

MINUTES OF THE MEETING HELD ON JANUARY 24, 2024

7:30 A.M.

Commissioners Present: Chair Art Wing; Vice Chair Mike Thurston; Commissioner Celia McGuckian; Commissioner Jennifer Kimble; Commissioner Ron Spofford; Commissioner Nicholas Gagnon.

AHA Staff Present: Executive Director; Martin Szydlowski; Senior Residential Property Manager; Bruce Merrill, Human Resource Administrator; Tamara Rouleau, Finance Director; Lynn Williams, Deputy Director; Mary Young, Maintenance Director; Gerry Bernatchez, Resident Services Director; Susan Simpson, Senior Director of Housing Programs, Property Management and Resident Services; Darrell Turcotte, Director of Public Housing and HCV Programs; Dawn Comeau

EXECUTIVE SESSION:

1. Legal Matters

Commissioner Spofford moved the minutes of the AHA board meeting held on December 27, 2023 be accepted as presented, which was seconded by Commissioner Gagnon. All in favor.

EXECUTIVE DIRECTOR REPORT:

Executive Director Szydlowski announced the hiring of Derrick Teti as Lead Maintenance Mechanic on January 16, 2024, replacing Jay Goforth who retired in May of 2023, and also updated the board on the status of the AHDC Procurement and Contracting Officer position that has been open since Darrell Turcotte's promotion to Housing in August of 2023.

Mr. Szydlowski informed the board that both he and Art Wing met newly-elected Mayor Jeff Harmon on January 8, 2024, and that he has formed a committee that is being chaired by Councilor Rick Whiting and will be joined by AHA, ARDC and AHA Commissioner Celia McGuckian.

Mr. Szydlowski notified the board that it was requested by Dan Campbell, who is currently working to provide shelter for homeless individuals during the cold winter month, that they be allowed to use the Community Room at Family Development as a "warming center" on cold winter nights, to which Mr. Szydlowski explained that while he was not prepared to do so for the month of January, he would consider discussing to see how Auburn Housing Authority could assist in the future and at what level.

Commissioner Spofford moved the Monthly Reports be accepted as presented, which was seconded by Commissioner Kimble. All in favor.

There was no Open Session

There were no Communications of Bills

NEW BUSINESS:

1. Approve CFP-23 Budget

RESOLUTION 3340

BE IT RESOLVED by the Commissioners of the Auburn Housing Authority to Approve and Accept the CFP-23 Budget. Commissioner Gagnon moved the foregoing resolution, which was seconded by Commissioner Spofford.

AYES:6 NAYS: 0
Gagnon
Spofford
Wing
Thurston
McGuckian
Kimble

2. Approve 5 Year Capital Plan

RESOLUTION 3341

BE IT RESOLVED by the Commissioners of the Auburn Housing Authority to Approve and Accept the 5-Year Capital Fund Plan. Commissioner Kimble moved the foregoing resolution, which was seconded by Commissioner McGuckian.

AYES:6 NAYS:0
Kimble
McGuckian
Wing
Thurston
Spofford
Gagnon

3. Vincent Square Financial Statement with Budget Comparison for the Twelve Months Ending December 31, 2023
4. 62 Spring Street Financial Statement with Budget Comparison for the Twelve Months Ending December 31, 2023

RESOLUTION 3342

BE IT RESOLVED by the Commissioners of the Auburn Housing Authority to Approve the Vincent Square and 62 Spring Street Financial Statements. Commissioner Kimble moved the foregoing resolution, which was seconded by Commissioner Gagnon.

AYES:6 NAYS:0
Kimble
Gagnon
Wing
Thurston
McGuckian
Spofford

5. Approve the Roak Block FY2025 Maine Housing Budget

RESOLUTION 3343

BE IT RESOLVED by the Commissioners of the Auburn Housing Authority to Approve the Roak Block FY2025 Maine Housing Budget. Commissioner Kimble moved the foregoing resolution, which was seconded by Commissioner Gagnon.

AYES:6 NAYS:0
Kimble
Gagnon
Wing
Thurston
McGuckian
Spofford

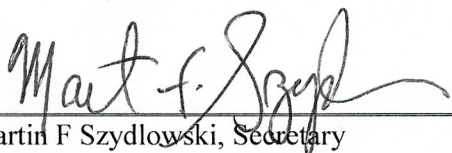
6. Approve the Auburn Esplanade FY2025 Maine Housing Budget

RESOLUTION 3344

BE IT RESOLVED by the Commissioners of the Auburn Housing Authority to Approve the Auburn Esplanade FY2025 Maine Housing Budget. Commissioner McGuckian moved the foregoing resolution, which was seconded by Commissioner Spofford.

AYES:6 NAYS:0
McGuckian
Spofford
Wing
Thurston
Kimble
Gagnon

7. Discussion of Rehabilitation Work at Roak Block Basement



Martin F Szydlowski, Secretary