

GREATER ALBUQUERQUE HOUSING PARTNERSHIP

BOARD MEETING MINUTES

January 11, 2022

Board Members Present at Meeting

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

Absent

GAHP Staff Present at Meeting

Felipe Rael (FR), Executive Director
Rita Gonzalez (RG), Controller
Kelle Senyé (KS), Director of Asset Management
Miriam Hicks (MH), Director of Housing Development
Laurie Frappier (LF), Director of Community Relations
David Poole (DP), Enrichment Services Manager
Ameerah Thomas (AT), Social Engagement Associate
Arlene Engel (AE), Office Assistant

Absent

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 January 11, 2022 at 11:35 a.m.

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

TAB 1

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

TAB 2

DD turned the meeting over to MH, who provided an update on the Luminaria build. MH explained challenges with material supply issues. KS let the Board know that the property is already 60% pre-leased. MH reviewed the timeline for the next couple of months. The Certificate of Occupancy is expected by March 1, 2022, with the first residents moving in on March 15th. FR explained GAHP's plans for a Ribbon Cutting event for Luminaria on March 30th. LF is taking the lead on inviting community/city department members to the Luminaria Ribbon Cutting event.

ACTION: DD moved to approve the Quarter Ending December 31 Luminaria Senior Report, the motion was seconded by RB and unanimously approved.

TAB 3

DISCUSSION: Development Update

DD turned the meeting over to MH. MH gave an update on PAH! Hiland Plaza, the 14-month construction plan, and the groundbreaking on March 4th. MH informed the Board about the City of Albuquerque's plan to not go forward with the Unity Park Living development, but did discuss possible other opportunities that may become available over the next year for Permanent Supportive Housing projects. DP shared input from Neighborhood Association Meetings.

No action required.

TAB 4

DISCUSSION: Resident Selection & Qualification

DD turned the meeting over to KS to review for the Board the process for selection and qualification for prospective tenants. KS gave a broad overview for requirements, income restrictions, and wait-list preferences.

No action required.

TAB 5

DISCUSSION: CHDO Board Composition

DD turned the meeting over to FR, who explained how GAHP is a CHDO – a Community Housing Development Organization. GAHP benefits by being a CHDO in access to funds from the City of Albuquerque. That as a CHDO, the organization's governing board must be composed of at least one-third of members that are representative of the low-income community, no more than one-third may be public officials, with the remaining balance as unrestricted.

No action required.

TAB 6

APPROVAL: Board Appointments

FR explained to the Board that two of the current Board members are nominated to serve an additional 2-year term on the GAHP Board of Directors. Both, JB and TL, verbally acknowledge that they would be willing to serve the additional term January 2022 – January 2024.

ACTION: DD moved to approve the following Board Appointments:

- **Juliea Benzaquen:** January 2022 – January 2024
- **Tessah Latson:** January 2022 – January 2024

The motion was seconded by SH and unanimously approved.

TAB 7

DISCUSSION: Formation of Board Committees

DD turned the meeting over to KS and LF, who outlined some guidelines about the formation of committees, and how the committees operate.

No action required.

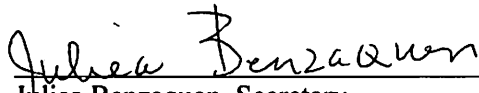
Motion to adjourn the meeting.

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

Having no other business, the GAHP Board of Directors Meeting adjourned at 1:04 p.m.

Certification

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


Julia Benzaquen, Secretary

Date: 