioner on any matters concerning the Housing Department.)

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PLEDGE OF ALLEGIANCE**

**IV. MOMENT OF SILENCE**

**V. APPROVAL OF AGENDA**

**VI. APPROVAL OF MINUTES**

Approval/Disapproval of minutes of the Meetings on September 16, 2020.

**VII. PUBLIC INPUT \*\* (not to exceed 3 minutes per person and persons must sign up at least fifteen (15) minutes prior to meeting)**

**VIII. PRESENTATION \*\* (not to exceed 10 minutes per person)**

1. Housing Authority Finance Report – Deputy Director

**IX. HOUSING DIRECTOR'S MONTHLY REPORT**

**X. COMMISSIONERS' REPORT**

**XI. EXECUTIVE SESSION/CLOSED SESSION**

**THE HOUSING AUTHORITY BOARD OF COMMISSIONERS MAY CONVENE INTO EXECUTIVE SESSION IF SUBJECT MATTER OF ISSUES ARE EXEMPT FROM THE OPEN MEETINGS REQUIREMENT UNDER §(H) OF THE OPEN MEETINGS ACT.**

David Ulibarri  
Councilor Ward 1

Michael L. Montoya  
Councilor Ward 2

Elaine Rodriguez  
Councilor Ward 3

David G. Romero  
Councilor Ward 4

- i. **Personnel matters, as permitted by Section 10-15-1(H) (2) of the New Mexico Open Meetings Act, NMSA 1978.**
- ii. **Matters subject to the attorney client privilege pertaining to threatened or pending litigation in which the City of Las Vegas is or may become a participant, as permitted by Section 10-15-1(H) (7) of the New Mexico Open Meetings Act, NMSA 1978.**
- iii. **Matters pertaining to the discussion of the sale and acquisition of real property, as permitted by Section 10-15-1(H) (8) of the Open Meetings Act, NMSA 1978.**

**XII. ADJOURN**

**ATTENTION PERSONS WITH DISABILITIES:** The meeting room and facilities are accessible to persons with mobility disabilities. If you plan to attend the meeting and will need an auxiliary aid or service, please contact the City Clerk's Office prior to the meeting so that arrangements may be made.

**NOTE:** A final Agenda will be posted 72 hours prior to the meeting. Copies of the Agenda may be obtained from City Hall, Office of the City Clerk, 1700 North Grand Avenue, Las Vegas, New Mexico 87701.

MINUTES OF THE CITY OF LAS VEGAS HOUSING AUTHORITY COMMISSION MEETING HELD ON WEDNESDAY  
SEPTEMBER 16, 2020 AT 5:00 P.M. IN THE CITY COUNCIL CHAMBERS.

**CHAIRMAN:** Louie A. Trujillo

**COMMISSIONERS:** David Ulibarri Jr.  
Michael Montoya  
David Romero  
Elaine Rodriguez

**ALSO PRESENT:**  
Scott Aaron, City Attorney  
Terry Baca, Executive Director NRHA  
Natasha Martinez, Deputy Director NRHA  
Barbara Padilla, Site Manager

**CALL TO ORDER**

Meeting was called to order by Chairman Louie A. Trujillo

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**MOMENT OF SILENCE**

Chairman Louie A. Trujillo offered a moment of silence in thanksgiving for all the employees at the City. He stated he is glad everyone is back at work and everyone is healthy and he prays they stay that way. He prayed for all the employees who were sick and their families and that this is over and they never have this happen again. Chairman Trujillo prayed for Charlie Gallegos for his 30 years of service to the City of Las Vegas, one of the hardest working employees he has seen in a long time. He prays his retirement goes smoothly and that he and his wife enjoy his retirement for a long time.

**APPROVAL OF AGENDA**

Commissioner David Romero made a motion to approve the agenda as presented. Commissioner Michael Montoya seconded the motion.

Chairman Louie Trujillo asked for a roll call. Roll call was taken and reflected the following.

Commissioner Elaine Rodriguez	Yes
Commissioner Michael Montoya	Yes
Commissioner David Romero	Yes
Commissioner David Ulibarri Jr.	Yes

Barbara Padilla re-read the motion and advised the motion carried.

