

MINUTES

**ALBANY HOUSING AUTHORITY
BOARD OF COMMISSIONERS
ANNUAL MEETING**

**Monday, February 9, 2015 at 2:30 p.m.
200 South Pearl Street
Albany, New York 12202**

Call to Order: The Chair called the meeting to order at 2:32 P.M.

1. Roll Call	Present	Absent
	Victor Cain (Chair)	Paul Mancino (Vice Chair) [weather] Rev. James Lefebvre [weather]
	Richard Tucker	Melvena Jenkins [illness]
	Agnes Jackson Paul Mance	

4 members were present, constituting a quorum.

Staff: Steven T. Longo, Executive Director; Peter Ragsdale, Deputy Director; Joseph M. Brennan, General Counsel; Chiquita D'Arbeau, Employee Relations Manager;

Others: Lakesha Jones

Community Forum: Ms. Jones addressed the board concerning a circumstance related to her current housing situation.

3. Reading and approval of the minutes of the previous meeting held November 18, 2013

Motion to Approve the January 12, 2015 Minutes by: Commissioner Tucker
Second by Commissioner Mance
All in Favor
The Minutes were approved as presented

4. Action Calendar

Each item was read by the Chair, explained by Mr. Longo; and discussed by the Commissioners

02-15-09 Approval to lease a duplex unit at Lincoln Square for community service benefit to the Free School to house out of area teacher interns connected to the Free School (back up attached). Commissioner Mance moved to amend the item to approve the lease for one year, with the Board to consider it again at the February, 2016 meeting.

Motion to approve as amended by: Commissioner Jackson
Second by Commissioner Tucker
All in Favor
The Chair declared the Resolution passed as amended

02-15-10 Approval to enter into an **Memorandum Of Agreement** between The Albany Housing Authority (“AHA”) and CSEA Inc., Local 1000, AFSCME, AFL-CIO for the CSEA Unit 6012 (“CSEA”) for the purpose of hereby agreeing to changes to the July 1, 2011 to June 30, 2015 collective bargaining agreement between the AHA and CSEA (attached). Except as expressly amended by the Memorandum of Agreement, the Collective Bargaining Agreement that became effective July 1, 2011 shall continue in full force and effect through June 30, 2018.

Motion to approve by: Commissioner Mance
Second by Commissioner Jackson
All in Favor
The Chair declared the Resolution passed

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| 5. | Reports of Committees | None |
| 6. | Unfinished Business | None |
| 7. | New Business: | None |
| 8. | Bills and Communications | None |

9. Report of the Executive Secretary

A. Monthly Management Report (Executive Director)

Mr. Longo reported:

1. The CIF application to cover the cost of the Laundromat that was built for public use in conjunction with the South End Phase III project was not approved.
2. The Kitchen in the Campus South Community Center is scheduled to be finished next week. Senior Services of Albany plans to move the Meals on Wheels Program in over a two week period and be ready to begin producing meals at CSCC on February 23rd. Schenectady County Community College has not yet received a sufficient number of applicants to run the planned Culinary Arts Classes. We will wait for the Meals on Wheels and SCCC programs to settle in before scheduling a Grand Opening for the Kitchen. The ATTAIN Lab and Clean Room programs are moving forward and are seen as great programs.
3. Our application to HCR for funding the Ida Yarbrough Rehabilitation Phase I project is pending. There is a possibility there will be funding for a bonus round in which we would apply to fund the second phase.

B. Monthly Financial Report (Deputy Director)

Mr. Ragsdale discussed the current financial status of the Authority and explained the graphs provided. The Federal Developments are currently at a deficit of \$132,755 which will be covered in the short run with a transfer from the Capital Fund.

C. Items for Advisement and Discussion

i. Bank Balance as of 02/05/15

10. Adjournment:

There being no other business to address, the Chair declared the meeting adjourned at 3:13 P.M.

NEXT MEETING:

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