

Cumberland Housing Authority Annual Meeting
Tuesday, July 21, 2025 at 4:00 pm

A video of this meeting is available at www.cumberlandmaine.com under Meetings on Demand.

Call to Order: Chair Bill Hansen opened the meeting.

Roll Call: Present: Bill Hansen - Chair, Cara Biddings, Connie Bingham, Norman Maze, Sally Pierce, Bill Stiles, Chris Bolduc - Housing Authority Director, Matt Sturgis - Town Manager and Christina Silberman, Admin. Asst. **Absent:** Stacie Daigle.

Director's Report: Housing Authority Director Chris Bolduc reported on the following:

- Kitchen renovations faced delays due to contractor issues and a new contractor is being sought.
- The landscaping contractor was replaced due to poor performance. MB Contracting has been hired for snow removal and Lopez Lawn Care has been hired for landscaping.
- Heating maintenance has shifted to Siemens for improved service and preventive maintenance.

Tenant Updates: Ms. Silberman reported there have been two one-bedroom units turned over since the last meeting of the Housing Authority. The waiting list continues to grow with 118 Cumberland residents, 54 family members of residents, and 32 others on the one-bedroom list. The two-bedroom list includes 72 residents, 57 family members of residents, and 35 others.

Capital Improvements: Mr. Bolduc reported plans for fencing repair/replacement, garage door replacement, and paving.

Financial Projections: Town Manager Matt Sturgis reported on potential bond interest rates and future expansion of the town solar field to potentially provide energy for the senior housing units.

New Business

1. To approve rental rates for fiscal year 2025-26: Bill Stiles moved to keep the current rental rates with no increase for existing tenants and keep open the option to increase rental rates for new tenants, seconded by Mr. Maze and **VOTED, 6 years – unanimous – motion carries.**

2. To consider and act upon adoption of the proposed 2025-2026 fiscal year budget: Connie Bingham moved to adopt the proposed 2025-2026 fiscal year budget, seconded by Sally Pierce. The proposed budget was reviewed and Mr. Bolduc answered questions. The proposed motion was then **VOTED, 6 years – unanimous – motion carries.**

Public Comment: Cumberland Meadows Senior Housing residents shared concerns about kitchen counter height, generators/power outages and repairs to lawn damage from snow plowing.

Adjourn: Bill Stiles moved to adjourn the meeting at 4:50 pm, seconded by Norman Maze and **VOTED, 6 yeas – unanimous – motion carries.**

Respectfully submitted,

Christina Silberman, Administrative Assistant