

1. Meeting Agenda

1.I. March 5, 2026 | Agenda/Active Calendar

Documents:

[26 AGENDA 0305.PDF](#)

2. Supporting Legislation

Legislation that is being introduced for the first time

2.I. March 5, 2026 | Supporting Legislation V4

Documents:

[260305 SUPPORTING LEGISLATION.PDF](#)

3. Active Legislation

Legislation that was previously introduced and is now being considered by the body

3.I. March 5, 2026 | Active Legislation

Documents:

[260305 ACTIVE LEGISLATION.PDF](#)

4. Majority Consent (MC)

5. Supporting Document

5.I. March 5, 2026 | Supporting Documents - Ordinance 4.31.26

Documents:

[4.31.26 - SUNSHINE SCHOOL LOT LINE ADJUSTMENT.PDF](#)  
[4.31.26 - SUNSHINE SCHOOL REZONE PROPOSED ZONING MAP - ZMA 0019.PDF](#)

5.II. March 5, 2026 | Supporting Documents - Commissioners Of Deeds

Documents:

[COMMISSIONER OF DEEDS RESOLUTION 2025-2026 - 03.05.26.PDF](#)

6. Minutes

6.I. March 5, 2026 | Caucus/Work Session Minutes

Documents:

[26 CAUCUS MINUTES 0305.PDF](#)

6.I.I. March 5, 2026 | Regular Meeting Minutes

Documents:

[26 MINUTES 0305.PDF](#)

7. Written Comment
8. Active Calendar



## AGENDA FOR THE REGULAR MEETING OF THE ALBANY COMMON COUNCIL

Thursday, March 5, 2026

The Common Council meets the first and third Monday of each month at 7:00 p.m. (note: when Monday falls on a legal holiday or day of special observance, the Council meeting is ordinarily moved to the following Thursday). This meeting will be held in the Common Council Chambers in City Hall and live streamed on Facebook. If we experience any technical difficulties on Facebook, the video will be streamed to YouTube. For more information on how to be heard please visit our website. If you wish to speak during the meeting or provide written comments, they must be received by 12noon on the day of the meeting. All comments are memorialized on our Facebook page, website, and are subject to FOIL.

YouTube: <https://www.youtube.com/@albanycommoncouncil>

Facebook: <https://www.facebook.com/albany.commoncouncil>

### ORDER OF BUSINESS:

Roll Call

Welcome

Pledge of Allegiance and Moment of Silence

Communications from the Mayor, Department Heads and City Officials

Public Hearings

Initial Public Comment Period (Maximum of 1 Hour)

Comments from Members

Presentation of Petitions

Approval of Minutes from Previous Meetings

Reports of Standing Committees

Reports of Ad Hoc Committees

Consideration of Vetoes

Consideration of Local Laws

Consideration of Ordinances

Consideration of Resolutions

Additional Public Comment (30 Minutes)

Miscellaneous or Unfinished Business

Adjournment

# Albany Common Council Active Calendar

Thursday, March 5, 2026

The Active Calendar is meant to indicate items which are anticipated to come up for action at the indicated Common Council meeting. Items on a committee agenda prior to the indicated Council meeting are included subject to committee action and recommendation. New items on the agenda for introduction, but which will not be acted upon on the evening of introduction is not included on the Active Calendar. This Calendar does not preclude the addition of items for action by Majority Consent of the Council. Items added by Majority Consent are those which were not available for the agenda within the required deadline but which cannot wait for the subsequent Council meeting for introduction and/or action.

<b>Legislation</b>	<b>Prime Sponsor</b>	<b>Subject</b>
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Local Laws Held D of 2026	Balarin	A LOCAL LAW AMENDING ARTICLE XXXVII OF THE CODE OF THE CITY OF ALBANY IN RELATION TO THE DEPARTMENT OF ADMINISTRATIVE SERVICES AND THE OFFICE OF CULTURAL AFFAIRS
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Pending Discussion at the Human Resources & Human Rights Committee Meeting on Wednesday, February 25, 2026

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Ordinances Held 1.21.26	Anane	AN ORDINANCE AMENDING CHAPTER 251 (PARKS AND RECREATION) AND CHAPTER 232 (STREETS AND SIDEWALKS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO COMPREHENSIVELY PROHIBITING SMOKING PRODUCTS AND LIMITING THEIR PROXIMITY TO AT-RISK POPULATIONS
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Pending Discussion at the Law, Buildings & Code Enforcement Committee Meeting on Tuesday, March 3, 2026

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Resolutions Introduced 13.31.26R	Farrell	A RESOLUTION COMMEMORATING MARCH OF 2026 AS WOMEN'S HISTORY MONTH AND HONORING THE EXTRAORDINARY CONTRIBUTIONS OF WOMEN TO THE CITY OF ALBANY
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**Local Laws Held**

**1 Balarin**

**\*Under Consideration\***

**Local Law D of 2026**

**A LOCAL LAW AMENDING ARTICLE XXXVII OF THE CODE OF THE CITY OF ALBANY IN  
RELATION TO THE DEPARTMENT OF ADMINISTRATIVE SERVICES AND THE OFFICE OF  
CULTURAL AFFAIRS**

**\*Referred to Human Resources & Human Rights | Discussion: 2/25/2026\***

## **Ordinances Introduced**

1 Adams

Ordinance 4.31.26

AN ORDINANCE AMENDING CHAPTER 375 OF THE CODE OF THE CITY OF ALBANY (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) BY CHANGING THE ZONING CLASSIFICATION OF A PORTION OF PARCELS CURRENTLY KNOWN AS 164 DELAWARE AVENUE AND PT. 164 DELAWARE AVENUE FROM LAND CONSERVATION (LC) TO MIXED-USE NEIGHBORHOOD EDGE (MU-NE) AND AMENDING THE ZONING MAP ACCORDINGLY

2 Balarin

Ordinance 5.31.26

AN ORDINANCE AMENDING CHAPTER 375 (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO ADJUSTING THE AFFORDABLE HOUSING REQUIREMENT AND ADDING EXCEPTIONS TO THE AFFORDABLE HOUSING REQUIREMENT

## **Ordinances Held**

**1 Anane**

**\*Under Consideration\***

**Ordinance 1.21.26**

**AN ORDINANCE AMENDING CHAPTER 251 (PARKS AND RECREATION) AND CHAPTER 232 (STREETS AND SIDEWALKS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO COMPREHENSIVELY PROHIBITING SMOKING PRODUCTS AND LIMITING THEIR PROXIMITY TO AT-RISK POPULATIONS**

**\*Referred to Law, Buildings & Code Enforcement | Discussion: 3/3/2026\***

**2 Balarin**

**Ordinance 3.22.26**

**AN ORDINANCE AMENDING CHAPTER 359 (VEHICLES AND TRAFFIC) OF PART II (GENERAL LEGISLATION) OF THE CODE OF THE CITY OF ALBANY BY ADDING A NEW CLAUSE RESTRICTING THE PARKING OF COMMERCIAL VEHICLES TO TWO COMMERCIAL VEHICLES PER BLOCK PER HOUSEHOLD OR BUSINESS**

**\*Referred to Planning, Economic Development & Land Use | Discussion: 3/9/2026\***

## **Resolutions Introduced**

**1 Farrell**

**\*Under Consideration\***

**Resolution 13.31.26R**

**A RESOLUTION COMMEMORATING MARCH OF 2026 AS WOMEN'S HISTORY MONTH AND HONORING THE EXTRAORDINARY CONTRIBUTIONS OF WOMEN TO THE CITY OF ALBANY**

**2 Zamer**

**Resolution 14.31.26R**

A RESOLUTION OF THE COMMON COUNCIL AMENDING THE CITY OF ALBANY CAPITAL RESOURCE CORPORATION'S CERTIFICATE OF INCORPORATION AUTHORIZING THE CONTINUATION OF THE AUTHORITY OF THE CITY OF ALBANY CAPITAL RESOURCE CORPORATION TO ISSUE OBLIGATIONS TO FINANCE PROJECTS TO BE UNDERTAKEN BY THE CORPORATION

**3 Balarin**

**Resolution 15.31.26R**

A RESOLUTION OF THE COMMON COUNCIL REAPPOINTING THOMAS MUELLER AS A MEMBER OF THE COMMISSION ON HUMAN RIGHTS

**COMMON COUNCIL OF THE CITY OF ALBANY**  
**SUPPORT LEGISLATION**  
**MARCH 5, 2026**

**ORDINANCES**

**4.31.26** AN ORDINANCE AMENDING CHAPTER 375 OF THE CODE OF THE CITY OF ALBANY (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) BY CHANGING THE ZONING CLASSIFICATION OF A PORTION OF PARCELS CURRENTLY KNOWN AS 164 DELAWARE AVENUE AND PT. 164 DELAWARE AVENUE FROM LAND CONSERVATION (LC) TO MIXED-USE NEIGHBORHOOD EDGE (MU-NE) AND AMENDING THE ZONING MAP ACCORDINGLY

**5.31.26** AN ORDINANCE AMENDING CHAPTER 375 (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO ADJUSTING THE AFFORDABLE HOUSING REQUIREMENT AND ADDING EXCEPTIONS TO THE AFFORDABLE HOUSING REQUIREMENT

**RESOLUTIONS**

**13.31.26R** A RESOLUTION COMMEMORATING MARCH OF 2026 AS WOMEN'S HISTORY MONTH AND HONORING THE EXTRAORDINARY CONTRIBUTIONS OF WOMEN TO THE CITY OF ALBANY

**14.31.26R** A RESOLUTION OF THE COMMON COUNCIL AMENDING THE CITY OF ALBANY CAPITAL RESOURCE CORPORATION'S CERTIFICATE OF INCORPORATION AUTHORIZING THE CONTINUATION OF THE AUTHORITY OF THE CITY OF ALBANY CAPITAL RESOURCE CORPORATION TO ISSUE OBLIGATIONS TO FINANCE PROJECTS TO BE UNDERTAKEN BY THE CORPORATION

**15.31.26R** A RESOLUTION OF THE COMMON COUNCIL REAPPOINTING THOMAS MUELLER AS A MEMBER OF THE COMMISSION ON HUMAN RIGHTS

**Council Member Adams introduced the following:**

**ORDINANCE 4.31.26**

**AN ORDINANCE AMENDING CHAPTER 375 OF THE CODE OF THE CITY OF ALBANY (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) BY CHANGING THE ZONING CLASSIFICATION OF A PORTION OF PARCELS CURRENTLY KNOWN AS 164 DELAWARE AVENUE AND PT. 164 DELAWARE AVENUE FROM LAND CONSERVATION (LC) TO MIXED-USE NEIGHBORHOOD EDGE (MU-NE) AND AMENDING THE ZONING MAP ACCORDINGLY**

*The City of Albany, in Common Council convened, does hereby ordain and enact:*

**Section 1.** Chapter 375 (Unified Sustainable Development Ordinance) of Part II (General Legislation) of the Code of the City of Albany and the Official Zoning Map are hereby amended to change the zoning classification of a portion of parcels currently known as 164 Delaware Avenue and Pt.164 Delaware Avenue from Land Conservation (LC) to Mixed-Use Neighborhood Edge (MU-NE), said property being more particularly described as follows:

The area of land depicted on the map attached hereto, and totaling 2.28± acres to be created from portions of the following parcels of land situated in the City of Albany, County of Albany and State of New York, identified on the tax map as follows:

Section: 76.10

Block: 1

Lot: 2

Said premises, more commonly known as Pt 164 Delaware Avenue, measuring approximately 1.87± acres.

Section: 76.10

Block: 1

Lot: 3

Said premises, more commonly known as 164 Delaware Avenue, measuring approximately 57.82± acres.

**Section 2.** This ordinance shall take effect immediately.

**APPROVED AS TO FORM THIS  
19<sup>TH</sup> DAY OF FEBRUARY, 2026**

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**Corporation Counsel**

Material in ~~strikethrough~~ to be deleted. Matter underlined is new material.

**To:** Shaniqua Jackson, City Clerk

**From:** Martha Mahoney, Esq., Senior Assistant Corporation Counsel

**Re:** Common Council Legislation  
Supporting Memorandum

**Date:** February 19, 2026

**ORDINANCE 4.31.26**

**TITLE**

AN ORDINANCE AMENDING CHAPTER 375 OF THE CODE OF THE CITY OF ALBANY (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) BY CHANGING THE ZONING CLASSIFICATION OF A PORTION OF PARCELS CURRENTLY KNOWN AS 164 DELAWARE AVENUE AND PT. 164 DELAWARE AVENUE FROM LAND CONSERVATION (LC) TO MIXED-USE NEIGHBORHOOD EDGE (MU-NE) AND AMENDING THE ZONING MAP ACCORDINGLY

**GENERAL PURPOSE OF LEGISLATION**

This ordinance amends the zoning map of the City of Albany by changing the zoning of a portion of parcels currently known as 164 Delaware Avenue and Pt. 164 Delaware Avenue from Land Conservation (LC) to Mixed-Use Neighborhood Edge (MU-NE). The proposed rezoning would allow for the reasonable reuse of the building and lands known as the “Sunshine School,” including the James Hall Office, an individually listed historic property and National Historic Landmark.

The change proposed herein may be subject to the review of the City of Albany Planning Board, and, pursuant to General Municipal Law § 239-m(3)(b)(ii), it is subject to review by the Albany County Planning Board.

**NECESSITY FOR LEGISLATION AND ANY CHANGE TO EXISTING LAW**

The property was the subject of an auction by the Albany City School District, which is under contract to dispose of the property to a private owner who will be subject to applicable zoning regulations. The current Land Conservation zoning designation encumbers the parcel with a limited number of allowable uses and a maximum lot coverage allowance of just 10% (which the existing building already exceeds). This greatly inhibits the reuse potential of the existing historic building and property, even where the proposed reuse complements and enhances the public space surrounding it.

**FISCAL IMPACT**

None.

