

# BOARD OF COMMISSIONERS MEETING MINUTES

TUESDAY MAY 13TH, 2025

3:30 PM

AHA BOARD ROOM

## Opening

The meeting was called to order by Vice Chairman Kelly Kimbrough at 3:32pm.

### Commissioners in attendance:

Vice-Chairperson Kelly Kimbrough  
Commissioner Mark Bobb-Semple  
Commissioner Linda Mallory-Mitchell  
Commissioner David Traynham

### Commissioners absent or excused:

Chairman Michael Whalen -Excused  
Commissioner Rosetta Scott-Excused

### Also in attendance:

Chiquita D'Arbeau, Executive Director  
Brian Kremer, General Counsel

## Community Forum

No members of the community spoke, but a letter from Dara Sims was entered into the record.

## Action Items

The Board of Commissioners took action on the following items:

A motion to approve the minutes of the April 8, 2025 meeting was made by Commissioner Bobb-Semple and seconded by Commissioner Mallory-Mitchell. All Commissioners in attendance voted in favor and the minutes were approved as written.

05-25-09- Resolution authorizing Albany Housing Authority to accept certain affordable housing program funds and make a loan of such funds to Steamboat 20 LLC for the benefit of the Steamboat Square Revitalization Phase 1 project.

The resolution was presented by Mr. Kremer. The resolution was explained and a short discussion ensued.

A motion to approve the resolution was made by Commissioner Bobb-Semple and seconded by Commissioner Mallory-Mitchell. All Commissioners in attendance voted in favor. The resolution was approved.

05-25-10-Resolution authorizing Albany Housing Authority to acquire by assignment of investor member and special member interest in Swan Street Mixed Use LLC.

The resolution was presented by Mr. Kremer. The resolution was explained and a short discussion ensued.

A motion to approve the resolution was made by Commissioner Bobb-Semple and seconded by Commissioner Mallory-Mitchell. All Commissioners in attendance voted in favor. The resolution was approved.

05-25-11-Resolution authorizing Albany Housing Authority to acquire by assignment of investor member and special member interest in Swan Street Homes LLC.

The resolution was presented by Mr. Kremer. The resolution was explained and a short discussion ensued.

A motion to approve the resolution was made by Commissioner Bobb-Semple and seconded by Commissioner Mallory-Mitchell. All Commissioners in attendance voted in favor. The resolution was approved.

05-25-12-Resolution approving a contract with Skillcloud Consulting Group for payroll administration.

The resolution was presented by Ms. D'Arbeau. The resolution was explained, questions were asked and a short discussion ensued.

A motion to approve the resolution was made by Commissioner Bobb-Semple and seconded by Commissioner Mallory-Mitchell. All Commissioners in attendance voted in favor. The resolution was approved.

05-25-13-Resolution approving a contract with HMA contracting Corp. for repaving at Nutgrove Garden Apartments.

The resolution was presented by Ms. D'Arbeau. The resolution was explained and a short discussion ensued.

A motion to approve the resolution was made by Commissioner Traynham and seconded by Commissioner Bobb-Semple. All Commissioners in attendance voted in favor. The resolution was approved.

05-25-14-Resolution approving the extension and modification of a contract with Nan McKay and Associates, Inc. for case management services for the Housing Choice Voucher Programs and authorizing the Executive

Director to execute an agreement and related documents regarding the same.

The resolution was presented by Ms. D'Arbeau. The resolution was explained and a short discussion ensued, including the impact of potential reductions in funding from the federal government.

A motion to approve the resolution was made by Commissioner Bobb-Semple and seconded by Commissioner Mallory-Mitchell. All Commissioners in attendance voted in favor. The resolution was approved.

05-25-15-Resolution approving a contract with the Sherwin-Williams company for flooring installation services throughout the properties.

The resolution was presented by Mr. Kremer. The resolution was explained and a short discussion ensued.

A motion to approve the resolution was made by Commissioner Traynham and seconded by Commissioner Bobb-Semple. All Commissioners in attendance voted in favor. The resolution was approved.

## Advisement

Ms. D'Arbeau updated the Board on several security related issues. A short discussion ensued.

## Internal Reporting

Ms. D'Arbeau provided a brief update on the various reports provided to the Board, including the monthly financial report, vacancy report, operations report, and collections/vacancy report.

Commissioner Bobb-Semple commended Ms. D'Arbeau and Authority staff assigned to the Resource Center and a brief conversation regarding the services provided by the Resource Center ensued.

Ms. D'Arbeau explained the outreach efforts made by employees of the Resource Center to tenants falling behind in the payment of rent and provided a success story of a participant in the FSS program.

Vice Chairperson Kimbrough provided information regarding National Night Out and a short discussion ensued.

Commissioner Traynham inquired regarding the status of rent collections and Ms. D'Arbeau provided a response.

A brief discussion explaining that the Authority is distinct from the City of Albany occurred.

## Closing

A motion was made by Commissioner Bobb-Semple to adjourn. The motion was seconded by Commissioner Traynham. All Commissioners in attendance voted in favor. The meeting was adjourned at 4:16pm.