

GLOVERSVILLE HOUSING AUTHORITY MINUTES OF AUGUST 2022 MONTHLY MEETING

AUGUST 8, 2022

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 8, 2022 at 6:00p.m.

Board Members Present: **Brenda Leitt, Commissioner - Chairperson**
 John Poling, Commissioner
 Lashawn Hawkins, Commissioner
 Ellen Anadio, Commissioner
 Frank Ward, Resident Commissioner
 Sherry Courtney, Resident Commissioner

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

Chairperson Leitt called the meeting to order at 6:01 p.m. All present stood for the Pledge of Allegiance followed by a 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, and with there having been no speakers, the board proceeded with the agenda.

Chairperson Leitt opened the floor for announcements of commissioners. Commissioner Poling made inquiry Chairperson Leitt announced that she would be resigning from the Gloversville Housing Authority Board of Commissioners, effective September 15th. She indicated that this has been a great board to serve on and she has learned a lot and it is for personal reasons that she is making this decision. Commissioner Poling thanked her for service and contributions to GHA. Poling then made inquiry as how the vacancies are filled. Attorney Casale indicated that the vacancies on the board are to be filled by mayoral appointments by Vincent DeSantis, Mayor to fill the remainder of each vacant term. Poling emphasized that the public needs to be aware of the vacancies on the board and that perhaps utilizing social media would be a good way to get the word out and potentially attract interest in service on the GHA board. ... Commissioner Anadio stated that she recalled that Dan Town (former director) would recommend people to the mayors office and that perhaps this is something that we can do now. Attorney Casale stated that he does not speak for Mayor DeSantis and that his observation has been that it has been a

struggle in recent years to maintain a full membership for this board and that there does not appear to be a large pool of willing volunteers for Mayor DeSantis to make appointments to the GHA. Suggestions are welcome as to how to get the word out or attract volunteers to serve on this board and that it is very good board to serve on.... Commissioner Poling inquired about having an Organizational meeting and making board appointments in light of the recent turnaround in members serving on the board. Attorney Casale indicated that there a number of organizational issue that GHA will need to address and that one of the considerations that the board members should be thinking about between now and the September meeting is the appointment of a new Chairperson in light of the forthcoming effective date of Chairperson Leitt's resignation. It is something that does not need to be done tonight but it will need to be done at the next meeting.Poling stated that we also have the presentation of the budget. Director Mazur indicated that Todd Mercer is working on it now and Commissioner Leitt stated that she is aware that Todd and Jason and working on it. Commissioner Poling asked to confirm this to be on the September agenda and Mazur indicated that he was correct.

Commissioner Courtney inquired as to when her time to speak was and Chairperson Leitt gave her the floor to speak. Maintenance has a problem with the black truck and it needs to be replaced. And there is also a problem with Joe's truck because it has no GPS. It appears that Joe is never here and his truck has been spotted in places where it should not be and people have pictures of it. The plow has sat there for two years. Director Mazur indicated that two weeks ago, two of three trucks updated GPS and we have a new system. The old one was outdated. It is now Verizon Fleetmatics. Commissioner Courtney indicated that maintenance should not have access to the keys. Commissioner Ward stated that if you are looking to get a new truck, get with Frank on that. Mazur stated that we are currently looking at a dump truck. Courtney stated that somehow the other truck got all fancied out. Mazur stated that the truck she was referring to was purchased at auction and that the dump truck being considered will be beneficial. Courtney stated that we are paying contractors to do jobs that you could do yourselves if you had a truck. Courtney stated that the present truck is all rusted and is a mess and that Joe needs to have a GPS in his truck. Mazur stated that this needs to be done for insurance reasons as well.Courtney stated that the lockout person Richard has a note on his door that says 'do not disturb' and that he cannot be a Lockout is he is going to have this sign. Mazur stated that he was of the understanding that George was the Lockout and Courtney stated no, there are actually two Lockouts.... Commissioner Poling stated that the board needs to move along and that the comments are getting too personal here and Courtney stated that Rich cannot be a Lockout if he is going to have this sign on his door

