

**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  
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

**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 Jenifer Cano from the City of Albuquerque.

**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 30<sup>th</sup>, 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 Avenue 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 has been executed. The LIHTC 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 2<sup>nd</sup>, 2023. We selected Jaynes Corporation and quickly brought them into the coordination meetings to review construction pricing. 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 with the City of Albuquerque.

**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 (Dec 7, 2023 13:38 MST)  
Don Dudley, President

Date: December 5, 2023