

**Greater Albuquerque Housing Partnership
Board Meeting Minutes**

Meeting Date: January 9, 2024

Location of Meeting: Virtual via Zoom

Board Members Present at Meeting

Absent

Tessah Latson (TL), President

Russell Brito (RB), Vice President

Elvira Lopez (EL), Treasurer

Sarah Hurteau (SH), Secretary

Don Dudley (DD), Member

Alan Vincioni (AV), Member

GAHP Staff Present at Meeting

Absent

Felipe Rael (FR), Executive Director

Rita Gonzalez (RG), Controller

Kelle Senyé (KS), Deputy Director of Operations

Miriam Hicks (MH), Director of Housing Development

Laurie Frappier (LF), Director of Community Relations

Robert Sitkowski (RS), Associate Director of Housing Development

David Poole (DP), Enrichment Services Coordinator

Kenzie Davison (KD), Enrichment Services Coordinator

Arlene Engel (AE), Office Assistant

MINUTES

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

Having a quorum of the Directors, Tessah Latson, President of the Board, called the meeting to order January 9, 2024 at 11:34 a.m.

ACTION: EL moved to approve the meeting agenda. It was seconded by SH and unanimously approved.

Public Comment: No one from the general public attended the meeting.

Announcements: The next Board Meeting will take place on Tuesday, April 9, 2024 at 11:30 a.m. at the Hispano Chamber of Commerce in the Navajo Nation Board Room.

No action required.

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

TL shared her vision as incoming President of the Board of Directors as one of fierce optimism and inclusivity to keep the needle moving forward.

Tab 1 – Consent Agenda

ACTION: EL moved to approve the consent agenda that includes the Board Meeting Minutes of December 5, 2023, the Year-End 2023 Financial Reports, the CHDO Operating Report for Quarter Ending December 31, 2023, and the Operations Report. The motion was seconded by SH and unanimously approved.

DP and KD joined the meeting at 11:43 a.m.

Tab 2 – Discussion / Approve

Tessah Latson has volunteered to accept the nomination to serve an additional two-year term on the Board of Directors. The new term will be January 2024 – January 2026.

ACTION: DD moved to approve the nomination of Tessah Latson to serve an additional two-year term on the Board of Directors. It was seconded by AV and unanimously approved.

RB joined the meeting at 11:49 a.m.

Tab 3 – Discussion / Approve

MH presented to the Board the latest updates on PAH! Hiland Plaza and the Quarter-Ending December 31, 2023 Reports. The property was made as accessible as possible for the deaf, deaf-blind, and hard of hearing community. Lessons learned from this build will be utilized in future projects.

ACTION: SH moved to approve the PAH! Hiland Plaza Quarter Ending December 31, 2023 Reports. It was seconded by DD and unanimously approved.

Tab 4 – Discussion – Development Updates for the Farolito Senior Community & Somos Apartments

MH brought the Board up to date on the latest activities involving the upcoming Farolito development. There is activity at the site: site cleared and ready for groundbreaking. We are working through zoning approvals and building permit issuance. Target date of April 2024 to begin construction.

The update for Somos Apartments was part of the material sent to the Board prior to the meeting. GAHP received approval from the City of Albuquerque Metropolitan Redevelopment Agency last year and the Development Agreement was approved by the City Council in December 2023. This approval secures site control, and the land will be transferred to GAHP just before construction at the end of 2024 or early 2025 if all other funding applications are successful.

GAHP received an award letter from the City of Albuquerque Health, Housing and Homelessness for a proposal requesting HUD HOME funds and GAHP is currently waiting to hear if any other applicants appealed the award. This secures the HOME funds to allow GAHP to proceed with the 9% tax credit application to the New Mexico Mortgage Finance Authority (MFA). Applications are due January 22, 2024

No action required.

RG left the meeting at 12:13 p.m.

Tab 5 – Discussion – Revenue & Operations

As an example, FR reviewed for the Board what the expectations would be for a project like the upcoming development of the Farolito Senior Community. Developer fees will offset GAHP staff and operation expenses. Also, as a CHDO (a Community Housing Development Organization), that is a nonprofit particularly suited to address affordable housing needs at the local level for the City of Albuquerque, GAHP can submit certain expenses associated with the development of a project for reimbursement by the City.

No action required.

Tab 6 – Discussion / Approve – Resolution for bank signature cards for the Greater Albuquerque Housing Partnership

FR explained to the Board the necessity for a Board resolution to authorize new bank signature cards. This will recognize TL, as a signer as President of the Board of Directors, RB as a signer as Vice-President of the Board of Directors, and GAHP staff: FR, KS, and MH continuing as signers on the account, with removal of DD as a signer.

ACTION: DD moved to approve the Board resolution to authorize new bank signature cards. RB seconded the motion and it was unanimously approved.

Tab 7 – Discussion / Approve – Resolution for name change to Sol Housing

FR reviewed the resolution for the name change and the authority to allow FR to make any and all changes required. Received State trademark protection of the new name and logo – Sol Housing. Expect the roll-out of the new name change to Sol Housing at the next Board meeting in April 2024.

ACTION: AV moved to approve the Board resolution changing the name from The Greater Albuquerque Housing Partnership to Sol Housing. It was seconded by TL and unanimously approved.

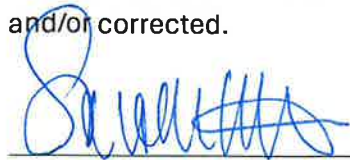
Tab 8 – Discussion / Action

KS reviewed for the Board the requirement for compliance with the Open Meetings Act for Annual Board Member Agreements and the Conflict-of-Interest Statements. KS informed the Board that personalized agreements will be sent to them through e-Mail for their e-Signature.

ACTION: Personalized agreements are to be sent via e-Mail to the Board members for their e-Signatures.

There being no further business, TL adjourned the meeting at 12:58 p.m.

I certify that these minutes of the January 9, 2024, GAHP Board meeting are accurate as written and/or corrected.



Sarah Hurteau, Board Secretary

April 9, 2024