



ALBANY HOUSING
AUTHORITY

Board of Commissioners Meeting Minutes

Tuesday January 13th, 2026

3:30pm

AHA Boardroom

MEETING CALLED BY: Chairman Michael Whalen at 3:36 pm
TYPE OF MEETING: Regular Meeting
STAFF: Chiquita D'Arbeau; Frances Chiaretta-Smith; Brian Kremer;
Nate Pendelton
BOARD: Michael Whalen, Pastor David Traynham, Mark Bobb-Semple,
Linda Mallory-Mitchell, Kelly Kimbrough, Stacy Whineglass
ABSENT/EXCUSED: None

MINUTES

COMMUNITY FORUM: No requests

AGENDA ITEM:

- Approval of the December 9th, 2025, AHA Board of Commissioners Meeting Minutes
 - 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.
- Election of Chairperson
 - Presenter: Michael Whalen opened the floor for nominations. Mr. Whalen was nominated to serve as Chairperson by Commissioner David Traynham and the nomination was seconded by Commissioner Kelly Kimbrough. There were no other nominations.
 - Conclusions: All Commissioners present voted to elect Mr. Whalen as Chairperson.
- Election of Vice-Chairperson

- Presenter: Michael Whalen opened the floor for nominations. Mr. Kimbrough was nominated to serve as Vice-Chairperson by Commissioner Michael Whalen and the nomination was seconded by Commissioner Linda Malory-Mitchell. There were no other nominations.
- Conclusions: All Commissioners present voted to elect Mr. Kimbrough as Vice-Chairperson.
- **01-26-01- RESOLUTION APPOINTING CHIQUITA D'ARBEAU AS CONTRACTING OFFICER FOR ALBANY HOUSING AUTHORITY**
 - Presenter: Michael Whalen
 - Discussion: Chairman Whalen provided the background on the resolution as requested by the Board.
 - Conclusions: Commissioner Linda Malory-Mitchell made a motion to approve; Commissioner Mark Bobb-Semple seconded. All Commissioners present voted in favor. Motion passed.
- **01-26-02- RESOLUTION RATIFYING THE TERMS OF A MEMORANDUM OF AGREEMENT BETWEEN ALBANY HOUSING AUTHORITY AND THE CIVIL SERVICE EMPLOYEES ASSOCIATION**
 - Presenter: Chiquita D'Arbeau
 - Discussion: Ms. D'Arbeau provided the background on the resolution as requested by the Board.
 - Conclusions: Commissioner Kelly Kimbrough made a motion to approve; Commissioner Linda Malory-Mitchell seconded. All Commissioners present voted in favor. Motion passed.
- **01-26-03- RESOLUTION RATIFYING THE TERMS OF A MEMORANDUM OF UNDERSTANDING BETWEEN ALBANY HOUSING AUTHORITY AND THE PUBLIC EMPLOYEES FEDERATION**
 - 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.
- **01-26-04- RESOLUTION INCREASING THE SALARY OF NON-REPRESENTED EMPLOYEES**
 - Presenter: Chiquita D'Arbeau
 - Discussion: Ms. D'Arbeau provided the background on the resolution as requested by the Board.



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- Conclusions: Commissioner Linda Malory-Mitchell made a motion to approve; Commissioner David Traynham seconded. All Commissioners present voted in favor. Motion passed.
- **01-26-05- RESOLUTION ADOPTING A COMPUTER AND NETWORK SECURITY ACCESS POLICIES GUIDEBOOK FOR EMPLOYEES OF THE ALBANY HOUSING AUTHORITY**
 - Presenter: Chiquita D'Arbeau
 - Discussion: Ms. D'Arbeau provided the background on the resolution as requested by the Board.
 - Conclusions: Commissioner David Traynham made a motion to approve; Commissioner Linda Malory-Mitchell seconded. All Commissioners present voted in favor. Motion passed.

ADVISEMENT

- New Tenant Commissioner Stacy Whineglass was introduced to the Board
- New Dr. Of Security Nate Pendelton was introduced to the Board
- Chiquita D'Arbeau shared upcoming housing conference schedule with the Board

INTERNAL REPORTING

- Monthly Financial & Vacancy Report
- Operations Report
- Collections & Vacancy
- Programs & Supportive Services
- Lease Enforcement

ADJOURNMENT

Commissioner Mark Bobb-Semple made a motion to adjourn; Commissioner Linda Malory-Mitchell seconded. All Commissioners present voted in favor. The meeting adjourned 4:28pm