

**GREATER BRUNSWICK HOUSING CORPORATION
12 STONE STREET P.O. BOX A
BRUNSWICK, MAINE 04011**

**BOARD OF DIRECTORS
GREATER BRUNSWICK HOUSING CORPORATION**

30 Water Street, Woodlawn Tower Community Room
May 10, 2022

The Regular Meeting of the Board of Directors of the Greater Brunswick Housing Corporation was called for May 10, 2022. President MacLeod called the meeting to order at 12:05 PM.

1. Roll Call

Present: President Jim MacLeod, Vice-President Jane Scease, Directors: John Hodge, Russell Pierce, John Gallagher, Sue Sullivan, Anne George, Michael Veilleux, Thomas Schmoller

Absent: Directors: Roslyn Martin, Crystal King

Guests: BHA Staff: Director of Finance Mark Galvez, Director of Facilities Norm Fecteau, Director of Housing Libby Bernier-Michaud

2. Member Additions to the Agenda

None

3. Approval of Minutes

The minutes of the March 8, 2022 Regular Meeting were previously distributed. Director Gallagher moved to accept the minutes as presented, with a second from Vice-President Scease voted: Yea – 8, Nay – 0, Abstention – 1 (Director Sullivan)

Public Comments

None

4. New Business

- a. Review and Accept Audit: Creekside Village. The Board reviewed the audit submitted by Otis Atwell. After review and discussion, Director Veilleux moved to accept the audit presented by Otis Atwell seconded by Director Pierce. The vote was Yea – 9, Nay – 0, Abstention in favor of the motion.

6. Old Business

- a. THA Development Plans, Fairview Commons: Director Hodge informed the board staff had a meeting with Maine Housing (MH) informed us that we had the maximum subsidy allowed in the project but that we still had a \$1.3 million gap. With this information, we will go back to Ouellet Construction to see if we can reduce or eliminate that gap. He also informed the Board that Housing Associates of Topsham, LP has completed the acquisition of the land from Merrymeeting Associates. Financing was provided by Bath Savings and Evernorth.

- b. Update: Status of 811 Property Transfer: Director Gallagher reported that the paperwork is complete and we are now awaiting approval from Maine Housing on the transfer as they have a small Supportive Housing grant in the deal. The holdup is waiting for someone in Legal at MH to complete the review.
- c. Resident Selection Plan Appendix 1: Director Hodge informed the Board this was informational as the recently approved Resident Selection Plan did not include the appendix 1. Appendix 1 states which properties are covered under this newly revised policy.

7. Communications

Staff member, Mark Galvez reviewed the Financial Reports and Staff member Libby Bernier-Michaud gave the Occupancy Reports. Director Hodge informed the Board of an upcoming Affordable Housing forum in Brunswick on May 31st at 6:00 PM at the Curtis memorial library.

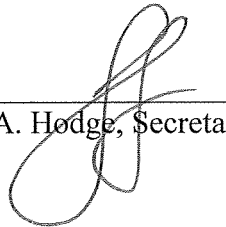
8. Executive Session:

Director Gallagher moved to enter into executive session to discuss Real Estate Transactions whereby premature disclosure may jeopardize the GBHC's bargaining position with a second from Director Veilleux to include staff in the executive session. Motion approved 9-yeas; 0-nays. Entered into Executive Session at 12:45pm and exited at 1:02 pm. No action was taken.

9. Adjournment

The President declared the meeting adjourned at 1:02 PM. The next regular meeting will be held Tuesday, June 14, 2022.

Ce/14/2022
Approved



John A. Hodge, Secretary