**GREATER ALBUQUERQUE HOUSING PARTNERSHIP**

**BOARD MEETING MINUTES**

**Meeting Date: January 10, 2023  
Location of Meeting: Virtual via Zoom**

**Board Members Present at Meeting Absent**

Tessah Latson (TL), Vice President – Chaired the Meeting Don Dudley (DD), President

Juliea Benzaquen (JB), Secretary

Sarah Hurteau (SH), Member   
Russell Brito (RB), Member

Elvira Lopez (EL), Member – joined at 11:38 a.m.  
Alan Vincioni (AV), Member – joined at 11:51 a.m.

**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  
David Poole (DP), Enrichment Services Coordinator

Kenzie Davison (KD), Enrichment Services Coordinator - joined at 12:16 p.m.

Arlene Engel (AE), Office Assistant

**MINUTES**

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

Having a quorum of the Directors, Tessah Latson, Vice-President of the Board, called the meeting to order January 10, 2023 at 11:33 a.m.

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

**For: 4 Against: 0 Absent: 3 Abstention: 0 Motion Approved Unanimously**

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

**No action required.**

**(EL) joined the meeting at 11:38 a.m.**

**TAB 1 – Consent Agenda  
  
ACTION: SH moved to approve the consent agenda that includes the Board Meeting Minutes of December 6, 2022, the motion was seconded by EL and unanimously approved.**

**For: 5 Against: 0 Absent: 2 Abstention: 0 Motion Approved Unanimously**

**TAB 2 – Discussion /Approve: PAH! Hiland Plaza Quarter Ending December 31 Reports**

MH updated the Board on the build and improvements. Lost three weather days, but the construction is going well and on budget. Starting on the interior drywall in a week. MH will arrange for a tour of the site by the Board in the spring.

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

**For: 5 Against: 0 Absent: 2 Abstention: 0 Motion Approved Unanimously**

**TAB 3 – Finance Committee Report**

Nothing to report.

**No action required**.

**TAB 4 – Governance Committee Report**

TL informed the Board that the Governance Committee has not met since the previous Board meeting and that there is nothing to report.



**No action required**.

**(AV) joined the meeting at 11:51 a.m.**

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

FR informed the Boardof the current status of the HOME/LIHTC application process to build a new senior community at the 10501 Central NE property across from the Luminaria Senior Apartments. GAHP intends to execute the land lease for the property with the State Land Office within the next couple of days. GAHP also intends to submit a 2023 9% allocation round application to the MFA within the next week.

**No action required**.

**TAB 6 – Board Appointments**

**Discussion / Approve: Board Appointment – Don Dudley January 2023 – January 2025**FR brought to the Board’s attention, that DD’s current Board term expires this month. FR introduced the discussion to approve the re-appointment of Don Dudley to the Board of Directors serving for a two-year term, January 2023 – January 2025. This will be DD’s third term.

**ACTION: RB moved to approve the Board Appointment of Don Dudley for the January 2023 – January 2025 term. The motion was seconded by JB and unanimously approved.**

**For: 6 Against: 0 Absent: 1 Abstention: 0 Motion Approved Unanimously**

**Discussion / Approve: Board Appointment – 2023 Treasurer – Elvira Lopez**

FR introduced the discussion to approve Elvira Lopez as an Officer of the Board of Directors serving as the Treasurer for a one-year term (January 2023 – December 2023).

**ACTION: RB moved to approve the nomination of the Board Appointment of Elvira Lopez as Treasurer for the January 2023 – December 2023 term. The motion was seconded by SH and unanimously approved.**

**For: 6 Against: 0 Absent: 1 Abstention: 0 Motion Approved Unanimously**

**TAB 7 – Discussion: 2023 Strategic Plan Goals**  
LF walked the Board through the current goals for the GAHP staff for 2023. This year is the last year of the 2019-2023 strategic plan. The minor adjustments to the current goals are aimed to become more specific with the development of “talking points” to support GAHP’s position on affordable housing issues.

**No action required.**

**TAB 8 – Discussion: 2024 – 2028 Strategic Plan – set planning meeting**

LF explained the next steps involved in formulating the next 5-year strategic plan for GAHP going forward. LF reviewed a presentation that is used to serve as a guiding document of how to turn goals into actions. Next step is to plan a Board retreat over a two-day period to map out the strategic plan. The initial proposed dates and times are Friday, March 10 from 8 a.m. – 11 a.m., and Saturday, March 11 from 8 a.m. – 11 a.m. Location to be determined, dates and times to be confirmed.

**No action required.**

**There being no further business, the meeting was adjourned at 12:24 p.m.**

**Certification**

I certify these minutes of the January 10, 2023 GAHP Board Meeting are accurate as written and/or corrected.

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Juliea Benzaquen, Secretary