

MINUTES OF THE CITY OF LAS VEGAS HOUSING AUTHORITY MEETING HELD ON MONDAY
JUNE 15, 2016 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS.

MADAM CHAIR: Tonita Gurule-Giron

COMMISSIONERS: David Romero
Ember Davis Absent
Vince Howell
Barbara Casey
David Ulibarri Jr.

ALSO PRESENT: Pamela Marrujo,
Barbara Padilla, Housing Manager Supervisor
H. Chico Gallegos, City Attorney

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

Madam Chair Gurule-Giron wanted to give condolences to the wife and family of Cruzito Roybal. Mr. Roybal was a city councilor who served the city for many years. He was a champion and fighter for the people.

APPROVAL OF AGENDA

Commissioner Barbara Casey made a motion to approve the agenda as is. Commissioner David Romero seconded the motion.

Madam Chair Gurule-Giron asked for a roll call. Roll call was taken and reflected the following.

Commissioner David Romero	Yes
Commissioner Vince Howell	Yes
Commissioner Barbara Casey	Yes
Commissioner David Ulibarri Jr.	Yes
Commissioner Ember Davis	Absent

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

APPROVAL OF MINUTES

Commissioner Vince Howell made a motion to approve the minutes of May 23, 2016. Commissioner Barbara Casey seconded the motion.

Madam Chair Gurule-Giron asked for a roll call. Roll call was taken and reflected the following.

Commissioner David Romero	Yes
Commissioner David Ulibarri Jr.	Yes
Commissioner Barbara Casey	Yes
Commissioner Vince Howell	Yes
Commissioner Ember Davis	Absent

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

PUBLIC INPUT

None at this time.

PRESENTATION - FINANCE

Finance Director Ann Marie Gallegos presented the Housing Revenue report thru May 31, 2016. She stated she was just discussing with the City Manager, Richard Trujillo that we are at 92% of the year. Housing is doing quite well, and is at 95% of their revenues projected. Housing is down to 80% of expenditures. July 1st Housing is going to increase the revenues for Betterments and Improvements for some of the units that need to continue to need upgrading and updating. Housing will land up with a good health cash balance for Maintenance and Operations.

Commissioner Barbara Casey asked what Other Income comprises. Pamela Marrujo explained that other income includes, interest, late fee charges and unit repair materials.

HOUSING DIRECTORS MONTHLY REPORT

Pamela Marrujo reported on the Housing Director behalf. Following up from the last meeting regarding the Samaritan House, Director Marrujo explained that Housing does not charge them rent, but they are charged a percentage of a utility cost. The bill is divided by the number of buildings in the Bernalillo site. Housing was charging them two tenths of the bill rather than one ninth. Housing did meet with Samaritan House and also discussed with the City Manager that the HA will average out 12 months of bills for that site, divide it by the one ninth to have a standard bill amount for each month. The standard utility cost for Samarian House will be \$170.00 for the building they are using.

Pamela Marrujo also reported that the income report that was reported by council at the last meeting is unavailable at this time. The HA is working with the HUD analyst to break down the income report which only shows in percentage amounts rather than in dollar amounts.

Commissioner Howell asked if the parking issue on Sagebrush is still going to be taken care of this next fiscal year. Director Marrujo explained that the HA has to get an architect on board first to develop a plan for the Sagebrush site. Once that is designed, it will have to go out for bids to get that parking lot completed.

BUSINESS ITEMS

Approval/Disapproval to Award Stucco Project to Northeastern Construction. The Housing Authority quoted out a stucco project to stucco 5 Housing Units (3 Buildings) that currently have siding. This is a project within the HA's 5 year plan. Director Marrujo invited Natasha

Martinez-Padilla, Finance Specialist for the HA to present on this item. Finance Specialist Martinez-Padilla explained that this will be getting paid out of the 2014 CFP. It was on the 2014 5 year plan that was presented to the commission in April, 2014. Now that the funds are available, the HA will be proceeding with Northeastern Construction to get 3 buildings, 5 units, stuccoed. Director Marrujo explained that these units are in the Louden site and they currently have siding. These are the only remaining units in that area that are not currently stuccoed.