**Council Members Balarin, Adams, Anane, Farrell, Flynn, Hoey, Johnson, Keegan, Lumpkin, Robinson, Williamson, and Zamer introduced the following:**

**ORDINANCE 5.31.26**

**AN ORDINANCE AMENDING CHAPTER 375 (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO ADJUSTING THE AFFORDABLE HOUSING REQUIREMENT AND ADDING EXCEPTIONS TO THE AFFORDABLE HOUSING REQUIREMENT**

*The City of Albany, in Common Council convened, does hereby ordain and enact:*

**Section 1.** Subsection 5 (Incentives and affordable housing requirements) of section 375-401 (Dimensional Standard) of Article IV (Development Standards) of Chapter 375 (Unified Sustainable Development Ordinance) of Part II (General Legislation) is hereby amended to read as follows:

(b) Affordable housing incentive. New residential or mixed-use development of a site in which at least ~~20%~~ 10% of all new dwelling units are rent or deed restricted so that they are affordable to households earning no more than ~~80%~~ 70% of the area median household income for the Albany-Schenectady-Troy Metropolitan Statistical Area for the City of Albany as determined by affordability methods used by the United States Department of Housing and Urban Development, shall receive the following benefits:

(i) The minimum number of off-street parking required by § 375-405 may be reduced by 100%; and

(ii) The project may increase the maximum height of any principal building (or part of a principal building) by one story.

(iii) In any permitted three-or-more unit dwelling, a development shall be allowed to exceed the maximum number of dwelling units otherwise permitted by the Unified Sustainable Development Ordinance, but in no event by more than 20%.

(c) Affordable housing requirement. Each new residential or mixed-use development or redevelopment containing 20 or more new dwelling units shall be required to sell or rent ~~a portion~~ 5% of its new dwelling units at sales ~~or prices~~ or base rents respectively affordable to persons providing proof of their earning no more than ~~60%~~ 70% of the area median household income for the Albany-Schenectady-Troy Metropolitan Statistical Area for the applicable household size, as determined by affordability methods used by the United States Department of Housing and Urban

~~Development. The minimum portion of affordable dwellings for each development or redevelopment shall be determined by the following standard.~~

~~(i) 7% of new dwelling units shall be affordable for developments or redevelopments with 20 or more but no more than 49 new dwelling units;~~

~~(ii) 10% of new dwelling units shall be affordable for developments or redevelopments with 50 or more but no more than 60 new dwelling units;~~

~~(iii) 12% of new dwelling units shall be affordable for developments or redevelopments with more than 60 but no more than 75 new dwelling units;~~

~~(iv) 13% of new dwelling units shall be affordable for developments or redevelopments with 76 or more new dwelling units.~~

(d) Alternative compliance

(i) An applicant for development or redevelopment with more than 20 units may reduce the number of units that shall be affordable to 0% by paying, on or before, but no later than ninety days from the date of issuance of a Certificate of Occupancy, \$50,000.00 per unit that would otherwise be required to be affordable pursuant to paragraph (c) of this subsection.

(ii) Payments required pursuant to subparagraphs (i) of this paragraph shall be payable to a Housing Trust Fund of the Albany Community Development Agency, which Agency shall put the majority of such Housing Trust Fund payments toward tenant-related assistance programs and the remainder of such funds toward homeowners' assistance programs, which shall include but shall not be limited to homeownership down payment assistance programs, homeownership emergency repair programs, or other housing grant programs administered by the Albany Community Development Agency as determined by the Commissioner of the Department of Neighborhood and Community Services and the Housing Trust Fund Advisory Board.

The Housing Trust Fund Advisory Board shall be composed of ten (10) members, appointed as follows: Three (3) representatives from community-based organizations that primarily support low-income residents in the City of Albany, as approved by the Albany Common Council Housing and Community Development Committee, three (3) members appointed by the Mayor of the City of Albany, one (1) member appointed by the Albany

Common Council President, one (1) member appointed by the Albany Common Council President Pro Temp, one (1) member appointed by the Albany Common Council Majority Leader, and one (1) member appointed by the Albany Common Council Majority Whip The Housing Trust Fund Advisory Board shall work with the Albany Community Development Agency to recommend target programs to be supported by the Housing Trust Fund.

(iii) The failure of the applicant to submit the payment required pursuant to this paragraph within ninety (90) days of the date of issuance of a Certificate of Occupancy shall render said applicant unable to participate in the alternative compliance method prescribed by paragraph (d) of this subsection and require adherence to the affordable housing requirement pursuant to paragraph (c) of this subsection.

(e) Exceptions to the affordable housing requirement. Paragraph (c) of this subsection shall not apply to the creation of new residential or mixed-use development or redevelopment containing 20 or more new dwelling units that are wholly senior living facilities, including:

(i) Independent living;

(ii) Assisted living;

(iii) Nursing homes or skilled nursing facilities; or

(iv) Continuing care retirement communities.

(f) Administration of the affordable housing requirement.

(i) The Albany Community Development Agency, in coordination with the Fair Housing Officer, as determined by the Commissioner of the Department of Neighborhood and Community Services shall be responsible for administering the affordable housing requirement of this subsection by:

- a. Maintaining a public listing of dwelling units subject to this section, including by publishing such listing by means of the internet;
- b. Collecting information from the developer of each development or redevelopment, including an affordable housing compliance plan detailing the methodology utilized by such developer to ensure that sales and rentals are

conducted in conformance with the affordability requirements established by this section; and

- c. Publishing a report annually, by January 31<sup>st</sup> of each year, regarding new residential or mixed-use development or redevelopment subject to Paragraph (c) of this subsection. which shall include but shall not be limited to information regarding the affordable units created pursuant to this subsection and the disbursement of the Housing Trust Fund payments.

(ii) Developers required to comply with Paragraph (c) of this subsection shall specify the following in the affordable housing compliance plan:

- a. The number of ownership and/or rental units planned to be built;
- b. The number, type and size of such affordable dwelling units, which shall be comparable to other market-rate units of the same type to be built;
- c. Unit floor plans, schematics, and phasing details for the entire project;
- d. The name and address of the entity responsible for development;
- e. The manner in which the required affordable units will be advertised; and
- f. Any additional information required by the Chief Planning Official.

(iii) No project-specific development approval, building permit, or certificate of occupancy shall be issued for projects subject § 375-401(5)(c) unless an affordable housing compliance plan has been submitted. If the owner or developer violates Section 375-401(5)(c), including but not limited to by not constructing the required affordable housing units, the City may deny, suspend, or revoke any and all development approvals and pursue penalties as provided for in § 375-507 of the USDO. Any decision of the Chief Planning Official may be appealed according to the appeals procedures set forth in Section 375-504(12).

**Section 2.** This ordinance shall take effect immediately.

**APPROVED AS TO FORM THIS  
19<sup>TH</sup> DAY OF FEBRUARY, 2026**

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**Corporation Counsel**

**To:** Shaniqua Jackson, City Clerk

**From:** John Reilly, Esq., Counsel to the Mayor

**Re:** Common Council Legislation  
Supporting Memorandum

**Date:** February 20, 2026

**Sponsor:** Council Member Balarin, 11<sup>th</sup> Ward  
Council Member Adams, 7<sup>th</sup> Ward  
Council Member Anane, 10<sup>th</sup> Ward  
Council Member Flynn, 8<sup>th</sup> Ward  
Council Member Farrell, 13<sup>th</sup> Ward  
Council Member Hoey, 15<sup>th</sup> Ward  
Council Member Johnson, 2<sup>nd</sup> Ward  
Council Member Keegan, 9<sup>th</sup> Ward  
Council Member Lumpkin, 3<sup>rd</sup> Ward  
Council Member Robinson, 5<sup>th</sup> Ward  
Council Member Williamson, 1<sup>st</sup> Ward  
Council Member Zamer, 14<sup>th</sup> Ward

## **ORDINANCE 5.31.26**

### **TITLE**

AN ORDINANCE AMENDING CHAPTER 375 (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO AJUSTING THE AFFORDABLE HOUSING REQUIREMENT AND ADDING EXCEPTIONS TO THE AFFORDABLE HOUSING REQUIREMENT

### **GENERAL PURPOSE OF LEGISLATION**

This ordinance intends to address the current housing market in the City of Albany by restructuring existing affordable housing incentives and adding certain exceptions related to housing for senior citizens to the affordable housing requirement. This legislation seeks to increase development and redevelopment of affordable, workforce, and market-rate housing across the City, following a period of limited activity. Additionally, the legislation would establish a Housing Trust Fund, which would utilize payments received from the alternative compliance option to generate funds for tenant-assistance programs, first-time homeownership assistance and emergency repair programs.

### **NECESSITY FOR LEGISLATION AND CHANGE TO EXISTING LAW**

The December 2025 Housing Audit released by the City of Albany Office of Audit and Control identified issues surrounding the City's aging housing stock, increased demand for housing, and

shortage of supply for nearly all levels of housing, including affordable, workforce and mark-rate development and redevelopment. Notably, the Audit revealed that City population continues to age due to the loss of young professionals in part due to the lack of new affordable housing units. Further, the City’s existing housing stock continues to age, with only 0.5% of housing units of the City’s current housing stock constructed since 2020. The audit concludes that “[t]he (current inclusionary zoning) policy is not producing housing at the income levels where affordability pressures are most severe and is simultaneously constraining market-rate development that the City needs to attract new residents and grow its population and tax base. In its current form, the IZ framework has become economically unsustainable, underscoring the need for recalibration....”<sup>1</sup>).

On February 13, 2026, Governor Hochul and Empire State Development released the Downtown Albany Strategy report in connection with the Championing Albany’s Potential (CAP) Initiative. The report further highlighted the need for adjustments to Albany’s affordable housing requirement to address the shortage of mixed-income housing.<sup>2</sup> This legislation intends to properly calibrate Albany’s inclusionary zoning policy to best leverage CAP funding while addressing the existing lack of supply in Albany’s housing stock. An ordinance is required to amend the City’s Unified Sustainable Development Ordinance.

## **FISCAL IMPACT**

Additional development and redevelopment properties created under the amended affordable housing requirement could increase the amount of property tax revenue realized by the City, strengthening the City’s overall fiscal position.

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<sup>1</sup> City of Albany, NY Housing Audit, December 3, 2025 (p. 21) (<https://albanyny.gov/DocumentCenter/View/13572/2025-Housing-Audit-Report-PDF>).

<sup>2</sup> Downtown Albany Strategy Report, February 13, 2026 (p. 74) ([https://downtownalbanystrategy.com/wp-content/uploads/2026/02/Downtown-Albany-Strategy\\_Final-Report\\_021326.pdf](https://downtownalbanystrategy.com/wp-content/uploads/2026/02/Downtown-Albany-Strategy_Final-Report_021326.pdf)).

**Council Members Farrell, Brodie, Keegan, Powell, and Zamer introduced the following:**

**RESOLUTION 13.31.26R**

**A RESOLUTION COMMEMORATING MARCH OF 2026 AS WOMEN'S HISTORY MONTH AND HONORING THE EXTRAORDINARY CONTRIBUTIONS OF WOMEN TO THE CITY OF ALBANY**

**WHEREAS**, during the month of March our nation celebrates Women's History Month, a celebration which originated in 1909 as International Women's Day at the suggestion of activist Theresa Malkiel, which was inaugurated in New York City and spread internationally thereafter; and

**WHEREAS**, activist Laura X reinvigorated our acknowledgement of International Women's Day with a march in Berkeley, California in 1969, helping to establish the Women's History Research Center that became the main place for records of the women's movement from 1968 to 1974; and

**WHEREAS**, Laura X called for a month-long celebration of women's history, noting the inequity of half the population only being acknowledged on one day during the year, which led to Women's History Month; and

**WHEREAS**, the length of the celebration expanded when the school district of Sonoma, California became the first to celebrate Women's History Week in 1978; and

**WHEREAS**, the week of March 8, 1980 was the first national recognition of Women's History Week following a proclamation from President Carter; and

**WHEREAS**, March of 1987 was the first national recognition of Women's History Month following a resolution passed by the US Congress at the petition of the National Women's History Project; and

**WHEREAS**, the National Women's History Alliance has declared that the 2026 Women's History Theme is "Leading the Change: Women Shaping a Sustainable Future" which encompasses environmental concerns, financial sustainability, community resilience, leadership succession, and intergenerational equity; and

**WHEREAS**, women's history is rich in Albany, a city that has been fortunate enough to be the home of many impactful women, such as Abolitionist and Leader of the Underground Railroad Harriet Myers, suffragettes such as Elizabeth Colbert, religious leaders like Mother Ann Lee who led the Shakers, and founding mothers like Eliza Schuyler Hamilton; and

**WHEREAS**, in 1880, the Albany Women's Suffrage Society led by Mary Seymour Howell, C. Mary Williams, Hendrika Iliohan, Kate Stoneman, and Mary Prunyn organized to encourage women to vote and to nominate women for public office in the City of Albany, including

Emily Weed Barnes and Mary Pruyn to school commissioner following the passage of the School Suffrage Law; and

**WHEREAS**, over 100 women attempted to vote for the first time in City elections, but only 30 women successfully cast ballots due to the conservative opposition denying many women of their newly established right; and

**WHEREAS**, gender identity, along with race and sexual orientation, can increase barriers to full participation in society, economic security, personal safety, and access to healthcare; and

**WHEREAS**, women and birthing parents in the United States have suffered following the repeal of Roe v. Wade in 2022 which again increased barriers and which has resulted in the reduction of access to reproductive healthcare and obstetrics in states with strict abortion laws, denials for life saving obstetric care, loss of access to fertility care, and an increase in the criminalization of miscarriage and women's bodies; and

**WHEREAS**, advancements of transgender women's rights do not threaten but rather symbiotically advance the progress of all women's rights as the development of policies that protect and provide opportunities uplift everyone; and

**WHEREAS**, the City of Albany is committed to the full participation of women in every aspect of society to make the city a better place to live, work and raise a family by removing barriers that hinder their participation, by spreading awareness of the issues women face, and by recognizing and promoting the contributions that women make to their community, State and Nation; and

**WHEREAS**, Albany is fortunate enough to be represented by several incredible women of every age, race, class, religion, gender identity, sexual orientation, and ethnicity, whose hard work and passion have brought them and the City to where they are today; and

**WHEREAS**, Council Members Deirdre Brodie, Meghan Keegan, Rachel Powell, Deborah Zamer and President Pro Tempore Farrell are incredible examples of influential woman who have made powerful contributions to their community. Furthermore, Mayor Dorcey Applyrs, Senator Patricia Fahy, Assemblymember Romero, and Governor Kathy Hochul are all powerful examples of women in important roles in both the City of Albany and New York State; and

**WHEREAS**, women play critical economic, cultural, and social roles in every sphere of life and serve as the backbone of the city government of Albany New York, which is led by a female city clerk, and the heads of various departments;

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Albany Common Council hereby commemorates March 2026 as Women's History Month and pauses in its deliberations to honor the sacrifices and contributions made by women to our city and our nation.