**APPROVAL MINUTES**

Commissioner David Romero made a motion to approve the minutes of August 19, 2020. Commissioner David Ulibarri Jr. seconded the motion.

Chairman Louie Trujillo asked for a roll call. Roll call was taken and reflected the following.

Commissioner David Romero	Yes
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Commissioner Michael Montoya	Yes
Commissioner Elaine Rodriguez	Yes
Commissioner David Ulibarri Jr.	Yes

Barbara Padilla re-read the motion and advised the motion carried.

**PUBLIC INPUT**

None at this time.

**PRESENTATION**

Charlie Gallegos – 30 years of dedicated service to the City of Las Vegas Housing Authority.

Executive Director Terry Baca presented a plaque to Charlie Gallegos which stated: 30 years of service to Charlie Gallegos in recognition of your hard work and loyal service to the Housing Authority throughout the years, we appreciate you. Thank you, City of Las Vegas, September 2020.

Mr. Gallegos was applauded by the Commission and audience. Chairman Trujillo asked if Mr. Gallegos would like to say a few words. Charlie Gallegos stated he enjoyed working for the City of Las Vegas. He thanked them for his job. He stated he learned a lot and gained experience throughout his time. He stated he loved his job and was always busy working on vacant units and remodeling. Charlie noted that when Las Vegas Housing competed in competitions at training events, Las Vegas Housing always took first place. He took a lot of pride in this and said they were looked up to by many other maintenance staff.

Executive Director Baca stated that Charlie’s skills and knowledge would be hard to replace.

Commissioner Michael Montoya stated he would like to thank Charlie Gallegos for being involved in the boxing program back in 2006. He stated Charlie was very involved and they helped him out with a place to have boxing for the kids and so forth. He stated Charlie has always given his all and working for 30 years is like a marriage, and it’s tough. Commissioner Montoya thanked Charlie again for his years of service with the City.

Housing Site Manager, Barbara Padilla stated it has been an honor for her to work with Charlie all these years. She stated after working together all these years they become like family. She stated Charlie’s has always done a stellar job and the department is going to be at a loss without Charlie.

Executive Director Baca stated that Charlie was one of the first people he met when he came into housing, and Charlie is a friend to everyone.

Commissioner Elaine Rodriguez asked Charlie if he was a boxer himself. Charlie stated, yes ma’am. He was a boxer and kick boxer who fought in Canada and other places. He stated he tried hard to keep kids off the streets and away from drugs and all that by getting them involved in boxing.

**HOUSING AUTHORITY FINANCE REPORT**

Natasha Martinez presented the Housing Department Revenue and Expenditure report thru August 31, 2020. Ms. Martinez stated two months have lapsed. They are at 17% of the fiscal year. Dwelling rent is right along what they were expecting. They have billed out \$91,781. For operating subsidy that has been allocated to this area, it is \$116,497. Housing other income is low right now because of the moratorium on evictions, for one, and they are not charging late fees because of the new CDC regulations that were just passed. The transfer in that they have received is \$61,037 from the repayment agreement. Ms. Martinez stated she got to meet with Mandy Griego, who is now going to be in field operations in DC. So the Mandy they all know and love that used to work in their field office in Albuquerque is actually going to be working in field operations in Headquarters. She is going to be one of the one’s overseeing the Albuquerque field office.

Natasha stated that before Mandy left she did share with her the repayment agreement. She stated that Chris Kunis who is in the office of General Council OGJ did state that in the repayment agreement there are going to be favorable terms. Ms. Martinez stated she is not allowed to discuss them in a public meeting, but they will be favorable to the City's benefit. Ms. Martinez stated if this is something the Commission feels needs to be discussed they can, but not in an open meeting.

Natasha Martinez stated as far as transferring in from Capital Fund, because of the transfer going on, at the end of the year, only the expenses that were drawn down from capital fund won't be done so they don't have a large bank account to be transferred over. Ms. Martinez stated for employee expenses they had budgeted \$123,693, actual to date is \$102,622. She stated as they all know, both Terry Baca and herself are funded through a different agency so the employee expenses don't count for either of them. For operating expenses it is at \$53,022. Those numbers are a little low but they have not got the billing from Northern because they are still netting out the work she did when she was a City employee doing work for Northern.

