

**GREATER ALBUQUERQUE HOUSING PARTNERSHIP  
BOARD ANNUAL MEETING MINUTES**

**December 7, 2021**

**Board Members Present at Meeting**

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

**Absent**

Sarah Hurteau (SH), Member

**GAHP Staff Present at Meeting**

Felipe Rael (FR), Executive Director  
Rita Gonzalez (RG), Controller (via Zoom)  
Kelle Senyé (KS), Director of Asset Management  
Miriam Hicks (MH), Director of Housing Development  
Laurie Frappier (LF), Director of Community Relations  
David Poole (DP), Social 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 December 7, 2021 at 1:03 p.m.

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

**TAB 1**

Discussion of Revenue and Operations

FR explained how the partnerships with City of Albuquerque, equity investors and commercial lenders helps them meet their community investment goals.

**No action required.**

**TAB 2**

Discussion of Guarantees and Development Agreements

FR reviewed for the Board guarantee and development agreements currently in place for Hiland Plaza and Luminaria.

**No action required.**

### **TAB 3**

Approve Consent Agenda

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

DD turned the meeting over to AT. AT led the group through a team-building exercise.

### **TAB 4**

Discussion/Approve 2022 Board of Directors Slate of Officers

**ACTION: RB moved to approve the slate of officers, the motion was seconded by JB and unanimously approved.**

### **TAB 5**

Discussion of Strategic Plan 2021 Performance

DD turned the meeting over to MH to review for the Board the current position of GAHP, staff contributions, and the direction that is currently being explored to diversify the GAHP portfolio.

**No action required.**

### **TAB 6**

Discussion of Financial Accounting

DD turned the meeting over to FR to review for the Board the efforts to consolidate external accounting functions to one firm.

**No action required.**

### **TAB 7**

Closed Session to Discuss Executive Director Compensation.

DD advised Board and staff that a closed session was required to discuss the ED compensation as allowed under Section 10-15-1(H) of the Open Meetings Act.”

**ACTION: DD asked for a motion to go into closed session with the stipulation that no decisions, motions, or votes will be made in closed session, and that after the completion of the discussion, that the Board will move out of closed session. JB made the motion. The motion was seconded by TL and unanimously approved.**

DD excused the GAHP staff, except for the Executive Director from the meeting and moved into closed session at 4:35 p.m.

**At 4:54 p.m., the Board moved out of closed session.**

**ACTION: DD polled the directors to confirm that during the closed session no decisions were made, no actions were taken, and discussion was limited to the Executive Director compensation as allowed by statute. All Directors answered affirmatively.**

**TAB 8**

Discussion/Approve: GAHP 2022 Operating Budget

FR reviewed the proposed GAHP 2022 Operating Budget with the Board.

**ACTION: RB moved to approve the GAHP 2022 Operating Budget. The motion was seconded by TL and unanimously approved.**

**Motion to adjourn the meeting.**

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

**Having no other business, the GAHP Board of Directors Annual Meeting adjourned.**

**Certification**

I certify these minutes of the December 7, 2021, GAHP Annual Board Meeting are accurate as written and/or corrected.

**Juliea Benzaquen**

Date: **January 11, 2022**

Juliea Benzaquen, Secretary

Signature: *Juliea Benzaquen*  
Juliea Benzaquen (Jan 12, 2022 18:10 MST)

Email: julieabenzaquen@gmail.com






# Tab 1a Board Minutes December 7 2021

Final Audit Report

2022-01-13

Created:	2022-01-12
By:	Arlene Engel (arlene@abqgahp.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOLzq9pwUgh1OIQzCvLW2lwE79iNSyUwd

## "Tab 1a Board Minutes December 7 2021" History

-  Document created by Arlene Engel (arlene@abqgahp.org)  
2022-01-12 - 6:48:58 PM GMT- IP address: 207.109.207.186
-  Document emailed to juliea benzaquen (julieabenzaquen@gmail.com) for signature  
2022-01-12 - 6:50:18 PM GMT
-  Email viewed by juliea benzaquen (julieabenzaquen@gmail.com)  
2022-01-12 - 7:16:45 PM GMT- IP address: 74.125.212.246
-  Document e-signed by juliea benzaquen (julieabenzaquen@gmail.com)  
Signature Date: 2022-01-13 - 1:10:32 AM GMT - Time Source: server- IP address: 67.0.229.39
-  Agreement completed.  
2022-01-13 - 1:10:32 AM GMT