**To:** Shaniqua Jackson, City Clerk  
**From:** Carly Johnson, Junior Legislative Aide  
**Re:** Supporting Memorandum  
**Date:** February 10, 2026  
**Sponsors:** Farrell, Brodie, Keegan, Powell, and Zamer

**RESOLUTION 13.31.26R**

**TITLE**

A RESOLUTION COMMEMORATING MARCH OF 2026 AS WOMEN'S HISTORY MONTH AND HONORING THE EXTRAORDINARY CONTRIBUTIONS OF WOMEN TO THE CITY OF ALBANY

**GENERAL PURPOSE OF LEGISLATION**

To officially commemorate Women's History Month and express the Council's appreciation of the contributions made by the women of the City of Albany.

**FISCAL IMPACT**

None.

**Council Member Zamer, on behalf of the Committee on Planning, Economic Development and Land Use, introduced the following:**

**Resolution 14.31.26R**

**A RESOLUTION OF THE COMMON COUNCIL AMENDING THE CITY OF ALBANY CAPITAL RESOURCE CORPORATION'S CERTIFICATE OF INCORPORATION AUTHORIZING THE CONTINUATION OF THE AUTHORITY OF THE CITY OF ALBANY CAPITAL RESOURCE CORPORATION TO ISSUE OBLIGATIONS TO FINANCE PROJECTS TO BE UNDERTAKEN BY THE CORPORATION**

**WHEREAS**, on January 31, 2008, Section 854 of the General Municipal Law, commonly referred to as the Civic Facilities Legislation, expired, leaving industrial development agencies unable to provide financial assistance to projects owned or operated by not-for-profit corporations (hereinafter referred to as "Civic Facility Projects"); and

**WHEREAS**, the City of Albany Common Council acknowledged that the ability to finance Civic Facility Projects with tax-exempt bonds had been a very important tool for the City of Albany Industrial Development Agency (the "Agency"), as the Civic Facilities Projects undertaken by the Agency have increased employment opportunities for residents of the City of Albany and allowed local not-for-profit corporations to upgrade their facilities at the lowest possible cost; and

**WHEREAS**, the City of Albany Common Council authorized the Agency to form the City of Albany Capital Resource Corporation ("CRC") in accordance with Section 1411 of the New York State Not-For-Profit Corporation Law (the "NFPCL") by resolution at the public meeting held on March 15, 2010; and

**WHEREAS**, since the creation of the CRC in 2010 the CRC has assisted not-for-profit corporations with projects that have furthered its stated goals, such as: (1) relieving and reducing unemployment, (2) promoting and providing for additional and maximum employment, (3) bettering and maintaining job opportunities, (4) instructing or training individuals to improve or develop their capabilities for such jobs, (5) carrying on scientific research for the purpose of aiding a community or geographical area by attracting new industry in the community or area, and (6) lessening the burdens of government and acting in the public interest; and

**WHEREAS**, the Common Council recognizes the benefits the CRC has been able to foster in the City of Albany since its creation; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Albany Common Council consents to the amendment of CRC's certificate of incorporation authorizing the continuation of the authority of the CRC to issue obligations to finance projects to be undertaken by the CRC in accordance with Section 1411 of the NFPCL for an additional four years, expiring on April 12, 2030; and

**BE IT FURTHER RESOLVED** that paragraph Seventeenth of the Certificate of Incorporation of the CRC shall be amended, and such paragraph shall read as follows:

“SEVENTEENTH: Notwithstanding anything herein to the contrary, the authority of the Corporation to issue Obligations to finance projects to be undertaken by the Corporation shall expire on April 12, 2030, subject to the determination by the Common Council to extend such authority by resolution duly adopted by the Common Council.”

and

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately.

**To:** Shaniqua Jackson, City Clerk

**From:** Brett Williams, Senior Assistant Corporation Counsel (2022)  
Carly Johnson, Junior Legislative Aide

**Re:** Common Council Legislation  
Supporting Memorandum

**Date:** February 12, 2026

**Sponsor:** Council Member Zamer, 14<sup>th</sup> Ward

**RESOLUTION NUMBER 14.31.26R**

**TITLE**

A RESOLUTION OF THE COMMON COUNCIL AMENDING THE CITY OF ALBANY CAPITAL RESOURCE CORPORATION'S CERTIFICATE OF INCORPORATION AUTHORIZING THE CONTINUATION OF THE AUTHORITY OF THE CITY OF ALBANY CAPITAL RESOURCE CORPORATION TO ISSUE OBLIGATIONS TO FINANCE PROJECTS TO BE UNDERTAKEN BY THE CORPORATION

**GENERAL PURPOSE OF THE LEGISLATION**

To continue for at least another four years the CRC's authorization to issue obligations to provide financial assistance to projects owned or operated by not-for-profit corporations.

**NECESSITY FOR LEGISLATION AND CHANGE TO EXISTING LAW**

The resolution originally passed by the Council in 2010 placed an expiration date of April 15, 2012 on the CRC. The Council previously passed resolutions in 2012, 2014, 2018, 2020, and 2022 extending the expiration date to, most recently, April 12, 2026. This resolution will again extend the CRC's authority to issue obligations to finance projects to be undertaken by not-for-profit corporations, for another four years, until April 12, 2030.

**EXPLANATION OF DEADLINE OR REQUESTED TIME FRAME FOR PASSAGE**

The current CRC authorization is set to expire on April 12, 2026.

**FISCAL IMPACT(S)**

None, as this legislation simply continues the authorization of the CRC as it already exists.

**Council Member Balarin, on the behalf of the Committee on Human Resources and Human Rights, introduced the following:**

**RESOLUTION 15.31.26R**

**A RESOLUTION OF THE COMMON COUNCIL REAPPOINTING THOMAS MUELLER AS A MEMBER OF THE COMMISSION ON HUMAN RIGHTS**

**WHEREAS**, the Common Council of the City of Albany has the authority, pursuant to the Section 42-362 of the Code of the City of Albany, to appoint members of the Commission on Human Rights; and

**WHEREAS**, the term of such Commission members shall be for three years and members shall only serve two full consecutive terms; and

**WHEREAS**, Thomas Mueller was appointed to serve for the remainder of a vacancy, and then his first three-year term and is now permitted to serve for another full three-year term;

**NOW, THEREFORE, BE IT RESOLVED**, that Thomas Mueller is hereby reappointed as a member of the Commission on Human Rights for a term expiring August 21, 2028.

**To:** Shaniqua Jackson, City Clerk

**From:** Carly Johnson, Junior Legislative Aide

**Re:** Common Council Legislation  
Supporting Memorandum

**Date:** February 17, 2026

**Sponsor:** Council Member Balarin, on behalf of the Committee on Human Resources  
and Human Rights Committee

**RESOLUTION 15.31.26R**

**TITLE**

A RESOLUTION OF THE COMMON COUNCIL REAPPOINTING THOMAS MUELLER AS  
A MEMBER OF THE COMMISSION ON HUMAN RIGHTS

**GENERAL PURPOSE OF LEGISLATION**

To reappoint Thomas Mueller to the Commission on Human Rights for his second three-year term  
which will expire on August 21, 2028.

**NECESSITY FOR LEGISLATION AND ANY CHANGE TO EXISTING LAW**

Thomas Mueller's term expired on August 21, 2025. They have expressed interest in re-  
appointment to the board for another 3-year term. This resolution is necessary to re-appoint  
Thomas Mueller to the Commission on Human Rights.

**FISCAL IMPACT(S)**

None.

**COMMON COUNCIL OF THE CITY OF ALBANY**

**ACTIVE LEGISLATION**

*PREVIOUSLY INTRODUCED LEGISLATION NOW UNDER CONSIDERATION*

**MARCH 5, 2026**

**LOCAL LAWS**

**D OF 2026**

**A LOCAL LAW AMENDING ARTICLE XIV OF THE CODE OF THE CITY OF ALBANY IN RELATION TO THE DEPARTMENT OF ADMINISTRATIVE SERVICES AND THE OFFICE OF CULTURAL AFFAIRS**

**ORDINANCES**

**1.21.26**

**AN ORDINANCE AMENDING CHAPTER 251 (PARKS AND RECREATION) AND CHAPTER 232 (STREETS AND SIDEWALKS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO COMPREHENSIVELY PROHIBITING SMOKING PRODUCTS AND LIMITING THEIR PROXIMITY TO AT-RISK POPULATIONS**

**Council Member Balarin, on behalf of the Committee on Human Resources & Human Rights, introduced the following:**

**LOCAL LAW D OF 2026**

**A LOCAL LAW AMENDING ARTICLE XIV OF THE CODE OF THE CITY OF ALBANY IN RELATION TO THE DEPARTMENT OF ADMINISTRATIVE SERVICES AND THE OFFICE OF CULTURAL AFFAIRS**

*The City of Albany, in Common Council convened, does hereby ordain and enact:*

**Section 1.** Section 42-108 (Departmental scope, powers and duties.) of Part 6 (Department of Administrative Services) of Chapter 42 (Departments and Commissions) of Part I (Administrative Legislation) of the Code of the City of Albany is amended as follows:

**§ 42-108 Departmental functions; duties of Commissioner.**

A. The Department of Administrative Services shall have the following functions:

(1) Equal employment opportunity: to oversee and administer the City's equal employment opportunity policies, requirements and standards as set forth and established in Chapter 48 of this Code.

(2) Fair housing: to oversee and administer the City's Office of Fair Housing and its policies, purposes and duties as set forth and established in Chapter 187 of this Code.

(3) Human Resources: to oversee and assist City departments and staff in the establishment of positions and the recruitment and hiring of City personnel consistent with the policies set forth in the City Personnel Manual and as otherwise required by law.

(4) Purchasing: to oversee and administer the City's purchasing and procurement policies as set forth in Part 18 of this chapter.

(5) Payroll: to oversee and administer the disbursement of the City workforce payroll.

~~(6) Office of Cultural Affairs: to oversee and administer the Office of Cultural Affairs and its responsibilities as set forth in Part 26 of this chapter.~~

~~(7)~~ (6) Budget: to oversee and administer the fiscal policies of the City and the planning, implementation, management and control of all financial and budget-related matters and activities of the City except for those areas reserved for the Treasurer or Chief City Auditor under the City Charter or pursuant to state or local law.

~~(8)~~ (7) Technology services: to oversee and administer technology policies and services for all City departments and staff as needed to ensure efficient, secure and optimum

Material in ~~strikethrough~~ to be deleted. Matter underlined is new material.

utilization of technology in all City functions, including the management of finances and City resources and effective communication and coordination amongst City departments and with the public.

~~(9)~~ (8) Diversity training: notwithstanding any inconsistent provision of this Code, to ensure that all City employees receive annual diversity training on issues including, but which need not be limited to: race; racial equity; inclusion; religious affiliation or identification; disability; national origin; sexual orientation; gender; and gender identity or expression.

**Section 2.** This ordinance shall take effect immediately.

**APPROVED AS TO FORM THIS  
6<sup>TH</sup> DAY OF FEBRUARY, 2026**

---

**Corporation Counsel**

**To:** Shaniqua Jackson, City Clerk

**From:** Martha Mahoney, Esq., Senior Assistant Corporation Counsel

**Re** Common Council Legislation  
Supporting Memorandum

**Date** February 6, 2026

**Sponsor** Council Member Balarin, 11<sup>th</sup> Ward, o/b/o Committee on Human Resources  
& Human Rights

## **LOCAL LAW D OF 2026**

### **TITLE**

A LOCAL LAW AMENDING ARTICLE XIV OF THE CODE OF THE CITY OF ALBANY IN RELATION TO THE DEPARTMENT OF ADMINISTRATIVE SERVICES AND THE OFFICE OF CULTURAL AFFAIRS

### **GENERAL PURPOSE OF LEGISLATION**

This legislation codifies the intention for the Office of Cultural Affairs to report directly to the Office of the Mayor, instead of serving as a function under the Department of Administrative Services.

### **NECESSITY FOR LEGISLATION**

Section 504 (Departments, Offices and Commissions.) of the Charter of the City of Albany empowers the Common Council "to create...departments...and to prescribe or modify their powers and duties by a duly enacted local law."

### **FISCAL IMPACT(S)**

None. The legislation would change the reporting structure of the Office of Cultural Affairs. No new expenditures would need to be budgeted for in the 2026 budget or future budgets specifically pertaining to the transfer of the departmental function.