**DISCUSSION – Update on Transfer to Northern Regional Housing Authority.**

Executive Director Terry Baca stated at this point, the Las Vegas portion of the transfer has been submitted to HUD with the exception of the title search. He stated as they know they are also transferring the Raton Housing Authority into the Regional. He stated they are having a little snag there because of the structure being a little different that the Las Vegas HA.

ED Baca stated he has to meet with the Northern Regional Board to get jurisdictional approval within the city. Other than that, everything is going well. Once they get the letter from the attorney it is in HUD's hands where they will do the review and decide if there is anything else they need. Mr. Baca stated he has done transfers before and does not anticipate there being any issues.

Natasha Martinez, Deputy Director, stated they met with the City Attorney, City Manager, HR Director and IT as well as the Finance Director to go over some of the transitions that will be occurring. They have a set date for the Housing employees to be City of Las Vegas employees on September 25, 2020. September 26, 2020, the Northern Regional Housing Authority will be assuming responsibility for the employees. For IT services, this will be transferred on October 14<sup>th</sup> and 15<sup>th</sup>.

ED Baca stated he has met with the staff and answered any questions they had. He stated if any individual had an issue, he sat with them and made sure they were comfortable with what was going on or any questions they had. Chairman Trujillo asked if it was the same retirement plan. ED Baca stated, yes. Ms. Martinez stated they will now be on a Municipal plan, 4 and the City is on Municipal plan 3. They will be working with the employee's salaries to compensate for the changes. The insurances are almost exactly the same as what the City has. They are trying their best to get the best possible benefits for all the employees of the Northern Regional Housing Authority.

Commissioner David Romero asked if there is a presentation they need to do in DC regarding the transfer. ED Baca stated in the transfers he has been involved in, they have not had to, but they can do something like that if the Commission wishes to. Ms. Martinez reminded the commission that this transfer was one of the recommendations from the DC office when the evaluation came back, was this consolidation. Ms. Martinez stated it is also helping with the repayment of the houses, which they cannot discuss in an open meeting. She stated this is something they can discuss in executive session if they wish.

Commissioner Elaine Rodriguez had a question on the monthly report regarding the number of outstanding work orders. She asked if that was a common number for outstanding work orders. ED Baca stated right now they are mainly doing emergency work orders because of COVID-19, so that number will change.

**HOUSING DIRECTORS MONTHLY REPORT**

Executive Director Terry Baca stated he has given his report on the transfer information and asked if there were any other questions for the commission.

Chairman Louie Trujillo asked if there was anything in the report he needed to alert them about. ED Baca stated no, it is pretty straight forward. They did complete the stucco project and they are working on the soffit replacement. He stated they will be adding 10 more units online that will be rehabbed. There is a lot of things going on that will be a good improvement to the program. Chairman Trujillo asked ED Baca if he has had an opportunity to look at all the units. ED Baca stated he has been in a lot of the units, saying at one time he did a physical needs assessment for the Las Vegas Housing Authority when he was hired as an independent contractor for an architect out of Albuquerque. ED Baca stated he is familiar with was the units in Las Vegas.

Commissioner David Ulibarri asked ED Baca if he heard any concerns from the tenants living in the units about him being the new Director or any other concerns. Deputy Director Natasha Martinez stated they did change the newsletter to include Mr. Baca as the new Executive Director, but because of direction they have received from HUD on how they have to go about the social distancing, they have not had a lot of contact with residents, this includes not having gone into units to conduct annual inspections. Normally they would have done a meet and greet but due to the current circumstances they have not. ED Baca stated as soon as they are able to, they will do something with the residents.

Commissioner Ulibarri stated he is sure there are some concerns from the tenants. ED Baca expressed that he knows it is a big change for the residents, as well as for the staff. He hopes it is all positive. He knows there will be hurdles to go over but overall they hope to provide better service to all residents. He stated without the residents they would not have jobs.

