

MINUTES

**ALBANY HOUSING AUTHORITY
BOARD OF COMMISSIONERS ORGANIZATIONAL MEETING
Tuesday, March 8, 2016
200 South Pearl Street
Board Room**

1. Roll Call

Present

Absent

Michael Whalen
Father James Lefebvre
Kelly Kimbrough
Linda Mallory Mitchell
Mark Bobb-Semple
Melvenia Jenkins
Mary Ann Hines

The meeting was called to order at 2:31 pm

7 commissioners were present, constituting a quorum

Staff: Steven T. Longo, Executive Director; Chiquita D'Arbeau, Deputy Director; Joseph M. Brennan, General Counsel; Andréa West, Personnel Administrator;

Others: Michael Maurice, CPA, Polcari & Company
Joyce Mackey

2. Community Forum: Ms. Mackey addressed the Board concerning her observation that the Tenant's Association at the Ida Yarbrough Homes has been inactive. Mr. Longo discussed the challenges faced by Tenants' Associations in current conditions and AHA's efforts toward reestablishing the Tenants' Associations throughout AHA. He indicated that AHA will be working with United Tenants to further the effort.
3. Reading and approval of the minutes of the previous meeting held February 6, 2016
Motion by Commissioner Whalen; Second by Commissioner Bobb-Semple, All agreed.
4. Reading and approval of the minutes of the previous meeting held January 25, 2016 and October 13, 2015
Motion by Father Lefebvre; Second by Commissioner Bobb-Semple; All agreed
5. Action Calendar
No resolutions were considered
6. Reports of Committees: There were no committee reports.
7. Unfinished Business: None

8. New Business: Audit Report

Mr. Maurice distributed copies of the 2015 Audit to each Commissioner and proceeded with a discussion of each section of the report.

Mr. Maurice recommended the formation of a Board Audit Committee.

9. Report of the Executive Secretary:

Mr. Longo reported:

- a. There was a fire in a unit at Ida Yarbrough. There was no personal injury and damage to the unit was restricted by the sprinkler system. This led to a discussion concerning what type of situations and events should be reported immediately to the Board President and the Board agreed the question should be left to the discretion of the Executive Director on a case by case basis.
- b. There have been a number of power outages in the City and a recent event resulted in the loss of AHA VOIP phone service which interfered with the system for reporting emergencies through the AHA dispatcher. The Authority has addressed this rolling the emergency service over to land lines during off hours.
In answer to questions from the Commissioners, Mr. Longo explained the Authority's emergency generator systems.
- c. The Commissioners discussed formation of a Youth Committee which will consider AHA's role in Summer Camps

- A. Monthly Financial Report - Ms. D'Arbeau provided graphs summarizing the monthly financial report
- B. Personnel Report – None
- C. Items for Advisement and Discussion: None
- D. Bank balance was provided

10. Adjournment – There being no further business, the Chair called for a motion to adjourn; Commissioner Mallory moved that the meeting be adjourned; Commissioner Hines seconded; all agreed and the meeting was the meeting was declared adjourned at 4:03 p.m.

NEXT MEETING:

Tuesday, April 12, 2016 @ 2:30 p.m.

200 South Pearl Street, Albany, New York 12202