

**GREATER ALBUQUERQUE HOUSING PARTNERSHIP
BOARD MEETING MINUTES**

Meeting Date: October 10, 2023

Location of Meeting: Virtual, via Zoom

Board Members Present at Meeting

Don Dudley (DD), President
Elvira Lopez (EL), Treasurer
Sarah Hurteau (SH), Member
Russell Brito (RB), Member
Alan Vincioni (AV), Member

Absent

Tessah Latson (TL), Vice President
Juliea Benzaquen (JB), Secretary

GAHP Staff Present at Meeting

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

Absent

Rita Gonzalez (RG), Controller

GUESTS Present at Meeting

Hani Morcos (HM), Loveridge Hunt
Jenifer Cano (JC), City of Albuquerque

MINUTES

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

Having a quorum of the Directors, Don Dudley, President of the Board, called the meeting to order October 10, 2023 at 11:31 a.m.

DD welcomed guests Hani Morcos from Loveridge Hunt and from the City of Albuquerque, Jenifer Cano.

ACTION: DD made a motion to approve the meeting agenda. It was seconded by RB and unanimously approved.

Announcements: The Annual Meeting will be held on Tuesday, December 5, 2023 at the Albuquerque Hispano Chamber of Commerce in the Navajo Nation Board Room.

No action required.

TAB 1 – Consent Agenda

ACTION: DD moved to approve the consent agenda that includes the Board Meeting Minutes of July 11, 2023, the motion was seconded by EL and unanimously approved.

AV joined the meeting at 11:37 a.m.

TAB 2 – Discussion /Approve: GAHP 2022 Audit

HM reviewed the GAHP 2022 Audit and answered questions from the Board members. Overall – strong financial position and unqualified opinion.

ACTION: DD made a motion to approve the GAHP 2022 Audit. It was seconded by EL and unanimously approved.

HM and JC left the meeting.

TAB 3 – Discussion: Finance Committee Report

EL informed the Board that it has not met since the previous Board meeting.

No action required.

TAB 4 – Discussion: Governance Committee Report

RB informed the Board that the Governance Committee has not met since the previous Board meeting.

No action required.

TAB 5 – Discussion / Approve: PAH! Hiland Plaza Quarter Ending September 30th, 2023 Reports

MH updated the Board on the status of the build, certificate of occupancy, and households already moving in. Moving into 30-day close-out. Ribbon-cutting event scheduled for October 18, 2023.

ACTION: DD moved to approve the PAH! Hiland Plaza Quarter Reports, the motion was seconded by SH and unanimously approved.

DP joined the meeting at 11:51 a.m.

TAB 6 – Discussion: Development Update – Farolito Senior Community

MH informed the Board of the current status of the build to be located at the 10501 Central NE property across from Luminaria Senior. The Farolito Senior Community will have 82 units. The long-term ground lease for the property with the State Land Office was executed. The final award was approved at the MFA's Board meeting on May 17, 2023. Our architect, Dekker/Perich/Sabatini, submitted construction drawings for the building permit on September 2nd, 2023. We selected Jaynes Corporation and quickly brought them into the coordination meetings to review construction pricing scope. Final pricing will be provided in November for negotiation before financial closing in December 2023 or in early January 2024.

No action required.

RB left the meeting at 12:00 p.m.

TAB 7 – Discussion / Approve: SOMOS Resolution

FR brought a resolution before the Board authorizing GAHP to enter into an agreement to develop a Low-Income Housing Tax Credit property currently known as ‘7200 Central’ in Albuquerque. This resolution would enable Felipe Rael, as Executive Director, to take any and all actions necessary to consummate any and all transactions related to the property. This resolution would also enable Kelle Senyé, as Deputy Director of Operations, to execute any and all actions less than \$50,000 deemed necessary to promote the development of the property. The current plan is to develop and build a 70-unit apartment building to be named Somos Apartments with a 1,000 sq ft commercial space. GAHP is currently working through a development agreement.

ACTION: DD moved to approve the Resolution for 7200 Central. The motion was seconded by SH and unanimously approved.

TAB 8 – Discussion / Approve: Financial Policy Proposed Revisions

FR reviewed for the Board the current authorized check signatures for the GAHP account and the proposed amounts enabling a more streamlined process for check authorizations, ensuring continued oversight and checks and balances.

ACTION: DD moved to approve the Financial Policy Proposed Revision. The motion was seconded by EL and unanimously approved.

TAB 9 – Discussion: Five-Year Strategic Plan

FR thanked the Board for their time and input on the formulation of the Five-Year Strategic Plan 2024 – 2028. The challenge is to develop and build 1,000 additional units within the next five years, acquire the financial resources needed, and to have the staff and training in place to meet the goals. The plan is now in the hands of the Board for review and will be on the agenda of the January 2024 Board meeting for approval.

No action required.

TAB 10 – Discussion: GAHP Re-branding; DRAFT Board Resolution for Name Change

LF introduced to the Board the plans for rebranding, starting with changing the name from the Greater Albuquerque Housing Partnership to Sol Housing. The change in the name will, hopefully, allow the organization to expand beyond the greater Albuquerque area, end the confusion of GAHP being mistaken for a city department, or even a clothing retailer. The resolution for final approval will be submitted to the Board at the January 2024 meeting.

No action required.

DD asked for Public Comment. There being no Public Comment, DD adjourned the meeting at 1:10 p.m.

I certify these minutes of the October 10, 2023, GAHP Board Meeting are accurate as written and/or corrected.

Don Dudley, President

Date: October 10, 2023