

MINUTES

**ALBANY HOUSING AUTHORITY
BOARD OF COMMISSIONERS ORGANIZATIONAL MEETING
Tuesday, September 13, 2016
200 South Pearl Street
Board Room**

1. Roll Call	<u>Present</u>	<u>Absent</u>
	Michael Whalen Father James Lefebvre	
	Linda Mallory Mitchell Mark Bobb-Semple	Kelly Kimbrough
	Mary Ann Hines	Melvenia Jenkins

The meeting was called to order at 3:07 pm

5 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 August 9, 2016

Motion by Commissioner Bobb-Semple;
Second by Father Lefebvre,
All agreed.

4. Action Calendar

Father Lefebvre read each Resolution and Mr. Longo provided explanation

09-16-43 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 Hines
In Favor: All
Opposed: None
The Resolution was approved

5. Reports of Committees: None

6. Old Business:

7. New Business:

Mr. Longo informed the Board that an opportunity has arisen to purchase property located at 25 Warren Street (across the street from the Campus South Community Center) which is currently known as the Dream Center but has been dormant for several years. The Authority feels that the site would be ideal for a Community Center which would enhance the area of the CSCC. The Authority obtained an independent market appraisal supporting the current asking price but does not have sufficient capital available to purchase it. The Authority has had discussions with the City which has expressed interest in working with the Authority to gain control of the site. Following discussion, Chairman Whalen offered the following Resolution:

09-16-44 Authorization to negotiate in good faith to purchase property known as 25 Warren Street with a structure for operation of a community center subject to Board Approval.

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

Mr. Longo informed the Board that the Authority has had an option to purchase property located at 15 Warren Street, a vacant former industrial building which is in the neighborhood of the Campus South Community Center. The Authority had hoped to work with a partner to develop this site into an active industrial / manufacturing site that would provide jobs in the neighborhood, possibly in conjunction with training to be provided at the CSCC. The Option is expiring but the Authority has not been able to find a suitable partner. The Authority has obtained a market appraisal that supports the current option purchase price and has done some preliminary due diligence with regard to the structural integrity and environmental condition of the building and the site but does not have sufficient capital available to purchase it. The current owner has now offered to take back a purchase money mortgage and the Authority has had discussions with the City with respect to application for a Restore NY Grant to assist in renovating and fitting up the building. Following discussion, Chairman Whalen offered the following Resolution:

09-16-45 Authorization to negotiate in good faith to purchase property known as 15 Warren Street with a purchase money mortgage to be held by the current owner and, if appropriate to extend the current option to purchase agreement and participate in application for a Restore NY Grant to be used in connection with renovation and fit up of the building to attract a manufacturing business that would provide jobs in the area.

.Motion to approve by: Commissioner Lefebvre
Second by: Commissioner Hines
In Favor: All
Opposed: None
The Resolution was approved

8. Report of the Executive Secretary:

- A. Monthly Management Report: Mr. Longo reported:
- a. Following the closing for the financing of the first phase of the Ida Yarbrough redevelopment, construction is underway and on schedule, with 3 foundations in.
 - b. The Authority continues to move forward with an application for funding for Phase 2 of the Ida Yarbrough redevelopment project. The application is due December 7, 2016 and the cost has been complicated by the presence of asbestos which will complicate demolition.

- c. The Authority submitted a letter to the editor in the Times Union concerning support for environmental improvements at the Ezra Prentice Homes site. The EPA has announced an initiative to move the staging of trains at the railroad siding directly East of Ezra Prentice to another area of the Rail Yard – thus decreasing noise, risk, and other undesirable aspects of the staging. The NY DEC has announced a study to monitor and improve the air quality in the area. And the Port of Albany has announced a study and initiative to re-route heavy truck traffic off of South Pearl Street and through the Port.
- d. The Authority is continuing to work with SUNYA and Trinity to evaluate management of the Capital South Campus Center with hopes to make it even more responsive to neighborhood needs. .
 - B. Monthly Financial Report - Graphs summarizing the monthly financial report were distributed and discussed
 - C. Personnel Report – None
 - D. Items for Advisement and Discussion:
 - Bank Balance as of 8/2/2016 was provided

Adjournment – There being no further business, the Chair called for a motion to adjourn;

Father Lefebvre moved that the meeting be adjourned
Commissioner Kimbrough seconded;
All agreed and the meeting was the meeting was declared adjourned at
3:57 p.m.

NEXT MEETING:

Tuesday, September 13, 2016 @ 3: p.m.
200 South Pearl Street, Albany, New York 12202