

**ALBANY HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, FEBRUARY 13TH, 2024, at 3:00 P.M.**

Meet called to order at 3:10pm by Chairman Whalen

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

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

2. Community Forum- (No Speakers)

3. Approval of the Minutes

A. January 23, 2024, Meeting Minutes

Commissioner Traynham made a motion to approve; Vice Chair Kimbrough seconded. All Commissioners present voted in favor. The January 23rd meeting minutes were approved.

4. Action Items

A. 02-24-04- Resolution authorizing a Bridge Loan for Capital Woods Apartments and authorizing the Executive Director to sign all documents related thereto.

Executive Secretary D’Arbeau provided bridge loan negotiations update and confirmed that an agreement has been reached. General Counsel Kremer provided an overview on bridge loan agreement and terms.

Commissioner Traynham made a motion to approve; Commissioner Scott seconded. All Commissioners present voted in favor. Motion passed.

- B. 02-24-05-Resolution approving the proposed sale of Real Property known as Patroon Street Apartments and authorizing the Executive Director to sign a purchase and sale agreement for same.

Executive Secretary D'Arbeau provided a brief synopsis of the sale agreement and objectives.

Chairman Whalen suggested that a portion of the proceeds from the sale be applied towards the Bridge Loan for Capital Woods Apartments.

General Counsel Kremer discussed financing outlook and expectations.

Vice-Chair Kimbrough made a motion to approve; Commissioner Traynham seconded. All Commissioners present voted in favor. Motion passed.

- C. 02-24-06- Resolution authorizing the Write-Off of certain Collection Losses

Executive Secretary D'Arbeau shared an update on rent payments successfully made since the pandemic and emphasized that it does not satisfy losses. Incoming ERAP (Emergency Rental Assistance Program) payment confirmed. Board to be provided reports on a quarterly basis.

Executive Secretary D'Arbeau provided a statement on discussions had on Lobby Day and with the legislative body of NYS Public Housing Directors Association who are advocating and ensuring that collections accounts are handled accordingly.

Vice-Chair Kimbrough made a motion to approve; Commissioner Traynham seconded. All Commissioners present voted in favor. Motion passed.

5. Executive Session

6. Committee Reports

Commissioner Bobb-Semple provided update on community events (e.g. Black History Month Film Series and Elections).

7. Report of Executive Secretary

Executive Secretary D'Arbeau discussed participation in the Wellness Fair at Giffen Elementary School.

Executive Secretary D'Arbeau provided an update on the Board Advisement for Southend LLC.

Executive Secretary D'Arbeau discussed APD partnership to continue enforcing trespassing activities, repeated offenders, and prioritizing the safety of all residents and staff members.

- A. Monthly Financial Report
 - B. Operations Report
 - C. Collections Report
 - D. For Cause Lease Enforcement Report
 - E. Programs and Support Services Report
 - F. Personnel Report
8. Executive Session
9. Adjournment

Chairman Whalen made a motion to adjourn the meeting. Commissioner Traynham seconded. All Commissioners present voted in favor. The meeting was adjourned at 3:57pm.