

GLOVERSVILLE HOUSING AUTHORITY MINUTES OF DECEMBER 2023 MONTHLY MEETING

DECEMBER 11, 2023

The Gloversville Housing Authority's Board of Commissioners met at its monthly meeting that was held at Kingsboro Towers, 2 Frontage Rd, Gloversville NY on December 11, 2023 at 6:00p.m.

Board Members Present: Ellen Anadio, Commissioner
Gail Peters, Commissioner
Ronald Holly, Commissioner
Amari Shaw, Commissioner
Sherry Courtney, Resident Commissioner

Others Present: Anthony Casale, Authority Legal Counsel
Kayla Potter – Executive Director
Bryan Goldberger, Esq. – Authority Labor Counsel

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.

April Moorehouse spoke and stated that minutes are no longer posted on the GHA website since July. After some discussion, it was indicated that the minutes will be available on the website going forward.

June Hagadorn asked about heat in bathrooms and stated that only the 11th floor has heaters in the bathroom. Joyce Estey also spoke and stated that heaters were removed in the bathrooms except on the 11th floor. This happened approximately 10 years. Director Potter replied that she will look into this issue.

Caroline _____, stated that she wanted to thank the board for bringing on Ms. Potter as director.

Ms. Estey spoke again and stated that as president of the Tenant's Association she also is thankful for the addition of Ms. Potter as Executive Director.

Commissioner Anadio opened the floor for Announcements by Commissioners and indicated that Commissioner Hawkins asked to her to announce that on December 21st there will be milk and cookies, starting at Kingsboro Towers 11:30 to 12:00 and Forest Hill towers 12:30 to 1:00. Dubois residents that signed up for Christmas gifts will receive gifts on the 22nd at 1:00 PM

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

The Executive Director's Report was provided by Kayla Potter. She thanked the board and the audience for welcoming her and stated that it has been a busy and interesting month. ...A letter was received from HUD on December 6th indicating GHA to be a troubled authority, scoring 41 out of 100 with the Public Housing Authority. Potter stated that two of the main issues are the high level of vacancies and three years of audits have not been submitted in addition to the current audit that is due. ...With regard to vacancies, Potter provided a breakdown among the GHA properties: Kingsboro Towers: 13 Forest Hill Towers: 23. Potter added that Jesse is filling #2 these vacancies this week and one was filled last week. Potter stated that many of the vacant units she observed during her walkthrough of the properties during her first week, many of these units had bulk garbage. One of the units was vacant for over 1000 days.Services were procured to remove all the bulk.At Dubois Garden Apartments, there are 18 vacant units. There continues to be a significant sewer issue there. They've been replacing the main lines, but they're coming across some other issues so that we have to hire another company to come in for that repair. Potter indicated that she had an upcoming meeting with HUD and she will be taking a number of units offline and this will also help with the vacancy rate. This was never done under the previous director.... Regarding delinquencies, Potter indicated that she is working with Attorney Casale and that anyone that is 2 months behind on their rent received a 14 day notice to pay. At Dubois, twenty-one tenants received one of these 14 day notices. There are some tenants that have not paid rent in over one year.... Additionally, we are moving forward with a number of nuisance evictions.... Joe is working on bids for key FOB systems for the towers, both Kingsboro and Forest Hill, which will be brought up tomorrow in our HUD meeting. Potter concluded by stating that we are moving in the right direction and that this should be noticeable over the next several weeks and months.

Commissioner Anadio opened the floor for new business and presented Resolution 860 regarding monthly vendor invoices and read said resolution, said resolution reading as following: 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 November 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 Holly adopting Resolution 860, and said motion was seconded by Commissioner Peters. There was no additional discussion and Resolution 860 was approved by a vote of 6-0 in the affirmative.

Commissioner Anadio asked for a motion approving the minutes for the meeting held on November 11, 2023.. Said motion was made by Commissioner Holly and seconded by Commissioner Peters. There was no further discussion and the motion was carried by a vote of 6-0 in the affirmative.

A motion was made by Commissioner Peters to go into Executive Session pursuant to Public Officers Law, Section 105(1)(f) regarding the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation said motion having been seconded by Commissioner Shaw. The motion was carried by a vote of 6-0 in the affirmative. The executive session began at 6:17pm. ...A motion was made to end the executive session at 6:48 pm by Commissioner Holly and seconded by Commissioner Shaw. The motion carried by a vote of 6-0 in the affirmative. The executive session ended at 6:48 p.m. and public session resumed.

A motion to adjourn the meeting was made by Commissioner Peters and seconded by Commissioner Holly. The motion carried by a vote of 6-0 in the affirmative. The meeting was adjourned at 6:49 pm.

Dated:

Lashawn Hawkins, Secretary