Commissioner Michael Montoya stated there is a homeless problem in this community and a lot of it has to do with the River Walk. He stated on behalf of the City they are going to be treating it like any other park and following the ordinance. He asked if Washington considers any of these homes for homeless people in an emergency because they have nowhere to go. ED Baca stated unfortunately they have the same issue in Raton. He stated there is nothing they can do within the Housing Authority because of background checks and they do need to meet the criteria. He stated they may be able to partner with someone in helping. Ms. Martinez stated the new thing that came out with the CDC about a week ago with the moratorium that passed, it was actually to prevent homelessness. She stated due to the moratorium they cannot evict due to non-payment of rent regardless of financial situation. This was HUD's way of trying to work on the homelessness initiative. She stated they do have homelessness programs which, until the transfer is complete and they are one large Housing Authority, they cannot apply for. Commissioner Montoya stated it has become a real issue and they have a large number of citizen that are pumped up about fixing up the Gallinas River and doing some improvements for all ages of people to go enjoy. He stated he does not know what the solution is, but he hoped that Housing would be able to assist in some kind of programs because the Samaritan House is giving out services, even giving out tents, which is not the answer. ED Baca stated there are some organizations in Taos that work with homeless so hopefully they can expand some of their services. He stated this is not only a problem in Las Vegas, it is a problem in Raton as well.

Commissioner Montoya asked if they partner with the Samaritan House in Las Vegas. Deputy Director Martinez stated they can't because of the funding source they are paid through. She explained they can partner in the sense of showing them a list they have but they can share recourses if the people applying allow them to. She stated there is a lot of red tape that needs to be crosses. She stated they have taken applications to the Samaritan House as well as to some people who were living in a camping trailer. It's a matter of the follow through from them. A lot of times the applications are not returned. Ms. Martinez stated some people don't want their information in the system so they won't do the paperwork and often times some people don't want the help. Chairman Trujillo agreed.

Commissioner Montoya asked if they have talked about the future of the Mills Ave. property. Ms. Martinez stated it is mentioned in the 5 year plan. ED Baca stated at this point they have not discussed the Mills Ave. property. He would like to first get more into the workings of the Housing Authority before they start making big plans for that area. He stated one of the reasons for this merger is that it makes them a large housing authority which makes them more desirable for development.

**COMMISSIONERS REPORT**

Commissioner David Ulibarri asked ED Baca if he could take a look at the wall on Hot Springs Blvd. He stated there is a wall there between housing and Daylight Donuts. He stated he spoke to Natasha and Barbara about it and he thinks they were working to see if there was something they could do with it. He stated it is almost to fall and the property owner is very concerned about it. ED Baca stated he will take a look at it.

**EXECUTIVE SESSION**

Commissioner David Romero made a motion to enter into executive session in the matters pertaining to the discussion of the sale and acquisition of real property, as permitted by Section 10-15-1(H)(8) of the Open Meetings Act, NMSA 1978. Commissioner Michael Montoya seconded the motion.

Chairman Louie Trujillo asked for a roll call. Roll call was taken and reflected the following.

Commissioner David Ulibarri Jr.	Yes
Commissioner Elaine Rodriguez	Yes
Commissioner David Romero	Yes
Commissioner Michael Montoya	Yes

Barbara Padilla re-read the motion and advised the motion carried.

Commissioner Michael Montoya made a motion to end the executive session. Commissioner Rodriguez seconded the motion.

Chairman Louie Trujillo asked for a roll call. Roll call was taken and reflected the following.

Commissioner Montoya	Yes
Commissioner Romero	Yes
Commissioner Rodriguez	Yes
Commissioner Ulibarri Jr.	Yes

Barbara Padilla re-read the motion and advised the motion carried.

Commissioner David Romero stated for the record only matters pertaining to the discussion of the sale and acquisition of real property, as permitted by Section 10-15-1(H)(8) of the Open Meetings Act, NMSA 1978 and no action was taken.

Commissioner David Romero made a motion to return to regular session. Commissioner David Ulibarri Jr. seconded the motion.

Chairman Louie Trujillo asked for a roll call. Roll call was taken and reflected the following.

Commissioner Michael Montoya	Yes
Commissioner David Ulibarri Jr.	Yes
Commissioner Elaine Rodriguez	Yes
Commissioner David Romero	Yes

Barbara Padilla re-read the motion and advised the motion carried.

**ADJOURN**

Commissioner David Romero made a motion to adjourn the meeting. Commissioner David Ulibarri Jr. seconded the motion.

Chairman Louie Trujillo asked for a roll call. Roll call was taken and reflected the following.

