

**AGENDA
ALBANY HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING**

MONDAY, MARCH 12, 2012 at 2:00 P.M.

- 1. Roll Call.**
- 2. Community Forum**
- 3. Reading and approval of the minutes of the meeting held January 18, 2012.**
- 4. Action Calendar**

01-12-05 Approval of a policy to prohibit smoking in all AHA residential units and commercial space placed in service after January 1, 2012. (short presentation from Jeannie Orr, CD Tobacco-Free Coalition)

03-12-08 Approval, subject to approval of the Common Council of the City of Albany, to enter into a collective bargaining agreement with CSEA for the period July 1, 2011-June 30, 2015 that includes the financial provisions set forth in the attached summary.

03-12-09 Approval to award contract for Rear Wall Reconstruction at 220 Green Street - Contract# 03-2011-7a to the low bidder, A.O.W. Construction for 48,000. 2nd Bidder Bennett Contracting: \$57,460, 3rd Bidder: Duncan and Cahill, \$79,000.

03-12-10 Approval to write-off tenant balances covering the period November, 2011 – March 7, 2012 for the different developments:

Federal	
Robert Whalen:	3,064.58
Steamboat Square:	9,313.28
Ezra Prentice:	751.00
North Albany:	6,435.67
Nutgrove:	746.59
Lincoln Square:	2,567.89
Ida Yarbrough :	1,024.14
Townsend:	384.68`
Capital Woods:	3,052.65
Creighton Story:	<u>357.81</u>
Total	27,698.29

Against \$ 1.5 million rents charged, representing a 99 % collection rate.

03-12-10 Approval to enter into a 36 month Fair Market Value Lease with the low bidder - Repeat Business (Ricoh and US Bank) \$2,718 / Mo for the leasing of new copiers equipment authority wide. Procurement netted AHA a monthly payment savings of \$10.00/mo. replacing 3 year old equipment. New equipment brings increased capacity, additional color capability and speed. 2nd Low Bidder – National Business Systems: \$2,940 / Mo; 3rd Low Bidder – Usherwood: \$2,972.90 / Mo.

- 5. Reports of Committees**

Monthly Report of Personnel Actions – February & March, 2012

- 6. Unfinished Business**
See 01-12-05 above

- 7. New Business**

Report of the Executive Director

A. Monthly Management Report

B. Items for Advisement and Discussion

Advisement: Second Phase/Purchase Order of Ramp Construction Contract #03-2011-7B to be awarded to the overall low bidder for the total of Phase 1 and 2 when it is determined that funds are available for Phase 2 and the source of the funds.

C. Bank Balance as of 3/07/12

- 8. Bills and Communications / Report of the Chief Fiscal Officer**

- 9. Closed Session: For a report concerning Personnel Matters**

- **Discussion of Disciplinary Actions taken by Board**
- **Report of Disciplinary Actions taken by Management**

- 10. Adjournment –**

NEXT MEETING

Monday, April 9, 2012 @ 2:00 p.m.

200 South Pearl Street, Albany, New York 12202