

# GREATER ALBUQUERQUE HOUSING PARTNERSHIP

## BOARD MEETING MINUTES

April 13, 2021

### Board Members Present at Meeting

Don Dudley (DD), President

Tessah Latson (TL), Vice President

Chris M Scott (CS), Treasurer

Heidi Pitts (HP), Member

Sarah Hurteau, Guest

Russell Brito, Guest

### Absent

Juliea Benzaquen (JB), Secretary

### GAHP Staff Present at Meeting

Felipe Rael (FR), Executive Director

Miriam Hicks (MH), Director of Housing Development

Kelle Senyé (KS), Director of Asset Management

Rita Gonzalez (RG), Controller

David Poole (DP), Social Services Manager

Arlene Engel (AE), Office Assistant

### Absent

Juan Muñoz (JM), Business  
Development Analyst

## 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 April 13, 2021 at 11:34 a.m.

DD introduced himself and welcomed SH and RB.

### TAB 1

Approval of Consent Agenda

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

### TAB 2

Approval to appoint Board of Directors Members

FR introduced SH and RB and gave them the floor to share their experiences and interest in serving on the GAHP Board of Directors. At the end of the introductions, SH and RB were moved to the virtual waiting room to allow the voting Directors to deliberate and vote.

**ACTION: DD moved to approve the appointment of SH and RB each to a two-year term, expiring April 2023. The motion was seconded by CS and unanimously approved.**

SH and RB rejoined the virtual meeting and were congratulated on their election. As duly elected members of the Board, they were informed that they could vote on the remaining actions of the meeting.

Chris Scott has officially resigned from GAHP Board of Directors effective April 13, and moved to Atlanta, GA. DD and the other Board members thanked CS for her service to the Board.

**No Motion Required.**

Approval to elect Heidi Pitts as Board Treasurer

FR asked HP to share a little of her background with the Board and staff.

**ACTION: DD moved to elect HP as Board Treasurer to fill a vacated term expiring December 2021. The motion was seconded by TL and unanimously approved.**

### **TAB 3**

Discussion and update for the Hiland Plaza project.

MH shared an introduction of herself and an update on the Hiland Plaza project. TL offered assistance with any public announcements or press releases. MH encouraged board members to attend upcoming public meetings needed for Design Review Board (DRB) approval. FR pointed out that GAHP will continue to work through the processes with the city and will hold off on any wide publication of the project until a more formal groundbreaking event in the fall. TL reminded staff of the strategic plan goal for public outreach and “*thought leadership*” but understands timing of announcements must be a balancing act with approvals. MH will send meeting invitations to Board members as upcoming meetings are scheduled. RB offering to assist MH in navigating the development process. SH offering to assist MH with any sustainability issues. MH will send an invite for interested Board members to attend a separate meeting further describing the design and to gather feedback from Board members. DD asked for a tour to be arranged for Board members once first floor is framed and for GAHP to provide a half-day tour of existing properties once Board members are fully vaccinated and Covid restrictions are removed.

**No Motion Required:**

### **TAB 4**

Approval of the Luminaria Senior Report Quarter Ending March 31

MH provided an update on the construction progress of Luminaria Senior Community.

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

**TAB 5**

Approval of Procurement Procedures

FR presented an update to our Procurement Procedures for HOME / Federally assisted projects.

**ACTION: DD moved to approve the Procurement Procedures. The motion was seconded by SH and unanimously approved.**

**TAB 6**

Approval of the Strategic Plan – 2021 Strategies

In consideration of time, FR requested the Board to consider deferring this item to the next Board meeting.

**ACTION: DD moved to defer the approval of the Strategic Plan – 2021 Strategies to the July Board meeting. The motion was seconded by TL and unanimously approved.**

**TAB 7**

Discussion: Fair Housing

KS presented an overview of Fair Housing as part of our quarterly Board education.

**No Motion Required.**

**Motion to adjourn the meeting.**

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

**Having no other business, the GAHP Board of Directors General Meeting adjourned on Tuesday, April 13, 2021 at 1:14 pm.**

**Certification**

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

\_\_\_\_\_  
Don Dudley, President

Date: \_\_\_\_\_