

**ALBANY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS REGULAR MEETING  
TUESDAY, JANUARY 23rd, 2024, at 3:00 P.M.**

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**Meet called to order at 3:13pm by Chairman Whalen**

		<u>Present</u>	<u>Absent</u>
1.	Roll Call		
	• Michael Whalen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	• Kelly Kimbrough	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	• Mark Bobb-Semple	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	• Pastor David Traynham	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	• Linda Mallory Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	• Rosetta Scott	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Staff: Chiquita D’Arbeau, Brian Kremer, Cheyanne Spoto, Erik Ross, and Marjorie Gaylo

2. Community Forum- (No Speakers)

3. Approval of the Minutes

A. December 12, 2023, Meeting Minutes

*Commissioner Bobb-Semple made a motion to approve; Vice Chair Kimbrough seconded. All Commissioners present voted in favor. The December 12<sup>th</sup> meeting minutes were approved.*

4. Action Items

A. 01-24-01- Election of Chairman and Vice-Chairman

*Commissioner Kimbrough made a motion to approve & nominate Michael Whalen as Chairman; Commissioner Scott seconded. All Commissioners present voted in favor. Mr. Whalen was elected as Chairman for 2024.*

*Chairman Whalen made a motion to nominate Kelly Kimbrough as Vice Chairman; Commissioner Bobb-Semple seconded. All Commissioners present voted in favor. Mr. Kimbrough was elected as Vice Chairman for 2024.*

B. 01-24-02- Renewal of Chiquita D’Arbeau as Contracting Officer of the Albany Housing Authority for 2024

*Chairman Whalen made a motion to nominate Chiquita D'Arbeau as Contracting Officer of the Albany Housing Authority for 2024; Vice Chair Kimbrough seconded. All Commissioners present voted in favor. Chiquita D'Arbeau was elected as Contracting Officer of the Albany Housing Authority for 2024.*

C. Executive Session

*Commissioner Kimbrough made a motion to go into Executive session. Commissioner Bob-Semple seconded. All Commissioners present voted in favor.*

D. 01-24-03- A Resolution setting the salary of the Executive Director and granting the Executive Director a one-time lump payment.

*Chairman Whalen made a motion to approve; Commissioner Bob-Semple seconded. All Commissioners present voted in favor. Motion passed.*

5. Committee Reports

*Chairman Whalen requested that the Personnel Committee begin meeting regularly.*

6. Report of Executive Secretary

*Executive Secretary D'Arbeau provided development updates on 20 Rensselaer and extended an invitation to the board to visit the renovated units, specifically the Geothermal units. The first family is scheduled to move in next week. Invitations for the ribbon-cutting ceremony will be sent when a date is determined.*

*Phase 2 of Steamboat Square (3 towers and townhomes) has been approved .*

*Ida North ribbon-cutting ceremony is planned for spring or summer. Unit tours to be included. Community room, office, and shop of 260-270 N. Pearl are almost complete.*

*Rad conversion for South End II has been approved. There is no construction associated with this project. Expected to be closed in approximately a month.*

*Lark Drive /PNC balloon payment due in March was renegotiated using a bridge loan.*

*Discussed efforts being made to collect rental arrears. Currently waiting on approximately \$800,000 of ERAP funds. General Counsel, Brian Kremer provided additional supporting information relating to ERAP processes and requirements.*

*Black History Film Series event. Flyer and calendar invite will be sent to Commissioners.*

*Staff has begun the process of updating the Annual Plan. When the draft is completed, it will be submitted for review.*

- A. Monthly Financial Report (Attached)
- B. Operations Report (Attached)
- C. Collections Report (Attached)
- D. For Cause Lease Enforcement Report (Attached)
- E. Programs and Support Services Report (Attached)
- F. Personnel Report (Attached)

7. Executive Session

8. Adjournment

*Chairman Whalen made a motion to adjourn the meeting. Vice Chair Kimbrough seconded. All Commissioners present voted in favor. The meeting was adjourned at 3:49pm.*