



**ALBANY COMMON COUNCIL
LAW, BUILDINGS AND CODE ENFORCEMENT COMMITTEE MINUTES**
Ginnie Farrell, Chair

Meeting called by: Ginnie Farrell, Chair | Date: December 2, 2025 | Time: 6:04 PM

Committee Members Present: Farrell, Chair | Anane | Clarke | Conti | Keegan

Council Members Present:

Hoey and Kimbrough

City Personnel Present:

Shaniqua Jackson (City Clerk), Bryan Jimenez (Legislative Director),
Robert Wenner (Research Counsel), Carly Johnson (Junior Legislative
Aide)

Minutes

Agenda Items:

• **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

Public Comment:

No public comment was heard.

Discussion:

- Committee Member Richard Conti noted that Ordinance 26.101.25 could create a duplicative registry, similar to those that already exist in the Department of Buildings and Regulatory Compliance (BRC).
 - President Pro Tempore Kelly Kimbrough shared that the Office of the City Clerk handles records and redactions. He noted as well that it would be beneficial to house the registry under the Clerk instead of BRC so that recording and enforcement would be separate.
 - Research Counsel Robert Wenner noted that the difference that this Ordinance proposes is increased transparency surrounding beneficial ownership of LLCs and that the redundancies are common amongst filings.
- Committee Member Conti noted that the Ordinance states it is amending Chapter 231 of the Code of the City of Albany, but it is instead amending the language in Chapter 359.
- Committee Member Meghan Keegan shared that the information of the proposed registry is similar to information provided in the Citizen Self Portal. She noted that it could be confusing for the public if they have to refer to multiple repositories for one parcel.

- President Pro Tempore Kimbrough stressed again that housing the registry under BRC could pose an issue as that department would also enforce adherence to the Code changes that the Ordinance proposes.
- Committee Chair Ginnie Farrell noted that when legislators are looking to house responsibilities, they look at who has the bandwidth to do so; and in this case, the Clerk's office was willing to take on the additional work.
- Committee Member Keegan asked for clarification on the intent of the Ordinance, to which President Pro Tempore Kimbrough noted that he would prefer if both residential and commercial housing were reported to the City for inclusion in the registry in an effort to increase transparency in property ownership throughout the City.
- Committee Member Hyde Clarke noted that beneficial ownership was part of the federal Corporate Transparency Act, which, after a lengthy regulatory and judicial history, is no longer being enforced on the national level. He expressed concern as to whether a city could enforce this requirement in absence of federal enforcement. He shared his appreciation for the legislation but noted that he was not in favor due to the level of information required.
 - Research Counsel Wenner noted that lack of enforcement of the federal Corporate Transparency Act was due to the change in Presidential administrations in early 2025.
 - Research Counsel Wenner noted that the legislation implied that sensitive information collected for the registry would be available to the City and owner and the tenants occupying the space, but not the public at large. He also shared that the Clerk's office is already in the habit of redacting sensitive information related to FOIL requests and would not publicly and freely disclose owner's dates of birth.
- Committee Member Clarke noted that he would prefer if the legislation was more limited in the scope of information being requested regarding beneficial owners. He shared that he struggled to support this Ordinance when the federal government was no longer pursuing increased transparency.
- Research Counsel Wenner referenced a section of the Ordinance that limits public access to sensitive information and the Clerk's office responsibility to redact such sensitive information.
- Chair Farrell shared that the Sponsor and Committee would review the discussion and propose amendments to the Ordinance and plan to meet before an upcoming Caucus/Work Session.

Adjourn:

Chair Farrell adjourned the meeting at 6:29 PM.

Meeting Link:

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

Respectfully Submitted,
Carly Johnson
 Junior Legislative Aide