**Council Members Anane, Flynn and Keegan introduced the following:**

**ORDINANCE 1.21.26**

**AN ORDINANCE AMENDING CHAPTER 251 (PARKS AND RECREATION) AND CHAPTER 232 (STREETS AND SIDEWALKS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO COMPREHENSIVELY PROHIBITING SMOKING PRODUCTS AND LIMITING THEIR PROXIMITY TO AT-RISK POPULATIONS**

*The City of Albany, in Common Council convened, does hereby ordain and enact:*

**Section 1.** Section 251-9 (Smoking in City parks and recreational areas) of Article I (Public Grounds Designated as Parks; Government and Care of Parks and Parkways) of Chapter 251 (Parks and Recreation) of Part II (General Legislation) of the Code of the City of Albany is hereby amended to read as follows:

**§ 251-9 Smoking in City parks and recreational areas.**

- A. Smoking is responsible for the premature deaths of over 440,000 Americans each year from lung cancer, heart disease, and other smoking-related diseases. It kills more Americans each year than alcohol, cocaine, heroin, crack, homicide, suicide, accidents, fires and AIDS combined. Eighty percent of smokers started smoking before the age of 18, and the average initiation age is 12 years old. Each year in the United States alone, secondhand smoke is responsible for an estimated 42,000 deaths from heart disease in people who are current nonsmokers; about 3,400 lung cancer deaths in nonsmoking adults; worse asthma and asthma-related problems in up to 1,000,000 asthmatic children; between 150,000 and 300,000 lower respiratory tract infections (lung and bronchus) in children under 18 months of age, with 7,500 to 15,000 hospitalizations each year; and making children much more likely to be put into intensive care when they have the flu; they stay in the hospital longer, and they are more likely to need breathing tubes than kids who are not exposed to SHS. Cigarette butts also cause litter problems in the parks and ruin the natural atmosphere.
- B. No person shall ~~smoke~~ engage in smoking, vaping, or use of any combustible or electronic tobacco, nicotine, or cannabis products upon or within 50 feet of the City's parks, recreation centers, sport fields, swimming pools, or playgrounds. ~~For purposes of this section, to "smoke" means to burn a lighted cigar, cigarette, or pipe or to use any other substance which contains tobacco.~~
- C. Violation of this section shall be an offense punishable by a fine of \$50. "No Smoking" or "Smoke Free" signs or the international "No Smoking symbol", or both, Appropriate signage shall be posted designating tobacco-free zones; however, the presence or absence of signs shall not be a defense to a violation of this section.

**Section 2.** Article VI (Smoking Near Health Care Facilities and Inside Bus Shelters) of Chapter 323 Streets and Sidewalks of Part II of the Code of the City of Albany is hereby amended to read as follows:

Matter in ~~strikethrough~~ to be deleted. Matter underlined is new material.

### § 323-96 Legislative intent

- A. The City of Albany Common Council finds that scientific studies have proven that cigarette smoking causes chronic lung disease, coronary heart disease, stroke, and cancer of the lungs, larynx, esophagus, mouth, and bladder and contributes to cancer of the cervix, pancreas, and kidneys. The use of cigars is also known to cause lung, larynx, esophageal, and oral cancer. More than 440,000 people die in the United States from tobacco-related diseases every year, making it the nation's leading cause of preventable illness. Furthermore, the United States Environmental Protection Agency has found secondhand smoke to be a risk to public health and has classified secondhand smoke as a Group A carcinogen. Exposure to secondhand smoke is the third leading cause of preventable death in this country.
- B. The City of Albany Common Council further finds that as health care facilities have prohibited smoking in their facilities and directly adjacent to their building doorways, there has been a large increase in people smoking on the public streets and sidewalks adjacent to these facilities. These streets and sidewalks at times are difficult to pass through because of the number of people congregating and the clouds of smoke that fill the air. It has also become unsightly as cigarette butts are thrown all over the ground, causing a litter problem in the area. Bus shelters are also being used by smokers as shelters during inclement weather. As the area above the sidewalk is enclosed by the shelter, the smoke is dangerous to those individuals with breathing difficulties.

### § 323-97 Definitions

#### **BUS SHELTER**

Any covered structure at a bus stop, placed upon a sidewalk in the City of Albany, providing protection against the weather for people waiting for a bus.

#### **HEALTH CARE FACILITY**

For purposes of this article, the term "health care facility" shall be deemed to include a hospital as defined in § 2801 of the Public Health Law and shall also include such facilities related to the hospital as laboratories, outpatient departments, training facilities, central service facilities and staff offices.

#### **PUBLIC PLACE**

Shall mean any place open to the general public, including, for example, streets, sidewalks, playgrounds, or bus stops. For sidewalks and driveways, this shall include the curb or, if no curb, the edge of the pavement.

### § 323-98 Smoking prohibited

- A. It shall be unlawful to ~~smoke or possess burning tobacco, including cigarettes, cigars, pipes, tobacco smoking devices, or any other lighted smoking equipment~~ engage in smoking, vaping, or use of any combustible or electronic tobacco, nicotine, or cannabis products within 100 feet of any building structure of a health care facility, upon any public place adjoining a health care facility, and inside of any bus shelter.
- B. Health care facilities and bus transportation providers shall post "No Smoking" or "Smoke Free" signs or the international "No Smoking" symbol, or both, in conspicuous

Matter in ~~strickethrough~~ to be deleted. Matter underlined is new material.

places on their properties sufficient to provide public notice of this prohibition; however, the presence or absence of signs shall not be a defense to a violation of this section.

**§ 323-99 Penalties for offenses**

The presence or absence of signs shall not be a defense to a violation of this article. A person found to be in violation of § 323-98 is subject to a fine up to \$50 per violation.

**Section 3.** This ordinance shall take effect 30 days from final passage.

**APPROVED AS TO FORM THIS  
20<sup>TH</sup> DAY OF NOVEMBER, 2025**

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**Corporation Counsel**

**To:** Shaniqua Jackson, City Clerk

**From:** Alyssa Kamara, Junior Policy Analyst

**Re:** Request for Common Council Legislation  
Supporting Memorandum

**Date:** August 21, 2025

**Sponsor:** Owusu Anane, 10<sup>th</sup> Ward  
Jack Flynn, 8<sup>th</sup> Ward  
Meghan Keegan, 9<sup>th</sup> Ward

**ORDINANCE 1.21.26**

**TITLE**

AN ORDINANCE AMENDING CHAPTER 251 (PARKS AND RECREATION) AND CHAPTER 232 (STREETS AND SIDEWALKS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO COMPREHENSIVELY PROHIBITING SMOKING PRODUCTS AND LIMITING THEIR PROXIMITY TO AT-RISK POPULATIONS

**GENERAL PURPOSE OF LEGISLATION**

This ordinance clarifies existing language throughout the code to more comprehensively address tobacco, vaping, and marijuana products. Further, it further mitigates exposures to secondhand inhalation of these products for at-risk groups by limiting the proximity to which certain spaces may be smoked nearby.

**NECESSITY FOR LEGISLATION AND CHANGES TO EXISTING LAW**

The prior language did not encompass marijuana and new products like vapes or reflect the need for distance away from parks and health care facilities.

**FISCAL IMPACT(S)**

Not yet determined; costs of signage on City property.

MAP OF THE SUBDIVISION OF PROPERTY AT:

PT 164 DELAWARE AVENUE

STREET ADDRESS AS SHOWN ON TAX ROLLS

APPROVED

DATE

DIRECTOR OF PLANNING



12/23/25

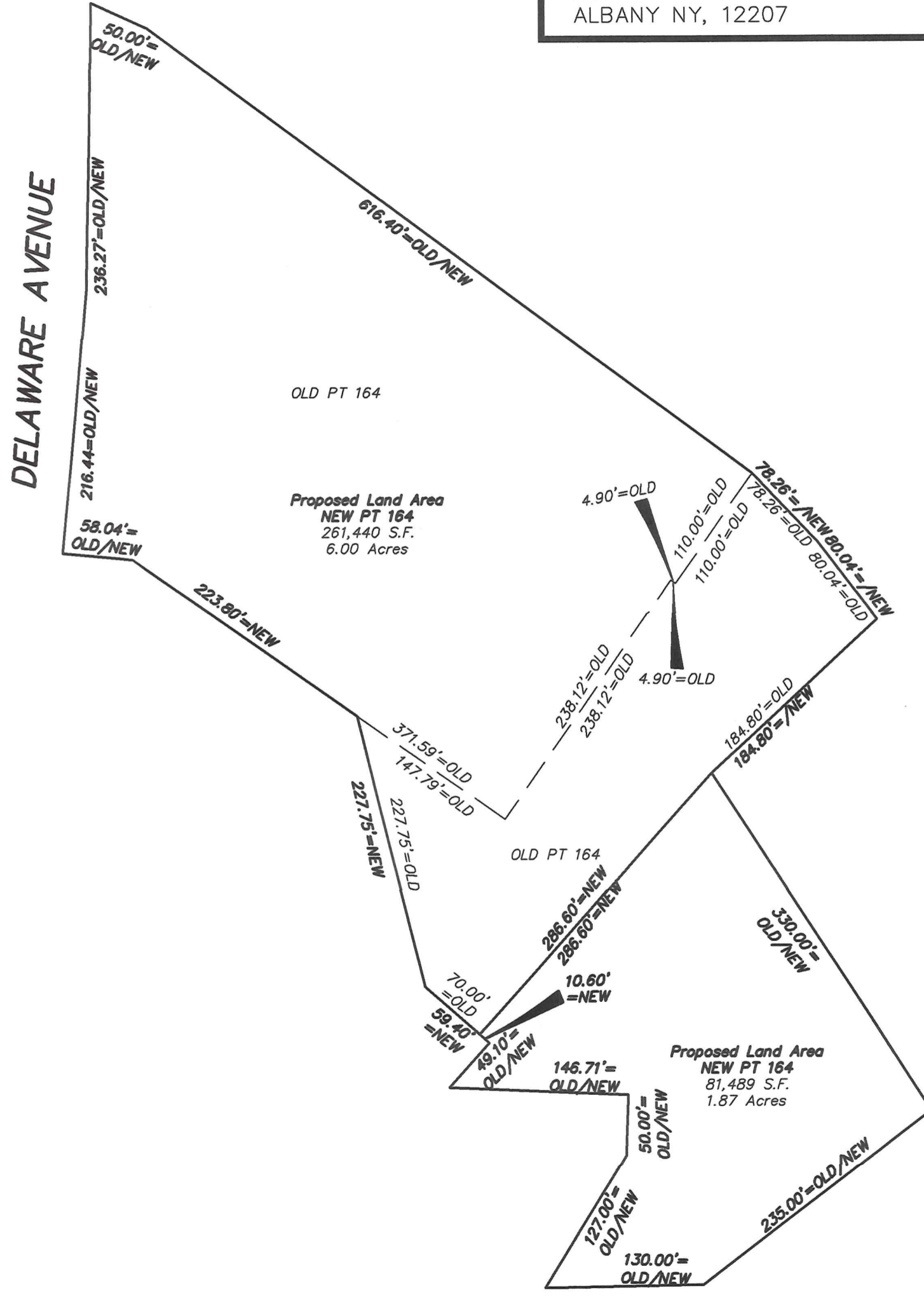
TAX MAP NO. \_\_\_\_\_

ASSESSMENT ROLL INFORMATION

PARCEL ADDRESS	TAX ID NO.	ACCOUNT NUMBER
PT 164 DELAWARE AVENUE	76.10-1-1	5288
PT 164 DELAWARE AVENUE	76.10-1-2	30589

OWNER & TAX BILLING ADDRESS:  
CITY SCHOOL DISTRICT OF ALBANY  
No.1 ACADEMY PARK  
ALBANY NY, 12207

RECEIVED  
 2026 FEB -6 AM 10:50  
 ALBANY COUNTY CLERK



SCALE: ONE INCH TO 100 FEET

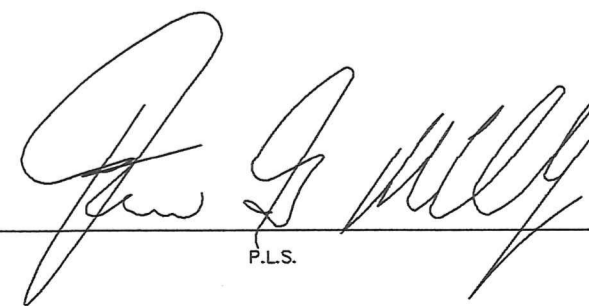
————— DENOTES RESUBDIVISION LINE  
 - - - - - DENOTES ORIGINAL SUBDIVISION LINE

SHOW OLD STREET NUMBER SCREENED, THUS 164

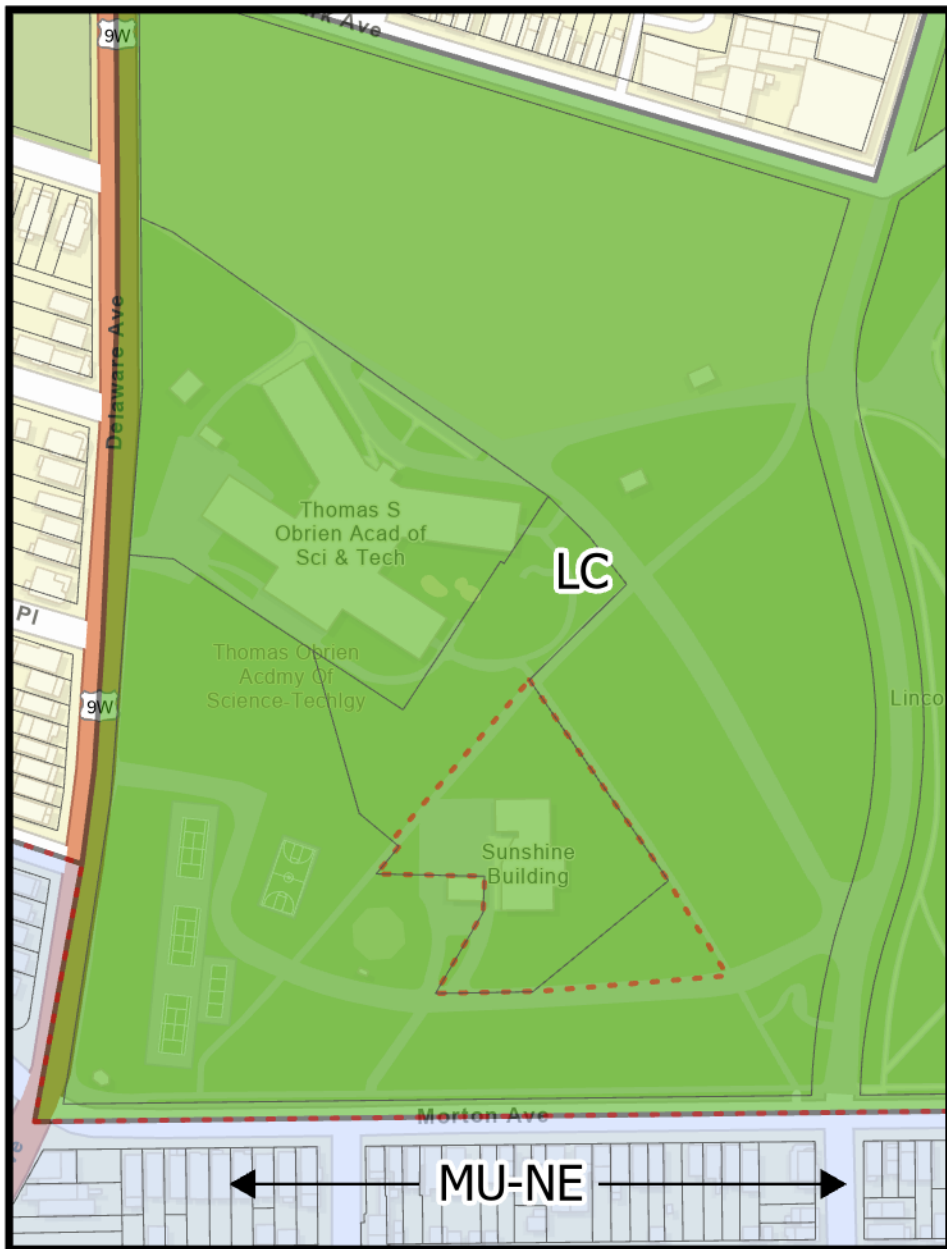
SHOW NEW STREET NUMBER SOLID, THUS 164



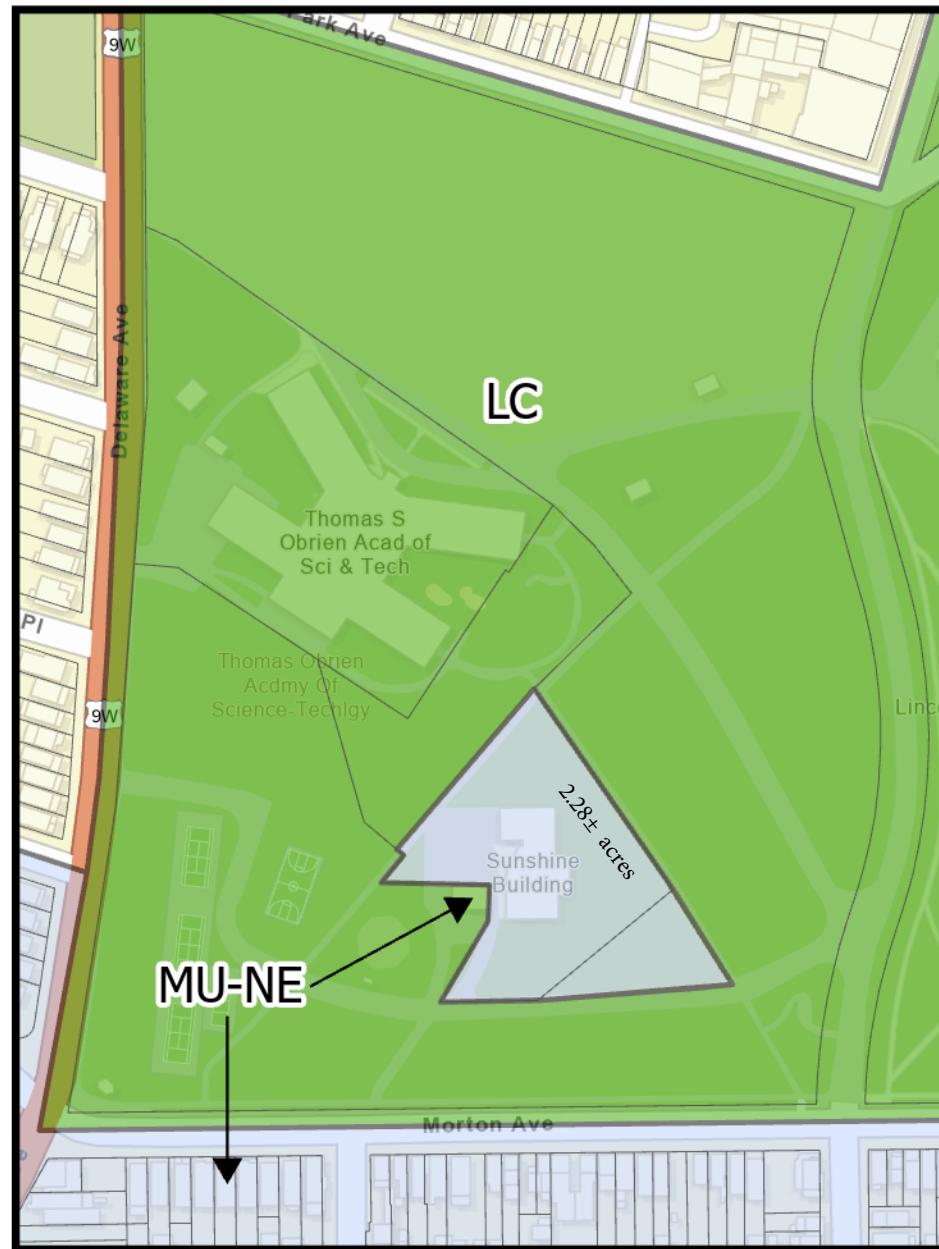
SEAL

BY:   
 P.L.S.

# Current Zoning Map



# Proposed Zoning Map



## Legend



MU-NE (Mixed-Use Neighborhood Edge)



LC (Land Conservation)



**ZMA 0019**  
**PROPOSED ZONING MAP**

Majority Leader Balarin offered the following:

### COMMISSIONERS OF DEEDS

RESOLVED THAT THE FOLLOWING PERSONS BE AND HEREBY ARE APPOINTED COMMISSIONERS OF DEEDS FOR THE CITY OF ALBANY, NEW YORK FOR THE TERM ENDING DECEMBER 31, 2026, AND WAIVE THE READING OF THE NAMES:

Name(Last)	Name (First)	Agency	Address	City/ State	Zip	Term End
<b>Albany Community Development Agency</b>						
Kalendek	Raymond	ACDA	200 Henry Johnson Blvd.	Albany, NY	12207	12/31/2026
Gadwah	Joshua	ACDA	200 Henry Johnson Blvd.	Albany, NY	12207	12/31/2026

I, Shaniqua Jackson, City Clerk and Clerk of the Common Council, do hereby certify that Commissioners of Deeds was passed at a meeting of the Albany Common Council on March 5<sup>th</sup>, 2026.

In Affirmation thereof, I hereto set my hand and affix The Seal of the City of Albany this 5th day of March, 2026.

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Shaniqua Jackson  
City Clerk & Clerk of the Common Council



## MINUTES OF CAUCUS Thursday, March 5, 2026

The Common Council was convened at 6:36 PM in the Council Chambers on the Second Floor of City Hall, 24 Eagle Street, and was called to order by President Pro Tempore Farrell. It was livestreamed on YouTube and Facebook.

**Members Present:** Adams, Anane, Balarin, Brodie, Farrell, Flynn, Hoey, Johnson, Keegan, Lumpkin, Powell, Robinson, Williamson, and Zamer

**Also Present:** President Kimbrough

**Staff Present:** Shaniqua Jackson (City Clerk), Bryan Jimenez (Legislative Director), Robert Wenner (Research Counsel), Carly Johnson (Junior Legislative Aide), Arianna Costello (Ninth Ward Intern); Martha Mahoney (Senior Assistant Corporation Counsel)

### **Discussion:**

- President Pro Tempore Ginnie Farrell discussed the agenda for the March 5, 2026 Regular Meeting.
  - Council Member Sergio Adams spoke on Ordinance 4.31.26.
    - Senior Assistant Corporation Counsel Martha Mahoey noted that the stakeholders requesting the rezoning will be present at the related Planning, Economic Development and Land Use Committee Meeting on March 9<sup>th</sup>.
  - Majority Leader Alfredo Balarin spoke on Ordinance 5.31.26, noting there will be further discussion in committee.
  - Council Member Deborah Zamer spoke on Resolution 14.31.26R, noting that stakeholders from the IDA/CRC will be present at the related Planning, Economic Development and Land Use Committee Meeting on March 9<sup>th</sup>.

### **Adjournment:**

There being no further business, President Pro Tempore Farrell motioned to adjourn the meeting at 6:44 PM, which passed without objection.

### **Link to meeting recording:**

<https://www.youtube.com/watch?v=TOmNKa70tIE>

Respectfully submitted,  
*Carly Johnson*  
Junior Legislative Aide



**MINUTES OF A REGULAR MEETING  
Thursday, March 5, 2026**

The Common Council was convened and called to order by Council President Kimbrough at 7:00 PM.

The roll being called, the following answered to their names: Adams, Anane, Balarin, Brodie, Farrell, Flynn, Hoey, Johnson, Keegan, Lumpkin, Powell, Robinson, Williamson, and Zamer

Also present were the following staff: Shaniqua Jackson (City Clerk), Bryan Jimenez (Legislative Director), Robert Wenner (Research Counsel), Carly Johnson (Junior Legislative Aide), Arianna Costello (Ninth Ward Intern); Martha Mahoney (Senior Assistant Corporation Counsel)

Council President Kimbrough led the Council in reciting the Pledge of Allegiance and requested a moment of silence.

The proceedings of the meeting are as follows:

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Adjournment .....	5
Full Texts .....	6

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## **Public Comment**

- Simona Fish, Albany, NY – Vaping in Parks
- Josh Laiacona, Albany, NY – Ordinance 1.21.26
- Sage Hamilton-Haza Rika, Brooklyn, NY – Harriet Tubman Byway
- Bridget Savage-Spies, Albany, NY – Inclusionary Zoning
- Tabora Marcus, Albany, NY – Unhoused
- James Giacalone, Albany, NY – Inclusive Housing Requirement Amendment
- Keith Irish, Albany, NY – Government Transparency

There being no further speakers, Council President Kimbrough declared the Public Comment Period closed.

## **Comments from Members**

### **Council Member Johnson**

- Responded to a comment on the need to focus efforts on the South End while addressing Inclusionary Zoning, sharing frustration with Ordinance 5.31.26 and its potential impact on the area.

### **Council Member Hoey**

- Responded to a comment that mentioned the hardship on seniors paying increasing taxes, noting that Local Law B of 2026 was recently passed to lessen the burden on seniors to apply for exemptions.

### **Council Member Keegan**

- Responded to a comment that questioned the outcome of the revenue collected from the cannabis tax, providing clarification that the Department of Neighborhood and Community Services' Housing Team receives and uses it.

### **Council Member Williamson**

- Responded to a comment on the need for increased preparedness as national security is increasingly at risk, sharing he finds the threat important to address.

## **Approval of Minutes**

*President Pro Tempore Farrell moved to approve the minutes of the February 19, 2026 regular meeting of the Common Council, which was duly seconded by Council Member Hoey and approved by voice vote.*

## **Reports of Standing Committees**

**Human Resources and Human Rights Committee:** Committee Chair Balarin spoke on the March 5<sup>th</sup> meeting in which Local Law D of 2026 passed out of committee

**Law, Buildings and Code Enforcement Committee:** Committee Chair Anane spoke on March 3<sup>rd</sup> meeting in which Ordinance 1.21.26 passed out of committee and the Department of Buildings & Regulatory Compliance presented themselves.

### **Consideration of Local Laws**

*Council Member Balarin noticed Local Law D of 2026 and asked for its passage.*

City Clerk Shaniqua Jackson read the local law:

#### **LOCAL LAW D of 2026**

**A LOCAL LAW AMENDING ARTICLE XXXVII OF THE CODE OF THE CITY OF ALBANY IN RELATION TO THE DEPARTMENT OF ADMINISTRATIVE SERVICES AND THE OFFICE OF CULTURAL AFFAIRS**

\*The following spoke prior to passage: Balarin and Anane

**There being no further discussion, Council President Kimbrough called for a vote thereon and the local law was ADOPTED.**

**Passed by the following vote of all the Council Members elected voting in favor thereof:**

*Local Law D of 2026 was co-sponsored by Council Members Adams, Anane, and Robinson*

Affirmative – Adams, Anane, Balarin, Brodie, Farrell, Flynn, Hoey, Johnson, Keegan, Lumpkin, Powell, Robinson, Williamson, and Zamer

Affirmative: 14 | Negative: 0 | Abstain: 0

### **Consideration of Ordinances**

*Council Member Adams noticed Ordinance 4.31.26 and asked for its introduction.*

City Clerk Shaniqua Jackson read the ordinance:

#### **ORDINANCE 4.31.26**

**AN ORDINANCE AMENDING CHAPTER 375 OF THE CODE OF THE CITY OF ALBANY (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) BY CHANGING THE ZONING CLASSIFICATION OF A PORTION OF PARCELS CURRENTLY KNOWN AS 164 DELAWARE AVENUE AND PT. 164 DELAWARE AVENUE FROM LAND CONSERVATION (LC) TO MIXED-USE NEIGHBORHOOD EDGE (MU-NE) AND AMENDING THE ZONING MAP ACCORDINGLY**

President Pro Tempore Farrell referred the ordinance to the Committee on Planning, Economic Development and Land Use.

*Council Member Balarin noticed Ordinance 5.31.26 and asked for its introduction.*

City Clerk Shaniqua Jackson read the ordinance:

**ORDINANCE 5.31.26**

**AN ORDINANCE AMENDING CHAPTER 375 (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO ADJUSTING THE AFFORDABLE HOUSING REQUIREMENT AND ADDING EXCEPTIONS TO THE AFFORDABLE HOUSING REQUIREMENT**

President Pro Tempore Farrell referred the ordinance to the Committee on Planning, Economic Development and Land Use.