Commissioner Elaine Rodriguez	Yes
Commissioner David Ulibarri Jr.	Yes
Commissioner Michael Montoya	Yes
Commissioner David Romero	Yes

Barbara Padilla re-read the motion and advised the motion carried.

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Chairman of the Board of Commissioners

ATTEST

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Casandra Fresquez, City Clerk

**HOUSING DEPARTMENT-REVENUE COMPARISON**  
**THRU September 30, 2020- 25% OF YEAR LAPSED (3 of 12 months)**  
**FISCAL YEAR 2021**

	A	B	C	D	E	G
	FY 2020	FY 2021	FY 2021	FY 2020	FY 2021	(E/B)
	BUDGET	BUDGET	YTD - BUDGET	ACTUAL	YTD - ACTUAL	% REV
DWELLING RENT	560,000	560,000	140,000	537,617	141,236	25%
OPERATING SUBSIDY	660,000	725,000	181,250	805,364	174,746	24%
HOUSING-OTHER INCOME	16,400	16,000	4,000	22,125	21	0%
TRANSFERS IN (CFP FUNDS)	426,640	366,368	91,592	317,254	91,555	25%
<b>TOTAL</b>	<b>1,663,040</b>	<b>1,667,368</b>	416,842	<b>1,682,360</b>	<b>407,558</b>	24%

(Other income includes: interest, late fee charges and unit repair materials)

**HOUSING DEPARTMENT- EXPENDITURE COMPARISON**  
**THRU September 30, 2020- 25% OF YEAR LAPSED (3 of 12 months)**  
**FISCAL YEAR 2021**

	A	B	C	D	E	F	H
	FY 2020	FY 2021	FY 2021	FY 2020	FY 2021	FY 2020	(E/B)
	BUDGET	BUDGET	YTD - BUDGET	ACTUAL	YTD - ACTUAL	AVAIL. BAL.	%
							BDGT
EMPLOYEE EXP.	662,577	742,159	185,540	623,396	146,522	595,637	20%
OPERATING EXP.	838,795	710,462	177,616	522,313	174,708	535,754	25%
<b>TOTAL</b>	<b>1,501,372</b>	<b>1,452,621</b>	363,155	<b>1,145,709</b>	<b>321,230</b>	<b>1,131,391</b>	22%





**CITY OF LAS VEGAS  
RESOLUTION NO. 20-58**

**A RESOLUTION ADOPTING THE REPAYMENT AGREEMENT AS PRESENTED  
BETWEEN THE CITY OF LAS VEGAS (COLV) THE UNITED STATES DEPARTMENT  
OF HOUSING AN URBAN DEVELOPMENT (DEPARTMENT)**

**WHEREAS**, In February 2016, the Department and COLV entered into a repayment agreement to satisfy debt owed to the Department and the Las Vegas Housing Authority (LVHA), and

**WHEREAS**, the COLV has previously paid \$516,852 from the COLV General Fund to LVHA and currently owes \$79,672 on the agreement, and

**WHEREAS**, the Department issued a report in December 2019 detailing the loss to the Department and LVHA due to the ineligible sale of public housing units in 2004 and 2005, and

**WHEREAS**, the COLV has agreed to repay a total of \$3,584,000 based upon the Department's Audit Report dated December 2019 with funds derived from non-federal sources, for a total owed of \$3,663,672 on the date of this agreement, and

**WHEREAS**, the Las Vegas Housing Authority, (LVHA) a division of the COLV's primary government which receives federal funds for the purpose of operating and improving low-rent public housing in Las Vegas, New Mexico is in the process of assigning its Annual Contributions Contract with HUD to the Northern Regional Housing Authority (Assignee), a public body corporate established in accordance with NMSA 11-3A, and

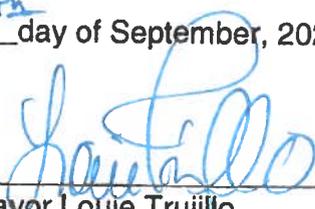
**WHEREAS**, upon the Department's approval of the ACC transfer, all monies owed under this agreement will be owed to Northern Regional Housing Authority to be used for purposes of the Public Housing program, and

**WHEREAS**, the Department has agreed that as long as COLV complies with the terms of this Repayment Agreement, not to assert, commence or proceed against COLV with any claim or cause of action to collect any or all of the amounts detailed in the Audit Report.

