

# GREATER ALBUQUERQUE HOUSING PARTNERSHIP

## BOARD MEETING MINUTES

October 11, 2022

### Board Members Present at Meeting

Don Dudley (DD), President  
Tessah Latson (TL), Vice President (arrived at 11:47 a.m.)  
Juliea Benzaquen (JB), Secretary (via Zoom)  
Sarah Hurteau (SH), Member (via Zoom)  
Russell Brito (RB), Member  
Elvira Lopez (EL), Member  
Alan Vincioni (AV), Member

Absent

### GAHP Staff Present at Meeting

Felipe Rael (FR), Executive Director  
Rita Gonzalez (RG), Controller (via Zoom)  
Kelle Senyé (KS), Deputy Director of Operations  
Miriam Hicks (MH), Director of Housing Development (via Zoom)  
Laurie Frappier (LF), Director of Community Relations (via Zoom)  
David Poole (DP), Enrichment Services Coordinator (via Zoom)  
Kenzie Davison (KD), Enrichment Services Coordinator (via Zoom)  
Arlene Engel (AE), Office Assistant

Absent

### Guests:

Hani Marcos (HM), Loveridge Hunt (via Zoom)  
Briana Chacon, CABQ (via Zoom)  
Morris White (MW) (via Zoom)

## MINUTES

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

Having a quorum of the Directors, Don Dudley (DD), President of the Board, called the meeting to order October 11, 2022 at 11:36 a.m.

**ACTION: DD asked for a motion to approve the meeting agenda. JB made the motion, and it was seconded by SH and unanimously approved.**

### TAB 1 – Consent Agenda

**ACTION: DD moved to approve the consent agenda, the motion was seconded by RB and unanimously approved.**

### TAB 2 – Discussion /Approve: GAHP 2021 Audit

Hani Morcos, CPA of Loveridge Hunt, presented the results of the 2021 audit of the GAHP Consolidated Financial Statements. HM reviewed the Consolidated Statement of Financial Position, the Consolidated Statement of Activities, and the Consolidated Statement of Cash Flows for the board. GAHP received an unqualified audit opinion.

**ACTION: DD made a motion to accept the GAHP 2021 Audit. The motion was seconded by AV and unanimously approved.**

**TAB 3 – Finance Committee Report**

Nothing to report. No action required.

**TAB 4 – Governance Committee Report**

Nothing to report. No action required.

**TAB 5 – Discussion / Approve: Quarter Ending September 30<sup>th</sup> Hiland Plaza Report**

MH gave an update on the Hiland project. MH described all of the accessibility tools built into the Hiland units. The build is on schedule and up to the 4<sup>th</sup> floor deck. Estimate completion by late May 2023. FR apprised the Board of offsite improvements required and the \$500K support from the City by CBDG funds.

**ACTION: EL moved to approve the Quarter Ending September 30<sup>th</sup> Hiland Plaza Report, the motion was seconded by TL and unanimously approved.**

**TAB 6 – Discussion / Approve: Resolution – Signing Authority**

FR reviewed the reasons for having the resolution. This would cover contracts and projects lasting not longer than six months in duration, nor greater than \$25,000 in costs. This affects GAHP only and not the other partnerships.

**ACTION: RB moved to approve the Resolution – Signing Authority, the motion was seconded by EL and unanimously approved.**

**TAB 7 – Approve: Employee Handbook updates (PTO & OT)**

KS reviewed the changes that were discussed at the previous board meeting and presented the updated document to the Board.

**ACTION: DD moved to approve the Employee Handbook updates (PTO & OT), the motion was seconded by TL and unanimously approved.**

**TAB 8 – Discussion – Farolito Senior – 10501 Central NE – HOME RFP/LIHTC app**

FR informed the Board about the City's decision to move the due date for the proposal to January of 2023. FR explained to the Board that the opportunity costs are too large to not move forward with the project. GAHP will continue to spend pre-development work for engineers, design, and surveys to be strategically positioned to undertake the project if awarded in the spring of 2023.

**TAB 9 – Public Comment**

JB introduced Morris White. MW is a fitness instructor and leads Holistic Fitness classes at the Cuatro and Luminaria Apartments.

**Having no other business, the GAHP Board of Directors Meeting adjourned at 12:57.**

**Certification**

I certify these minutes of the October 11, 2022, GAHP Board Meeting are accurate as written and/or corrected.

*Julia Benzaquen*  
Julia Benzaquen (Dec 6, 2022 07:47 MST)

Date: December 6, 2022

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Julia Benzaquen, Secretary