

BOARD OF COMMISSIONERS MEETING MINUTES

DECEMBER 9TH, 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
Frances Chiaretta-Smith
Brian Kremer
Brendan Bannigan

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

ABSENT/EXCUSED:

MINUTES

COMMUNITY FORUM

Speaker Andrea Wilkinson originally scheduled did not attend

AGENDA ITEM:

Approval of Minutes of November 2025 Meeting

PRESENTER:

Michael Whalen

DISCUSSION:

None

CONCLUSIONS:

Commissioner Michael Whalen made a motion to approve; Commissioner Kelly Kimbrough seconded. All Commissioners present voted in favor. Motion passed.

AGENDA ITEM:

Executive Session

PRESENTER:

Chairman Michael Whalen

DISCUSSION:

Commissioner Michael Whalen made a motion to enter into executive session to discuss the employment history of a particular person. Commissioner David Traynham seconded. All Commissioners present voted in favor. Motion passed.

CONCLUSIONS:

AGENDA ITEM:

12-25-35 – RESOLUTION AWARDDING A CONTRACT TO FOWLER ROUTE COMPANY, INC. FOR LAUNDRY ROOM EQUIPMENT/SERVICES 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 Linda Mallory-Mitchell seconded. All Commissioners present voted in favor. Motion passed.

AGENDA ITEM:

12-25-36 - RESOLUTION AUTHORIZING APPROVING THE ALBANY HOUSING AUTHORITY TO ENTER AN OPTION AGREEMENT TO PURCHASE THE 1-2 LINCOLN SQUARE, 15 AND 25 WARREN STREET AND 30 PARK AVENUE WITH METROPOLITAN REALTY GROUP, LLC

PRESENTER:

Chiquita D'Arbeau
Brendan Bannigan

DISCUSSION: Ms. D'Arbeau and Mr. Bannigan 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:

12-25-37 - RESOLUTION ESTABLISHING THE TERMS AND CONDITIONS OF EMPLOYMENT OF THE EXECUTIVE DIRECTOR OF ALBANY HOUSING AUTHORITY

PRESENTER:

Chairman Michael Whalen

DISCUSSION: Chairman Whalen provided the background on the resolution as requested by the Board.

CONCLUSIONS: Commissioner David Traynham made a motion to approve; Commissioner Linda Mallory-Mitchell seconded. All Commissioners present voted in favor. Motion passed.

ADVISEMENT:

Board Advisement- Comp Unit 2026 Operating Budgets have been approved by AHA Management and sent to Investor Partners where required.

These Properties Consist of: Swan Street Lofts, Swan Street Homes, Swan Mixed Use, Ida Phase I, Ida Phase II, Ida IV, Southend, Southend II, Southend III, Creighton Storey, Nutgrove, Steamboat 20

INTERNAL REPORTING

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

ADJOURNMENT

Commissioner Linda Mallory-Mitchell made a motion to adjourn; Commissioner Mark Bobb-Semple seconded. All Commissioners present voted in favor. The meeting adjourned 4:40pm