

**GREATER ALBUQUERQUE HOUSING PARTNERSHIP**

**BOARD MEETING MINUTES**

**July 14, 2020**

**Board Members Present at Meeting**

Robert Ruth (RR), President  
Juliea Benzaquen (JB), Secretary  
Chris M Scott (CS), Treasurer  
Don Dudley (DD), Member  
Tessah Latson (TL), Member  
Board Member Guest: Heidi Pitts

**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

**Absent**

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 July 14, 2020 at 11:30 a.m.

**TAB 1**

Approval of Consent Agenda

RR lists the items in the consent agenda and asks if anyone wants to remove any items to be discussed.  
Motion to Approve the Consent Agenda, without removal of any items.

**Motion: DD**

**2nd: TL**

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

## **TAB 2**

Approval: GAHP Board of Directors Appointments, Resignations, & Officers

RR moves to approve appointments for seconds terms for Juliea Benzaquen and Tessah Latson, and a new appointment for Heidi Pitts. TL seconds and this motion is approved.

**Motion: RR**

**2nd: TL**

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

DD moves to approve the resignation of RR as Board President effective at the end of this meeting. TL seconds and this motion is approved.

**Motion: DD**

**2nd: TL**

**For: 6 Against: 0 Absent: 1 Abstention: 0 Motion Approved Unanimously**

DD moves to approve the resignation of Xiaoya Wu from the board. RR seconds and this motion is approved.

**Motion: DD**

**2nd: RR**

**For: 6 Against: 0 Absent: 1 Abstention: 0 Motion Approved Unanimously**

RR moves to approve Don Dudley as the Board President effective at the close of this meeting. JB seconds and this motion is approved.

**Motion: RR**

**2nd: JB**

**For: 6 Against: 0 Absent: 0 Abstention: 0 Motion Approved Unanimously**

## **TAB 3**

Discussion: Luminaria Update

MH provided the following update: GAHP has received funding and has passed all the hurdles to get the tax credits and we are moving forward with the construction documents with Dekker Perich Sabatini. We are running an RFP for a general contractor and are currently scoring those proposals. We are running the RFP for the lenders and investors as well. We will submit for building permit this fall and start construction in January 2021. RR congratulated the team. RR asked about the pushback from the neighborhood. MH says we will have our hearing for zoning approval on July 29<sup>th</sup>. We would welcome board participation in that meeting. RR asked if there were further questions or comments. None.

**No Motion Required.**

**TAB 4**

Approval: 5000 Central Resolution

FR explains the location and project for 5000 Central SE. We are working on a purchase option. We have done feasibility studies with the architect. The objective of this project would be family and its location next to Highland High School would be fantastic. If you have name ideas, we would appreciate it. (the board laughed heartily) FR continued to explain the purpose of the resolution and how it approves GAHP to take action and spend money for 5000 Central project. Any questions? None.

**Motion: TL**

**2nd: CS**

**For: 6 Against: 0 Absent: 0 Abstention: 0 Motion Approved Unanimously**

**TAB 5**

Approval: GAHP Signatures on GAHP accounts

FR goes over the current board cash management policy. This reflects the changes in board and who are the authorized signatories in the GAHP bank account. Questions? DD ask if Kelle does have the authority of KS as a signer. FR explained that due to Kelle's focus in operations and her role might mean that she will be responsible for cutting checks. It is prudent to not have a signer also be a check cutter. In the same way as CS having the role of reviewing the accounts, she also cannot sign checks in an explicit effort to separate powers within the organization. No further questions.

**Motion: CS**

**2nd: TL**

**For: 6 Against: 0 Absent: 0 Abstention: 0 Motion Approved Unanimously**

**Motion to adjourn the meeting**

**Motion: JB**

**2nd: DD**

**For: 6 Against: 0 Absent: 0 Abstention: 0 Motion Approved Unanimously**

**The GAHP Board of Directors General Meeting adjourned on Tuesday, July 14, 2020, at 11:56 am.**

**Certification**

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

Julia Benzaquen Date: 10-15-2020  
Julia Benzaquen, Secretary