

**ALBANY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS REGULAR MEETING  
TUESDAY, MARCH 12TH, 2024, at 3:00 P.M.**

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**Meet called to order at 3:06pm by Chairman Whalen**

		<u>Present</u>	<u>Absent</u>	<u>Late</u>
1.	Roll Call			
	• Michael Whalen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Kelly Kimbrough	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Mark Bobb-Semple (3:15pm)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	• Pastor David Traynham (Virtual)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	• Linda Mallory Mitchell (3:25pm)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	• Rosetta Scott	<input checked="" type="checkbox"/>	<input 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. February 13<sup>th</sup>, 2024, Meeting Minutes

*Commissioner Bobb-Semple made a motion to approve; Vice Chair Kimbrough seconded. All Commissioners present voted in favor. The February 13<sup>th</sup> meeting minutes were approved.*

4. Action Items

A. 03-24-07- Resolution approving a contract with Rida Architecture, PLLC for

Architectural and Interior Design Services for the kitchen renovations at

Westview Apartments in the total amount of \$82,5000.00.

*Commissioner Mallory Mitchell made a motion to approve; Commissioner Bobb-Semple seconded. All Commissioners present voted in favor. Motion passed.*

- B. 03-24-08 - Resolution approving a contract for energy efficiency audit services at multiple sites.

*Commissioner Bobb-Semple made a motion to approve; Commissioner Mallory Mitchell seconded. All Commissioners present voted in favor. Motion passed.*

5. Committee Reports

*Chairman Whalen addressed timely participation of all Board Members. A suggestion to change the Board Meeting time from 3:00pm to 3:30pm was made to ensure a quorum is present. Chairman Whalen also requested for the meeting minutes to have a column added that will accurately reflect lateness. Ad hoc vote requested by Chairman Whalen. Commissioner Mallory Mitchell made a motion to approve; Vice Chair Kimbrough seconded. All Commissioners present voted in favor.*

*Vice Chair Kimbrough inquired on the open seat for Tenant Commissioner. General Counsel Kremer provided insight on the Board of Commissioners state laws and confirmed a special election can be conducted to appoint another Tenant Commissioner. Executive Secretary D'Arbeau discussed campaigning efforts and election plans for October.*

*Commissioner Bobb-Semple provided update on community events (e.g. The Bonner Program, In Our Own Voices Meet & Greet Event, NYS OCM Workshop, & Black History Film Series).*

6. Report of Executive Secretary

A. Monthly Financial Report

B. Board Advisement

*Executive Secretary D'Arbeau discussed approval of all Component Unit 2024 Operating budgets by Investor Partners and AHA Management.*

C. Operations Report

D. Collections Report

E. For Cause Lease Enforcement Report – Presented by Brian Quinn – Director of Security

1. Crime Analysis Report 2022

2. Crime Analysis Report 2023

*Commissioner Bobb-Semple suggested the increase of camera installation and monitoring throughout developments. Director of Security discussed safety measures and partnerships with Albany Police Department in place to address quality of life concerns. Executive Secretary D'Arbeau shared financial implications and sustainability outcome. Chairman Whalen reinforced statements made by Executive Secretary D'Arbeau and emphasized privacy protection.*

F. Programs and Support Services Report

G. Personnel Report

## 7. 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 3:58pm.*