



**COMMON COUNCIL MEETING
LAW, BUILDINGS & CODE ENFORCEMENT COMMITTEE
Ginnie Farrell, Chair**

DATE: Tuesday, November 18, 2025

TIME: 5:30PM

LOCATION: Council Chambers-2nd Floor, City Hall

LIVESTREAM: YouTube— <https://www.youtube.com/@albanycommoncouncil>
Facebook— <https://www.facebook.com/albany.commoncouncil>

TOPICS OF DISCUSSION:

- **Ordinance 26.101.25**
AN ORDINANCE AMENDING CHAPTER 231 (HOUSING) OF THE CODE OF THE CITY OF ALBANY BY ADDING A NEW PART 7 THERETO REQUIRING THE DISCLOSURE OF BENEFICIAL OWNERS OF LIMITED LIABILITY COMPANIES AND OTHER ENTITIES THAT HOLD RESIDENTIAL PROPERTY IN THE CITY OF ALBANY
- **Ordinance 20.91.25**
AN ORDINANCE AMENDING ARTICLE XIII (PARKING METERS) OF CHAPTER 359 (VEHICLES AND TRAFFIC) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO RENAMING COLUMBUS DAY TO FRANCES XAVIER CABRINI DAY
- **Local Law F of 2025**
A LOCAL LAW AMENDING PART 41 (COMMISSION ON MONUMENTS AND PUBLIC ART) OF CHAPTER 42 (DEPARTMENTS AND COMMISSIONS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO THE SCOPE OF THE COMMISSION'S RESPONSIBILITIES AND AUTHORITY

PUBLIC COMMENT PERIOD: YES

Council Member Kimbrough introduced the following:

ORDINANCE 26.101.25

AN ORDINANCE AMENDING CHAPTER 231 (HOUSING) OF THE CODE OF THE CITY OF ALBANY BY ADDING A NEW PART 7 THERETO REQUIRING THE DISCLOSURE OF BENEFICIAL OWNERS OF LIMITED LIABILITY COMPANIES AND OTHER ENTITIES THAT HOLD RESIDENTIAL PROPERTY IN THE CITY OF ALBANY

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

Section 1. Chapter 231 (Housing) of Part II (General Legislation) of the Code of the City of Albany is hereby amended to read as follows, by adding a new Part 7, to be entitled “Local Ownership Transparency”:

PART 7
LOCAL OWNERSHIP TRANSPARENCY

§ 359-1. Purpose

The purpose of this Part 7 is to promote transparency, accountability, and community stability in Albany’s housing market by requiring disclosure of the beneficial owners of entities that hold residential property in the City.

§ 359-2. Definitions

As used in this part, the following terms shall have the meanings indicated:

BENEFICIAL OWNER

Any natural person who, directly or indirectly:

- A. Exercises substantial control over a company; or
- B. Owns or controls 25 percent or more of the ownership interests of a company.

COVERED ENTITY

Any limited liability company, corporation, partnership, trust, or other legal entity that acquires, owns, or leases residential property within the City of Albany.

RESIDENTIAL PROPERTY

Any building or portion thereof used or intended for residential occupancy, including one- to four-family dwellings and multifamily buildings.

§ 359-3. Disclosure Requirements

- A. At the time of property transfer or rental registration renewal, every Covered Entity must disclose to the Office of the City Clerk, in writing:

1. The full legal name, date of birth, and residential address of each Beneficial Owner;
2. The percentage of ownership interest held by each Beneficial Owner; and
3. The name and contact information of a designated managing agent for the property.

B. The City Clerk shall maintain a secure Beneficial Ownership Registry accessible to:

1. City agencies for enforcement of housing, tax, and code regulations;
2. Tenants, upon request, for properties in which they reside; and
3. The public, with sensitive personal identifiers redacted.

C. Covered Entities must file an updated disclosure within 60 days of any change in Beneficial Ownership or managing agent.

§ 359-4. Enforcement and Penalties

A. Any Covered Entity that fails to provide required disclosure shall be subject to:

1. A civil penalty of \$250 per unit per month until disclosure is provided;
2. Suspension of the entity's ability to register new rental units in Albany; and
3. Ineligibility for City contracts, tax abatements, or subsidies until compliance is achieved.

B. The Department of Buildings and Regulatory Compliance shall enforce this part.

§ 359-5. Rulemaking

The Commissioner of Buildings and Regulatory Compliance, in consultation with the City Clerk and Corporation Counsel, is authorized to adopt rules and forms necessary to implement this part.

§ 359-6. Severability

If any provision of this part is held invalid, such invalidity shall not affect the other provisions that can be given effect without the invalid provision.

