

**GREATER ALBUQUERQUE HOUSING PARTNERSHIP  
BOARD MEETING MINUTES**

**Meeting Date: April 11, 2023**

**Location of Meeting: Navajo Nation Board Room, Hispano Chamber of Commerce**

**Board Members Present at Meeting**

Don Dudley (DD), President  
Tessah Latson (TL), Vice President  
Juliea Benzaquen (JB), Secretary (Zoom)  
Elvira Lopez (EL), Treasurer (Zoom)  
Russell Brito (RB), Member - left at 12:30 p.m.  
Alan Vincioni (AV), Member - arrived at 11:52 a.m.

**Absent**

Sarah Hurteau, Member

**GAHP Staff Present at Meeting**

Felipe Rael (FR), Executive Director  
Rita Gonzalez (RG), Controller (Zoom)  
Kelle Senye (KS), Deputy Director of Operations  
Miriam Hicks (MH), Director of Housing Development (Zoom)  
David Poole (DP), Enrichment Services Coordinator (Zoom)  
Kenzie Davison (KO), Enrichment Services Coordinator  
Arlene Engel (AE), Office Assistant

**Absent**

**ASL Interpreters**

Katrina Knisley  
Alex Luu

**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 April 11, 2023 at 11:36 a.m.

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

KS apprised the Board of ongoing GAHP planning for the May 4, 2023 30-year anniversary video production and celebration, as well as the GAHP re-branding project.

**No action required.**

**TAB 1 - Consent Agenda**

**ACTION: TL moved to approve the consent agenda that includes the Board Meeting Minutes of January 10, 2023, the motion was seconded by EL and unanimously approved.**

**TAB 2 - Discussion /Approve: PAH! Hiland Plaza Quarter Ending March 31 Reports**

MH updated the Board on the build and improvements. Due to labor shortages, aspects of the plumbing is about two weeks behind schedule. The contractor is confident regarding the delivery schedule and has brought in a supplemental plumbing crew to make up the lost time. The scaffolding is down from the structure and the contractor will start putting in the sidewalks.

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

(AV arrived at 11:52 a.m.)

**TAB 3 - Finance Committee Report**

EL led the discussion for Nominees for the Finance Committee. FR gave a brief explanation of the responsibilities of this Ad Hoc committee. DD and RB were nominated for the committee.

**ACTION: AV moved to approve the nominees for the Finance Committee, the motion was seconded by TL and unanimously approved.**

**TAB 4 - Governance Committee Report**

TL informed the Board that the Governance Committee has not met since the previous Board meeting. TL asked the GAHP staff to provide her with the CHOO requirements and Board composition preferences (women majority). FR reviewed the requirements and preferences.

**No action required.**

**TAB 5 - Development Update - Farolito Senior Community HOME/LIHTC**

FR informed the Board of the current status of the HOME/UHTC application process to build a new senior community at the 10501 Central NE property across from the Luminaria Senior Apartments. The long-term ground lease for the property with the State Land Office was executed. GAHP was the sole applicant for the \$4,187,152 HOME funds by the City of Albuquerque. GAHP received a preliminary notification of a 9% LIHTC award from MFA on March 24, 2023. The final award will be approved at MFA's Board meeting on May 17, 2023.

**No action required.**

**TAB 6 - Resolution for 101 Airport Drive NW**

**Discussion / Approve: 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 '101 Airport Dr NW' 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 Senye, as Deputy Director of Operations, to execute any and all actions less than \$50,000 deemed necessary to promote the development of the property.

**ACTION: DD moved to approve the Resolution for 101 Airport Drive NW. The motion was seconded by RB and unanimously approved.**

**TAB 7 - Acknowledgement / Poll:**

DD acknowledged that a quorum of the Board met with GAHP staff and a professional facilitator on March 10<sup>th</sup> and March 11<sup>th</sup>, 2023, for a strategic planning session. DD polled the Board to indicate their agreement that no decisions were made during these sessions. The strategic plan will be brought to the Board for review in July and final approval in October.

**ACTION: Agreed Unanimously**

**TAB 8 - Board Education - Deaf Culture Awareness**

KO briefed the Board on more acceptable terms as applied to the deaf, deaf-blind, and hard of hearing community. Accessibility is a huge concern. Worldwide - a bigger impact on children, with lack of access to resources. KO reviewed certain technologies for the Board: Loop System, TTY, and VRS.

**No action required.**


**Public Comment** - Time limit of 3 minutes per person.

**DD asked for Public Comment.**

**There being no Public Comment or further business, the meeting was adjourned at 1:01 p.m.**

**Certification**

I certify these minutes of the April 11, 2023, GAHP Board Meeting are accurate as written and/or corrected.

  
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Julia Benzaquen, Secretary

Date: July 11, 2023