

**GREATER ALBUQUERQUE HOUSING PARTNERSHIP**

**BOARD MEETING MINUTES**

**January 14, 2020**

**Board Members Present at Meeting**

Robert Ruth (RR), President  
Don Dudley (DD), Vice President  
Juliea Benzaquen (JB), Secretary  
Chris M Scott (CS), Treasurer  
Tessah Latson (TL), Member

**Absent**

Xiaoya Wu (XW), Member

**GAHP Staff Present**

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

**MINUTES**

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

Robert Ruth, President of the Board, called the meeting to order Tuesday, January 14, 2020 at 11:30 a.m.

**TAB 1**

Approval of Consent Agenda

RR goes over the list of items on the Consent Agenda. RR asks if staff would like to say anything concerning the consent agenda. FR addresses the board and asks if anyone has comments to please do so that they might improve it. No further discussion.

**Motion: TL**

**2nd: DD**

**For: 5 Against: 0 Absent: 1 Abstention: 0 Motion Approved Unanimously**

**TAB 2**

Discussion: Luminaria Update

MH gives the news of the executed lease on the site as we were the only bidder. Everything is on track to be turned in to the MFA on Feb 14. We will be headed to city council soon and the board is welcome to go to that meeting. FR explained that this can be a stressful part of the application process. DD asked the likeliness of this being approved. FR explained in further detail the history of the approval process and how it used to be quite political. FR stated that he feels confident in the approval through the council, now that we have won the RFP. MH picks up again and goes over the list of items to be completed for the application for the MFA. No further discussion.

**No motion required.**

**TAB 3**

Approval of Quarter Ending December 31, 2019 Report for Inca

MH, Inca is still behind schedule. There is no extension of the current contract completion date which was this week. There is a labor shortage in Albuquerque. MH then continued to explain the vandalism occurring at the site. These reasons contribute to the slowing of progress on this project. MH then went into detail explaining what pieces of the project remained to be completed. RR commented that the security issues are likely going to get worse. MH says GAHP has hired a security company to do drive-byes at the property on the weekends and at night. DD asked if we are contractually in-charge of keeping security at the site, MH responds by saying no, we are not but we are taking care of this to keep the project moving forward. We don't have the best relationship with the contractor at the moment. RR stated that he has insurance for this. A responsible person would make sure this kind of thing wouldn't happen. They shouldn't be leaving tools at the site to be stolen. MH we also have the builder's risk. FR We normally have the builder's risk, but don't have the performance bond, unfortunately in this situation we have both. RR, in my 40 years of being in this business I have always carried builder's risk. I suppose we must walk the fine line, keep everyone happy and get this done. MH that is where we are at.

**Motion: DD**

**2nd: CS**

**For: 5    Against: 0    Absent: 1    Abstention: 0    Motion Approved Unanimously**

**TAB 4**

Approval of Brown Project Resolution

FR gives site details on the proposed project. This includes the location and size of the project. The partnership would be with Homewise. MH details the zoning issues that were cleared up to open this project. There are several committees and decisions that need to occur with the Metropolitan Redevelopment Plan to move forward. FR then continues that GAHP comes to the board to ask permission to act on GAHPs behalf to pursue this possible project. This is about 12 months behind Luminaria on its application process. FR then details the mixed-use idea behind this project. DD asked who would be the residents, leading to a question about the kind of vouchers issued by the city or county

that would be used at this proposed property. KS explains in detail the voucher system for the board. FR and MH also chime in to further clarify the application process for potential residents. FR then details the ways in which potential residents can be cost burdened. DD appreciated the detail and expressed his desire to frame the narrative to maximize clarity with the neighborhood for this proposed property. MH explained that the use set aside for this piece of land is set, that being housing. RR explained that County Commissioner Debbie O'Malley's blessing is key to this project in this neighborhood. Making sure she has bought into this project should ensure its success. MH then explained her involvement with the local neighborhood association and the positive relationship she has with that community because Cuatro Apartments is such a success. Peggie invited her to a secret committee but no follow up from them. JM asked for rules about speaking in public concerning this project since there isn't anything set in stone. FR answered that no rules yet, nothing to talk about with anyone in the community.

**Motion: CS**

**2nd: JB**

**For: 5 Against: 0 Absent: 1 Abstention: 0 Motion Approved Unanimously**

#### **TAB 5**

Discussion: CHDO Board Make-Up

FR discussed the requirements to maintain the CHDO designation. He also detailed how this helps GAHP as an organization.

**No motion required.**

#### **TAB 6**

Discussion: Affidavits

FR explained that this is part of the requirements to submit for the MFA application. FR detailed the requirements in the affidavits and what the board members were required to sign.

**No motion required.**

#### **TAB 7**

Discussion: Conflict of Interest & Board Agreement

FR explained that these documents have been previously discussed with individual board members and we were just collecting signatures.

**No motion required.**

#### **TAB 8**

Discussion: Bylaws Amendment Schedule-Tessah Latson

TL announces the organization of bylaws committee. We shall be meeting Friday at 2:00 to get the ball rolling on this project. JB, CS, DD and TL discuss board membership and how to include that in the bylaws amendment.

No motion required.

Motion to adjourn the meeting

Motion: TL  
2nd: DD

For: 5    Against: 0    Absent: 1    Abstention: 0    Motion Approved Unanimously

The GAHP Board of Directors General Meeting adjourned on Tuesday, January 14, 2020, at 1:09 pm.

**Certification**

I certify these minutes of the January 14, 2020 GAHP General Board Meeting are accurate as written and/or corrected.

Julica Benzaquen  
Julica Benzaquen, Secretary

Date: April 14, 2020