

MINUTES
ALBANY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
MONDAY, APRIL 08, 2013 at 2:00 P.M.
200 SOUTH PEARL STREET

Call to Order: The Chair called the meeting to order at 2:00 pm

1. Roll Call Present Victor Cain (Chair) Rev. James LeFebvre Melvenia Jenkins Paul Mance Agnes Jackson	Absent Paul Mancino (Vice-Chair) Richard Tucker
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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: None

The Chair introduced Agnes Jackson, who was elected to complete the term of the previously vacant Tenant Commissioner position.

2. Community Forum:

There was no request from the community to speak

3. Reading and approval of the minutes of the previous meeting held February 11, 2013

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

4. Action Calendar

Commissioner Lefebvre read each of the following Resolutions and Mr. Longo provided Background

04-13-12 Approval to operate the Summer Food Program for 2013.

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

04-13-13 Approval to send Debbie Zlotnick to attend Casterline Associates Accounting & Budgeting Seminar in St. Louis, MO from May 7, 2013 to May 9, 2013 for an approximate total amount of \$1,531.50 which includes Conference, Hotel and Air Fare.

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

04-13-14 Approval to submit the 2013 Annual Plan to the Department of Housing and Urban Development.

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

04-13-15 Approval to send up to two employees to the Novegradic Affordable Housing Tax Credit Conference and Workshop to be held May 15-17, 2013 in New Orleans estimated cost \$2,250 per person.

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

04-13-16 Approval to enter into a contract with Urban Arts Experience, Inc. for \$20,000 to operate a 6 week summer camp at the Kids Improvement District Field house for residents of Robert Whalen, and Capital Woods, Ida Yarbrough and neighborhood children. This will include Computer Literacy, Performing Arts and Sports for a blend of academic and recreational activities. Last year AHA made a contribution of \$19,500 for a 5 week program.

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

5. **Reports of Committees:** No reports

6. **Unfinished Business:** No unfinished business

7. **New Business:**

- a. Mr. Longo reported that he had met with Douglas Melnick, the City Director of Planning with regard to the City's planned Park on North Swan Street. This is directly across the street from the Academy Lofts project and will be a positive development for the quality of life in the neighborhood and an amenity for Academy Lofts. The City has raised approximately \$420,000 for the project but

is approximately \$75,000 short of the funds that must be committed in order for the project to be let out for bids. The City is asking that the Authority pledge up to \$75,000 to enable bids to be solicited. Mr. Longo had agreed to this subject to Board approval and subject to the following conditions: 1. the City will take all possible steps to eliminate the shortfall through value engineering; 2. AHA's contribution would be the last money into the project.

The following Resolution was offered:

04-13-17 Approval to contribute up to \$75,000 to the North Swan Street Park Project upon the conditions that the City will employ all reasonable efforts, including value engineering, to reduce the current shortfall and make AHA's contribution unnecessary and AHA's funds, if needed, will be the last funds to be used to complete the project and upon the condition that funds are available in the AHA budget.

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

b. Commissioner Jackson asked that the Authority consider re-opening the Laundry Room at Robert Whalen Homes. Mr. Longo discussed the history of the laundry room at the site and agreed to look into reopening it.

8. Bills and Communications: No reports

9. Report of the Executive Secretary

A. Monthly Management Report

Mr. Longo reported that:

- a. Ida Yarbrough – the Authority will be working to submit a new application to HCR for funding to redevelop the Ida Yarbrough site. This will include building new units on the portions of the site that are least expensive to develop and then to build the remaining units on scattered sites in the neighborhood.
 - i. The Authority has demolished buildings #6 & 7 and is in the process of completing demolition of building #4. AHA is seeking additional funding to demolish the remaining buildings that have been vacated.
 - ii. Mr. Brennan reported on the reports of tenant complaints concerning police training exercises conducted in a vacant building at the Ida Yarbrough site and on AHA's current discussions with the Albany branch of the NAACP with respect to an MOA related to such training.
- b. Southend Redevelopment, Phase III – construction is progressing. The cost of disposing of soil from the site, which is considered contaminated due to the age of the buildings, is higher than expected.
 - i. A groundbreaking for the project is scheduled for _____

- c. Academy Lofts – a Groundbreaking ceremony is scheduled for April 10th at 11:00
- d. Campus South Community Center – a Groundbreaking ceremony is scheduled for _____

B. Monthly Financial Report (Deputy Director)

Mr. Ragsdale presented year to date analyses of expenses compared to income for the Federal Developments and Component Units, and HCV Program. The Federal Program and the Component Units continue to reflect positive net income, but the HCV Program has a small net loss due to decreases in revenue from the Federal Government. The decrease in funding is expected to get worse and will likely result in a reduction of the number of people who the Authority can serve. The Authority is taking measures to revise the budget and cut costs. At present no decrease in services is planned

10. Items for Advisement and Discussion

A. Bank Balance as of 4/03/13

Adjournment – There being no further business to conduct, the meeting was declared to be adjourned at 2:55 pm.

NEXT MEETING:

Monday, May 13, 2013 @ 2:00 p.m.

200 South Pearl Street, Albany, New York 12202

