ALBANY HOUSING
AUTHORITY

Board of Commissioners Meeting Minutes

Tuesday October 20th, 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; Pastor David Traynham; Mark Bobb-Semple; Linda Mallory-Mitchell; Stacy Whineglass
ABSENT/EXCUSED:	
COMMUNITY FORUM:	Kelly Kimbrough
Visitor in attendance:	None

AGENDA ITEM:

- Approval of September 8th, 2026 AHA Board of Commissioners Meeting Minutes
  - Presenter: Chairman Michael Whalen
  - Discussion: None
  - Conclusions: Commissioner Linda Mitchell made a motion to approve; Commissioner Stacey Whineglass seconded. All Commissioners present voted in favor. Motion passed.
- **10-26-41-** A RESOLUTION APPROVING A CONTRACT FOR HQS AND NSPIRE INSPECTION 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.
- **10-26-42-** A RESOLUTION AWARDING A CONTRACT FOR SUMMARY PROCEEDING LEGAL SERVICES TO GOLDBERGER AND KREMER
  - Presenter: Chiquita D'Arbeau
  - Discussion: Chiquita D'Arbeau provided the background on the resolution as requested by the Board.
  - Conclusions: Commissioner David Traynham made a motion to approve; Commissioner Stacey Whineglass seconded. All Commissioners present voted in favor. Motion passed.

- **10-26-43-** A RESOLUTION AWARDING A CONTRACT FOR MONEY JUDGMENT COLLECTION SERVICES TO ORDD LAW, LLP
    - 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.
- **10-26-44-** A RESOLUTION APPROVING CONTRACTS FOR SECURITY 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.
- **10-26-45-** A RESOLUTION AWARDING A CONTRACT FOR THE REPLACEMENT OF TELEPHONE EQUIPMENT
    - Presenter: Chiquita D'Arbeau
    - Discussion: Chiquita 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.
- **10-26-46-** A RESOLUTION APPROVING THE SALE OF 11 TEN BROECK STREET 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 Mark Bobb-Semple made a motion to approve; Commissioner Linda Mallory-Mitchell seconded. All Commissioners present voted in favor. Motion passed.
- **10-26-47-** A RESOLUTION APPROVING THE SALE OF 304-308 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 Mark Bobb-Semple made a motion to approve; Commissioner Linda Mallory-Mitchell seconded. All Commissioners present voted in favor. Motion passed.

ALBANY HOUSING
AUTHORITY

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 Mark Bobb-Semple seconded. All Commissioners present voted in favor.

ADJOURNMENT

Commissioner David Traynham made a motion to adjourn; Commissioner Stacey Whineglass seconded. All Commissioners present voted in favor.

Meeting adjourned at 4:27 pm