

**To:** Members of the Planning Commission  
**From:** Robert Dubé  
**cc:**  
**Date:** 01.29.26  
**Re:** ARHA redevelopment work group meeting(s) report

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12.09.25:

- The Ladrey building renovation will have 159 units once completed.
- There is an ongoing lawsuit from Anne B. Rose house ownership regarding the potential demolition of the Ladrey, it is presumed that it will stop due to the change from demo to renovation.
- Ladrey permits anticipated for May of 2026 with construction beginning Jan 2027.
- Alate building should be done with move-ins NLT 31 December 2025.
- Samuel Madden North: construction underway, so far on time.
- Samuel Madden South: relocation of remaining tenants underway; will now be an all-affordable building.
- Some ongoing structural issues in one section of the Cameron Valley units. One unit vacated, six others potentially affected.

01,12,16:

- SM North on schedule for November 2027 completion. The construction crews employ some local workers, including residents. Also, a percentage of the contractors are disadvantages trade groups and companies.
- SM South no updates, there will be some ground level retail space on the Madison St. side of that building.
- Alate building is nearly fully occupied; there will be a new on-site management company hired.
- Andrew Adkins buildings have previous HUD approval for renovation/demolition; however, it is unclear if that will remain in place.
- ARHA staff will draft a capital plan for future redevelopment in early 2026.
- Rickie Maddox remains as interim CEO; the newly appointed board has yet to advertise for the permanent replacement. There is a pending lawsuit from the former CEO.
- There are four board vacancies that remain to be filled.

Next meeting scheduled for 19 February 2026. All meetings are now held at ARHA headquarters, 401 Wythe St.