

GLOVERSVILLE HOUSING AUTHORITY MINUTES OF MAY 2023 MONTHLY MEETING

MAY 15, 2023

The Gloversville Housing Authority's Board of Commissioners met at its monthly meeting that was held at the Dubois Garden Apartments, 141 West St., Gloversville NY on May 15, 2023 at 6:00p.m.

Board Members Present: **Ellen Anadio, Commissioner**
 Ronald Holly, Commissioner
 Sherry Courtney, Resident Commissioner

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

Commissioner Anadio called the meeting to order at 6:00 p.m. All present stood for the Pledge of Allegiance followed by a moment of silence.

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

Commissioner Anadio opened the floor for public comment.

Mary Wilcox spoke and stated: Going up to our apartment and the elevator. The boy and girl cast and oder off an elevator. And and you could smell. Something I don't know what it was but that whatever was with me and yelled and they said, you know, they said that wasn't any smoking whatsoever in the building? And after they got off, you know that it stopped at every floor, all the buttons.

Emily from apartment 307 from Kingsboro Towers stated: It is getting so at night like say if I go out with my family, I make my son walk me back up to my apartment because at night I'm afraid to get out of the elevator with all the young kids that are in there and drugs that are being had in the apartment and I'm afraid to walk alone. I go in the apartment at night. I lost my joy and what I do is I got a walker. I put that in front of my door in case somebody tries to get in and they can pick the lock and get in. So that I will hear them, because that walker will stop will hit the wall when they opened the door. And then what do I do for safety there, I don't want to move. I'm 89 years old. I don't want to have. To go to another place. And it's really getting dangerous. Be done somebody's gonna get hurt real bad in there.

Joyce Estey spoke and stated: You asked me why I'm pacing, this is just a good reason. Part of the reason why I have, and I think you need to read, its because it all pertains. My lease had - I'm paying almost \$500 a month to live and walk - I signed a lease safe. It was a I had none of it and planning to going to be 92 years old. I'm working with 30% of my heart and I'm going to say that something gets straight taken care of. Like, if I die doing it because it's a dirty rotten shape that seniors have to live under these conditions, I won't go out of my apartment at night. I used to go downstairs to puzzle to the community room, do the laundry. I'm scared to death and we have people. In the building that I'm afraid to go even beyond the elevator . If I'm on the elevator and they get them I get the hell off. Because you don't know. It's like living in a time bomb. And it's not right. It's not fair and that's somebody better start paying attention to what's going on here or somebody is going to end up getting seriously hurt and then you're going to have more problems than you've got right now.

Deandra Robinson from Apt 1002, Kingsborough stated: The smell on our floor from dog feces and the neglect of that dog in APT 1010 is ridiculous. You can say you walk out to the elevator and it hits you right in the face. It's disgusting. There's no end. The police were there, the police took the dog, they gave her the dog back. They shouldn't have. It's horrible and the smell is disgusting and we have to live under those conditions and it comes right in under the door, cracked my house. My dog will stand there and sniff because he can smell it. It's gross, and nobody addresses it because 'Oh, we don't want to upset her. We don't want her to move out.' Yeah, we do. Yeah, we do. Let her go. She gets upset. She wants to move out. Let her take her dog and her dog crap and go. Because I'm sick of it. My house doesn't smell that way. You come down to my end of the other quarter in my house I have a dog. My house doesn't smell that way.

Commissioner Anadio opened the floor for announcements of commissioners and with there being none, the board proceeded with its agenda.

Commissioner Anadio stated: I do want to say I Hear you. We are taking notes again. You know, we're trying and we are trying our best

Commissioner Hawkins stated: I apologize that you guys are going through this, and it's a continued thing. I know you come to these meetings every month I'd personally be like shut up, lady, but please understand that it's not --- It's stuff that we're trying to get in place for you guys. It's just really more time than I personally like and I'm sure everybody else on this board personally isn't happy with the time part of this, but that that's kind of where we are at at this point. The security piece - we did the steps for that. It's a matter of the people that we're working with to come together so we can get that in place for you. So I don't want you to think that every month you're just saying these things and it's just going. I listen very clearly to everybody and any concerns that are being brought up to us.

Commissioner Anadio opened the floor for communications and with there being none, the board proceeded with its agenda.

Commissioner Anadio opened the floor for old business. Director Mazur stated: So we're still working on security to figure out how we're going to pay for it, to be frankly honest. Issues at Dubois, especially with the sewer systems we just replaced, the roof at Kingsborough we're working on, the Forest Hill parking lot - . All projects that were put in place before we even started talking about security, so about the security piece I can't tell you. If somebody's gonna let somebody into that building, they better understand who they are. So I'll leave it at that. As far as what we're actually doing the contract with the security guards and everything else, give it a little bit more time. We're trying to figure out how to pay for it. In all realism, basically that's where the security projects at.

