

**AGENDA**  
**ALBANY HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS MEETING**  
**MONDAY, April 28<sup>th</sup>, 2014 at 2:30 P.M.**  
**200 South Pearl Street**

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- 1. Roll Call.**
- 2. Community Forum**
- 3. Reading and approval of the minutes of the previous meeting held February 10, 2014**
- 4. Action Calendar**

- 03-14-09** Approval to award Contract #31-2012-17c for Booster Pump Installation at Townsend Park to the low bidder TMcElligott Inc, 589 River Street Troy, NY 12180 for \$37,300.00 2<sup>nd</sup> Bid: \$39,348.00, Merit Plumbing and Heating Inc. 3<sup>rd</sup> Bidder: DiGesare Group: Decided not to submit a bid. (Ratified)
- 03-14-10** Approval to send Cheyanne Spoto and Tanashelia McGill to attend 2014 Tenmast National User Conference in New Orleans, Louisiana from April 6, 2014 to April 10, 2014 for an approximate total amount of \$1817.00 per person which includes Conference, Hotel and Air Fare. (Ratified)
- 04-14-11** Approval to submit 2014 annual plan to the Department of Housing and Urban Development. (Ratified)
- 04-14-12** Approval to send Chiquita D'Arbeau, Director of Human Resources to the Annual Society of Human Resource Management (SHRM) Conference in Orlando, Florida from June 21, 2014 to June 26, 2014. (Ratified)
- 04-14-13** Approval to send Peter Ragsdale, Kathy Lloyd, and Chiquita D'Arbeau to the 2014 PHADA conference in New Orleans, Louisiana from June 1, 2014 to June 5, 2014 for an approximate total amount of \$1,667.00 per person which includes Conference, Hotel and Air Fare.
- 04-14-14** Approval to operate the Summer Food Program for 2014.
- 04-14-15** Approval to make the following changes to the Section 8 Administrative Plan:
- Change "Due Dates" from the 15<sup>th</sup> of the month to the 5<sup>th</sup> of the month for payments due on Repayment Agreements signed by Section 8 participants.
  - Add a statement that interim reexaminations will not be processed for income decreases that are to last less than thirty days.
  - Add a statement that in accordance with the PHA's Confession of Judgment and Repayment Agreement, a participant family may not port out of the PHA's jurisdiction until any excess Housing Assistance Payments made on their behalf have been repaid in full.
  - Remove the statement that the PHA will not accept corrections to the Request for Tenancy Approval by telephone.

**04-14-16** Approval to write-off \$41,834.59 in tenant balances covering the period from January 2014 – March 2014 plus DSS non-payments (All balances are results of evictions, fraud, or death):

|                   |                                 |
|-------------------|---------------------------------|
| Capital Woods:    | \$ 3,962.54                     |
| SouthEnd II:      | \$ 1,602.39                     |
| Ezra Prentice:    | \$ 1,271.42                     |
| North Albany:     | \$ 1,974.04                     |
| Nutgrove:         | \$ 2,391.71                     |
| Arbor Hill:       | \$ 1,174.64                     |
| Creighton Storey: | \$ 774.82                       |
| Federal:          | \$30,285.42                     |
|                   | <b><u>Total \$41,834.59</u></b> |

|                          |             |
|--------------------------|-------------|
| Total Fraud (of the 41K) | \$10,934.04 |
| Total Damages            | \$10,798.49 |

**04-14-17** Approval to award Ida Yarbrough Low Rise Contract #05L-2014-2 for Building 10 & 11 Demolition to the second bidder, Dan's Hauling and Demolition, Inc., P.O. Box 409 Wynantskill, NY 12196 in the amount of \$846,246.00 based on the low bid submitted by Peak Environmental LLC not conforming to the bid specifications. 3<sup>rd</sup> Bid: WPNT Construction, LLC \$967,388.00: \$ 4<sup>th</sup> Bid: Cristo Demolition, Inc. \$972,200.00

5. **Reports of Committees**
6. **Unfinished Business**
7. **New Business:**
8. **Bills and Communications**
9. **Report of the Executive Secretary**
  - A. **Monthly Management Report**
  - B. **Monthly Financial Report (Deputy Director)**
  - C. **Items for Advisement and Discussion**
    - **Bank Balance as of 04/09/14**
10. **Adjournment –**

**NEXT MEETING:  
Monday, May 12, 2014 @ 2:30 p.m.  
200 South Pearl Street, Albany, New York 12202**