

MINUTES

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

**Tuesday, July 9, 2015 at 2:30 p.m.
Board Room
200 South Pearl Street
Albany, New York 12202**

Call to Order: The meeting was called to order by the Chair at 2:45 P.M.

1. Roll Call	Present	Absent
	Michael Whalen, Chair	Father James Lefebvre
	Linda Mitchell	
	Kelly Kimbrough, Vice Chair	
	Mark Bobb-Semple	
	Melvena Jenkins (non-voting)	Agnes Jackson (non-voting)

4 voting 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: Jim Lyons

2. **Community Forum:** Mr. Lyons introduced himself as an interested member of the community who observes the meetings of various public entities

3. **Reading and approval of the minutes of the previous meeting held June 9, 2015**

Motion to approve by Mr. Whalen;
Second by Mr. Kimbrough
All voted in favor
The Minutes were approved as presented

4. **Action Calendar**

Each resolution was read by Mr. Whalen. Mr. Longo provided background.

07-15-25 Authorization for the Executive Director to approve staff training that he deems necessary and appropriate to maintain a skilled and knowledgeable workforce for the day to day operation of the Authority without prior approval of the Board however subject to budget authority, but subject to regular reports, per attached policy.

Motion to approve by Mr. Kimbrough;
Second by Mr. Bobb-Semple;
All voted in favor;
The Chair declared the Resolution approved

At Mr. Longo's request the following Resolution was added to the Agenda

07-15-26 Approval to award Ida Yarbrough High Rise Contract #05H-2015-4 to the lowest bidder, Adirondack Landscaping Inc. for courtyard paving at 260 North Pearl Street (9-5) in the amount of \$43,000.00 (CFP).

Motion to approve by Ms. Mitchell;
Second by Mr. Bobb-Semple;
All voted in favor;
The Chair declared the Resolution approved

- 5. **Reports of Committees** None – Committee assignments will be made at the next meeting
- 6. **Unfinished Business** None
- 7. **New Business**
- 8. **Report of the Executive Secretary**
 - A. **Monthly Management Report (Executive Director)**

B. Monthly Financial Report (Deputy Director)

Mr. Ragsdale discussed the graphs showing the financial status of the Federal Program; Patroon; the component units and the Section 8 program.

C. Personnel Report (Employee Relations Manager)

Ms. D'Arbeau reported that there have been no significant developments since the last meeting.

D. Items for Advisement and Discussion

- **Bank Balance as of 7/8/15**

- **Non- Smoking Policy**

Mr. Longo advised that he would like to present to the Board for approval at the next meeting a policy that would make all AHA property, including residences, Smoke Free. This led to an extended and lively discussion among the members, resulting in general agreement that a “Smoke Free” Policy would be entertained at the next monthly meeting. Staff is to prepare a proposed policy and submit it to the Commissioners in advance of the next meeting.

- **Board Training**

Mr. Longo advised that a trainer has been selected. The Commissioners will submit dates of availability and staff will schedule the training to accommodate

- **South Mall Towers**

South Mall towers has gone through a HUD RAD conversion program which yielded an additional 140 project based vouchers. The HUD Regional Office has awarded the voucher administration to the Albany Housing Authority

- **Fair Housing**

AHA is in the process of obtaining an analysis of how the recent Supreme Court Decision and the following Rules issued by HUD will affect AHA specifically. We are particularly interested in any impact that this might have on the re-development of Ida Yarbrough.

- **Capital South Campus Center Kitchen Ribbon cutting.**

The 3,300 square foot commercial kitchen at the Capital South Campus Center has been completed. The kitchen is a unique partnership if the Albany Housing Authority, Senior Services of Albany and Schenectady County Community College and was made possible with \$750,000 in funding from NYS

Homes and Community Renewal. The Kitchen complements the mission of the Campus Center by providing training and higher education opportunities to those seeking employment in the food service industry.

9. Adjournment:

There being no other business to address, the Chair declared the meeting adjourned at 3:37 P.M.

NEXT MEETING:

**Tuesday, August 11, 2015 @ 2:30 p.m.
200 South Pearl Street, Albany, New York 12202**