

GREATER ALBUQUERQUE HOUSING PARTNERSHIP

BOARD MEETING MINUTES

July 13, 2021

Board Members Present at Meeting

Don Dudley (DD), President
Tessah Latson (TL), Vice President
Juliea Benzaquen (JB), Secretary
Sarah Hurteau (SH), Member
Russell Brito (RB), Member

Absent

Heidi Pitts (HP), Treasurer

GAHP Staff Present at Meeting

Felipe Rael (FR), Executive Director
Miriam Hicks (MH), Director of Housing Development
Kelle Senyé (KS), Director of Asset Management
Arlene Engel (AE), Office Assistant

Absent

Rita Gonzalez (RG), Controller
David Poole (DP), Social Services Mgr
Ameerah Thomas (AT), Social
Engagement Associate

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 July 13, 2021 at 11:39 a.m.

ACTION: DD asked for a motion to approve the meeting agenda. TS moved to approve the meeting agenda, the motion was seconded by SH and unanimously approved.

TAB 1

Approval of Consent Agenda

ACTION: DD moved to approve the consent agenda. The motion was seconded by JB and unanimously approved.

TAB 2

Discussion: Bylaws Revision – Open Meetings Act

DD turned the meeting over to KS to explain how the GAHP Board is governed by the Open Meetings Act. KS provided a brief overview of the OMA requirements for the Board. KS and TL will collaborate on a revision of the current GAHP Bylaws for Board action at the next Board meeting, October 12, 2021. KS turned the meeting back over to DD.

No Motion Required.

TAB 3

Discussion and update for the Hiland Plaza project.

DD turned the meeting over to MH. MH brought the Board up-to-date on the current status of working with groups/materials to support future residents that have an impairment (sight, hearing, disability). Jaynes Corporation will be the general contractor. MH not anticipating any issues, except for the current construction costs increases affecting all projects. FR informed the Board about the initial costs for Hiland Plaza. There is an ongoing effort to mitigate some of the additional costs through structural review, materials, and seeking additional funds. TL volunteered to refer some funding sources that she is aware of to MH and FR.

No Motion Required.

TAB 4

Discussion – Hiland Plaza Resolution

FR presented a draft version of the resolution for Hiland Plaza that will identify the investor and lenders. The resolution will grant authority to sign the various agreements. The final draft will be presented at the October 12, 2021 Board meeting for approval.

No Motion Required.

TAB 5

Discussion and approval of the Luminaria Senior Report Quarter Ending June 30th

DD turned the meeting over to MH to provide an update on the construction progress of the Luminaria Senior Community. MH presented to the Board recent photographs of the project and offered to set up a tour for the Board in mid-August.

ACTION: DD moved to approve the Luminaria Senior Report Quarter Ending June 30th. The motion was seconded by SH and unanimously approved.

TAB 6

Discussion and approval of the Cibola Loop Resolution.

DD turned the meeting over to FR. FR provided an update on GAHP entering an agreement to develop a Low-Income Housing Tax Credit property currently known as ‘Cibola Loop’ in Albuquerque. GAHP is proposing to build an 80-unit multi-generational facility comprised of a 3-story, 56 unit apartment in one corner of the property, and 24 townhome units at the other end of the property slated as family reunification properties that would meet the standards for CYFD.

ACTION: RB moved to approve the Resolution to authorize Felipe Rael, as Executive Director of GAHP, to take any and all actions in the name and on behalf of GAHP to respond to the RFP from the City of Albuquerque for the development of this project. The motion was seconded by TL and unanimously approved.

TAB 7

Approval of the 2021 Strategies of the Strategic Plan.

DD turned the meeting over to FR. The Goals of the Strategic Plan were developed and approved by the Board a couple of years ago. FR reviewed the current strategies associated with the four goals, requesting any input on modifying what the GAHP team is currently undertaking. Goal 4 is the most challenging. The strategy entails finding and balancing additional funding sources to broaden GAHP's capabilities to fund projects going forward. The Board and GAHP staff discussed land trusts models and agreed that the strategies may need to be revisited to make them more relevant and contemporary. The question posed was if the strategies associated with Goal 4 may need to be refined in this changing environment. Without the modification, it might be difficult to achieve the objective. DD agreed that Goal 4 may be the biggest challenge on GAHP's growth horizon, but felt that the current strategies were sound and asked for a motion from the Board to approve the Strategies of the Strategic Plan.

Action: SH moved to approve the Strategic Plan. The motion was seconded by RB and unanimously approved.

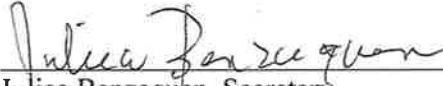
Motion to adjourn the meeting.

ACTION: DD moved to adjourn the meeting. The motion was seconded by JB and unanimously approved.

Having no other business, the GAHP Board of Directors General Meeting adjourned on Tuesday, July 13, 2021 at 1:20 p.m.

Certification

I certify these minutes of the July 13, 2021 GAHP General Board Meeting are accurate as written and/or corrected.


Julia Benzaquen, Secretary

Date: October 12, 2021