

GREATER ALBUQUERQUE HOUSING PARTNERSHIP

BOD MEETING MINUTES

April 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

BOARD MEETING WAS HELD VIRTUALLY

MINUTES

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

Robert Ruth, President of the Board, called the meeting to order Tuesday, April 14, 2020, at 11:32 a.m.

TAB 1

Approval of Consent Agenda

RR and KS discuss the unforeseen and unfortunate passing of a few residents at Cuatro apartments, reflected in the asset management report. These deaths were of natural causes and unrelated to the Covid-19 outbreak.

No further discussion.

Motion: TL

2nd: DD

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

TAB 2

Approve: GAHP Bylaws Amendments

KS explains that TS JB FR and herself worked on this document. Revisions were overdue since the last time that happened was 1998. The language was cleaned up, no more archaic language, and clarification of language that use to be focused on a time when GAHP was part of the City. TS explained that the new document unshackles the staff to allow for more efficient operation. RR comments that he appreciated the changes and thanks to the team for putting it together.

Motion: TL

2nd: JB

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

TAB 3

Approve: Inca Quarter Ending March 31 Report

MH explains the closeout of the construction on the project. MH also detailed the final payments and said a staff member from the Barrett House is on-site to ensure the safety of the new property.

Motion: DD

2nd: CS

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

****Robert Lost connection, left the meeting. 11:45 am**

TAB 4

Approve: Strategic Plan – 2020 Strategies

FR and JM explain this year’s focus in Strategies, going over general project details that are reflected in the new Strategies. FR covered Goal 1 and 4, JM discussed Goal 2 and 3. No further questions on the strategies.

Motion: JB

2nd: CS

For: 4 Against: 0 Absent: 2 Abstention: 0 Motion Approved Unanimously

****Tessah excused herself and left the meeting. 11:53 am**

TAB 5

Discussion: Board Recruitment

MH explained Heidi Pitts as a possible candidate, detailing their personal and professional history together. Her value as a person in PNM makes her a strong asset for GAHP. FR discusses Gary Maple and his professional relationship with him. FR discusses his background in development and the benefits that would bring GAHP. JB asks for Victoria and her lack of attendance. Even if Victoria was to leave

the board, FR explains, we would be okay with our CHDO designation. DD explains that he has worked with Gary Maple and is looking forward to inviting him onto the board. No further discussion.

No board action required.

Motion to adjourn the meeting

Motion: JB

2nd: CS

For: 3 Against: 0 Absent: 3 Abstention: 0 Motion Approved Unanimously

The GAHP Board of Directors General Meeting adjourned on Tuesday, April 14, 2020, at 12:30pm.

Certification

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

Julia Benzaquen Date: July 14, 2020
Julia Benzaquen, Secretary