Commissioner Holly stated: Jason, I wanted to just put in that comment. I'm new to the board. My dad's parents were some of the first members of Kingsboro Towers. So I'm going to a lot of listening and I do empathize. And whatever I can do within the confines of the responsibilities that I have, I will do. And I will hear you.

The Executive Director's report was provided by Jason Mazur:

For the month right now, delinquency rate, we're at 82%. We dropped another percent over the course of the last month. A lot of that has to do with Dubois. We have lost a couple of people out of the towers too. The vacancy drop that we've seen even in the last two or three months, and you could see it clearly on paper - we haven't been able to move anybody in the Dubois because even worried about fixing sewer lines and making sure people didn't have sewage coming up to their floors. So that's about what I'll say about the vacancy rate. We're obviously on people for unpaid rent, but at the same time can't move people into places that are inhabitable at the time being, 76 delinquent accounts, month to date, income expenses - This was before the last set of checks cleared - so our expenses were actually a little more than that 69 you see on the paper. However, moving forward, obviously we're trying to be as frugal as we possibly can as far as expenses in-house because of looming issues like security and wanting to do more more projects and things to help rebuild I guess all three of these facilities, not just Dubois, not just Kingboro. not just Forest. There's issues at all of them. I mean, I guess my number one ask for everybody in this room would be when you see something, say something. Obviously it's and at the end of the month come the end of the month. It's just gonna be me and Jesse. So Laurie and Lilly have chosen to resign and move back to Florida. So in the process right now of trying to hire a tenant relations assistant and a receptionist. So be patient with us as far as answering the phones go, I've already got a word out to the staffing agency that's going to help, hopefully provide us with somebody relatively quickly here. But it's it was kind of a hardball in the face last week when I found that out. So bear with us as far as - I know we have an issue with squatters too, and that's a lot of what you were saying is, you know, people coming in and out of the buildings, everything else. Don't let him in if it's after. If it's after four o'clock 5:00 o'clock, there's no reason for people to go out into the building anyways, and we have the same problem here. Call cops if you see them. The problem is they don't belong there. If they're not, if they're not a resident, they're still trespassing. If the non resident, they're - we need to know where those people are going, though not just some guy and girl in the elevator, but what apartment are they going to that helps us big time because if we don't know where they're going the sky is the limit as far as where to guess where they are, so I know we have a couple of instances I know we talked, Joyce, and you

and I talked last week a little bit. You got to help us to help you kind of thing because we don't have eyes on it all the time.

Estey stated: You're afraid to speak up because this person knows he beat the s*** out of his wife. Beat the crap out of her. What's going to happen to me? I know he was in the apartment last month right next door last night. I know he was.

Mazur stated: If I know and I think who you're talking about, then we have. We're already aware of it and already working on it now. When people allow things like that to happen, realize that falls on behalf of the tenant too. So if there's a resident or a tenant that has somebody staying with them., that shouldn't be, you know. That ultimately and unfortunately falls back on the tenant. And same thing that happens here. But do you know where that person actually ended up or went? Do you know who they were going to visit? All right so. I know that. Well, that's what I'm saying, that that information is, is more important to us than you than you know because - Yes, people are going to come in and out of that building just like the nurses aides do and everything else you're going to get an unwanted company in that apartment too.... If you know a certain apartment that is consistently an issue, let me know, let Jessie know. The one you are talking about Joyce, we already violated . We have to follow our steps too.

Commissioner Anadio opened the floor for new business and presented Resolution 850 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 April 2023 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." A motion was made by Commissioner Hawkins adopting Resolution 850 and said motion was seconded by Commissioner Holly. There was no additional discussion and Resolution 850 was approved by a vote of 4-0 in the affirmative.

Commissioner Anadio opened the floor for discussion of vacancies and Mazur confirmed that the current occupancy rate is 82%.

Anadio asked for a motion approving the minutes from the April 2023 monthly meeting minutes. Said motion was made by Commissioner Hawkins and seconded Commissioner Holly. There was no additional discussion and the motion was passed by a vote of 4-0 in the affirmative.

A motion was made by Commissioner Holly to go into Executive Session pursuant to Public Officers Law, Section 105(1)(f), said motion having been seconded by Commissioner Hawkins. The motion was carried by a vote of 4-0 in the affirmative. The executive session began at 6:24pm. ...A motion was made to end the executive session at 7:04pm by Commissioner Anadio and seconded by Commissioner Holly. The motion carried by a vote of 4-0 in the affirmative. The executive session ended at 7:04pm.

A motion to adjourn the meeting was made by Commissioner Holly and seconded by Commissioner Hawkins. The motion carried by a vote of 4-0 in the affirmative. The meeting was adjourned at 7:05pm.

Dated:

Lashawn Hawkins, Secretary