

MINUTES

**ALBANY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
Tuesday, May 9, 2017
200 South Pearl Street
Board Room**

1. Roll Call	<u>Present</u>	<u>Absent</u>
	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 3:05 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, Confidential Personnel Administrator

Others: None

2. Community Forum: None

3. Reading and approval of the minutes of the previous meeting held April 18, 2017

Motion by Commissioner Kimbrough
Second by Commissioner Hines
All agreed.
The Minutes were approved

4. Action Calendar

Father Lefebvre read each Resolution and Mr. Longo provided explanation

05-17-18 Approval to enter into a contract with Goldberger and Kremer, with offices in Albany, for Summary Proceeding Legal Services in accordance with their proposal submitted in response to Request for Proposals #0025-C-17-009 which was publicly issued and advertised in accordance with AHA's procurement policy. The Reh fuss Law Firm, P.C. and John W. Liguori, Esq. also submitted responses and AHA's team of evaluators scored the Goldberger and Kremer proposal the highest of the three. The contract will be for an initial term of 12 months with options to extend the contract for 4 additional 12 month terms, upon mutual agreement.

Motion to approve by: Commissioner Bobb-Semple
Second by: Commissioner Kimbrough
In Favor: All
Opposed: None
The Resolution was approved

05-17-19 Authorization for the Executive Director to submit a Section 211 Waiver request to the New York State Civil Service Commission on behalf of Brian Quinn.

Motion to approve by: Commissioner Lefebvre
Second by: Commissioner Bobb-Semple
In Favor: All
Opposed: None
The Resolution was approved

05-17-20 Approval to enter into a contract with Polcari & Company, CPA's, Wayne NJ , for Audit Services in accordance with their proposal submitted in response to Request for Proposals #0025-C-17-005 which was publicly issued and advertised in accordance with AHA's procurement policy. Polcari & Company is AHA's current Auditor. A total of nine firms submitted Responses and AHA's evaluation Committee scored the Polcari proposal in the competitive range and determined that it is in the best interest of the Authority to award the contract to Polcari & Company. The final rankings were: (1) Polcari & Company, CPAs, Wayne, NJ (2) Novagradic & Company, Toms River, NJ (3) EFPR Group, CPAs, PLLC, Williamsville, NY (4) Smith Marion & Company, LLP, Brentwood, TN (5) Clifton Larson Allen, LLP, Timonium, MD (6) Cohn Reznick, LLP, Charlotte, NC (7) Guyder Hurley, PC, Braintree, MA (8) Rubino & Company, Bethesda, MD(9) Aprio Yeager & Boyd, Birmingham, AL. The contract will be for a term of 3 years, beginning June 1, 2017, with Final Fees to be negotiated, but not more than \$469,693.09.

Motion to approve by: Commissioner Kimbrough
Second by: Commissioner Mallory-Mitchell
In Favor: All
Opposed: None
The Resolution was approved

6. Unfinished Business – None
7. New Business: - None
8. Report of the Executive Secretary
 - A. Monthly Management Report

Mr. Longo reported that:

- i. Ida Yarbrough Redevelopment, Phase 1 is more than 50% complete and AHA has received a payment on its Development Fee. The first units are scheduled to be delivered August 1. There were questions concerning the order of preference for occupancy.
- ii. DHR has notified us that our application for funding the Second phase of the Ida Yarbrough Redevelopment has been approved. It requires gap funding and we are in the process of applying for a FHLB loan.
- iii. We hope to close soon on the purchase of 25 Warren Street and we are working to find community organizations to operate the building as a center for community activities.
- iv. AHA, together with Capitalize Albany is hosting a community workshop on May 16th with regard to potential uses of 25 Warren Street.
- v. AHA is working with a group called Livingston Square Workgroup to develop the area in the vicinity of North Pearl Street and Livingston Avenue. A meeting is

scheduled for May 11th to discuss possible uses including a theatre, a building with retail space on the ground floor and residential units on the 2nd and 3rd floors; and adaptive re-use of the Church of the Holy Redeemer.

- vi. We are exploring adaptive re-use of floors 5 – 12 at 230 Green Street as a “vertical garden” facility.
- vii. We are exploring new approaches toward management of the Capital South Campus Center.
- viii. We are working on a \$1.7 million renovation of kitchens at Steamboat Square.

B. Monthly Financial Report

Ms. D’Arbeau provided the Board with preliminary reports depicting year to date income and expenses for the Federal Developments; the component Units; and the Section 8 Program. There were no questions.

C Personnel Report None

D. Items for Advisement and Discussion None

E. Bank Balance as of 5/02/2017

9 Adjournment

There being no further business, Commissioner Bobb-Semple moved to adjourn, Commissioner Kimbrough Seconded; all agreed and the Chair declared the meeting adjourned at 4:34 pm

NEXT MEETING:
June 13, 2017 @ 3:00 p.m.
200 South Pearl Street, Albany, New York 12202