

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
August 9, 2022

The Regular Meeting of the Board of Directors of the Greater Brunswick Housing Corporation was called for August 9, 2022. President MacLeod called the meeting to order at 12:04 PM.

1) Roll Call

Present: President Jim MacLeod, Directors: Anne George, John Hodge, John Gallagher, Michael Veilleux, Thomas Schmoller, Roslyn Martin,

Absent: Directors: Sue Sullivan, Vice-President Jane Scease, 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

Director Hodge motioned to add a discussion regarding the filling of a vacancy on the Board of Directors for GBHC, with a second from Director George and a unanimous vote of 7-0 by those present, the discussion was added as item e to new business.

3) Approval of Minutes

The minutes of the June 14, 2022 Regular Meeting were previously distributed. Director Veilleux moved to accept the minutes as presented, with a second from Director George voted: Yea – 7, Nay – 0

4) Public Comments

None

5) New Business

- a) Review and Accept Audit for FY 2021. The Board reviewed the audit for FY 2021 and after a brief discussion, Director Veilleux motioned to approve the write offs for FY 2022 with a second from Director Gallagher. The vote was Yea – 7, Nay – 0
- b) Review GBHC's 2020 Tax Return, Form 990: A copy of GBHC's Form 990 tax return for 2020 was provided for the Board's review and comment. No action was taken on this item.
- c) Progress Report on New Office Plans: Director Hodge informed the board that staff have met with Carol Morrissette, Architect with RDS Architects to discuss plans for the new office. She has met with Town officials and is working to put a site plan together for Planning Board review sometime in September. Director Hodge will provide those preliminary plans to the Board as soon as they are available. No action was taken on this item.
- d) Discission: Town of Brunswick Proposed Emergency Moratorium: Director Hodge updated the board that the Town of Brunswick has placed a moratorium on new housing

with 30 or more units that do not provide at least 15 % of units as affordable. A commission has been formed to review and propose solutions to the affordable housing crisis and he expects to be appointed to serve along with Director Gallagher. No one has been officially contacted by the Town as of this meeting.

e). Board Vacancy: Director Hodge informed the Board that a vacancy exists as Director Veilleux was appointed to serve as a Commissioner of BHA and Director Pierce was not reappointed to the BHA. This leaves one community member slot open. President MacLeod set aside his gavel to open nominations up. He nominated John Vorhees to fill this position. No other names were place in nomination. Director Hodge will contact the candidate to verify their interest in serving and a formal vote will be set for our next regular meeting. No other action was taken on this item.

6. Old Business

- a. THA Development Plans, Fairview Commons: Director Hodge informed the board that they have met with another Construction Management firm, Benchmark Construction and received an estimate for construction from them. We also received an update from Ouellet Construction. Norm Fecteau stated we had just received the updated numbers from Ouellet and will be reviewing them this week. It was his opinion and that of Director Hodge that the numbers are close enough that we will be recommending going forward with Ouellet Construction and revise our application to Maine Housing with these new numbers. We hope to submit the new plan within the next 3-4 weeks.
- b. Update: Status of 6062 Pleasant Street Property Transfer: Director Hodge updated the board that many of the transfer forms have been finalized and ready for submission to HUD. Director Gallagher has indicated there are one or more forms still needed but these will be completed soon. The next step will be to wait for HUD's approval to transfer the property from Sweetser to GBHC.

7. Communications

Staff member, Mark Galvez reviewed the Financial Reports and Staff member Libby Bernier-Michaud gave the Occupancy Reports.

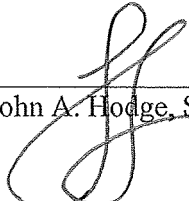
8. Executive Session:

Director Hodge 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 George to include staff in the executive session. Motion approved 9-yeyes; 0-nays. Entered into Executive Session at 1:15 pm and exited at 1:37 pm. No action was taken.

9. Adjournment

The President declared the meeting adjourned at 1:38 PM. The next regular meeting will be held Tuesday, September 20, 2022.

9/20/2022
Approved


John A. Hodge, Secretary