Section 2. This ordinance shall take effect 180 days after final passage.

**APPROVED AS TO FORM THIS
26TH DAY OF SEPTEMBER, 2025**

Corporation Counsel

To: Shaniqua Jackson, City Clerk
From: Robert Wenner, Research Counsel
Re: Common Council Legislation
Supporting Memorandum
Date: September 26, 2025
Sponsor: Council Member Kimbrough

ORDINANCE 26.101.25

TITLE

AN ORDINANCE AMENDING CHAPTER 231 (HOUSING) OF THE CODE OF THE CITY OF ALBANY BY ADDING A NEW PART 7 THERETO REQUIRING THE DISCLOSURE OF BENEFICIAL OWNERS OF LIMITED LIABILITY COMPANIES AND OTHER ENTITIES THAT HOLD RESIDENTIAL PROPERTY IN THE CITY OF ALBANY

GENERAL PURPOSE OF LEGISLATION

The purpose of this ordinance is to require the disclosure of beneficial ownership information for all limited liability companies (LLCs), corporations, partnerships, trusts, or other entities that own residential property within the City of Albany.

The legislation establishes a Beneficial Ownership Registry to be maintained by the Office of the City Clerk. This registry will identify the natural persons who directly or indirectly exercise substantial control over such entities or hold a 25 percent or greater ownership interest. The measure will improve accountability, transparency, and enforcement in the City's housing market by making property ownership more visible to tenants, neighbors, and City agencies.

NECESSITY FOR LEGISLATION AND CHANGE TO EXISTING LAW

Currently, entities purchasing and holding residential property in Albany often do so through LLCs or other legal entities that obscure the identity of the actual owners. This lack of transparency creates significant challenges for tenants seeking to resolve housing issues, for the City in enforcing housing codes and collecting taxes, and for neighborhoods experiencing absentee or speculative ownership.

This ordinance adds a new disclosure requirement to the City Code, ensuring that beneficial ownership information is collected, updated, and available in a secure registry. It will align Albany with national best practices and mirror similar initiatives in other cities, while balancing transparency with privacy by redacting sensitive personal information from public-facing records.

FISCAL IMPACT

The fiscal impact of this legislation is expected to be minimal. Administration of the registry will require modest staff resources within the City Clerk's Office and the Department of Buildings and Regulatory Compliance. These costs are anticipated to be offset by revenues generated from civil penalties for noncompliance, as well as reduced costs associated with prolonged code enforcement actions and unresolved tax collection matters.

Council Member Conti introduced the following:

ORDINANCE 20.91.25

AN ORDINANCE AMENDING ARTICLE XIII (PARKING METERS) OF CHAPTER 359 (VEHICLES AND TRAFFIC) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO RENAMING COLUMBUS DAY TO FRANCES XAVIER CABRINI DAY

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

Section 1. Section 359-135 (Lawful parking) of Article XIII (Parking Meters) of Chapter 359 (Vehicles and Traffic) of Part II (General Legislation) of the Code of the City of Albany is amended to read as follows:

§ 359-135 Lawful parking.

Parking shall be legal and permissible, upon the insertion of the designated coin or coins, or other applicable form of payment, at the locations designated on the streets, thoroughfares and public places in the City, for the period of time respectively indicated on such meters in metered parking spaces. The provisions of this article shall not be enforced on Saturdays or Sundays; or on New Year's Day, January 1; Martin Luther King, Jr. Day, the third Monday in January; President's Day, the third Monday in February; Memorial Day, the fourth Monday in May; Independence Day, July 4; Labor Day, the first Monday in September; ~~Columbus~~ Frances Xavier Cabrini Day (observed), the second Monday in October; Election Day, the first Tuesday in November; Veteran's Day (observed), the second Monday in November; Thanksgiving Day, the fourth Thursday in November; and Christmas Day, December 25. Metered spaces may be used without charge or without depositing a coin or coins, or other form of applicable payment, in the meters at times when parking is not regulated and when the prohibition against parking is not in force.

Section 2. This ordinance shall take effect immediately.

**APPROVED AS TO FORM THIS
21ST DAY OF AUGUST, 2025**

Corporation Counsel

To: Shaniqua Jackson, City Clerk

From: Richard Conti, Council Member, 6th Ward

Re: Common Council Legislation
Supporting Memorandum

Date: August 21, 2025

Sponsor: Council Member Conti

ORDINANCE 20.91.25

TITLE:

AN ORDINANCE AMENDING ARTICLE XIII (PARKING METERS) OF CHAPTER 359 (VEHICLES AND TRAFFIC) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO RENAMING COLUMBUS DAY TO FRANCES XAVIER CABRINI DAY

GENERAL PURPOSE OF LEGISLATION

To re-designate the annual observance of Columbus Day to Frances Xavier Cabrini Day.

