

MINUTES
ALBANY HOUSING AUTHORITY
ANNUAL
BOARD OF COMMISSIONERS MEETING
MONDAY, FEBRUARY 11, 2013 at 2:00 P.M.
200 SOUTH PEARL STREET

Call to Order: The Chair called the meeting to order at 2:02 pm

1. Roll Call	Present Victor Cain (Chair) Paul Mancino (Vice-Chair) Richard Tucker Melvenia Jenkins Paul Mance	Absent Rev. James LeFebvre
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5 members were present, constituting a quorum.

Staff: Steven T. Longo, Executive Director, Peter Ragsdale, Deputy Director; Joseph M. Brennan, General Counsel; Chiquita D'Arbeau, Employee Relations Manager;

Others: Alysia Santo (Times Union Staff Writer), Bob Port (Times Union Editor)

2. Community Forum:

No one from the community requested an opportunity to address the Board.

3. Reading and approval of the minutes of the previous meeting held December 10, 2012

Motion to Approve by: Commissioner Mancino;
Second by Commissioner Jenkins
All in Favor
The Minutes were approved as presented

4. Action Calendar

Commissioner Mance read each of the following Resolutions and Mr. Longo provided background

02-13-05 Authorization for AHA to contribute up to \$110,000 to be applied after the expenditure of \$295,000 in NSP funds provided through the Albany Community Development Agency and \$250,000 in funds contributed by the City of Albany toward costs to abate asbestos and demolish buildings #6, 7, and 4 at Ida Yarbrough Homes, subject to approval from HUD, currently pending. Total cost of abatement and demolition to be \$655,234. The abatement and demolition will be

overseen by Norstar Development as AHA's Developer Partner for the Ida Yarbrough Rehabilitation project

Motion to Approve by: Commissioner Mancino;
Second by Commissioner Tucker
All in Favor
The Chair declared the Resolution passed

02-13-06 Approval to award contract # 0025-C-12-023 Elevator Maintenance to the low bidder, Otis Elevator, Inc. for a Not-To Exceed value of \$270,540 for three years. Initial contract period will be March 1, 2013– February 28, 2016, with options to renew for 2 additional one year terms.

2nd Low Bidder:	Kone, Inc.	\$417,024
3rd Low Bidder:	Shindler, Inc.	\$1,130,400

Motion to Approve by: Commissioner Mancino;
Second by Commissioner Jenkins
All in Favor
The Chair declared the Resolution passed

02-13-07 Approval to write-off \$51,955.73 in tenant balances covering the period from last quarter of 2012 (All balances are results of evictions, fraud, or death):

Pieter Schuyler Court:	\$4,235.50
Steamboat Square:	\$7914.96
Ezra Prentice:	\$5,348.36
North Albany:	\$2,441.65
Nutgrove:	\$2,374.95
Lincoln Square:	\$9,498.94
Ida Yarbrough :	\$7,793.00
Townsend:	\$ 322.30
Capital Woods:	\$7,770.76
Westview:	\$2,133.21
Creighton Storey:	\$1,753.35
Swan Street Apt.	\$ 368.75

Mr. Ragsdale provided background.

Motion to Approve by: Commissioner Tucker;
Second by Commissioner Mance
All in Favor
The Chair declared the Resolution passed

5. **Reports of Committees**

There were no committee reports

6. Unfinished Business

01-13-04 Approval to enter into a Memorandum of Understanding with Sister to Sister Awakening, Inc. to occupy commercial space located at 42 North Swan Street and provide seven thousand five hundred (\$7,500) dollars as seed money for them to operate and manage a Youth Drop-In Center which will benefit AHA residents and others in the area served by AHA.

Motion to Approve by: Commissioner Mancino;
Second by Commissioner Mance
All in Favor
The Chair declared the Resolution passed

7. New Business:

No new business was brought before the Board

8. Bills and Communications

None to report

9. Report of the Executive Secretary

A. Monthly Management Report

Mr. Longo reported that:

- Since the last meeting the King Building and NSP I were completed
- Ground has been broken on the South End III project
 - Contaminated dirt is currently being excavated and disposed of
- The Authority expects to break ground on the Campus Center in May
- The Authority is considering a joint Ground Breaking Ceremony for South End III and the Campus Center with the possibility of involving the Commissioner of Housing and possibly the Governor
- Work on Academy Lofts is progressing and the Authority hopes to be complete in August or September

B. Monthly Financial Report (Deputy Director)

- Mr. Ragsdale reported that the Authority is preparing for the possibility of cuts in the area of 5% resulting from Sequestration. The Authority intends to send out notices to §8 recipients informing them of possible reductions in their benefits.
- The audits on both the Federal Program and the Component Units went smoothly and are complete. Draft audits on the Component Units are expected to be available in mid February and on the Federal Program in mid March.

C. Items for Advisement and Discussion

- **Bank Balance as of 2/07/13**

10. Adjournment – There being no further business to conduct, the Chair declared the meeting to be adjourned at 2:22 pm.

NEXT MEETING:

Monday, March 11, 2013 @ 2:00 p.m.

200 South Pearl Street, Albany, New York 12202

