

GREATER ALBUQUERQUE HOUSING PARTNERSHIP

BOARD MEETING MINUTES

July 12, 2022

Board Members Present at Meeting

Don Dudley (DD), President
Tessah Latson (TL), Vice President
Juliea Benzaquen (JB), Secretary (via Zoom)
Heidi Pitts (HP), Treasurer (via Zoom – joined at 11:52 a.m.)
Sarah Hurteau (SH), Member (via Zoom)
Russell Brito (RB), Member
Elvira Lopez (EL), Guest
Alan Vincioni (AV), Guest

Absent

Morris (Moe) White, Guest

GAHP Staff Present at Meeting

Felipe Rael (FR), Executive Director (via Zoom)
Rita Gonzalez (RG), Controller (via Zoom)
Kelle Senyé (KS), Deputy Director of Operations
Miriam Hicks (MH), Director of Housing Development
Laurie Frappier (LF), Director of Community Relations
Ameerah Thomas (AT), Social Engagement Specialist
Arlene Engel (AE), Office Assistant

Absent

David Poole (DP), Enrichment
Services Manager

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 12, 2022 at 11:48 a.m.

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

TAB 1 – Consent Agenda

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

TAB 2 – Finance Committee Report

Nothing to report. No action required.

TAB 3 – Governance Committee Report

TL updated the rest of the Board members on the discussion held by the Governance Committee at their last meeting. The focus of the discussion was on how to broaden the diversity and skills of the Board members and the current search for a BOD treasurer. This report included recommendations of new Directors to the Board which is an action item later in the agenda.

No action required.

TAB 4 – Discussion / Approve: Quarter Ending June 30th Hiland Plaza Report

MH gave an update on the Hiland project, citing construction slowdown, high costs, and staffing shortages. Number one concern is staying on schedule, second concern is keeping within budget.

ACTION: RB moved to approve the Quarter Ending June 30th Hiland Plaza Report, the motion was seconded by DD and unanimously approved.

TAB 5 – Discussion / Approve: Quarter Ending June 30th Luminaria Senior Report

MH gave an update to the Board, explaining how the final completion is underway. A punch list of open items to be finished by the builder has been prepared and monitored by the project's architect.

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

TAB 6 – Board Education: City of ABQ approval of funds for affordable housing

FR explained to the Board the three aspects of what makes a project viable: it needs to be a good real estate deal, operating expenses have to be supported by the rents (restricted rents are what makes the project feasible). The second aspect of the City of ABQ's involvement. The City commissioned a study back in 2020 from the Urban Institute that identified the need for 15,000 units for households at or below the 50% of Area Median Income. In response, the City Council authorized \$20 million for affordable housing to become available by the end of this year. Being a CHDO makes GAHP competitive for HOME Funds. This is first in financing that then allows GAHP to apply to the Albuquerque Housing Authority for project-based vouchers and also be competitive when GAHP applies to MFA for low-income housing tax credits.

No action required.

TAB 7 – Discussion / Approve: 10501 Central Resolution

FR and MH explained that the property located at 10501 Central NE, across the street from the Luminaria Senior Apartments is owned by the State Land Office. This resolution authorizes FR to make decision as they relate to the application and potential development of 10501 Central NE.

ACTION: DD moved to approve the 10501 Central Resolution, the motion was seconded by SH and unanimously approved.

TAB 8 – Discussion: Employee Handbook Updates (PTO & OT)

KS explained about the issue of compliance with the Healthy Workplace Act. GAHP would be in full compliance even in the event that the PTO policy rolled back to a one-accrual policy eliminating the recent implementation of sick time. The cap for PTO paid out upon separation would be set at 80 hours. Final approval of the PTO policy will be addressed in October

No action required.

TAB 9 – Discussion: GAHP Updates – 30th Anniversary, MFA Summit

In 2023, the GAHP organization will celebrate 30 years of providing affordable housing in Albuquerque. The 30th Anniversary logo was unveiled to the Board. LF is planning on a celebration (date and venue to

be determined), and producing a video highlighting GAHP's accomplishments to be played during the event.

The MFA Housing Summit is scheduled in September. MH reviewed some of the panel topics and offered to the Board members a GAHP paid registration if they are interested in attending any of the sessions.

No action required.

**TAB 10 – Discussion / Approve: Board Appointment: Heidi Pitts, July 2022 – July 2024
Discussion / Approve: Appoint BOD Member(s)**

FR explained to the Board that Heidi Pitts is willing to serve another two-year term as a Board member, but will continue to serve as Treasurer of the Board no later than December 2022.

ACTION: DD moved to approve the Board Appointment for Heidi Pitts, for the term July 2022 – July 2024, RB seconded the motion and it was unanimously approved.

FR asked the current Board members to share with the rest of the group of how they came to be part of the Board. DD asked the guests, AV and EL to give some background information of their own experience and what they hope to contribute if they join the Board. Afterwards, AV and EL left the meeting.

ACTION: SH moved to approve the Board Appointment for Elvira Lopez for the term July 2022 – July 2024. RB seconded the motion and it was unanimously approved.

ACTION: RB moved to approve the Board Appointment for Alan Vincioni for the term July 2022 – July 2024. TL seconded the motion and it was unanimously approved.

ACTION: DD moved to postpone the discussion / approval of Morris White's nomination as a Board Member until the next Board Meeting. The motion was seconded by TL and unanimously approved.

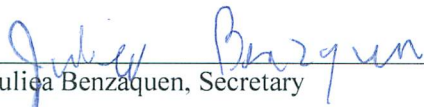
Motion to adjourn the meeting.

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 1:43 p.m.

Certification

I certify these minutes of the July 12, 2022, GAHP Board Meeting are accurate as written and/or corrected.


Julia Benzaquen, Secretary

Date: October 11, 2022