NECESSITY FOR LEGISLATION AND ANY CHANGE TO EXISITING LAW

As our community reconsiders how best to honor Italian-American heritage, it's time to move beyond Columbus Day and embrace a figure whose legacy truly reflects the values of service, resilience, and inclusion: Mother Frances Xavier Cabrini.

In 1892, President Benjamin Harrison proclaimed the first national Columbus Day in part to acknowledge the brutal discrimination Italian immigrants faced – most notably the mass lynching of 11 Sicilian men in New Orleans in 1891, one of the largest lynchings in U.S. history. At the time, Italians were vilified as criminals, anarchists, and racial inferiors. They were denied jobs, harassed by mobs, and targeted by nativist groups. Columbus was elevated as a symbol of Italian pride and legitimacy in a country that refused to accept them.

But today, we know that Columbus's legacy is deeply contested. His association with conquest and colonial violence makes him an ill-fitting representative of a community whose American story is rooted in struggle, labor, and perseverance.

Mother Cabrini, by contrast, embodies the best of Italian-American values. An immigrant herself, she founded hospitals, schools, and orphanages across the U.S. to serve the poor and marginalized. She was canonized as the first American saint and remains a powerful symbol of compassion and community-building. In 2020, Colorado replaced Columbus Day with Cabrini Day, recognizing her as a more inclusive and humanitarian figure.

Her legacy is especially relevant today, as modern immigrants face many of the same challenges Italian-Americans once did: discrimination, economic hardship, and barriers to healthcare,

housing, and education. Cabrini's life reminds us that dignity and opportunity should not be reserved for the few, but extended to all who seek a better life.

This ordinance proposes follow Colorado's lead and adopt Cabrini Day—a celebration of service over conquest, inclusion over division, and real heritage over myth. It's time to honor the full story of Italian-American resilience and extend that compassion to today's immigrant communities.

FISCAL IMPACT

Negligible.

Council Member Zamer introduced the following:

LOCAL LAW F OF 2025

A LOCAL LAW AMENDING PART 41 (COMMISSION ON MONUMENTS AND PUBLIC ART) OF CHAPTER 42 (DEPARTMENTS AND COMMISSIONS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO THE SCOPE OF THE COMMISSION'S RESPONSIBILITIES AND AUTHORITY

Be it enacted, by the Common Council of the City of Albany, as follows:

Section 1. Part 41 (Commission on Monuments and Public Art) of Chapter 42 (Departments and Commissions) of Part I (Administrative Legislation) of the Code of the City of Albany is hereby amended to read as follows:

**PART 41
COMMISSION ON MONUMENTS AND PUBLIC ART**

§ 42-396 Establishment of Commission.

There is hereby established a commission of the City of Albany to be known as the “Commission on Monuments and Public Art.”

§ 42-397 Membership; term; vacancies; meetings.

- A. The Commission shall consist of five members, three of whom shall be appointed by the Mayor, and two of whom shall be appointed by the Common Council. At least one of the members appointed by the Mayor shall have a professional background in history, historic preservation, and/or art history.
- B. Members shall serve for three-year terms. However, in order to effectuate staggered terms of membership, one initial member appointed by the Common Council shall be appointed for a one-year term, and two initial members appointed by the Mayor shall serve two-year terms. Members shall continue to serve beyond the expiration of their terms until a new member is appointed or such serving member is reappointed. A vacancy occurring in the membership of the Commission for any reason shall be filled by the appointing authority for the vacated seat for the duration of the seat’s unexpired term.
- C. Members of the Commission shall serve without compensation.
- D. The Commission shall meet as often as necessary to discharge its duties in a timely fashion; ~~but no fewer than four times a year.~~
- E. The Commission shall hold no fewer than three public meetings in three separate locations throughout the City to hear and compile public comment on the report and potential steps

that may be taken by the City ~~and other entities~~ to more broadly represent and honor the diverse history and residents of Albany in such monuments and other locations.

- F. The Commission shall elect a Chairperson and Vice Chairperson from its membership at its first meeting in each calendar year.

§ 42-398 Powers and Duties.

