

**ALBANY HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, APRIL 9TH, 2024 at 3:30 P.M.**

Meet called to order at 3:34pm by Chairman Whalen

		<u>Present</u>	<u>Absent</u>	<u>Late</u>
1.	Roll Call			
	• Michael Whalen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Kelly Kimbrough	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Mark Bobb-Semple	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	• Pastor David Traynham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Linda Mallory Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Rosetta Scott	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Staff: Chiquita D’Arbeau, Brian Kremer, Cheyanne Spoto, and Marjorie Gaylo

2. Community Forum- (No Speakers)

3. Approval of the Minutes

A. March 12th, 2024, Meeting Minutes

Commissioner Traynham made a motion to approve; Tenant Commissioner Mallory Mitchell seconded. All Commissioners present voted in favor. The March 12th meeting minutes were approved.

4. Action Items

A. 04-24-09 – Resolution authorizing the acquisition of the interests of the investor member and special member in Southend Associates II LLC and authorizing the Executive Director to sign all documents related thereto.

Executive Secretary D’Arbeau explained thoroughly the definition of RAD and how it relates to AHA properties. Chairman Whalen inquired on converted properties. Executive Secretary D’Arbeau provided summary of converted properties

Commissioner Traynham made a motion to approve; Tenant Commissioner Mallory Mitchell seconded. All Commissioners present voted in favor. Motion passed.

- B. 04-24-10 – Resolution authorizing a bridge loan for Capital Woods Apartments and authorizing the Executive Director to sign all documents related thereto.

Executive Secretary D’Arbeau summarized the history of the initial acquisition of Capital Woods and clarified the need and terms of the loan.

Tenant Commissioner Scott made a motion to approve; Commissioner Traynham seconded. All Commissioners present voted in favor. Motion passed.

- C. 04-24-11 – Resolution adopting the 2024 Annual Plan and approving its submission to the United States Department of Housing and Urban Development.

Executive Secretary D’Arbeau provided a summary of the purpose and any updates to the Annual Plan.

Vice Chair Kimbrough made a motion to approve; Commissioner Mallory Mitchell seconded. All Commissioners present voted in favor. Motion passed.

- 5. Committee Reports -None

- 6. Report of Executive Secretary

General Counsel Kremer distributed Bylaws and suggested any updates or changes be brought his attention.

- A. Monthly Financial Report

Executive Secretary D’Arbeau provided an overview of Interfunds and the balances after ERAP payments have been applied. Open discussion regarding development accounts currently operating at a loss.

Commissioner Mallory-Mitchell inquired about property owned by AHA on Morton Avenue and Swan Street. Executive Secretary D’Arbeau shared the intent to sell vacant lots to reduce operating costs(Insurance, Snow Removal, Landscaping). General Counsel Kremer discussed legal and/or contractual restrictions that may apply. Chairman Whalen requested current listing of properties including owner and assessed value. Executive Secretary D’Arbeau agreed to provide a detailed AHA property list.

Chairman Whalen suggested reaching out to new Executive Director at Albany County Land Bank, who may be able to assist with selling AHA lots and properties. Executive Secretary D’Arbeau will be scheduling a meeting.

- B. Operations Report

- C. Collections Report

- D. For Cause Lease Enforcement Report
- E. Programs and Support Services Report
- F. Personnel Report

7. Adjournment

Chairman Whalen made a motion to adjourn the meeting. Vice Chair Kimbrough seconded. All Commissioners present voted in favor. The meeting was adjourned at 4:33pm.