*Council Member Anane noticed Ordinance 1.21.26 and asked for its passage.*

City Clerk Shaniqua Jackson read the ordinance:

**ORDINANCE 1.21.26**

**AN ORDINANCE AMENDING CHAPTER 251 (PARKS AND RECREATION) AND CHAPTER 232 (STREETS AND SIDEWALKS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO COMPREHENSIVELY PROHIBITING SMOKING PRODUCTS AND LIMITING THEIR PROXIMITY TO AT-RISK POPULATIONS**

\*The following spoke prior to passage: Anane, Flynn, Keegan, Johnson, and Robinson

**There being no further discussion, Council President Kimbrough called for a vote thereon and the ordinance was ADOPTED.**

**Passed by the following vote of all the Council Members elected voting in favor thereof:**

*Ordinance 1.21.26 was co-sponsored by Council Members Farrell, Robinson, and Zamer*

Affirmative – Anane, Balarin, Brodie, Farrell, Flynn, Hoey, Keegan, Lumpkin, Powell, Robinson, Williamson, and Zamer

Negative – Johnson

Abstain – Adams

Affirmative: 12 | Negative: 1 | Abstain: 1

President Pro Tempore Farrell held the remainder of the ordinances on the agenda.

**Consideration of Resolutions**

*Council Member Farrell noticed Resolution 13.31.26R and asked for its introduction and passage.*

City Clerk Shaniqua Jackson read the resolution:

**RESOLUTION 13.31.26R**

**A RESOLUTION COMMEMORATING MARCH OF 2026 AS WOMEN’S HISTORY MONTH AND HONORING THE EXTRAORDINARY CONTRIBUTIONS OF WOMEN TO THE CITY OF ALBANY**

\*The following spoke prior to passage: Farrell and Keegan

**There being no further discussion, Council President Kimbrough called for a vote thereon and the resolution was ADOPTED.**

**Passed by the following vote of all the Council Members elected voting in favor thereof:**

Affirmative – Adams, Anane, Balarin, Brodie, Farrell, Flynn, Hoey, Johnson, Keegan, Lumpkin, Powell, Robinson, Williamson, and Zamer

Affirmative: 14 | Negative: 0 | Abstain: 0

*Council Member Zamer noticed Resolution 14.31.26R and asked for its introduction.*

City Clerk Shaniqua Jackson read the resolution:

**RESOLUTION 14.31.26R**

**A RESOLUTION OF THE COMMON COUNCIL AMENDING THE CITY OF ALBANY CAPITAL RESOURCE CORPORATION’S CERTIFICATE OF INCORPORATION AUTHORIZING THE CONTINUATION OF THE AUTHORITY OF THE CITY OF ALBANY CAPITAL RESOURCE CORPORATION TO ISSUE OBLIGATIONS TO FINANCE PROJECTS TO BE UNDERTAKEN BY THE CORPORATION**

President Pro Tempore Farrell referred the resolution to the Committee on Planning, Economic Development and Land Use

*Council Member Balarin noticed Resolution 15.31.26R and asked for its introduction.*

City Clerk Shaniqua Jackson read the resolution:

**RESOLUTION 15.31.26R**

**A RESOLUTION OF THE COMMON COUNCIL REAPPOINTING THOMAS MUELLER AS A MEMBER OF THE COMMISSION ON HUMAN RIGHTS**

President Pro Tempore Farrell referred the resolution to the Committee on Human Resources and Human Rights.

**Miscellaneous and Unfinished Business**

**Majority Leader Balarin offered the following:**

COMMISSIONERS OF DEEDS

RESOLVED THAT THE FOLLOWING PERSONS BE AND HEREBY ARE APPOINTED COMMISSIONERS OF DEEDS FOR THE CITY OF ALBANY, NEW YORK FOR THE TERM ENDING DECEMBER 31, 2026, AND WAIVE THE READING OF THE NAMES; *THE MOTION WAS SECONDED BY COUNCIL MEMBER HOEY AND APPROVED BY VOICE VOTE:*

Name (Last)	Name (First)	Agency	Address	City/ State	Zip	Term End
<b>Albany Community Development Agency</b>						
Kalendek	Raymond	ACDA	200 Henry Johnson Blvd.	Albany, NY	12207	12/31/2026
Gadwah	Joshua	ACDA	200 Henry Johnson Blvd.	Albany, NY	12207	12/31/2026

**Council Member Johnson**

- Discussed the Community Police Review Board, asking who requested that the Program Director draft the letter that was in circulation among media outlets.

**Council Member Robinson**

- Sought clarification on the role of Miscellaneous Business compared to Comments from Members on the updated agenda.

**Adjournment**

There being no further business, President Pro Tempore Farrell adjourned the meeting; the motion was seconded by Council Member Hoey and passed by voice vote. The meeting adjourned at 8:05 PM.

**The link for this night's meeting:** <https://www.youtube.com/watch?v=TOmNKa70tlE&t=857s>

Respectfully submitted,  
*Carly Johnson*  
Junior Legislative Aide

**Full Texts**

**Council Member Balarin, on behalf of the Committee on Human Resources & Human Rights, introduced the following:**

**LOCAL LAW D OF 2026**

**A LOCAL LAW AMENDING ARTICLE XIV OF THE CODE OF THE CITY OF ALBANY IN RELATION TO THE DEPARTMENT OF ADMINISTRATIVE SERVICES AND THE OFFICE OF CULTURAL AFFAIRS**

*The City of Albany, in Common Council convened, does hereby ordain and enact:*

**Section 1.** Section 42-108 (Departmental scope, powers and duties.) of Part 6 (Department of Administrative Services) of Chapter 42 (Departments and Commissions) of Part I (Administrative Legislation) of the Code of the City of Albany is amended as follows:

**§ 42-108 Departmental functions; duties of Commissioner.**

A. The Department of Administrative Services shall have the following functions:

(1) Equal employment opportunity: to oversee and administer the City's equal employment opportunity policies, requirements and standards as set forth and established in Chapter 48 of this Code.

(2) Fair housing: to oversee and administer the City's Office of Fair Housing and its policies, purposes and duties as set forth and established in Chapter 187 of this Code.

(3) Human Resources: to oversee and assist City departments and staff in the establishment of positions and the recruitment and hiring of City personnel consistent with the policies set forth in the City Personnel Manual and as otherwise required by law.

(4) Purchasing: to oversee and administer the City's purchasing and procurement policies as set forth in Part 18 of this chapter.

(5) Payroll: to oversee and administer the disbursement of the City workforce payroll.

~~(6) Office of Cultural Affairs: to oversee and administer the Office of Cultural Affairs and its responsibilities as set forth in Part 26 of this chapter.~~

~~(7)~~ (6) Budget: to oversee and administer the fiscal policies of the City and the planning, implementation, management and control of all financial and budget-related matters and activities of the City except for those areas reserved for the Treasurer or Chief City Auditor under the City Charter or pursuant to state or local law.

~~(8)~~ (7) Technology services: to oversee and administer technology policies and services for all City departments and staff as needed to ensure efficient, secure and optimum utilization of technology in all City functions, including the management of finances and City resources and effective communication and coordination amongst City departments and with the public.

Material in ~~strikethrough~~ to be deleted. Matter underlined is new material.

(9) (8) Diversity training: notwithstanding any inconsistent provision of this Code, to ensure that all City employees receive annual diversity training on issues including, but which need not be limited to: race; racial equity; inclusion; religious affiliation or identification; disability; national origin; sexual orientation; gender; and gender identity or expression.

**Section 2.** This ordinance shall take effect immediately.

**APPROVED AS TO FORM THIS  
6<sup>TH</sup> DAY OF FEBRUARY, 2026**

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**Corporation Counsel**

**To:** Shaniqua Jackson, City Clerk

**From:** Martha Mahoney, Esq., Senior Assistant Corporation Counsel

**Re** Common Council Legislation  
Supporting Memorandum

**Date** February 6, 2026

**Sponsor** Council Member Balarin, 11<sup>th</sup> Ward, o/b/o Committee on Human Resources & Human Rights

## **LOCAL LAW D OF 2026**

### **TITLE**

A LOCAL LAW AMENDING ARTICLE XIV OF THE CODE OF THE CITY OF ALBANY IN RELATION TO THE DEPARTMENT OF ADMINISTRATIVE SERVICES AND THE OFFICE OF CULTURAL AFFAIRS

### **GENERAL PURPOSE OF LEGISLATION**

This legislation codifies the intention for the Office of Cultural Affairs to report directly to the Office of the Mayor, instead of serving as a function under the Department of Administrative Services.

### **NECESSITY FOR LEGISLATION**

Section 504 (Departments, Offices and Commissions.) of the Charter of the City of Albany empowers the Common Council "to create...departments...and to prescribe or modify their powers and duties by a duly enacted local law."

### **FISCAL IMPACT(S)**

None. The legislation would change the reporting structure of the Office of Cultural Affairs. No new expenditures would need to be budgeted for in the 2026 budget or future budgets specifically pertaining to the transfer of the departmental function.

**Council Member Adams introduced the following:**

**ORDINANCE 4.31.26**

**AN ORDINANCE AMENDING CHAPTER 375 OF THE CODE OF THE CITY OF ALBANY (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) BY CHANGING THE ZONING CLASSIFICATION OF A PORTION OF PARCELS CURRENTLY KNOWN AS 164 DELAWARE AVENUE AND PT. 164 DELAWARE AVENUE FROM LAND CONSERVATION (LC) TO MIXED-USE NEIGHBORHOOD EDGE (MU-NE) AND AMENDING THE ZONING MAP ACCORDINGLY**

*The City of Albany, in Common Council convened, does hereby ordain and enact:*

**Section 1.** Chapter 375 (Unified Sustainable Development Ordinance) of Part II (General Legislation) of the Code of the City of Albany and the Official Zoning Map are hereby amended to change the zoning classification of a portion of parcels currently known as 164 Delaware Avenue and Pt.164 Delaware Avenue from Land Conservation (LC) to Mixed-Use Neighborhood Edge (MU-NE), said property being more particularly described as follows:

The area of land depicted on the map attached hereto, and totaling 2.28± acres to be created from portions of the following parcels of land situated in the City of Albany, County of Albany and State of New York, identified on the tax map as follows:

Section: 76.10

Block: 1

Lot: 2

Said premises, more commonly known as Pt 164 Delaware Avenue, measuring approximately 1.87± acres.

Section: 76.10

Block: 1

Lot: 3

Said premises, more commonly known as 164 Delaware Avenue, measuring approximately 57.82± acres.

**Section 2.** This ordinance shall take effect immediately.

**APPROVED AS TO FORM THIS  
19<sup>TH</sup> DAY OF FEBRUARY, 2026**

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**Corporation Counsel**

**To: Shaniqua Jackson, City Clerk**

**From: Martha Mahoney, Esq., Senior Assistant Corporation Counsel**

Material in ~~strikethrough~~ to be deleted. Matter underlined is new material.

**Re: Common Council Legislation  
Supporting Memorandum**

**Date: February 19, 2026**

**ORDINANCE 4.31.26**

**TITLE**

AN ORDINANCE AMENDING CHAPTER 375 OF THE CODE OF THE CITY OF ALBANY (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) BY CHANGING THE ZONING CLASSIFICATION OF A PORTION OF PARCELS CURRENTLY KNOWN AS 164 DELAWARE AVENUE AND PT. 164 DELAWARE AVENUE FROM LAND CONSERVATION (LC) TO MIXED-USE NEIGHBORHOOD EDGE (MU-NE) AND AMENDING THE ZONING MAP ACCORDINGLY

**GENERAL PURPOSE OF LEGISLATION**

This ordinance amends the zoning map of the City of Albany by changing the zoning of a portion of parcels currently known as 164 Delaware Avenue and Pt. 164 Delaware Avenue from Land Conservation (LC) to Mixed-Use Neighborhood Edge (MU-NE). The proposed rezoning would allow for the reasonable reuse of the building and lands known as the “Sunshine School,” including the James Hall Office, an individually listed historic property and National Historic Landmark.

The change proposed herein may be subject to the review of the City of Albany Planning Board, and, pursuant to General Municipal Law § 239-m(3)(b)(ii), it is subject to review by the Albany County Planning Board.

**NECESSITY FOR LEGISLATION AND ANY CHANGE TO EXISTING LAW**

The property was the subject of an auction by the Albany City School District, which is under contract to dispose of the property to a private owner who will be subject to applicable zoning regulations. The current Land Conservation zoning designation encumbers the parcel with a limited number of allowable uses and a maximum lot coverage allowance of just 10% (which the existing building already exceeds). This greatly inhibits the reuse potential of the existing historic building and property, even where the proposed reuse complements and enhances the public space surrounding it.

**FISCAL IMPACT**

None.

Council Members Balarin, Adams, Anane, Farrell, Flynn, Hoey, Johnson, Keegan, Lumpkin, Robinson, Williamson , and Zamer introduced the following:

**ORDINANCE 5.31.26**

**AN ORDINANCE AMENDING CHAPTER 375 (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO ADJUSTING THE AFFORDABLE HOUSING REQUIREMENT AND ADDING EXCEPTIONS TO THE AFFORDABLE HOUSING REQUIREMENT**

*The City of Albany, in Common Council convened, does hereby ordain and enact:*

**Section 1.** Subsection 5 (Incentives and affordable housing requirements) of section 375-401 (Dimensional Standard) of Article IV (Development Standards) of Chapter 375 (Unified Sustainable Development Ordinance) of Part II (General Legislation) is hereby amended to read as follows:

(b) Affordable housing incentive. New residential or mixed-use development of a site in which at least ~~20%~~ 10% of all new dwelling units are rent or deed restricted so that they are affordable to households earning no more than ~~80%~~ 70% of the area median household income for the Albany-Schenectady-Troy Metropolitan Statistical Area for the City of Albany as determined by affordability methods used by the United States Department of Housing and Urban Development, shall receive the following benefits:

(i) The minimum number of off-street parking required by § 375-405 may be reduced by 100%; and

(ii) The project may increase the maximum height of any principal building (or part of a principal building) by one story.

(iii) In any permitted three-or-more unit dwelling, a development shall be allowed to exceed the maximum number of dwelling units otherwise permitted by the Unified Sustainable Development Ordinance, but in no event by more than 20%.