The Commission shall have the following powers and duties:

- A. To catalog and keep an inventory of existing monuments, markers, and works of public art on City-owned property;
- B. To propose new monuments, markers, and works of public art to be placed on City-owned property, to develop a procedure for accepting applications for new monuments, markers, or works of public art on public property, and to receive such applications from members of the public;
- C. To afford the public an opportunity to provide comment on proposed actions and, having provided such an opportunity to the public, to approve or deny those proposed actions. The Commission shall then communicate its decision to the Mayor who shall then respond within six weeks of the decision what action, if any, the City shall take with regard to its proposal and the reasoning behind it;
- D. To work in coordination with the Mayor's office and any necessary municipal departments and commissions to supervise the establishment, erection, or installation of any approved monument, marker, or work of public art, in accordance with all applicable laws;
- E. To review the appropriateness of existing monuments, both overall and in the particular context and location of a given monument. If the Commission finds that a particular monument, marker, or work of public art is not appropriate, the Commission shall ~~have the power to~~ recommend that the City re-contextualize such monument, marker, or work of public art, or ~~to may recommend~~ direct its renovation or removal in accordance with all applicable laws; and
- ~~F. To serve as a forum for residents of the City to engage in civic dialogue regarding monuments, markers, and public art in the City;~~
- ~~G. To establish online resources through which Albany residents and others may submit information regarding existing public monuments, comments and recommendations;~~
- ~~H. To develop various communication tools that are publicly accessible which will provide background information on the monuments, including such information as the Albany history connected to each monument, the purpose of the monument as originally intended, its relevance in current times, and other information as the commission determines appropriate; and~~

I. ~~———— To conduct community educational events as needed for the purpose of educating the public about the public monuments currently located in the City of Albany.~~

§ 42-399 Annual Report

The Commission shall provide an initial report within one calendar year from the date when the full committee has been sworn in. Such report shall list and briefly describe all public buildings, historical monuments, statues, historical markers and other physical structures or representations (collectively referred to here as public monuments) that are named for or otherwise honor any individual or group and are located on property within the City of Albany that is owned by the City of Albany, ~~the City School District of Albany, Albany County, the State of New York, the United States Government or other public entities.~~ The committee shall thereafter annually provide a report to the Mayor and Common Council by January 31 of each year, summarizing its activities during the preceding calendar year as well as listing any changes to public monuments within the City, including monuments that have been created, taken down, or moved. The Common Council may, by resolution, extend the deadline of the report by up to two months.

§ 42-400 Coordination with the Mayor's Office

The Mayor or their designee will coordinate with the Commission to provide access to City owned property and information relevant to public monuments or the work of the Commission.

Section 2. This local law shall take effect upon final passage, public hearing, and filing with the Secretary of State.

**APPROVED AS TO FORM THIS
5TH DAY OF NOVEMBER, 2025**

Corporation Counsel

To: Shaniqua Jackson, City Clerk

From: Jason R. Thomas, Esq., Assistant Corporation Counsel

Re: Common Council Legislation
Supporting Memorandum

Date: November 5, 2025

Sponsor: Council Member Zamer

LOCAL LAW F OF 2025

TITLE

A LOCAL LAW AMENDING PART 41 (COMMISSION ON MONUMENTS AND PUBLIC ART) OF CHAPTER 42 (DEPARTMENTS AND COMMISSIONS) OF THE CODE OF THE CITY OF ALBANY IN RELATION TO THE SCOPE OF THE COMMISSION'S RESPONSIBILITIES AND AUTHORITY

GENERAL PURPOSE OF LEGISLATION

This legislation refines the scope and responsibilities of the Commission on Monuments and Public Art to better align with its available resources and jurisdiction. When the Commission was established, it was envisioned as a volunteer body composed of community members lending their expertise and perspective. However, the enabling legislation tasked the Commission with responsibilities that would require significant staffing, technical infrastructure, and authority beyond what the City presently affords to it.

Accordingly, this amendment clarifies that the Commission's focus is on matters under the City's control -- principally, monuments and public art located on City-owned property. It removes provisions that imply the Commission should create and maintain public resources or oversee monuments under the jurisdiction of other levels of government. The intent is to preserve the Commission's valuable advisory and community-engagement role, while ensuring that its duties are both practical and achievable.

NECESSITY FOR LEGISLATION AND ANY CHANGE TO EXISTING LAW

The Commission's volunteer members serve without compensation and operate without a dedicated budget or administrative staff. Despite their commitment, the original framework required the Commission to perform ongoing cataloging, digital resource development, and cross-jurisdictional coordination that exceed the capacity of an unfunded, volunteer body.

This amendment narrows the Commission's mandate to functions that can realistically be fulfilled—chiefly, maintaining an inventory of City-owned monuments and advising the City on matters of placement, removal, and contextualization. By focusing on what is administratively and legally within reach, the City can ensure that the Commission's work remains meaningful, transparent, and sustainable.

FISCAL IMPACT

None.