

# **GLOVERSVILLE HOUSING AUTHORITY MINUTES OF SEPTEMBER 2021 MONTHLY MEETING**

## **SEPTEMBER 20, 2021**

The Gloversville Housing Authority's Board of Commissioners met at its monthly meeting that was held at the Gloversville Housing Authority, 141 West Street on August 23, 2021 at 6:00p.m.

**Board Members Present:**    **Brenda Leitt, Chairperson**  
   **Lashawn Hawkins, Secretary**  
   **John Poling, Commissioner**  
   **Raymond Yorks, Commissioner**

**Others Present:**                **Anthony Casale, Authority Legal Counsel**  
   **Bryan Goldberger, Authority Legal Counsel**  
   **Jason Mazur – Executive Director**

Chairperson Leitt called the meeting to order at 6:00p.m. All present stood for the Pledge of Allegiance and moment of silence.

Chairperson Leitt conducted a roll call memorializing the presence of the above-named individuals.

Chairperson Leitt opened the floor for public comment. Ron Briggs spoke on behalf of the CSEA bargaining unit. Mr. Briggs said someone on the way in said time flies, and it's been 3 or 4 years since he's been in front of the GHA board to get these unrepresented employees a way to speak with management to get the contract that they have asked for. He indicated that they have been asked for a contract for four years, meanwhile GHA has money to pay for two attorneys to be here, with Briggs gesturing to Attorneys Casale and Goldberger and stating 'No offense' - "you can pay them to sit here but you can't pay our members something". They are down to 5 people when this process started there were 11 and GHA has allowed these people to leave and not replace them. 5 people are doing the job of 11. Look around this community, we don't have a ton of people and you see job and help wanted all over. Give them the contract they deserve....these people are risking their lives. The person on the other side of that door could cause them to die. They do it because they are hard-working individuals and you should hold yourselves to be what they need you to be. If you are going to be on the board of a public housing authority, you should pay the people. In 5 years they have not had a raise. I do not understand how each one of you sit here today and think that's ok. And if you don't think it's ok, then you need to do something about it. No disrespect to Mr. Goldberger, he is your labor

attorney – get him to the table, get him to get a contract, give our members a raise because this is unacceptable. Thank you.

Chairperson Leitt having opened the floor for announcements of commissioners, and with there having been done, the board proceeded with the agenda.

Chairperson Leitt having opened the floor for Communications received, and with there having been none to report, the board proceeded with the agenda.

Chairperson Leitt having opened the floor for Old Business. Lori Claus started today as Tenant Relations Assistant. Day one went well. We are pleased to be starting to re-staff the office.

The Executive Director's report was provided by Jason Mazur. Lori is doing a great job and will be a great addition. Later on we discuss the office clerk position to continue to re-staff the office....As far as financials, there is the operating budget to approve later on....There are a couple of things we need to get done before winter, pressure washing that has to happen, inspections that will be happening and there will more coming on that soon

Chairperson Leitt having opened the floor for board committee reports, and with there having been none, the board proceeded with the agenda.

Chairperson Leitt having opened the floor for new business. Chairperson Leitt presented Resolution 819 to purchase a new diesel tractor from Sourcewell in amount of \$34, 414.26 A motion to adopt said resolution having been made by Commissioner Hawkins and a second having been made by Commission Poling the resolution was adopted by a vote of 4-0 in the affirmative.....Chariperson Leitt having presented Resolution #820 to enter into a contract with the City of Gloversville for the Gloversville Fire Department to conduct inspections of smoke and carbon monoxide detectors at Dubois Gardens for a fee of \$2,400 for 2021 and \$2,400.00 for 2022. A motion to adopt said resolution was made by Commissioner Poling and a second having been made by Commissioner Hawkins, said resolution was adopted by a vote of 4-0 in the affirmative....Chairperson Leitt having presented Resolution 821 to adopt the Operating Budget for the 2021-2022 fiscal year, beginning October 1, 2021. The floor was opened for discussion. Commissioner Poling inquired as to whether there were any red flags and Mr. Mazur replied that there were no red flags and that while there may be some things to be discussed, there were no red flags. Commissioner Poling stated that it appeared that GHA has "pretty good reserves". Mr. Mazur indicated that it is very important that we keep getting units ready to rent. A motion to adopt said resolution was made by Commissioner Poling and a second was made by Commissioner Yorks and the resolution was adopted by a vote of 4-0 in the affirmative.

Chairperson Leitt opened the floor for discussion about the filling of vacant units. Director Mazur reported that the month over month occupancy rate remains the same. Overall we are at 89% occupancy and we should be more like 96%. It helps having Lori on staff and we are headed towards a better spot than we were.

A motion was made to go into executive session pursuant to Public Officers Law, Section 105(1)(f), said motion having been made Commissioner Hawkins and a second having been made by Commissioner Poling, said motion carried by a vote of 4-0 in the affirmative. The Board, Director Mazur, and Attorneys Casale and Goldberger commenced said executive session at 6:12p.m. A motion was made at 7:13pm to conclude said executive session, said motion

having been made by Commissioner Hawkins and a second having been made by Commissioner Poling, the motion was carried by a vote of 4-0 in the affirmative. The executive session concluded at 7:13pm.

A motion to adjourn the meeting was made by Commissioner Hawkins and a second was made by Commissioner Leitt, with said motion having carried by a vote of 4-0 in the affirmative. The meeting was adjourned at 7:14p.m.

Dated:

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Lashawn Hawkins, Secretary