

MINUTES
ALBANY HOUSING AUTHORITY
BOARD OF COMMISSIONERS ORGANIZATIONAL MEETING
Tuesday, September 12, 2017 at 3:00 P.M.
200 South Pearl Street
Board Room

1. Roll Call

Present

Absent

Michael Whalen
Father James Lefebvre

Mary Ann Hines

Kelly Kimbrough
Linda Mallory Mitchell
Mark Bobb-Semple
Melvenia Jenkins (arrived after Action Calendar)

The meeting was called to order at 3:06 pm by Chairman Whalen. Five Commissioners were present, constituting a quorum.

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

Others: Marc Gronich, Vice Chair & Keith Irish, cameraman from Channel Albany

2. Community Forum: Mr. Longo presented a slide show depicting;

- Capital South Campus Center Parking Lot and landscaping
- New Flooring at Steamboat Square
- 25 Warren Street (Formerly the Dream Center)
- Planters along Morton Avenue
- Grass Rooves at Ida Yarbrough Phase 1

3. Reading and approval of the minutes of the previous meeting held July 11, 2017

Motioned by Commissioner Mitchell
Second by Commissioner Kimbrough
All agreed.
The minutes were approved.

4. Action Calendar

Father Lefebvre read each Resolution and Mr. Longo provided explanation.

09-17-31 Authorization for the demolition and disposition of units, community building and land as necessary for the redevelopment of Ida Yarbrough Homes, phases 2 and 3

Motion to approve by Commissioner Lefebvre

Second by Commissioner Kimbrough

In favor: All

Opposed: None

The Resolution was approved.

09-17-32 Approval to enter into a contract for legal services relating to real estate transactions with Towne Ryan & Partners, P.C. AHA issued an RFP in accordance with AHA's procurement policy and received proposals from the following:

- 1) Town, Ryan and Partners, P.C.
- 2) Whiteman, Osterman & Hanna, L.L.P,
- 3) Maxwell & Van Ryn, L.L.P,
- 4) Tully Rinckey, P.L.L.C.,
- 5) Goldberger and Kremer Attorneys at Law and
- 6) Ballard Spahr, L.L.P.

The proposals were reviewed by an evaluation team which determined that accepting the Towne Ryan & Partners, P.C. proposal is in the best interest of the Authority. The contract will be for an initial term of 1 year with 4 options to extend for additional terms of 1 years each. The contract will be at an initial hourly rate of \$225.00 with a not-to-exceed amount of \$25,000 on an annual basis.

Following discussion, Chairman Whalen moved to amend the resolution to provide that extensions following the first year will be subject to approval by the Board. The amendment was accepted by consensus and

Motion to approve the resolution, as amended, by Commissioner Bobb-Semple

Second by Commissioner Kimbrough

In favor: All

Opposed: None

The Resolution was approved.

5. Reports of Committees: None

6. Unfinished Business: None

7. New Business: There was a general discussion of National Night Out, which, all agreed was a great success at all locations

8. Report of the Executive Secretary

A. Monthly Management Report

Mr. Longo reported that:

- The Authority is working with Albany Police Department Neighborhood Police to produce a Neighborhood Outing to foster good will at North Albany Homes.
- AHA, in partnership with the City / Albany Community Development Agency, has closed on the purchase of 25 Warren Street (formerly the “Dream Center”) from Victory Christian Church. Initial purchase price, costs of repairs, and operating expenses will be shared between AHA & ACDA pursuant to an MOU. We are working on leasing the site to Youth FX and the South End Children’s Center and hope that these organizations will provide services to the community and AHA will be able to turn ownership and operation of the site over to them.
- AHA is working with Albany Bike Rescue to provide storage space for bikes at Robert Whalen Homes.
- Leif Engstrom, AHA’s new Director of Development, provided the Board with a drawing depicting the “Mid-Rise” building planned for Ida Yarbrough Phase 2. We will be working toward closing the financing by the end of December or January, 2018.
- Mr. Longo will be attending the City Planning Board Meeting on September 19th seeking approval for the Ida Yarbrough Phase 2 project plan and also for the demolition of 30 North Swan Street, which AHA recently acquired without cost from NYS Housing Trust Fund. The demolition of this building should help to improve the quality of life in that neighborhood.
- Some time ago, AHA sold 59 Elizabeth Street to the Harriet Tubman Free School which has announced plans to close. AHA holds a mortgage on the property and Mr. Longo will be meeting with representatives of Mount Calvary Church which is interested in purchasing the property and assuming the mortgage.
- AHA has closed on refinancing the debt on Capital Woods through Community Preservation Corporation. The terms of the re-financing are more favorable and will result in savings to the Authority.
- AHA has closed on acquisition of the Limited Partners’ interests in Corning Homes Associates, LP.
- HUD has approved AHA’s request to re-finance the Capital Funds Financing Plan and we are moving toward closing. The terms of the re-financing are more favorable and will result in savings to the Authority.

- B. Monthly Financial Report: Graphs depicting the year to date income and expenses of the Authority and its component units were presented in the Board Package. There were no questions.
- C. Personnel Report: None
- D. Items for Advisement and Discussion

We solicited equity investors for Ida Redevelopment Phase 2. We received five responses which were reviewed with our consultants. We have tentatively selected the proposal from KCDC, subject to confirmation that the adjustments we have requested are acceptable to them.

- Bank Balance as of 9/6/2017

9. Adjournment –

There being no further business, Commissioner Bobb-Semple moved to adjourn, second by Commissioner Mitchell. All agreed and the Vice Chair declared the meeting adjourned at 3:46 pm.

NEXT MEETING:

Tuesday, October 10, 2017 @ 3:00 p.m.
200 South Pearl Street, Albany, New York 12202