

GLOVERSVILLE HOUSING AUTHORITY MINUTES OF THE JULY 2025 MONTHLY MEETING

JULY 14, 2025

The Gloversville Housing Authority's Board of Commissioners met at its monthly meeting that was held at Dubois Garden Apartments, 181 West Street Gloversville NY on July 14, 2025 at 6:00p.m.

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

Others Present: **Anthony Casale, Authority Legal Counsel**
 Kayla Potter – 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.

CBIZ CPA's Tim presented review of the 2024 audit and financial statements. The financial statement audit there was an unmodified opinion. The tested programs were found to be in compliance with a clean opinion. One deficiency in internal controls was identified but has been corrected, pertaining to accounting issues on the bookkeeping side of things. Four of the findings from the 2023 have been corrected. ...For financial highlights, GHA had a healthy asset/liability ratio. ... A summary of revenues was discussed with revenues having decrease \$1.3M but this was due an unexpected increase in the prior year.... Administration expenses increased by \$180k; tenant service expenses was \$89,000; increase in utilities was due to increase in rates and with no rebates available this year, resulting in an increase in expense in \$140k; there was significant improvement as compared with the audit from last year, steps are being taken in right direction and Kayla and her staff deserve credit for the work done to fix problems with prior audits.

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

Commissioner Anadio opened the floor for Announcements by Commissioners, with there being none, the board proceeded with its agenda.

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

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

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

The Executive Director's Report was provided by Kayla Potter.

The Gloversville School district will be using the Community Room for Kindergarten Readiness programs that will be held on July 15 and July 29; more details will follow from Commissioner Hawkins..... There was an issue on the basketball courts recently so we now close the courts from dawn till dusk... We need to schedule a public hearing for the 5-year action plan to occur on at the August meeting at 6pm.....Trenchless lined building 1 and it is working well... Linings were installed on building 6 as well....Avery paving will begin at Dubois on July 21

A motion was made to accept bid from Avery's paving for the project at Dubois Gardens, said motion having been by Commissioner Holly and seconded by Commissioner Peters and said motion was passed by vote of 5-0 in the affirmative...

The Sealcoating at FHT and Kingsboro should begin in August.

Commissioner Anadio opened the floor for new business. Commissioner Anadio presented Resolution 890 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 June 2025 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 890, and said motion was seconded by Commissioner Shaw. There was no additional discussion and Resolution 890 was approved by a vote of 5-0 in the affirmative. ...

A motion was made approving the minutes from May 2025 and June 2025 monthly meeting, said motion having been made by Commissioner Holly and seconded by Commissioner Shaw, with said motion having been passed by a vote of 5-0 in the affirmative.

A motion was made to go into Executive Session pursuant to Public Officers Law, Section 105(1)(f) pertaining to personnel, said motion having made by Commissioner Peters and seconded by Commissioner Holly, with the motion being passed by a vote of 5-0 in the affirmative. The Executive session commenced at 6:32 pm. A motion was made to end the executive session, said motion having been made by Commissioner Holly and seconded by

Commissioner Peters, with the motion being approved by a vote of 5-0 in the affirmative. The executive session ended at 6:40 pm and public session resumed.

A motion to adjourn the meeting was made by Commissioner Shaw and seconded by Commissioner Peters. There was no additional discussion and the motion carried by a vote of 5-0 in the affirmative. The meeting was adjourned at 6:41 pm.

Dated:

Lashawn Hawkins, Secretary