(c) Affordable housing requirement. Each new residential or mixed-use development or redevelopment containing 20 or more new dwelling units shall be required to sell or rent ~~a portion~~ 5% of its new dwelling units at sales ~~or~~ prices or base rents respectively affordable to persons providing proof of their earning no more than ~~60%~~ 70% of the area median household income for the Albany-Schenectady-Troy Metropolitan Statistical Area for the applicable household size, as determined by affordability methods used by the United States Department of Housing and Urban Development. ~~The minimum portion of affordable dwellings for each development or redevelopment shall be determined by the following standard:~~

~~(i) 7% of new dwelling units shall be affordable for developments or redevelopments with 20 or more but no more than 49 new dwelling units;~~

~~(ii) 10% of new dwelling units shall be affordable for developments or redevelopments with 50 or more but no more than 60 new dwelling units;~~

~~(iii) 12% of new dwelling units shall be affordable for developments or redevelopments with more than 60 but no more than 75 new dwelling units;~~

~~(iv) 13% of new dwelling units shall be affordable for developments or redevelopments with 76 or more new dwelling units.~~

(d) Alternative compliance

(i) An applicant for development or redevelopment with more than 20 units may reduce the number of units that shall be affordable to 0% by paying, on or before, but no later than ninety days from the date of issuance of a Certificate of Occupancy, \$50,000.00 per unit that would otherwise be required to be affordable pursuant to paragraph (c) of this subsection.

(ii) Payments required pursuant to subparagraphs (i) of this paragraph shall be payable to a Housing Trust Fund of the Albany Community Development Agency, which Agency shall put the majority of such Housing Trust Fund payments toward tenant-related assistance programs and the remainder of such funds toward homeowners' assistance programs, which shall include but shall not be limited to homeownership down payment assistance programs, homeownership emergency repair programs, or other housing grant programs administered by the Albany Community Development Agency as determined by the Commissioner of the Department of Neighborhood and Community Services and the Housing Trust Fund Advisory Board.

The Housing Trust Fund Advisory Board shall be composed of ten (10) members, appointed as follows: Three (3) representatives from community-based organizations that primarily support low-income residents in the City of Albany, as approved by the Albany Common Council Housing and Community Development Committee, three (3) members appointed by the Mayor of the City of Albany, one (1) member appointed by the Albany Common Council President, one (1) member appointed by the Albany Common Council President Pro Temp, one (1) member appointed by the Albany Common Council Majority Leader, and one (1) member appointed by the Albany Common Council Majority Whip The Housing Trust Fund Advisory Board shall work with the Albany Community Development Agency to recommend target programs to be supported by the Housing Trust Fund.

(iii) The failure of the applicant to submit the payment required pursuant to this paragraph within ninety (90) days of the date of issuance of a Certificate of Occupancy shall render said applicant unable to participate in the alternative compliance method prescribed by paragraph (d) of this subsection and require adherence to the affordable housing requirement pursuant to paragraph (c) of this subsection.

(e) Exceptions to the affordable housing requirement. Paragraph (c) of this subsection shall not apply to the creation of new residential or mixed-use development or redevelopment containing 20 or more new dwelling units that are wholly senior living facilities, including:

(i) Independent living;

(ii) Assisted living;

(iii) Nursing homes or skilled nursing facilities; or

(iv) Continuing care retirement communities.

(f) Administration of the affordable housing requirement.

(i) The Albany Community Development Agency, in coordination with the Fair Housing Officer, as determined by the Commissioner of the Department of Neighborhood and Community Services shall be responsible for administering the affordable housing requirement of this subsection by:

- a. Maintaining a public listing of dwelling units subject to this section, including by publishing such listing by means of the internet;
- b. Collecting information from the developer of each development or redevelopment, including an affordable housing compliance plan detailing the methodology utilized by such developer to ensure that sales and rentals are conducted in conformance with the affordability requirements established by this section; and
- c. Publishing a report annually, by January 31<sup>st</sup> of each year, regarding new residential or mixed-use development or redevelopment subject to Paragraph (c) of this subsection. which shall include but shall not be limited to information regarding the affordable units created pursuant to this subsection and the disbursement of the Housing Trust Fund payments.

(ii) Developers required to comply with Paragraph (c) of this subsection shall specify the following in the affordable housing compliance plan:

- a. The number of ownership and/or rental units planned to be built;
- b. The number, type and size of such affordable dwelling units, which shall be comparable to other market-rate units of the same type to be built;
- c. Unit floor plans, schematics, and phasing details for the entire project;

Material in ~~strikethrough~~ to be deleted. Matter underlined is new material.

- d. The name and address of the entity responsible for development;
- e. The manner in which the required affordable units will be advertised; and
- f. Any additional information required by the Chief Planning Official.

(iii) No project-specific development approval, building permit, or certificate of occupancy shall be issued for projects subject § 375-401(5)(c) unless an affordable housing compliance plan has been submitted. If the owner or developer violates Section 375-401(5)(c), including but not limited to by not constructing the required affordable housing units, the City may deny, suspend, or revoke any and all development approvals and pursue penalties as provided for in § 375-507 of the USDO. Any decision of the Chief Planning Official may be appealed according to the appeals procedures set forth in Section 375-504(12).

**Section 2.** This ordinance shall take effect immediately.

**APPROVED AS TO FORM THIS  
19<sup>TH</sup> DAY OF FEBRUARY, 2026**

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**Corporation Counsel**

**To:** Shaniqua Jackson, City Clerk

**From:** John Reilly, Esq., Counsel to the Mayor

**Re:** Common Council Legislation  
Supporting Memorandum

**Date:** February 20, 2026

**Sponsor:** Council Member Balarin, 11<sup>th</sup> Ward  
Council Member Adams, 7<sup>th</sup> Ward  
Council Member Anane, 10<sup>th</sup> Ward  
Council Member Farrell, 13<sup>th</sup> Ward  
Council Member Flynn, 8<sup>th</sup> Ward  
Council Member Hoey, 15<sup>th</sup> Ward  
Council Member Johnson, 2<sup>nd</sup> Ward  
Council Member Keegan, 9<sup>th</sup> Ward  
Council Member Lumpkin, 3<sup>rd</sup> Ward  
Council Member Robinson, 5<sup>th</sup> Ward  
Council Member Williamson, 1<sup>st</sup> Ward  
Council Member Zamer, 14<sup>th</sup> Ward

## **ORDINANCE 5.31.26**

### **TITLE**

AN ORDINANCE AMENDING CHAPTER 375 (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO AJUSTING THE AFFORDABLE HOUSING REQUIREMENT AND ADDING EXCEPTIONS TO THE AFFORDABLE HOUSING REQUIREMENT

### **GENERAL PURPOSE OF LEGISLATION**

This ordinance intends to address the current housing market in the City of Albany by restructuring existing affordable housing incentives and adding certain exceptions related to housing for senior citizens to the affordable housing requirement. This legislation seeks to increase development and redevelopment of affordable, workforce, and market-rate housing across the City, following a period of limited activity. Additionally, the legislation would establish a Housing Trust Fund, which would utilize payments received from the alternative compliance option to generate funds for tenant-assistance programs, first-time homeownership assistance and emergency repair programs.

### **NECESSITY FOR LEGISLATION AND CHANGE TO EXISTING LAW**

The December 2025 Housing Audit released by the City of Albany Office of Audit and Control identified issues surrounding the City’s aging housing stock, increased demand for housing, and shortage of supply for nearly all levels of housing, including affordable, workforce and mark-rate development and redevelopment. Notably, the Audit revealed that City population continues to age due to the loss of young professionals in part due to the lack of new affordable housing units. Further, the City’s existing housing stock continues to age, with only 0.5% of housing units of the City’s current housing stock constructed since 2020. The audit concludes that “[t]he Matter in ~~strikethrough~~ to be deleted. Matter underlined is new material.

(current inclusionary zoning) policy is not producing housing at the income levels where affordability pressures are most severe and is simultaneously constraining market-rate development that the City needs to attract new residents and grow its population and tax base. In its current form, the IZ framework has become economically unsustainable, underscoring the need for recalibration....”<sup>1</sup>).

On February 13, 2026, Governor Hochul and Empire State Development released the Downtown Albany Strategy report in connection with the Championing Albany’s Potential (CAP) Initiative. The report further highlighted the need for adjustments to Albany’s affordable housing requirement to address the shortage of mixed-income housing.<sup>2</sup> This legislation intends to properly calibrate Albany’s inclusionary zoning policy to best leverage CAP funding while addressing the existing lack of supply in Albany’s housing stock. An ordinance is required to amend the City’s Unified Sustainable Development Ordinance.

### **FISCAL IMPACT**

Additional development and redevelopment properties created under the amended affordable housing requirement could increase the amount of property tax revenue realized by the City, strengthening the City’s overall fiscal position.

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<sup>1</sup> City of Albany, NY Housing Audit, December 3, 2025 (p. 21) (<https://albanyny.gov/DocumentCenter/View/13572/2025-Housing-Audit-Report-PDF>).

<sup>2</sup> Downtown Albany Strategy Report, February 13, 2026 (p. 74) ([https://downtownalbanystrategy.com/wp-content/uploads/2026/02/Downtown-Albany-Strategy\\_Final-Report\\_021326.pdf](https://downtownalbanystrategy.com/wp-content/uploads/2026/02/Downtown-Albany-Strategy_Final-Report_021326.pdf)).

Matter in ~~strike through~~ to be deleted. Matter underlined is new material.

Council Members Anane, Flynn and Keegan introduced the following:

**ORDINANCE 1.21.26**

**AN ORDINANCE AMENDING CHAPTER 251 (PARKS AND RECREATION) AND CHAPTER 232 (STREETS AND SIDEWALKS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO COMPREHENSIVELY PROHIBITING SMOKING PRODUCTS AND LIMITING THEIR PROXIMITY TO AT-RISK POPULATIONS**

*The City of Albany, in Common Council convened, does hereby ordain and enact:*

**Section 1.** Section 251-9 (Smoking in City parks and recreational areas) of Article I (Public Grounds Designated as Parks; Government and Care of Parks and Parkways) of Chapter 251 (Parks and Recreation) of Part II (General Legislation) of the Code of the City of Albany is hereby amended to read as follows:

**§ 251-9 Smoking in City parks and recreational areas.**

- A. Smoking is responsible for the premature deaths of over 440,000 Americans each year from lung cancer, heart disease, and other smoking-related diseases. It kills more Americans each year than alcohol, cocaine, heroin, crack, homicide, suicide, accidents, fires and AIDS combined. Eighty percent of smokers started smoking before the age of 18, and the average initiation age is 12 years old. Each year in the United States alone, secondhand smoke is responsible for an estimated 42,000 deaths from heart disease in people who are current nonsmokers; about 3,400 lung cancer deaths in nonsmoking adults; worse asthma and asthma-related problems in up to 1,000,000 asthmatic children; between 150,000 and 300,000 lower respiratory tract infections (lung and bronchus) in children under 18 months of age, with 7,500 to 15,000 hospitalizations each year; and making children much more likely to be put into intensive care when they have the flu; they stay in the hospital longer, and they are more likely to need breathing tubes than kids who are not exposed to SHS. Cigarette butts also cause litter problems in the parks and ruin the natural atmosphere.
- B. No person shall ~~smoke~~ engage in smoking, vaping, or use of any combustible or electronic tobacco, nicotine, or cannabis products upon or within 50 feet of the City's parks, recreation centers, sport fields, swimming pools, or playgrounds. ~~For purposes of this section, to "smoke" means to burn a lighted cigar, cigarette, or pipe or to use any other substance which contains tobacco.~~
- C. Violation of this section shall be an offense punishable by a fine of \$50. "No Smoking" or "Smoke Free" signs or the international "No Smoking symbol", or both. ~~Appropriate signage~~ shall be posted designating tobacco-free zones; however, the presence or absence of signs shall not be a defense to a violation of this section.

**Section 2.** Article VI (Smoking Near Health Care Facilities and Inside Bus Shelters) of Chapter 323 Streets and Sidewalks of Part II of the Code of the City of Albany is hereby amended to read as follows:

**§ 323-96 Legislative intent**

- A. The City of Albany Common Council finds that scientific studies have proven that cigarette smoking causes chronic lung disease, coronary heart disease, stroke, and cancer of the lungs, larynx, esophagus, mouth, and bladder and contributes to cancer of the cervix, pancreas, and kidneys. The use of cigars is also known to cause lung, larynx, esophageal, and oral cancer. More than 440,000 people die in the United States from tobacco-related diseases every year, making it the nation's leading cause of preventable illness. Furthermore, the United States Environmental Protection Agency has found Matter in ~~strikethrough~~ to be deleted. Matter underlined is new material.

secondhand smoke to be a risk to public health and has classified secondhand smoke as a Group A carcinogen. Exposure to secondhand smoke is the third leading cause of preventable death in this country.

- B. The City of Albany Common Council further finds that as health care facilities have prohibited smoking in their facilities and directly adjacent to their building doorways, there has been a large increase in people smoking on the public streets and sidewalks adjacent to these facilities. These streets and sidewalks at times are difficult to pass through because of the number of people congregating and the clouds of smoke that fill the air. It has also become unsightly as cigarette butts are thrown all over the ground, causing a litter problem in the area. Bus shelters are also being used by smokers as shelters during inclement weather. As the area above the sidewalk is enclosed by the shelter, the smoke is dangerous to those individuals with breathing difficulties.

## § 323-97 Definitions

### BUS SHELTER

Any covered structure at a bus stop, placed upon a sidewalk in the City of Albany, providing protection against the weather for people waiting for a bus.

### HEALTH CARE FACILITY

For purposes of this article, the term "health care facility" shall be deemed to include a hospital as defined in § 2801 of the Public Health Law and shall also include such facilities related to the hospital as laboratories, outpatient departments, training facilities, central service facilities and staff offices.

### PUBLIC PLACE

Shall mean any place open to the general public, including, for example, streets, sidewalks, playgrounds, or bus stops. For sidewalks and driveways, this shall include the curb or, if no curb, the edge of the pavement.

