

BOARD OF COMMISSIONERS MEETING MINUTES

SEPTEMBER 9TH, 2025

3:38 PM

AHA BOARD ROOM

MEETING CALLED BY:

Chairman Michael Whalen
At 3:38 PM

TYPE OF MEETING:

Regular Meeting

STAFF:

Chiquita D'Arbeau
Brian Kremer
Cheyanne Spoto

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

ABSENT/EXCUSED:

None

MINUTES

COMMUNITY FORUM

Sandra Eilets spoke.

AGENDA ITEM:

Approval of Minutes of August 2025 Meeting

PRESENTER:

Michael Whalen

DISCUSSION:

None

CONCLUSIONS:

Commissioner Michael Whalen made a motion to approve; Commissioner Mark Bobb-Semple seconded. All Commissioners present voted in favor. Motion passed.

AGENDA ITEM:

09-25-27 - A RESOLUTION APPROVING A
CONTRACT WITH BEST PAVING & SEALCOATING,
INC. FOR REPAVING AT ROBERT WHALEN HOMES

PRESENTER:

Chiquita D'Arbeau

DISCUSSION:

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

CONCLUSIONS:

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

AGENDA ITEM:

09-25-28 - A RESOLUTION AUTHORIZING THE CONVEYANCE OF 61 FOURTH AVENUE, 239, 241, 243, 245 AND 247 GREEN STREET AND 52 PLUM STREET TO THE CITY OF ALBANY AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE DEED AND ANY ANCILLARY DOCUMENTS IN FURTHERANCE OF THE TRANSACTION

PRESENTER:

Chiquita D'Arbeau

DISCUSSION:

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

CONCLUSIONS:

Commissioner Linda Mallory-Mitchell made a motion to approve; Commissioner Kelly Kimbrough seconded. All Commissioners present voted in favor. Motion passed.

AGENDA ITEM:

09-25-29 - A RESOLUTION APPROVING A TEMPORARY CONTRACT WITH NAN MCKAY AND ASSOCIATES, INC. FOR ANNUAL AND INTERIM RECERTIFICATION SERVICES FOR ALBANY HOUSING AUTHORITY'S HOUSING PROGRAMS AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT AND RELATED DOCUMENTS REGARDING SAME

PRESENTER:

Chiquita D'Arbeau

DISCUSSION:

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

CONCLUSIONS:

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

AGENDA ITEM:

A motion was made for the board to approve the hiring of outside counsel in an amount not to exceed \$2,500 for the negotiation and drafting of a contract for the continued employment of the current Executive Director

PRESENTER:

Commissioner Michael Whalen



DISCUSSION:

Commissioner Whalen provided the background for the request.

CONCLUSIONS:

Commissioner Mark Bobb-Semple asked for a vote to approve motion; Commissioner Mark Bobb-Semple seconded. All Commissioners present voted in favor. Motion passed.

ADVISEMENT:

Ms. D'Arbeau provided a recap of Steamboat Phase II, the RAD conversion commitment and the pilot project and building permits associated with the property. The last resident meeting has been scheduled.

She reviewed the recent Lincoln Park Project press conference, discussed ongoing community event efforts and made mention of the new AHA Director of Security, Michael Basile.

Commissioner David Traynham made a motion for an executive session regarding a private Section 8 client matter. Commissioner Mark Bobb-Semple seconded. All Commissioners present voted in favor. Motion passed.

Commissioner Mark Bobb-Semple made a subsequent motion to adjourn immediately following the executive session. Commissioner Kelly Kimbrough seconded. All Commissioners present voted in favor. Motion passed.

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

Commissioner Bobb-Semple made a motion to adjourn; Commissioner Kelly Kimbrough seconded. All Commissioners present voted in favor. The meeting adjourned at 4:12 PM.