

MINUTES OF THE REGULAR BOARD MEETING

#1570

OF THE

BUFFALO MUNICIPAL HOUSING AUTHORITY

March 17, 2022

I. **CALL TO ORDER**

The Buffalo Municipal Housing Authority convened in Regular session on the 17th day of March 2022 at 12:00 Noon, in the Training and Development Conference room located at 300 Perry Street, Buffalo, New York 14204.

II. **ROLL CALL**

The meeting was called to order by Chairman David Rodriguez. Mr. Rodriguez called for a roll call of all Commissioners present.

Members Present:

Members Excused:

Members Absent:

David Rodriguez, Chairman
Yvonne McCray, Vice Chairman
Shatorah Donovan, Member
Robin Edwards, Member
Renato Graham, Member
David State, Member

Staff

Gillian D. Brown, Executive Director and Secretary
Modesto Candelario, Assistant Executive Director
Roslyn McLin, General Counsel
Tatiana Robinson, Assistant Legal Counsel
Christopher Savage, Management Analyst
Sharon Nelson, Associate Account Clerk
Susan Kane, Director of Management Information Systems
David Zielinski, Director of Capital Improvements
John Walters, Principal Accountant
Tamara VanWey, Director of Management
David Granville, Administrator of Tenant Relations
Mia Moore, Management Analyst
Douglas Yorty, Special Assistant to the Executive Director
Theresa Spagna, Deputy Executive Director for Personnel
Katherine Junes, Assistant Administrator for Personnel

Stephanie Masiello, Asset Manager
Paul Kihl, Administrative Investigator

Others

Nathan Miller, BFS
Adam Perry, Hodgson Russ
Nadine Marrero, Bridges Development
Raine Schreiner, CVR Associates
Connie Stroh, CVR Associates
Laurie Finn, M&T Bank

There were also other individuals who sign into the meeting on the Zoom link provided on the BMHA website.

III. APPROVAL OF THE AGENDA

Ms. Edwards made a motion to accept the Agenda for today's meeting; Ms. Donovan seconded. The motion was carried unanimously.

IV. APPROVAL OF THE MINUTES

Ms. McCray made a motion to approve the Minutes from the Regular Board Meeting of February 17, 2022; Ms. Donovan seconded. The motion to approve was passed. The Minutes were thereupon duly adopted.

V. EXECUTIVE SESSION

Discussion with outside Counsel regarding pending or threatened Litigation.

Ms. McCray made a motion to move into Executive Session; Ms. Donovan seconded. The motion was carried unanimously.

Ms. Edwards made a motion to move back into Regular Session; Ms. McCray seconded. The motion was carried unanimously.

VI. RESOLUTIONS

Mr. Brown stated they would be taking one Resolution out of order and address it first.

2022.03.17.5 To Approve Per By-Laws Sub-Section P the Continued Prohibition of Joseph Mascia from the Tenant Commissioner Election

Submitted by Gillian Brown, Executive Director to Authority Commissioners. Ms. Donovan made a motion to approve this item; Ms. McCray seconded. Mr. Rodriguez stated he would be reading a statement he has prepared regarding the Prohibition of Joseph Mascia from the Tenant

Commissioner's Election, after which they would poll the Commissioners for a vote. After said statement was read, Ms. McCray called for a roll call vote. All Commissioners unanimously voted to approve Mr. Mascia's prohibition from the Tenant Commissioner's Election for this election cycle.

2022.03.17.1 *To Approve Change Order No. 1 to the Contract with Occhino Corp. Job No. 20-05MG-CF Site Improvements at Five Developments: Monsignor Geary.*

Submitted by Gilliam Brown, Executive Director to Authority Commissioners. Ms. McCray made a motion to approve this item; Ms. Donovan seconded. After discussion, the motion to was carried unanimously.

2022.03.17.2 *To Approve Change Order No. 1 to the Contract with Northeast Diversification; Inc. Job No.20-05KF-CF Site Improvements at Five Developments: Kenfield*

Submitted by Gillian Brown, Executive Director to Authority Commissioners. Ms. McCray made a motion to approve this item, Ms. Edwards seconded. The motion to approve was carried unanimously.

2022.03.17.3 *To Approve Change Order No. 1 to the Contract with Valley View Construction Services for Exterior Repairs at Langfield & Roof Replacement at Martha Mitchell Center.*

Submitted by Gillian Brown, Assistant Executive Director to Authority Commissioners. Ms. McCray made a motion to approve this item, Mr. Graham seconded. After discussion, the motion to approve was carried unanimously.

2022.03.17.4 *To Approve the Buffalo Municipal Housing Authority's 2022 Annual Agency Plan*

Submitted by Gillian Brown, Executive Director to Authority Commissioners. Ms. McCray made a motion to approve this item, Ms. Donovan seconded. There was a slide presentation presented regarding the Agency Plan. After discussion, the motion to approve this item was passed, Mr. Graham opposed.

VII. TABLED ITEMS

2022.02.17.1 *To Approve the Executive Director to Execute a Two-Year Contract with Two (2) One-Year Extensions with the Kenfield-Langfield Resident Council Corporation, a Recognized Resident Management Corporation, for an Amount Not To Exceed \$196,350.00 Per Year.*

This item will remain tabled at this time.

VIII. INFORMATIONAL ITEMS (*Receive and File*)

Submitted by various departments to Authority Commissioners, was a. Occupancy Report b. Public Safety Report; c. Buffalo Police Department CPO Report; d. Work Order Analysis & Work Order Completions and e. Status of Litigation Cases.

Ms. McCray made a motion to accept Informational Items a. – e.; Ms. Edwards seconded; the motion to approve the items to be received and filed was carried unanimously.

IX. OTHER AUTHORITY MATTERS

Ms. Edwards made a motion to schedule the next Regular Board Meeting of the Authority for April 21, 2022 at 12:00 Noon in the Training and Development Conference room located at 300 Perry Street, Buffalo, NY 14204. Ms. McCray seconded. The motion for the next scheduled Regular Board meeting for April 21, 2022 was carried unanimously.

X. ADJOURNMENT

There being no further business to come before the Authority, Ms. McCray made a motion to adjourn the meeting; Ms. Edwards seconded. The motion was carried unanimously.

Very truly yours,

Gillian D. Brown
Executive Director