



ALBANY HOUSING
AUTHORITY

Board of Commissioners Meeting Minutes

Tuesday May 12th, 2026

3:30pm

AHA Boardroom

MEETING CALLED BY: Chairman Michael Whalen at 3:34 pm
TYPE OF MEETING: Regular Meeting
STAFF: Brian Kremer; Frances Chiaretta-Smith;
BOARD: Michael Whalen; Pastor David Traynham; Mark Bobb-Semple; Linda Mallory-Mitchell; Stacy Whineglass
ABSENT/EXCUSED: Chiquita D'Arbeau; Kelly Kimbrough

MINUTES

COMMUNITY FORUM: None

AGENDA ITEM:

- Approval of April 14th, 2025, AHA Board of Commissioners Meeting Minutes
 - Presenter: Chairman Michael Whalen
 - Discussion: None
 - Conclusions: Commissioner Mark Bobb-Semple made a motion to approve; Commissioner Linda Mallory-Mitchell seconded. All Commissioners present voted in favor. Motion passed.
- 05-26-22- RESOLUTION APPROVING A CONTRACT WITH COUNTY WASTE AND RECYCLING SERVICE, INC. FOR REFUSE AND SINGLE STREAM RECYCLING SERVICES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT AND RELATED DOCUMENTS REGARDING SAME
 - Presenter: Brian Kremer
 - Discussion: Brian Kremer provided the background on the resolution as requested by the Board.
 - Conclusions: Commissioner Stacey Whineglass made a motion to approve; Commissioner Mark Bobb-Semple seconded. All Commissioners present voted in favor. Motion passed.
- 05-26-23- RESOLUTION APPROVING THE SALE OF 73 AND 83 BROAD STREET IN THE CITY OF ALBANY
 - Presenter: Brian Kremer

- Discussion: Brian Kremer provided the background on the resolution as requested by the Board.
- Commissioner Mark Bobb-Semple recused himself from the vote due to his board affiliation with the Land Bank who seeks to purchase the property.
- Conclusions: Commissioner Stacey Whineglass made a motion to approve; Commissioner David Traynham seconded. All Commissioners present voted in favor. Motion passed.
- 05-26-24- A RESOLUTION APPROVING A CONTRACT WITH BEST PAVING & SEALCOATING, INC. FOR REPLACEMENT OF PAVEMENT AT WESTVIEW HOMES
 - Presenter: Brian Kremer
 - Discussion: Brian Kremer 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.
- 05-26-25- A RESOLUTION APPROVING A CONTRACT WITH MASTERSEAL OF ALBANY, INC. FOR REPLACEMENT OF FINISHES IN THE COMMON AREAS OF TOWNSEND PARK HOMES
 - Presenter: Brian Kremer
 - Discussion: Brian Kremer 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.
- 05-26-26- RESOLUTION APPROVING TEMPORARY CONTRACTS WITH NAN MCKAY AND ASSOCIATES, INC. FOR ANNUAL AND INTERIM RECERTIFICATION SERVICES FOR HOUSING PROGRAMS AND CASE MANAGEMENT SERVICES FOR HOUSING CHOICE VOUCHER PROGRAMS AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AGREEMENTS AND RELATED DOCUMENTS REGARDING SAME
 - Presenter: Brian Kremer
 - Discussion: Brian Kremer provided the background on the resolution as requested by the Board.
 - Conclusions: Commissioner Stacey Whineglass made a motion to approve; Commissioner Linda Mallory-Mitchell seconded. All Commissioners present voted in favor. Motion passed.

ADVISEMENT

- None

INTERNAL REPORTING

- Monthly Financial & Vacancy Report



ALBANY HOUSING
AUTHORITY

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

Commissioner Bobb-Semple made a motion for an executive session. Commissioner Stacy Whineglass 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 David Traynham seconded. All Commissioners present voted in favor. Motion passed.

ADJOURNMENT

Meeting adjourned at 4:08 pm