

BOARD OF COMMISSIONERS MEETING MINUTES

JUNE 10, 2025

3:30 PM

AHA BOARD ROOM

MEETING CALLED BY:

Chairman Michael Whalen
At 3:34 PM

TYPE OF MEETING:

Regular Meeting

STAFF:

Chiquita D'Arbeau
Brian Kremer
Branden Underwood
Frances Chiaretta-Smith

Michael Whalen, Kelly Kimbrough, Pastor David Traynham, Mark Bobb-Semple, Linda Mallory-Mitchell

ABSENT/EXCUSED:

Rosetta Scott (E)

MINUTES

COMMUNITY FORUM

No members of the community spoke.

AGENDA ITEM:

Approval of Minutes of May, 2025 Meeting

PRESENTER:

Michael Whalen

DISCUSSION:

None

CONCLUSIONS:

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

AGENDA ITEM:

06-25-16- A RESOLUTION APPROVING A
CONTRACT WITH MASTERSEAL OF ALBANY, INC.
FOR THE REPLACEMENT OF WINDOWS AT 620, 624
AND 628 THIRD STREET

PRESENTER:

Chiquita D'Arbeau

DISCUSSION:

Ms. D'Arbeau provided the background on the resolution as requested by the Board.

CONCLUSIONS:

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

AGENDA ITEM:

06-25-17- RESOLUTION AUTHORIZING THE WRITE OFF OF CERTAIN COLLECTION LOSSES

PRESENTER:

Chiquita D'Arbeau

DISCUSSION:

Ms. D'Arbeau provided the background on the resolution as requested by the Board. AHA CFO Brandon Underwood detailed the financial strategy. A short conversation regarding the budgetary impact of the motion ensued.

CONCLUSIONS:

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

AGENDA ITEM:

06-25-18- RESOLUTION APPROVING BUDGETS FOR PATROON STREET APARTMENTS HOUSING DEVELOPMENT FUND CORP. AND LARK DRIVE ASSOCIATES LP FOR THE YEAR ENDING JUNE 30, 2026

PRESENTER:

Chiquita D'Arbeau

DISCUSSION:

Ms. D'Arbeau provided the background on the resolution as requested by the Board. A short conversation ensued.

CONCLUSIONS:

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

AGENDA ITEM:

06-25-19- RESOLUTION APPROVING A FEDERAL AND CENTRAL OFFICE COST CENTER BUDGET FOR THE YEAR ENDING JUNE 30, 2026

PRESENTER:

Chiquita D'Arbeau

DISCUSSION:

Ms. D'Arbeau provided the background on the resolution as requested by the Board. AHA CFO Brandon Underwood detailed the financial strategy. A short conversation regarding the budgetary impact of the motion ensued.

CONCLUSIONS:

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



ADVISEMENT:

Commissioner Bobb-Semple gave a recap of his participation with Resource Center efforts and food distribution.

Ms. D'Arbeau provided an update on AHA Section 8 and building office hours effective July 7, 2025.

Ms. D'Arbeau provided gave a brief overview of high vacancy rates at Townsend property.

INTERNAL REPORTING

1. Monthly Financial & Vacancy Report
 2. Operations Report
 3. Collections & Vacancy Report
 4. Programs and Support Services Report
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ADJOURNMENT

Vice Chair Kimbrough made a motion to adjourn; Commissioner Bobb-Semple seconded. All Commissioners present voted in favor. The meeting adjourned at 3:43 PM.