

SOL HOUSING

BOARD MEETING MINUTES

Meeting Date: October 8, 2024

Location of Meeting: Albuquerque Hispano Chamber of Commerce

Board Members Present at Meeting

Russell Brito (RB), Board Vice President
Elvira Lopez (EL), Board Treasurer – via Zoom
Don Dudley (DD), Board Member – via Zoom
Ciaran Lithgow (CL), Board Member
Yvette Sammons-Rent (YSR), Board Member
Kimberly Miller (KM), Board Member – via Zoom

Absent

Tessah Latson (TL), Board President
Alan Vincioni (AV), Board Member
Sarah Hurteau (SH), Board Secretary

Sol Housing Staff Present at Meeting

Felipe Rael (FR), Executive Director
Rita Gonzalez (RG), Controller – via Zoom
Miriam Hicks (MH), Director of Housing Development
Robert Sitkowski (RS), Associate Director of Housing Development
Laurie Frappier (LF), Director of Community Relations
DuJuan McCoy (DM), Enrichment Services Coordinator – via Zoom
Kenzie Davison (KD), Enrichment Services Coordinator – via Zoom
Arlene Engel (AE), Office Assistant

Absent

Kelle Senyé (KS), Deputy
Director of Operations
Ethan Weiner, Digital Media
Intern

ABQ-IT – Meeting Support

Max Menne

Guests

Hani Morcos, Loveridge Hunt – via Zoom
Marion Velasquez, CABQ – via Zoom

MINUTES

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

Having a quorum of the Directors, Russell Brito (RB), Vice President of the Board, called the meeting to order October 8, 2024 at 11:45 a.m.

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

RB stated for the record that no one from the general public was in attendance on the meeting call to offer public comment.

RB welcomed the new Board members to the meeting, CL, KM, and YSR. RB also welcomed Hani Morcos from Loveridge Hunt, and Marion Velasquez from the City of Albuquerque.

RB made the announcement that the next meeting of the Board of Directors is the Annual Meeting scheduled for Tuesday, December 3, 2024 at 11:30 a.m. The meeting will be held at the Albuquerque Hispano Chamber of Commerce in the Navajo Nation Boardroom.

RB asked the Board and Staff to mark their calendars for the Sol Housing Holiday Dinner scheduled for Friday, December 13th at 6:30 p.m. at the Artichoke Café.

TAB 1 – Consent Agenda

ACTION: **CL** moved to approve the consent agenda that includes the Board Meeting Minutes of July 9, 2024, the Special Board Meeting Minutes of July 26, 2024, the Emergency Board Meeting Minutes of July 31, 2024, the Special Board Meeting Minutes of August 14, 2024, the Quarter Ending September 30, 2024 Sol Housing Financial Reports, the Quarter Ending September 30, 2024 CHDO Operating Report, the Operations Report and the PAH! Hiland Plaza Quarterly CHDO Development Report. The motion was seconded by **DD** and unanimously approved.

TAB 2 – Discussion / Approve: GAHP 2023 Audit

RG briefed the Board on engaging Loveridge Hunt as the firm to conduct the 2023 Financial Audit. Hani Morcos from Loveridge Hunt did a brief review of the audit and entertained questions. **EL** mentioned that the Finance Committee was thoroughly briefed on the findings of the Financial Audit in a meeting two weeks prior by **FR** and **RG** and felt confident about the financial standing of Sol Housing.

ACTION: **EL** moved to approve the GAHP 2023 Audit. The motion was seconded by **RB** and unanimously approved.

TAB 3 – Discussion: Governance Committee Report (Members: RB, SH, TL)

RB informed the Board that the Governance Committee had not met since the last Board meeting.

TAB 4 – Discussion: Finance Committee Report

EL informed the Board that the Finance Committee (**EL, DD, RB**) met with **RG** and **FR** to review the 2023 Financial Audit.

TAB 5 – Discussion: Site Evaluation Committee (Members: AV, RB, SH)

RB informed the Board that the Site Evaluation Committee has not met since the last Board meeting.

TAB 6 – Update: Bataan & Churchill

FR explained to the Board how Sol Housing was using a different approach on the Bataan & Churchill project by expanding outreach for input not only from the immediate neighborhood by giving presentations at association meetings but also by engaging coUrbanize, to gather feedback on the proposed project from residents outside of the neighborhood. Long term planning includes applying to the MFA in January 2025.

TAB 7 – Discussion / Approve: Farolito Senior Community Quarterly CHDO Development Report

MH outlined the current status of the project. The ground-breaking for the project was a success. Notice to Proceed was issued. Sol Housing and Jaynes partnered with Youth Development, Inc. and the

Associated Builders and Contractors to provide a Youth Build (YB) program in Albuquerque using the Farolito construction site to provide hands-on training in the field in the areas of carpentry, electrical, plumbing, and project engineering. This helps bring non-traditional students ages 16-25 into the trades and construction industry while helping to satisfy our Section 3 threshold requirements and HUD's goal to have federal funding for affordable housing development provide job opportunities and job training for low-income workers and business interests.

ACTION: CL moved to approve the **Farolito Senior Community Quarterly CHDO Development Report**. The motion was seconded by YSR and unanimously approved.

TAB 8 – Discussion / Approve: Somos Apartments Quarterly CHDO Development Report

MH brought the Board up to date on the Somos project. Building Permit drawings were submitted September 6, 2024. Currently on track for closing by the end of the year with construction scheduled to start the beginning of March 2025.

ACTION: CL moved to approve the **Somos Apartments Quarterly CHDO Development Report**. The motion was seconded by DD and unanimously approved.

There being no further business, the meeting was adjourned at 12:44 p.m.

Certification

I certify these minutes of the October 8, 2024, Sol Housing Board Meeting are accurate as written and/or corrected.


Russell Brito Dec 5, 2024 11:24 MST

Russell Brito, Board Vice President

Date: December 3, 2024