

MINUTES
ALBANY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
Monday, November 18, 2013 at 2:30 P.M.
200 South Pearl Street
Albany, New York 12202

Call to Order: The Chair called the meeting to order at 2:30 pm

1. **Roll Call** **Present** **Absent**

Victor Cain (Chair)
Paul Mancino
Rev. James LeFebvre
Richard Tucker
Melvenia Jenkins
Paul Mance
Agnes Jackson

7 members were present, constituting a quorum.

Staff: Steven T. Longo, Executive Director; Peter Ragsdale, Deputy Director; Joseph M. Brennan, General Counsel

Others: None

2. **Community Forum: None**

3. **Reading and approval of the minutes of the previous meeting held October 21, 2013**

Motion to Approve the October 21, 2013 Minutes by: Commissioner Mancino;
Second by Commissioner Tucker
All in Favor
The Minutes were approved as presented

4. **Action Calendar**

Each item was read by Father Lefebvre with Mr. Longo providing background

11-13-50 Approval to allow Colleen O'Keefe to participate on the HAI Claims Committee four times annually.

Following brief discussion, the Commissioners agreed to
Table this item for consideration at the December meeting

11-13-51 Approval to send Brigitte Pryor to the 60th anniversary of the American Society on Aging Conference, held in San Diego, CA from March 11-15, 2014. Total cost including Hotel and air fare up to \$2426.78

Following brief discussion, the Commissioners agreed to
Table this item for consideration at the December meeting

11-13-52 Approval to take the 10 year old Ida Yarbrough pickup truck (Fleet vehicle #99) out of service and off of inventory. This vehicle will be sold at public auction.

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

11-13-53 Approval to write-off \$32,236.09 in tenant balances covering the period from June 2013 to October 2013.

Ezra Prentice:	\$ 319.61
North Albany:	\$ 1,672.22
Nutgrove:	\$ 3,794.47
Capital Woods:	\$ 3,714.11
Creighton Storey:	\$ 2,461.53
Federal:	<u>\$20,274.15</u>
Total	\$32,236.09

Motion to Approve by: Commissioner Tucker
Second by Commissioner Jenkins
Commissioner Mancino abstained
All in Favor
The Chair declared the Resolution passed

11-13-54 Approval for Albany Housing Authority to contribute an additional \$17,000 to complete the abatement of asbestos and demolition of building #4 at Ida Yarbrough Homes.

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

Items #55, 56, and 57 were read and considered together

11-13-55 Approval to award Ida Yarbrough Low Rise Redevelopment Contract for Construction Management Services to the most advantageous and responsive proposer AOW Associates Inc. with the contract cost to be subject to negotiation and the construction cost, pending receipt of funding under HCR's Multifamily Program.

2nd most advantageous proposer: Sano-Rubin Construction Services.

11-13-56 Approval to award Ida Yarbrough Low Rise Redevelopment Contract for Professional Architectural and Engineering Services to the most advantageous and responsive proposer Dave Sadowsky Architect, PC with the contract cost subject to negotiation

and the construction cost, pending receipt of funding under HCR's Multifamily Program.

2nd most advantageous proposer: Syvertsen-Rigosu Architects PLLC.

11-13-57

Approval to award Ida Yarbrough Low Rise Redevelopment Contract for Professional Energy and Sustainable Development Services to the most advantageous and responsive proposer Comfort Systems, USA Energy Services for 44,0000.00 with the contract cost subject to negotiation and the construction cost, pending receipt of funding under HCR's Multifamily Program.

2nd most advantageous proposer: \$63,000 LaRocque Business Management Services.

Motion to Approve items # 55, 56, & 57 by: Commissioner Mancino
Second by Commissioner Manse
All in Favor
The Chair declared the Resolution passed

- 5. **Reports of Committees** **None**
- 6. **Unfinished Business** **None**
- 7. **New Business:**
 - a. **Distribution on AHA Board of Commissioner Binder**
 - b. **PHA Board Training by Leo Dauwer**

There was discussion concerning the necessity of Board Training. Some Commissioners expressed the opinion that such training is not necessary at this time for long-tenured Commissioners. Others, and in particular the most recently appointed Commissioner and most recently elected Tenant Commissioner, expressed an interest in the training. There was a suggestion that AHA invite other local PHAs to participate and defray the cost. The issues will be investigated by staff.

- 8. **Bills and Communications**
- 9. **Report of the Executive Secretary**
 - A. **Monthly Management Report**

Mr. Longo reported:

- a. Ida Yarbrough Redevelopment, Phase I

We are working to get support from Mayor Jennings; Mayor elect Sheehan; Assemblyman McDonald; and Senator Breslin. We feel we have a strong application for 61 units (7 of which will be "rent to own") to be redeveloped in the space where we demolished 76 units. We are on schedule to file the application with HCR on November 27.

c. Capital South Campus Center

We have decided to change the color scheme of the exterior from browns to grays.

d. South End Development, Phase III

Ribbon cutting is scheduled for 12/16. Mayor Jennings will participate.

e. Academy Lofts

We are pushing as hard as we can for full occupancy of the rental units by the end of the year.

B. Monthly Financial Report (Deputy Director)

Mr. Ragsdale provided a report of current finances and provided graphs depicting the performance of each of the Federal Developments; each of the Component Units; and the Section 8 program. Funding continues to be extremely tight.

C. Items for Advise and Discussion

i. Bank Balance as of 11/8/13

10. Adjournment

There being no other business to address, the Chair declared the meeting adjourned at 2:54 pm.

NEXT MEETING:

**Monday, December 9th 2013 @ 2:30 p.m.
200 South Pearl Street, Albany, New York 12202**