

**AUBURN HOUSING AUTHORITY
MAIN OFFICE
20 GREAT FALLS PLAZA
AUBURN, ME 04210**

MINUTES OF THE REGULAR MEETING HELD FEBRUARY 26, 2014

The regular meeting of Auburn Housing Authority was held on February 26, 2014, at the Main Office, 20 Great Falls Plaza, Auburn, ME 04210, and was called to order by Chair Arthur Wing at 7:30 A.M.

ROLL CALL: PRESENT: Arthur Wing, Richard Valcourt, Gilda Berube, Judy Webber, Asmo Dol (by phone conference), Danelle Martel, Executive Director Richard S. Whiting, Assistant Director Marcia Huffman, Director of Maintenance Jason Lavoie, Senior Residential Property Manager Bruce Merrill, Residential Property Manager Janice Callahan, Housing Programs Director Rick Porter, and Administrative Assistant Kelly Freitas

ABSENT: Daniel Curtis

MINUTES OF REGULAR MEETING HELD JANUARY 29, 2014

Commissioner Berube moved the minutes of the regular meeting held January 29, 2014, be accepted as presented, seconded by Commissioner Webber. All in favor.

REPORT OF THE EXECUTIVE DIRECTOR:

Rick discussed the Barker Mill Dam re-licensing process and how that represents an opportunity to force the dam operator to correct a longstanding problem with the penstock leaking. This has created hazards for our tenants and guests and could cause erosion and damage to public infrastructure as well as private property if not corrected. Rick also discussed an issue regarding the removal of pull cords from some of our elderly developments. HUD has a concern with their removal, while MSHA actually prohibits their installation in new projects. These are outmoded technology and provided a false sense of security to residents as well as a significant liability risk to Auburn Housing Authority.

MONTHLY REPORTS: FINANCIAL, MAINTENANCE, RENTAL PROGRAMS,
RESIDENTIAL PROPERTY MANAGEMENT, SOCIAL SERVICES

COMMUNICATIONS & BILLS:

1. Annual Dinner Options – Following discussion of the options the board decided to choose Rolandeau's in Auburn.

NEW BUSINESS:

1. Approve Bid, Emergency Lighting @ Roak Block (Over Budget)

Resolution #2980

BE IT RESOLVED by the Commissioners of Auburn Housing Authority that Increased Budget Amount for Emergency Lighting @ Roak Block is hereby approved as presented. Commissioner Berube moved the foregoing resolution, which was seconded by Commissioner Webber.

AYES: 5 NAYS: 0

Berube
Webber
Valcourt
Martel
Dol

2. Approve Barker Mill Arms Budget, F/Y/E 03/31/15

Resolution #2981

BE IT RESOLVED by the Commissioners of Auburn Housing Authority that the Barker Mill Arms Budget, F/Y/E 03/31/15 is hereby approved as presented. Commissioner Berube moved the foregoing resolution, which was seconded by Commissioner Martel.

AYES: 5 NAYS: 0

Berube
Martel
Valcourt
Dol
Webber

3. Approve Auburn Esplanade Budget F/Y/E 03/31/15

Resolution #2982

BE IT RESOLVED by the Commissioners of Auburn Housing Authority that the Auburn Esplanade Budget F/Y/E 03/31/15 is hereby approved as presented. Commissioner Dol moved the foregoing resolution, which was seconded by Commissioner Webber.

AYES: 5 NAYS: 0

Dol
Webber
Berube
Martel
Valcourt

4. Approve Roak Block Budget F/Y/E 03/31/15

Resolution #2983

BE IT RESOLVED by the Commissioners of Auburn Housing Authority that the Roak Block Budget F/Y/E 03/31/15 is hereby approved as presented. Commissioner Valcourt moved the foregoing resolution, which was seconded by Commissioner Berube.

AYES: 5 NAYS: 0

Valcourt
Berube
Dol
Webber
Martel

5. Authorization to Award Bids re: Water Heater & Generator at Lake Auburn Towne House

Resolution #2984

BE IT RESOLVED by the Commissioners of Auburn Housing Authority that the Executive Director is hereby authorized to Award Bids for Lake Auburn Towne House, not to exceed \$40,000 for the Generator and \$35,000 for the Heater, for a combined total not to exceed \$75,000. Commissioner Valcourt moved the foregoing resolution, which was seconded by Commissioner Webber.

AYES: 5 NAYS: 0

Valcourt
Webber
Berube
Dol
Martel

6. Rick requested to add an agenda item – Executive Session: Confidential Real Estate Matters

Resolution #2985

BE IT RESOLVED by the Commissioners of Auburn Housing Authority that the agenda item is added as requested. Commissioner Berube moved the foregoing resolution, which was seconded by Commissioner Martel. All in favor.

AYES: 5 NAYS: 0

Berube
Martel
Valcourt
Dol
Webber

7. Approve Transfer from Local Programs Account to Roak Block re: Commercial Expenditures

Resolution #2986

BE IT RESOLVED by the Commissioners of Auburn Housing Authority that the Transfer from Local Programs Account to Roak Block re: Commercial Expenditures is hereby approved as presented. Commissioner Valcourt moved the foregoing resolution, which was seconded by Commissioner Berube.

AYES: 5 NAYS: 0

Valcourt
Berube
Webber
Dol
Martel

8. Executive Session – Confidential Real Estate Matters

ADJOURNMENT:

Commissioner Webber moved that the meeting be adjourned to executive session at 8:32 A.M., seconded by Commissioner Valcourt. All in Favor.

ADJOURNMENT:

Commissioner Martel moved that the meeting be adjourned at 8:55 A.M., seconded by Commissioner Berube.

All in Favor.

Secretary