



**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

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 THEREETO 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.