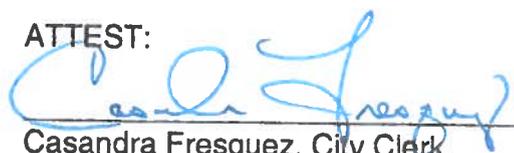
**WHEREAS**, the Department has agreed that as long as COLV agrees to the terms of this repayment agreement to be paid by off by June 31, 2046. The Department will issue a partial Release of the Declaration of Trust for the fifteen (15) properties sold to ineligible buyers as detailed in the forementioned audit report.

**NOW, THEREFORE, BE IT RESOLVED**, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged, COLV and the Department, each for themselves and their respective successors and assigns agree to the repayment agreement presented to this City Council.

Passed, Approved and Adopted this 29<sup>th</sup> day of September, 2020.

  
\_\_\_\_\_  
Mayor Louie Trujillo

ATTEST:

  
\_\_\_\_\_  
Casandra Fresquez, City Clerk

APPROVED AS TO LEGAL SUFFICIENCY ONLY

  
\_\_\_\_\_  
Scott Aaron, City Attorney

## REPAYMENT AGREEMENT

This REPAYMENT AGREEMENT is entered into this 29<sup>th</sup> day of September, 2020 by and between the City of Las Vegas (COLV), Las Vegas, New Mexico, a municipal corporation, and the U. S. Department of Housing and Urban Development (the Department) (collectively, the "Parties").

WHEREAS, In February 2016, the Department and COLV entered into a repayment agreement to satisfy debt owed to the Department and the Las Vegas Housing Authority (LVHA), and

WHEREAS, the COLV has previously paid \$516,852 from the COLV General Fund to LVHA and currently owes \$79,672 on the agreement, and

WHEREAS, the Department issued a report in December 2019 detailing the loss to the Department and LVHA due to the ineligible sale of public housing units in 2004 and 2005, and

WHEREAS, the COLV has agreed to repay a total of \$3,584,000 based upon the Department's Audit Report dated December 2019 with funds derived from non-federal sources, for a total owed of \$3,663,672 on the date of this agreement, and

WHEREAS, the Las Vegas Housing Authority, (LVHA) a division of the COLV's primary government which receives federal funds for the purpose of operating and improving low-rent public housing in Las Vegas, New Mexico is in the process of assigning its Annual Contributions Contract with HUD to the Northern Regional Housing Authority (Assignee), a public body corporate established in accordance with NMSA 11-3A, and

WHEREAS, upon the Department's approval of the ACC transfer, all monies owed under this agreement will be owed to Northern Regional Housing Authority to be used for purposes of the Public Housing program, and

WHEREAS, the Department has agreed that as long as COLV complies with the terms of this Repayment Agreement, not to assert, commence or proceed against COLV with any claim or cause of action to collect any or all of the amounts detailed in the Audit Report.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged, COLV and the Department, each for themselves and their respective successors and assigns agree, as follows:

**A. The COLV Agrees to:**

1. Transfer monies to the Las Vegas Housing Authority or its Assignee, in accordance with the instructions provided by the Department and by the dates and in the amounts as follows:
  - a. On an annual basis, starting with fiscal year ending June 30, 2021 and no later than June 30 of each following fiscal year, the COLV will transfer a minimum of \$150,000 cash from the general fund to the LVHA operating fund or wire transfer the funds to LVHA's Assignee;
2. Maintain complete and accurate records of cash transfers, provided to LVHA or its assignee for the duration of the agreement.
3. Provide HUD with an annual report of activities described in paragraph 1. above no later than August 31 of each year for the prior fiscal year ended.
4. Satisfy all amounts due and payable under this agreement no later than 25 years from the date of execution of this agreement for final satisfaction of the debt owed for which this agreement is executed.

**B. The Department Agrees to:**

1. Not assert, commence or proceed against COLV with any claim or cause of action to collect any or all of the amounts detailed in the Audit Report as long as COLV complies with the terms of this Repayment Agreement.
2. Execute a partial Release of the Declaration of Trust for the fifteen (15) properties sold to ineligible buyers as detailed in the Department's Audit Report.