Attorney Casale stated that he wanted to try to refocus the board to the business of GHA board and the meeting agenda. Commissioner Courtney inquired to confirm that the board meeting was also for the board to receive tenant complaints. Attorney Casale stated that this is not correct and that this is not a tenant relations meeting and that we have discussed this at a recent prior meeting. Attorney Casale reminded the board members that they are encouraged in interact with the front office in between the monthly meetings to address these types of issues. Attorney Casale stated that he agreed with the Commissioner Poling's comments that the statements by Commissioner Courtney were not appropriate and that it is hoped that the newer members understand this and that everyone is trying to be respectful to assure that their voices are heard but that this is not business of the board.

The Executive Director's report was provided by Jason Mazur. We recently filled the open maintenance position. Corbin started this past Monday and he is doing good. He has experience doing drywalling and electrical work. One of our hang-ups is to find time for things like lawncare maintenance while also readying units and soon enough JR will be retiring.... We two recent inspections, Kingsboro and Dubois. We finished the HUD-generated work orders. There are things we want to do prior to winter such as replacing the awning. The point is well taken regarding the black truck. ...As far a groundskeeping goes, we are trying to keep up with recent storms causing tree damage on the fence line and we also continuing to move forward with the paving project and we are hoping that surveys will completed prior to winter. We also had a pump station survey to help with the sewer rebuild that will occur hopefully by next spring as these repeated problems are costing GHA significant money. The location of the infrastructure in the lowlands renders the infrastructure to be not holding upRegarding vacancies, we have to community service servants working for us through St. Mary's. They come to work doing what we ask them to do and it has been a huge help. Including those two individuals, we now have 8 people and we used to have 5. ...Commissioner Poling asked about the waiting list. Mazur stated that for Dubois Gardens, the waiting list is over 100 people. There are presently four vacancies that we are readying now. Regarding the towers, the struggle is find people interested in efficiency apartments. When people see the one-bedroom units and compare it with efficiency, it ends up that they do not want the efficiency apartments. Commissioner Courtney indicated that some people make them look very nice and Mazur agreed. Poling indicated that he is concerned about the turnover rate and that he is understanding is that the biggest issue regarding vacancies is not with maintenance but interest in the efficiency apartments . Mazur stated that at Kingsboro, there is only one two-bedroom at Kingsboro and it has been occupied for a very long time and there is also at Dubois Gardens several tenants that we have had to bring to court and Covid-19 has had a huge impact. Mazur added that GHA always has to give medical priority to current tenants. And even though we are not a medical assisted facility, we do endure frequently dealing with vacancies that arise as a result of death of the tenant and that Covid has impacted this dynamic as well.

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

Chairperson Poling having opened the floor for new business and Attorney Casale presented Resolution 838 regarding monthly vendor invoices and read said resolution into the record as follows: "Whereas the Gloversville Housing Authority's Finance Committee has reviewed the monthly vendor invoices for payment of the financial obligations of the Gloversville Housing Authority for the month of July 2022 and finds all payments on the attached list to be in order. Now therefore be it resolved, the Board of Commissioners of the Gloversville Housing Authority has reviewed the monthly vendor invoices for payment as set forth on the attached list." Attorney Casale asked for a motion adopted Resolution 838 and said motion was made by Commissioner Anadio and seconded by Commissioner Poling. There was no additional discussion and Resolution 838 was approved by a vote of 6-0 in the affirmative.

Chairperson Leitt presented the July 2022 meeting minutes for approval by the board. A motion to approve said minutes was made by Commissioner Poling and seconded by Commissioner

Ward. There was no additional discussion and said minutes were approved by a vote of 6-0 in the affirmative.

Chairperson Leitt asked whether there were any requests for Executive Session and Attorney Casale indicated that there was not

A motion to adjourn the meeting was made by Commissioner Poling seconded by Commissioner Anadio, with said motion having carried by a vote of 6-0 in the affirmative. The meeting was adjourned at 6:32p.m.

Dated:

Lashawn Hawkins, Secretary