## § 323-98 Smoking prohibited

- A. It shall be unlawful to ~~smoke or possess burning tobacco, including cigarettes, cigars, pipes, tobacco smoking devices, or any other lighted smoking equipment~~ engage in smoking, vaping, or use of any combustible or electronic tobacco, nicotine, or cannabis products within 100 feet of any building structure of a health care facility, upon any public place adjoining a health care facility, and inside of any bus shelter.
- B. Health care facilities and bus transportation providers shall post "No Smoking" or "Smoke Free" signs or the international "No Smoking" symbol, or both, in conspicuous places on their properties sufficient to provide public notice of this prohibition; however, the presence or absence of signs shall not be a defense to a violation of this section.

## § 323-99 Penalties for offenses

The presence or absence of signs shall not be a defense to a violation of this article. A person found to be in violation of § 323-98 is subject to a fine up to \$50 per violation.

**Section 3.** This ordinance shall take effect 30 days from final passage.

APPROVED AS TO FORM THIS  
20<sup>TH</sup> DAY OF NOVEMBER, 2025

\_\_\_\_\_  
Corporation Counsel

Matter in ~~strikethrough~~ to be deleted. Matter underlined is new material.

**To:** Shaniqua Jackson, City Clerk

**From:** Alyssa Kamara, Junior Policy Analyst

**Re:** Request for Common Council Legislation  
Supporting Memorandum

**Date:** August 21, 2025

**Sponsor:** Owusu Anane, 10<sup>th</sup> Ward  
Jack Flynn, 8<sup>th</sup> Ward  
Meghan Keegan, 9<sup>th</sup> Ward

**ORDINANCE 1.21.26**

**TITLE**

AN ORDINANCE AMENDING CHAPTER 251 (PARKS AND RECREATION) AND CHAPTER 232 (STREETS AND SIDEWALKS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO COMPREHENSIVELY PROHIBITING SMOKING PRODUCTS AND LIMITING THEIR PROXIMITY TO AT-RISK POPULATIONS

**GENERAL PURPOSE OF LEGISLATION**

This ordinance clarifies existing language throughout the code to more comprehensively address tobacco, vaping, and marijuana products. Further, it further mitigates exposures to secondhand inhalation of these products for at-risk groups by limiting the proximity to which certain spaces may be smoked nearby.

**NECESSITY FOR LEGISLATION AND CHANGES TO EXISTING LAW**

The prior language did not encompass marijuana and new products like vapes or reflect the need for distance away from parks and health care facilities.

**FISCAL IMPACT(S)**

Not yet determined; costs of signage on City property.

**Council Members Farrell, Brodie, Keegan, Powell, Zamer, Adams, Anane, Balarin, Flynn, Hoey, Johnson, Jones, Lumpkin, Robinson, and Williamson introduced the following:**

**RESOLUTION 13.31.26R**

**A RESOLUTION COMMEMORATING MARCH OF 2026 AS WOMEN’S HISTORY MONTH AND HONORING THE EXTRAORDINARY CONTRIBUTIONS OF WOMEN TO THE CITY OF ALBANY**

**WHEREAS**, during the month of March our nation celebrates Women’s History Month, a celebration which originated in 1909 as International Women’s Day at the suggestion of activist Theresa Malkiel, which was inaugurated in New York City and spread internationally thereafter; and

**WHEREAS**, activist Laura X reinvigorated our acknowledgement of International Women’s Day with a march in Berkeley, California in 1969, helping to establish the Women’s History Research Center that became the main place for records of the women’s movement from 1968 to 1974; and

**WHEREAS**, Laura X called for a month-long celebration of women’s history, noting the inequity of half the population only being acknowledged on one day during the year, which led to Women’s History Month; and

**WHEREAS**, the length of the celebration expanded when the school district of Sonoma, California became the first to celebrate Women’s History Week in 1978; and

**WHEREAS**, the week of March 8, 1980 was the first national recognition of Women’s History Week following a proclamation from President Carter; and

**WHEREAS**, March of 1987 was the first national recognition of Women’s History Month following a resolution passed by the US Congress at the petition of the National Women’s History Project; and

**WHEREAS**, the National Women’s History Alliance has declared that the 2026 Women’s History Theme is “Leading the Change: Women Shaping a Sustainable Future” which encompasses environmental concerns, financial sustainability, community resilience, leadership succession, and intergenerational equity; and

**WHEREAS**, women’s history is rich in Albany, a city than has been fortunate enough to be the home of many impactful women, such as Abolitionist and Leader of the Underground Railroad Harriet Myers, suffragettes such as Elizabeth Colbert, religious leaders like Mother Ann Lee who led the Shakers, and founding mothers like Eliza Schuyler Hamilton; and

**WHEREAS**, in 1880, the Albany Women’s Suffrage Society led by Mary Seymour Howell, C. Mary Williams, Hendrika Iliohan, Kate Stoneman, and Mary Pruyn organized to encourage women to vote and to nominate women for public office in the City of Albany, including Emily Weed Barnes and Mary Pruyn to school commissioner following the passage of the School Suffrage Law; and

**WHEREAS**, over 100 women attempted to vote for the first time in City elections, but only 30 women successfully cast ballots due to the conservative opposition denying many women of their newly established right; and

**WHEREAS**, gender identity, along with race and sexual orientation, can increase barriers to full participation in society, economic security, personal safety, and access to healthcare; and

**WHEREAS**, women and birthing parents in the United States have suffered following the repeal of Roe v. Wade in 2022 which again increased barriers and which has resulted in the reduction of access to reproductive healthcare and obstetrics in states with strict abortion laws, denials for life saving obstetric care, loss of access to fertility care, and an increase in the criminalization of miscarriage and women's bodies; and

**WHEREAS**, advancements of transgender women's rights do not threaten but rather symbiotically advance the progress of all women's rights as the development of policies that protect and provide opportunities uplift everyone; and

**WHEREAS**, the City of Albany is committed to the full participation of women in every aspect of society to make the city a better place to live, work and raise a family by removing barriers that hinder their participation, by spreading awareness of the issues women face, and by recognizing and promoting the contributions that women make to their community, State and Nation; and

**WHEREAS**, Albany is fortunate enough to be represented by several incredible women of every age, race, class, religion, gender identity, sexual orientation, and ethnicity, whose hard work and passion have brought them and the City to where they are today; and

**WHEREAS**, Council Members Deirdre Brodie, Meghan Keegan, Rachel Powell, Deborah Zamer and President Pro Tempore Farrell are incredible examples of influential woman who have made powerful contributions to their community. Furthermore, Mayor Dorcey Applyrs, Senator Patricia Fahy, Assemblymember Romero, and Governor Kathy Hochul are all powerful examples of women in important roles in both the City of Albany and New York State; and

**WHEREAS**, women play critical economic, cultural, and social roles in every sphere of life and serve as the backbone of the city government of Albany New York, which is led by a female city clerk, and the heads of various departments;

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Albany Common Council hereby commemorates March 2026 as Women's History Month and pauses in its deliberations to honor the sacrifices and contributions made by women to our city and our nation.

**To:** Shaniqua Jackson, City Clerk

**From:** Meghan Keegan, Council Member, 9<sup>th</sup> Ward  
Carly Johnson, Junior Legislative Aide

**Re:** Supporting Memorandum

**Date:** February 10, 2026

**Sponsors:** Farrell, Brodie, Keegan, Powell, and Zamer

**RESOLUTION 13.31.26R**

**TITLE**

A RESOLUTION COMMEMORATING MARCH OF 2026 AS WOMEN'S HISTORY MONTH AND HONORING THE EXTRAORDINARY CONTRIBUTIONS OF WOMEN TO THE CITY OF ALBANY

**GENERAL PURPOSE OF LEGISLATION**

To officially commemorate Women's History Month and express the Council's appreciation of the contributions made by the women of the City of Albany.

**FISCAL IMPACT**

None.

**Council Member Zamer, on behalf of the Committee on Planning, Economic Development and Land Use, introduced the following:**

**Resolution 14.31.26R**

**A RESOLUTION OF THE COMMON COUNCIL AMENDING THE CITY OF ALBANY CAPITAL RESOURCE CORPORATION'S CERTIFICATE OF INCORPORATION AUTHORIZING THE CONTINUATION OF THE AUTHORITY OF THE CITY OF ALBANY CAPITAL RESOURCE CORPORATION TO ISSUE OBLIGATIONS TO FINANCE PROJECTS TO BE UNDERTAKEN BY THE CORPORATION**

**WHEREAS**, on January 31, 2008, Section 854 of the General Municipal Law, commonly referred to as the Civic Facilities Legislation, expired, leaving industrial development agencies unable to provide financial assistance to projects owned or operated by not-for-profit corporations (hereinafter referred to as "Civic Facility Projects"); and

**WHEREAS**, the City of Albany Common Council acknowledged that the ability to finance Civic Facility Projects with tax-exempt bonds had been a very important tool for the City of Albany Industrial Development Agency (the "Agency"), as the Civic Facilities Projects undertaken by the Agency have increased employment opportunities for residents of the City of Albany and allowed local not-for-profit corporations to upgrade their facilities at the lowest possible cost; and

**WHEREAS**, the City of Albany Common Council authorized the Agency to form the City of Albany Capital Resource Corporation ("CRC") in accordance with Section 1411 of the New York State Not-For-Profit Corporation Law (the "NFPCL") by resolution at the public meeting held on March 15, 2010; and

**WHEREAS**, since the creation of the CRC in 2010 the CRC has assisted not-for-profit corporations with projects that have furthered its stated goals, such as: (1) relieving and reducing unemployment, (2) promoting and providing for additional and maximum employment, (3) bettering and maintaining job opportunities, (4) instructing or training individuals to improve or develop their capabilities for such jobs, (5) carrying on scientific research for the purpose of aiding a community or geographical area by attracting new industry in the community or area, and (6) lessening the burdens of government and acting in the public interest; and

**WHEREAS**, the Common Council recognizes the benefits the CRC has been able to foster in the City of Albany since its creation; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Albany Common Council consents to the amendment of CRC's certificate of incorporation authorizing the continuation of the authority of the CRC to issue obligations to finance projects to be undertaken by the CRC in accordance with Section 1411 of the NFPCL for an additional four years, expiring on April 12, 2030; and

**BE IT FURTHER RESOLVED** that paragraph Seventeenth of the Certificate of Incorporation of the CRC shall be amended, and such paragraph shall read as follows:

"SEVENTEENTH: Notwithstanding anything herein to the contrary, the authority of the Corporation to issue Obligations to finance projects to be undertaken by the Corporation shall expire on April 12, 2030, subject to the determination by the Common Council to extend such authority by resolution duly adopted by the Common Council."

and

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately.

**To:** Shaniqua Jackson, City Clerk

**From:** Brett Williams, Senior Assistant Corporation Counsel (2022)  
Carly Johnson, Junior Legislative Aide

**Re:** Common Council Legislation  
Supporting Memorandum

**Date:** February 12, 2026

**Sponsor:** Council Member Zamer, 14<sup>th</sup> Ward

**RESOLUTION NUMBER 14.31.26R**

**TITLE**

A RESOLUTION OF THE COMMON COUNCIL AMENDING THE CITY OF ALBANY CAPITAL RESOURCE CORPORATION'S CERTIFICATE OF INCORPORATION AUTHORIZING THE CONTINUATION OF THE AUTHORITY OF THE CITY OF ALBANY CAPITAL RESOURCE CORPORATION TO ISSUE OBLIGATIONS TO FINANCE PROJECTS TO BE UNDERTAKEN BY THE CORPORATION

**GENERAL PURPOSE OF THE LEGISLATION**

To continue for at least another four years the CRC's authorization to issue obligations to provide financial assistance to projects owned or operated by not-for-profit corporations.

**NECESSITY FOR LEGISLATION AND CHANGE TO EXISTING LAW**

The resolution originally passed by the Council in 2010 placed an expiration date of April 15, 2012 on the CRC. The Council previously passed resolutions in 2012, 2014, 2018, 2020, and 2022 extending the expiration date to, most recently, April 12, 2026. This resolution will again extend the CRC's authority to issue obligations to finance projects to be undertaken by not-for-profit corporations, for another four years, until April 12, 2030.

**EXPLANATION OF DEADLINE OR REQUESTED TIME FRAME FOR PASSAGE**

The current CRC authorization is set to expire on April 12, 2026.

**FISCAL IMPACT(S)**

None, as this legislation simply continues the authorization of the CRC as it already exists.

**Council Member Balarin, on the behalf of the Committee on Human Resources and Human Rights, introduced the following:**

**RESOLUTION 15.31.26R**

**A RESOLUTION OF THE COMMON COUNCIL REAPPOINTING THOMAS MUELLER AS A MEMBER OF THE COMMISSION ON HUMAN RIGHTS**

**WHEREAS**, the Common Council of the City of Albany has the authority, pursuant to the Section 42-362 of the Code of the City of Albany, to appoint members of the Commission on Human Rights; and

**WHEREAS**, the term of such Commission members shall be for three years and members shall only serve two full consecutive terms; and

**WHEREAS**, Thomas Mueller was appointed to serve for the remainder of a vacancy, and then his first three-year term and is now permitted to serve for another full three-year term;

**NOW, THEREFORE, BE IT RESOLVED**, that Thomas Mueller is hereby reappointed as a member of the Commission on Human Rights for a term expiring August 21, 2028.

**To: Shaniqua Jackson, City Clerk**

**From: Carly Johnson, Junior Legislative Aide**

**Re: Common Council Legislation  
Supporting Memorandum**

**Date: February 17, 2026**

**Sponsor: Council Member Balarin, on behalf of the Committee on Human Resources and Human Rights Committee**

**RESOLUTION 15.31.26R**

**TITLE**

A RESOLUTION OF THE COMMON COUNCIL REAPPOINTING THOMAS MUELLER AS A MEMBER OF THE COMMISSION ON HUMAN RIGHTS

**GENERAL PURPOSE OF LEGISLATION**

To reappoint Thomas Mueller to the Commission on Human Rights for his second three-year term which will expire on August 21, 2028.

**NECESSITY FOR LEGISLATION AND ANY CHANGE TO EXISTING LAW**

Thomas Mueller's term expired on August 21, 2025. They have expressed interest in re-appointment to the board for another 3-year term. This resolution is necessary to re-appoint Thomas Mueller to the Commission on Human Rights.

**FISCAL IMPACT(S)**

None.