

GLOVERSVILLE HOUSING AUTHORITY MINUTES OF THE FEBRUARY 2026 MONTHLY MEETING

FEBRUARY 9, 2026

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 February 9, 2026 at 6:00p.m.

Board Members Present: **Ellen Anadio, Commissioner**
 Ronald Holly, Commissioner
 Lashawn Hawkins, 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.

The occupancy rate is 87.11%, we had 3 move in and 3 move outs .. We expect significant change in February with occupancy rates continuing to move in a positive direction....Auditors no longer will be here in February as it has been determined to not be necessary and we are in compliance...The weather has impacted operations over the last month and maintenance is back to unit turns....

Director Potter asked Attorney Casale to speak about the tenant association situation. Attorney Casale indicated that while investigating a certain allegation from December, it was revealed that the organization of the one or more tenant association may have not been completed as required by law. Casale explained that he was in the process of taking inventory of the organizational histories. Casale acknowledged City of Gloversville Councilman At Large William J. Rowback who had joined the meeting and Casale thanked Rowback for his assistance in providing historical information about the tenant association. Casale explained that he will have a further update at the next meeting and that the goal will be formalize the existence of a Tenant Association and for the TA to enter into a Memorandum of Understanding with GHA. This process may take a couple a months.

Commissioner Anadio presented Resolution 903 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 January 2026 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 903, and said motion was seconded by Commissioner Hawkins. There was no additional discussion and Resolution 903 was approved by a vote of 4-0 in the affirmative.....Resolution 904 Resolution Increasing Compensation of Exective Director Kayla Potter was moved for ratification by Commissioner Holly and seconded by Commissioner Hawkins. There was discussion by Commissioner Holly who suggested that with regard to the 5 year plan, he recommends looking into replacing facilities rather than repairing facilities. There was no additional discussion and said resolution was passed by a vote of 4-0

A motion to adjourn the meeting was made by Commissioner Hawkin and seconded by Commissioner Holly. There was no additional discussion and the motion carried by a vote of 4-0 in the affirmative. The meeting was adjourned at 6:11 pm.

Dated:

Lashawn Hawkins, Secretary

