

GLOVERSVILLE HOUSING AUTHORITY MINUTES OF JANUARY 2023 MONTHLY MEETING

JANUARY 9, 2023

The Gloversville Housing Authority's Board of Commissioners met at its monthly meeting that was held at the Dubois Garden Apartments, 181 West Street, Gloversville NY on January 9, 2023 at 6:00p.m.

Board Members Present:

John Poling, Commissioner
Ellen Anadio, Commissioner
Lashawn Hawkins, Commissioner
Gail Peters, Commissioner
Sherry Courtney, Resident Commissioner
Deandra Robinson – Resident Commissioner

Others Present:

Anthony Casale, Authority Legal Counsel
Jason Mazur – Executive Director

Commissioner Poling called the meeting to order at 6:02 p.m. All present stood for the Pledge of Allegiance followed by a moment of silence.

Commissioner Poling conducted a roll call memorializing the presence of the above-named individuals.

Commissioner Poling opened the floor for public comment: Chrisdalia, 57 Homestead, stated that there is never anyone in the office; they don't fix anything in your apartment, and Dubois is messy; Robert Witzke spoke, there is a problem with the washer and drier. I am losing clothes. It is melting our blankets. It is disgusting in that room, period..... [_____ Hoffman, 59 Homestead spoke, there are always kids playing in the laundromat even though there are signs; no one is available at the office; no one answers the phones. How are we supposed to pay rent. We put in a complaint and feel that nothing is done about it. Driving over the parking lot [inaudible].....Vanessa 74 Homestead that the public safety for the playgrounds [inaudible] is a safety hazardAlicia at apartment 78 said her main concern is nothing is getting fixed in her apartment. There is water running through the floor. The baby's door is off the hinges. There are drugs coming in to my home causing my family to be sick and mold is big issue too.[inaudible] stated that she knows that there are rules in public housing but why are sex offenders allowed ?Joyce Etsey spoke, we just had an issue where the elevator was down

from Saturday until this afternoon. Everyone in the building is handicapped. It's inappropriate, its sad and it's a big issue. Why did it take all that time to get the elevator people over?

Poling opened the floor for announcements of Commissioners. Commissioner Anadio stated that she thought we needed someone in the office in the mornings, maybe until noon, so that these people have someone to talk to. I have had a time myself. ...Commissioner Poling stated we are looking into that... Poling stated that Commission Robinson will serve on the Buildings and Grounds committee and that two big issues need to be addressed, one being security. The other is the phone problem. Commission Hawkins stated she has already expressed that she feels that overnight security is necessary so I don't understand why we need to get together and I am looking forward to overnight security. Commissioner Robinson said that people don't feel safe that this needs to be corrected. ...Poling said he will let Mazur talk about the phone issue. There is no doubt that the office needs to return the phone calls. I want to make that a priority. Perhaps we can hire a temp. Security and phone calls will be our main goal.... Hawkins said that there will be a Narcan training on January 19th.

Poling opened the floor for Old Business and with there being none, the board proceeded with the agenda.

The Executive Director's report was provided by Jason Mazur. Occupancy rates are 86% this month. We filled at couple vacancies at KT. At Dubois, we had a significant sewer line problem, similar to what happened with building 7 last year. The four impacted families have been rehoused. All of the buildings face the same type of distress and we have to deal with it in phases. Delinquency accounts are 107.Checks in total \$251,697 and year to date \$388,850 in checks have gone out.... Overnight security is something that we have been looking at, we are trying to get the best overall service for lowest price....We have company from Binghamton looking at the intercom system and key system as well. We are considering a key card access system.... As far as phone goes, I carry several phones. Please make sure you leave a voicemail. We receive approximately 200 calls per day. We do listen to our messages. All of our phone are triggered through our call fire systems so it will go to whomever is available....Toys for tots was a successful endeavor.We replaced the roof at Kingsboro Tower at a cost of \$76,000. This was budgeted. We are working on the roof, showers, sinks, electrical panels; a \$25,000 boiler repair. We are trying to establish timelines for completion of all of these projects. We are trying to take care of the biggest priorities first.... Please make sure that you are putting in work orders. Many times we do not have information needed to help tenants.We have vacancies at Kingsboro and Dubois. The sewer issue needs to be fixed at DG... We are trying to deal with all of these projects. It won't all be done overnight but I assure you that I am working on it. ...The phones, sometimes its tough with only two of us in the office and one of us might have to step out. If you cant leave a message, please call back. Many times we are on the phone when you call.Maintenance orders, we have more orders than our staff can handle. We are posting for a position so there will be help on the way.Anadio asked if Mazur knew anything about the washer drier situation. Mazur stated that they were served last week. The machines are owned by a third party. As far as the driers go, I had not heard about it

until tonight [inaudible chatter from audience]. Mazur stated he will have the company look into it.Anadio asked about a playground [several audience members talking at once inaudible] ...Mazur stated that a playground company was contacted that the cost is approximately \$2,300 to hang the signs and replace the bridge. We have already paid for it. It hasn't been quite a year but its been too long.... Poling asked Mazur that if someone is at KT or FHT, is there a sign stating when someone is going to be there? Mazur stated that Jessie is there. Poling inquired if a sign could be posted as to when he will be available so that the tenants know. It may cut down at some of the problem.. Commissioner Courtney said that there is a sign at KT. Mazur stated that in general, Jessie and KT in the morning and then in the afternoon he is FHT.Poling stated to perhaps consider a temp agency regarding the phones, to take messages etc. ...Poling said that the occupancy rates are stagnant and I'd like to see all hands on deck to have apartments ready. Two things I want to work on are vacancies and the phones.

Poling opened the floor for committee meeting reports, with there being, none , the board proceeded with the agenda.

Chairperson Poling having opened the floor for new business and presented Resolution 845 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 December 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." Poling asked for a motion adopting Resolution 845 and said motion was made by Commissioner Anadio and seconded by Commissioner Peters. There was no additional discussion and Resolution 845 was approved by a vote of 6-0 in the affirmative.

Poling asked for a motion approving the minutes from the December 2022 monthly meeting. Said motion was made by Commissioner Anadio and seconded Commissioner Hawkins. There was no additional discussion and the motion was passed by a vote of 6-0 in the affirmative.

Commissioner Poling 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 Anadio and seconded by Commissioner Hawkins, with said motion having carried by a vote of 6-0 in the affirmative. The meeting was adjourned at 6:34 p.m.

Dated:

Lashawn Hawkins, Secretary