

GLOVERSVILLE HOUSING AUTHORITY MINUTES OF THE SEPTEMBER 2025 MONTHLY MEETING

SEPTEMBER 15, 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 September 15, 2025 at 6:00p.m.

Board Members Present: **Ellen Anadio, Commissioner**
 Ronald Holly, Commissioner
 Gail Peters, 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.

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.

We had 3 move in and 2 move out last month, with occupancy being at 84%. We are looking forward to the month of September and are expecting numbers to improve next month..... We have been working with our benefits advisor and we looking to switch to MVP for insurance October 1st..... Highmark premiums are increasing by 16% and MVP premiums are 1% increase and we are expecting an increase of approximately 1% per year for this coverage. It looks like they are trying to phase out the smaller groups with Highmark – this is what Ian told me.... Also, the MVP benefits are better for the employees too. ...Our contract with CINTAS expired at the end of August and we have since engaged Century Linen for floor mats and wet mops, which will save GHA approximately \$750 per month. There is a one time equipment cost for dispensers.....Regarding capital projects, the bid packets for the electrical panels at Kingsboro Towers should be completed and should be issued by October 1st..... North Country Electrical is finishing the silent relay replacement at Forest Hill Towers, which should be completed next week....We are working on replacing old countertops throughout Kingsboro and Forest Hill, approximately 12 countertops that are in rough shape. We are picking basically the worst 15 for now. This one is last minute and we might have to be looking into for this winter - Kingsboro has a bad mainline, a bad sewer line. It runs right through the lobby. We had an issue over the weekend that it backed up and it's it's got just about the same thing that's happening up here. Ah, yeah, I think, I don't know if it's going to be possible down there. The way the sewer line is, it's at an angle and shoots. We can look into emergency funding as well.

A motion was made to hold the 2025 GHA Annual Meeting on September 29, 2025 at 6:00pm, said motion having been made by Commissioner Anadio and seconded by Commissioner Holly. There was no additional discussion and the motion was carried by a vote of 4-0 in favor.

Commissioner Anadio opened the floor for new business. Commissioner Anadio presented Resolution 892 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 August 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 892, and said motion was seconded by Commissioner Peters. There was no additional discussion and Resolution 892 was approved by a vote of 4-0 in the affirmative. ...

A motion was made approving the minutes from the following meetings: July 14, 2025; August 11, 2025 and the Special meeting held on August 18, 2025, said motion having been made by Commissioner Holly and seconded by Commissioner Anadio, with said motion having been passed by a vote of 4-0 in the affirmative.

A motion to adjourn the meeting was made by Commissioner Holly and seconded by Commissioner Shaw. There was no additional discussion and the motion carried by a vote of 4-0 in the affirmative. The meeting was adjourned at 6:12 pm.

Dated:

Lashawn Hawkins, Secretary