



Board of Commissioners Meeting Minutes

Tuesday September 8th, 2026

3:30pm

AHA Boardroom

MEETING CALLED BY: Chairman Michael Whalen at 3:30 pm
TYPE OF MEETING: Regular Meeting
STAFF: Chiquita D'Arbeau; Brian Kremer; Frances Chiaretta-Smith
BOARD: Michael Whalen; Kelly Kimbrough; Pastor David Traynham; Mark Bobb-Semple; Linda Mallory-Mitchell; Stacy Whineglass

ABSENT/EXCUSED:

COMMUNITY FORUM: None

Visitor in attendance: None

AGENDA ITEM:

- Approval of August 11th, 2026 AHA Board of Commissioners Meeting Minutes
 - Presenter: Chairman Michael Whalen
 - Discussion: None
 - Conclusions: Commissioner David Traynham made a motion to approve; Commissioner Kelly Kimbrough seconded. All Commissioners present voted in favor. Motion passed.
- **09-26-36- A RESOLUTION APPROVING A CONTRACT FOR FIRE ALARM TESTING AND INSPECTION SERVICES AT VARIOUS PROPERTIES**
 - Presenter: Chiquita D'Arbeau
 - Discussion: Chiquita D'Arbeau 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.
- **09-26-37- A RESOLUTION AWARDED CONTRACTS FOR MAINTENANCE, REPAIR AND OPERATIONS SUPPLIES, EQUIPMENT AND RELATED PRODUCTS AND SERVICES**
 - Presenter: Chiquita D'Arbeau
 - Discussion: Chiquita D'Arbeau 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.
- **09-26-38- A RESOLUTION APPROVING A CONTRACT FOR WET SPRINKLER TESTING AND INSPECTION SERVICES AT VARIOUS PROPERTIES**
 - Presenter: Chiquita D'Arbeau
 - Discussion: Chiquita D'Arbeau 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.
- **09-26-39- A RESOLUTION APPROVING CHANGE ORDERS TO A CONTRACT WITH DEBRINO CAULKING ASSOCIATES, INC. FOR EXTERIOR STAIRCASE WORK AT SWAN STREET HOMES**
 - Presenter: Chiquita D'Arbeau
 - Discussion: Chiquita D'Arbeau 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.
- **09-26-40- RESOLUTION APPROVING THE SALE OF 301 CLINTON AVENUE IN THE CITY OF ALBANY**
 - Presenter: Chiquita D'Arbeau
 - Discussion: Chiquita D'Arbeau 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

INTERNAL REPORTING- Chiquita D'Arbeau provided the background and summary on all internal reporting.

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



Commissioner Michael Whalen made a motion to move to executive session. Commissioner David Traynham approved; Commissioner Stacey Whineglass seconded. All Commissioners present voted in favor.

Board returned from executive session at 4:01pm.

ADJOURNMENT

Commissioner Linda Mallory-Mitchell made a motion to adjourn; Commissioner Stacey Whineglass seconded. All Commissioners present voted in favor.

Meeting adjourned at 4:02 pm