Madam Chair Gurule-Giron stated that the issue she sees is that the actual units are broken down individually for the estimates and it should have been one estimate that included all of them. She stated that usually during the procurement process you have one estimate for the entire project. She asked what happened that this was broken down. Finance Specialist Martinez-Padilla stated that because they are all individually different scopes of work, each building is a different size therefore the work is going to be a little bit different. When the units were listed out on the scope of work, with the different addresses, the companies broke it out with the different addresses and gave a total at the end. Madam Chair Gurule-Giron asked if when the HA went out for the estimates, they had three separate scopes of work. Finance Specialist Martinez-Padilla stated that there was one scope of work, but then she listed out the individual buildings. Madam Chair Gurule-Giron asked Finance Director Gallegos what her thoughts were on that. Ms. Gallegos stated that originally we had reviewed the process and they had broken out the project in 3 different pieces which went over the \$60,000 threshold in which you need to have a formal bid. Finance Director Gallegos stated that she requested the HA to go back, request bids, which they did. She stated they had 4 proposals that the HA received back which was within the \$20,000 to \$60,000 threshold, which does meet procurement. Madam Chair Gurule-Giron said what about the bidding process. Finance Director Gallegos stated the bidding had to have at least 3 bids, which could be a quoted bid. The HA received 4 quotes from different vendors because it was under the \$60,000. Madam Chair stated she understands the \$60,000 and is not questioning that, she is questioning the actual scope and the fact that it was divided up into three different bids per estimate. Finance Director Gallegos stated the scope of work should have all been the same scope for all the 5 units. That's what we should have done, unless the scope of work did differ. Finance Specialist Martinez-Padilla stated again, they did have slight differences as well as sizes. Finance Director Gallegos stated she feels we need to go back to the table and she will bring it back to the commission once we've corrected it. Madam Chair Gurule-Giron stated we will continue the item till the next meeting. Director Marrujo explained that initially the project was quoted out in which they asked for three different quotes on three different units. Quotes were received back, but when they were added up, they ended up being with the same contractor which totaled over \$60,000. A couple of the scopes of work were very similar. She stated that as Finance Director Gallegos had mentioned, they were asked to request quotes again as one project, which they did, however, the units did have slightly different things needed for them. Some units needed additional work because of deterioration. The HA did request the quotes to come back as one whole quote. They then gave the HA one quote for the three units. Initially they had given three quotes. They were asked to re-quote on the three buildings so they gave us one quote for the project. Director Marrujo stated she believes the HA did what Finance Director Gallegos asked, and she believes it meets procurement. Finance Director Gallegos stated what she had requested was that there was an issue with the way the quoting had been

done so she would like to go back to the drawing table. Madam Chair stated that this item will be on a continuance till the next meeting.

COMMISSIONERS REPORT

Commissioner Howell stated he is glad the HA is going to be left with a lot of funds for all the repairs and maintenance coming up. He stated in talking with a lot of residents, they are really happy with where they are living and what is happening in Housing. He stated they really appreciate all the hard the HA has done.

Commissioner Romero asked about all the weeds. Director Marrujo stated maintenance is working on getting all the weeds cut in each site.

EXECUTIVE SESSION/CLOSED SESSION

No need for executive session.

ADJOURN

Commissioner Vince Howell made a motion to adjourn the meeting. Commissioner Barbara Casey seconded the motion.

Madam Chair Gurule-Giron asked for a roll call. Roll call was taken and reflected the following.

Commissioner David Romero	Yes
Commissioner David Ulibarri Jr.	Yes
Commissioner Barbara Casey	Yes
Commissioner Vince Howell	Yes
Commissioner Ember Davis	Absent

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


Madam Chair Tonita Gurule-Giron

ATTEST

Casandra Fresquez, City Clerk