**C. The Parties Agree:**

1. In the event that the COLV fails to transfer funds to the LVHA or its Assignee at the times and in the amounts detailed in paragraph "A" here within, the Department shall provide COLV with a written statement specifying the facts of the alleged noncompliance and provide COLV a reasonable opportunity to resolve or cure the alleged noncompliance.
2. If the Department determines that COLV has not satisfactorily resolved the findings of noncompliance, the Department may take any of the following actions for non-compliance, unless specifically noted otherwise in this Agreement:

- a. Any act(s) or omission(s) by a COLV employee, officer or commissioner who violates the terms of this Agreement may serve as grounds for the Department's imposing debarment or limited denial of participation, as set forth in 2 CFR Part 2424 for that employee, officer or commissioner.
  - b. Any act(s) or omission(s) that violates the terms of this Agreement may serve as grounds for the United States to seek specific performance of any or all of the provisions of this Agreement in federal court.
3. The acts set forth in paragraphs 2(a) and 2(b) herein are not mutually exclusive and the Department has the right to pursue any or all of these remedies or other remedies available under law. The Department retains the right to offer COLV a 90-day period in which to cure any violations of the terms of this Agreement.

**D. Terms.**

1. This Repayment Agreement shall be binding upon and inure to the benefit of the Department and COLV and their respective successors and assigns.
2. If any part of this Agreement is held to be invalid or unenforceable, such holding will not affect the validity or enforceability of any other part of this Agreement so long as the remainder of the Agreement is reasonably capable of completion.
3. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.
4. This Agreement shall not be altered, changed, or amended except by a written instrument approved and signed by the parties.
5. Execution of this Repayment Agreement by COLV is with the full authority granted by the COLV City Council.

In Witness Whereof, the parties hereof have executed this Repayment Agreement as of the date first written above.

City of Las Vegas

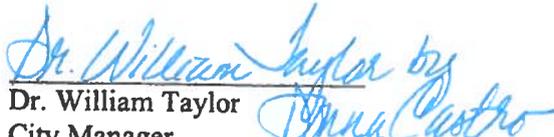


Louie A. Trujillo  
Mayor  
City of Las Vegas

U.S. Department of Housing  
and Urban Development



Donna Wickes  
Regional Manager  
Office of Public Housing  
by Gregory J. Jungman  
Director of Public Housing



Dr. William Taylor  
City Manager  
City of Las Vegas

Las Vegas Housing Authority



Terry Baca  
Acting Executive Director  
City of Las Vegas Housing Authority



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October 16, 2020

from: Executive Director Terry L. Baca

To: City of Las Vegas, Housing Board

Thank you for continuously supporting the Housing Authority as well as the transition of this Housing Authority into the Northern Region. Please see below a short summary of all the different areas we are working on within the Las Vegas Area.

**Tenant Management:** The administrative staff has worked diligently to keep the LVHA tenants up to date while still remaining socially distant to comply with all health orders local, state and federal. Management is working on getting a new server and IT system to smooth the transition and also help with remote working. The City of Las Vegas IT department, and our deputy director have stayed in contact with the provider that has worked with two of our other sites.

**Maintenance Staff:** Our Maintenance staff is working diligently to make sure all emergency work orders are completed as well as completing unit turnarounds in a timely fashion.

**Projects:** The fencing project on Hot Springs is almost to completion only a few bolts and clean up is needed would say it is about 85% complete. Next that is already procured are a sidewalk project and a fascia and soffit project. Upcoming we will be doing a 10-unit rehabilitation for the LAST ten units that were left abandoned for 15+ years.

**City Outstanding Liability:** HUD has signed the repayment agreement, and we should be receiving the original any day now, attached is a copy of the signed agreement. Greg Jungman signed this repayment agreement for Donna Wicks. Our office will be working with the City Attorney to ensure we get Partial Releases of the DOT completed for signature and recording.

**Transfer:** All documents for transfer currently with HUD legal and Fair Housing.

Thank You,

Terry L. Baca  
Executive Director



525 Ranchitos Road, Unit 962, Taos, New Mexico 87571  
Tel: (575) 758-2460 Fax: (575) 751-1175

