

**GREATER ALBUQUERQUE HOUSING PARTNERSHIP**  
**BOARD MEETING MINUTES**  
**January 12, 2021**

**Board Members Present at Meeting**

Tessah Latson (TL), Vice President  
Juliea Benzaquen (JB), Secretary  
Chris M Scott (CS), Treasurer  
Heidi Pitts (HP), Member

**Absent**

Don Dudley (DD), President

**GAHP Staff Present at Meeting**

Felipe Rael (FR), Executive Director  
Miriam Hicks (MH), Director of Housing Development  
Kelle Senye (KS), Director of Asset Management  
Rita Gonzalez (RG), Controller  
David Poole (DP), Social Services Manager  
Juan Muñoz (JM), Business Development Analyst

**Absent**

**MINUTES**

**CALL TO ORDER/CHANGES AND/OR ADDITIONS TO THE AGENDA**

Tessah Latson, Vice-President of the Board, called the meeting to order January 12, 2021 at 11:30 a.m.

**TAB 1**

Approval of Consent Agenda

TL asked if there were any questions or comments concerning the Consent Agenda. No questions or Comments

**Motion: CS**

**2nd: JB**

**For: 4    Against: 0    Absent: 1    Abstention: 0    Motion Approved Unanimously**

## **TAB 2**

Discussion: Hiland Plaza Update

MH began by explaining that we are on track with project-based vouchers, land purchase, and city approval processes. MH praised the work of the team and was glad to say that all the pieces were in place to move forward. MH focused on the purpose of serving families with this project, reflecting the points expressed in her document. TL suggests making a Public Relations document to make known all the good work that Hiland Plaza does for the community. MH responds by saying that until the tax awards are received, we do not want to reveal our process to possible competitors. MH continued on to say that Luminaria, which has now started construction, would be the property to celebrate and promote to the public. MH went on to show the renderings to the board, explaining the great design details.

**No Motion Required.**

## **TAB 3**

Approve: Quarterly Ending December 31 Luminaria Senior Report

MH explained the unique relationship GAHP has with the State Land Office for the lease of this land, the first of its kind in NM. James Construction has started and the project is currently on schedule.

**Motion: JB**

**2nd: CS**

**For: 4    Against: 0    Absent: 1    Abstention: 0    Motion Approved Unanimously**

## **TAB 4**

Discussion: CHDO Board Composition, Current Board Roster

FR begins by explaining what a CHDO is, and how GAHP became the first citywide CHDO in Albuquerque. FR also explained the importance of Board makeup, that matches the requirements for the CHDO designation. FR explained in detail the opportunities that this CHDO designation gave GAHP to fund projects. CHDO recertification is required for each project. TL mentioned that she has a possible board recruit to strengthen the position of the Board Composition.

**No Motion Required.**

## **TAB 5**

Discussion: Guarantees and Development Agreements

FR explains how development agreements work for GAHP. FR explains through a detailed PowerPoint presentation how financing works, using loans from banks like Bank of Oklahoma. FR explains the responsibility to GAHP on how to use the loans, and what liability is attached to the organization and when that transfers to the property. FR then explains how the CHDO funds work, as grants to GAHP for the project. FR also explained how the Raymond James Tax Credit funds work. FR asked for questions, TL just voiced her appreciation for the detail of presentation.

**No Motion Required.**

**TAB 6**

Approve: Authorized Signatures

FR explains a technical issue with the state COROS system. GAHP cannot at this time add Heidi to be a signer for checks at GAHP. FR requested to add Tessah to be added as a signer.

**Motion: CS**

**2nd: JB**

**For: 4 Against: 0 Absent: 1 Abstention: 0 Motion Approved Unanimously**

**Motion to adjourn the meeting.**

**Motion: JB**

**2nd: CS**

**For: 4 Against: 0 Absent: 1 Abstention: 0 Motion Approved Unanimously**

**The GAHP Board of Directors General Meeting adjourned on Tuesday, January 12, 2021, at 12:22pm.**

### **Certification**

I certify these minutes of the January 12, 2021 GAHP General Board Meeting are accurate as written and/or corrected.

**Signature:**   
Tessah Latson (Apr 16, 2021 11:35 MDT)

Date: April 16, 2021

Tessah Latson, Vice President