

**ALBANY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS REGULAR MEETING  
TUESDAY, JUNE 11TH, 2024 at 3:30 P.M.**

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**Meeting called to order at 3:37pm 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 (3:49pm)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	• Pastor David Traynham	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Linda Mallory Mitchell (Excused)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	• Rosetta Scott	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

2. Community Forum – No Speakers

3. Approval of the Minutes

A. May 14<sup>th</sup>, 2024, Meeting Minutes

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

4. Comparative Financial Statements – 2023 – Presented by Polcari & Co. (*Blue Binder Provided*)

*Tony Polcari presented a comprehensive overview of the 2023 financial audit report, indicating that AHA maintains strong liquidity and a robust financial position.*

5. Action Items

A. 06-24-13 – Resolution approving a Federal and Central Office Cost Center Budget for the year ending June 30, 2025.

*Executive Secretary D'Arbeau underscored the objective of maintaining solvency while proactively planning to meet the comprehensive needs of all AHA developments and the corporate office.*

*Commissioner Bobb-Semple made a motion to approve; Commissioner Kimbrough seconded. All Commissioners present voted in favor. Motion passed.*

- B. 06-24-14 – Resolution approving budgets for Patroon Street Apartments Housing Development Fund Corp. and Lark Drive Associates LP for the year ending June 30, 2025.

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

- C. 06-24-15 – Resolution approving a contract with Speach Enterprises, LLC DBA Valley Sealing for Sealcoating and Line striping services and authorizing the Executive Director to execute an agreement and related documents regarding same.

*Executive Secretary D'Arbeau detailed the services to be provided and the contractual goals to be implemented.*

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

- D. 06-24-16 – Resolution approving the purchase of office furniture and authorizing the Executive Director to execute purchase agreements, purchase orders and related documents regarding same.

*Executive Secretary D'Arbeau provided an update on budgeted furniture purchases, upcoming changes, and current expenditures.*

*Commissioner Bobb-Semple made a motion to approve; Commissioner Scott seconded. All Commissioners present voted in favor. Motion passed.*

6. Committee Reports

*Commissioner Bobb-Semple provided a summary of the Programs and Supportive Services Report.*

*Vice Chair Kimbrough inquired about the roles approved through the Ross Award. Executive Secretary D'Arbeau provided insight, confirming that the roles have been approved for a three-year period.*

7. Report of Executive Secretary

*Executive Secretary D'Arbeau shared community outreach schedule in place and highlighted resource center accolades submitted by an AHA resident.*

*Executive Secretary D'Arbeau provided an update on the Summer Food Program and the challenges with finding drivers. Vice Chair Kimbrough inquired on sites; Executive Secretary D'Arbeau agreed to share site information via email.*

*Executive Secretary D'Arbeau discussed HUD visit to AHA and the great impression left upon completing site tour.*

*Executive Secretary D'Arbeau provided an overview of Capital Projects completed throughout the main office (e.g. Door and floor replacement, TV installation, and vestibule upgrades).*

- A. Monthly Financial Report
- B. Operations Report
- C. Collections Report
- D. For Cause Lease Enforcement Report
- E. Programs and Support Services Report
- F. Personnel Report

8. 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 4:29pm.*