

MINUTES

**ALBANY HOUSING AUTHORITY
BOARD OF COMMISSIONERS ORGANIZATIONAL MEETING
Monday, January 25, 2016 at 1:00 P.M.
200 South Pearl Street
Board Room**

1. Roll Call

Present

Absent

Michael Whalen

Father James Lefebvre

Kelly Kimbrough

Linda Mallory Mitchell

Mark Bobb-Semple

Melvina Jenkins

Mary Ann Hines (not present for votes)

The meeting was called to order at 1:36

5 commissioners were present for votes, constituting a quorum

Staff: Steven T. Longo, Executive Director; Chiquita D'Arbeau, Deputy Director; Joseph M. Brennan, General Counsel; Andrea West, Employee Relations Manager; Jay Cunningham, Director of Security

Others: None

2. Community Forum: None

3. Reading and approval of the minutes of the previous meeting held December 8, 2015

Motion to Approve the December 8, 2015 Minutes

By: Mr. Bobb-Semple

Second by Father Lefebvre

All in Favor

The Minutes were approved as presented

4. Action Calendar

01-16-01 Election of Chair and Vice Chair

Steven T. Longo, Executive Director, acting as Temporary Chair, opened the meeting and requested nominations for Chair. Commissioner Lefebvre nominated Michael Whalen to serve as Chair and Commissioner Mitchell seconded. There being no other nominations, the nominations were declared closed. All voted in favor and Michael Whalen was declared Chair.

Mr. Whalen, as Chair, requested nominations for Vice-Chair. Commissioner Bobb-Semple nominated Kelly Kimbrough to serve as Vice-Chair and Father Lefebvre seconded. There being no other nominations, the Chair declared the nominations closed. All voted in favor and Kelly Kimbrough was declared Vice-Chair.

01-16-02 Renewal of Steven T. Longo as contracting officer of the Albany Housing Authority for 2016.

Motion to approve by: Father Lefebvre
Second by Commissioner Kimbrough
All in Favor
The Chair declared the Resolution passed

The following resolution was introduced by Father Lefebvre, read in full and considered. Mr. Longo provided background and explanation

01-16-03 Authorization for Albany Housing Authority to enter into certain agreements and documents in connection with an award of New York State Environmental Facilities Corporation Green Innovation Grant Program funds for the Ida Yarbrough homes redevelopment

Motion to approve by: Commissioner Kimbrough
Second by Commissioner Bobb-Semple
All in Favor
The Chair declared the Resolution passed

5. Reports of Committees: There were no committee reports. Commissioner Bobb-Semple asked that each committee meet before the next meeting of the full board. All agreed this would be appropriate and the Chair directed the Executive Director to have staff schedule a meeting of each committee.
6. Unfinished Business: None
7. New Business: None
8. Report of the Executive Secretary
 - A. Monthly Management Report

Mr. Longo reported on the following:

 - The closing on phase 1 of the Ida Yarbrough Redevelopment is now scheduled for March 2nd.
 - The application to HCR for funding Phase 2 of the Ida Yarbrough Reconstruction is to be submitted at the next invitation.
 - We are in the process of completing the Annual Plan. One of the important new provisions will be a policy limiting the length of time a resident will be permitted to remain in subsidized housing after they exceed the income eligibility level. Details are to be worked out and subject to a public hearing.
 - We are continuing efforts to enlist landlords from “non-impacted” areas to participate in Section 8.
 - The roll-out of the smoke free policy has been well received, with very little objection from the residents.
 - AHA will host a film series as part of AHA’s participation in Black History Month
 - The conversion of the Pay roll function to ADP has gone very smoothly
 - West Hill is an area of interest for future development. We are partnering with the City to pay for a Master Plan.

- We have been considering AHA's options as the current owners of Bleeker Terrace negotiates with the City to pay off the original construction loan (HIDAG)
- We are arranging for an independent study to evaluate the CSCC

B. Monthly Financial Report

Ms. D'Arbeau reviewed the financial report graphs and responded to questions from the Commissioners

C. Personnel Report

Nothing to report

D. Items for Advise and Discussion

- Bank Balance as of 1/19/2016

9. Adjournment – The Chair determined there was no further business to be discussed. Father Lefebvre moved to adjourn; Commissioner Mitchell seconded; all approved and the meeting was declared adjourned at 2:15 p.m.

BOARD TRAINING SESSION:

Saturday, February 6, 2016 @ 10:00 a.m.
200 South Pearl Street, Albany, New York 12202

NEXT MEETING:

Tuesday, February 9, 2016 @ 2:30 p.m.
200 South Pearl Street, Albany, New York 12202