

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

BOARD OF DIRECTORS
GREATER BRUNSWICK HOUSING CORPORATION
12 Stone Street, Brunswick Maine; BHA Conference Room
November 8, 2022

The Regular Meeting of the Board of Directors of the Greater Brunswick Housing Corporation was called for November 8, 2022. President MacLeod called the meeting to order at 12:00 PM.

1) Roll Call

Present: President Jim MacLeod, Vice-President Jane Scease(arrived at item 5a), Directors: Anne George, John Hodge, John Gallagher, Thomas Schmoller, Roslyn Martin, Crystal King, John T. Vorhees(arrived at item 5b), Michael Veilleux

Absent: Director: Sue Sullivan

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

2) Member Additions to the Agenda: None

3) Approval of Minutes

The minutes of the October 11, 2022 Regular Meeting were previously distributed. Director Veilleux asked the minutes reflect he and Director Scease were listed as "Excused" absences as they were at a Commissioner Training. Director George moved to accept the minutes as amended, with a second from Director King voted: Yea – 7, Nay – 0, 1 – Abstention (Veilleux)

4) Public Comments: None

5) New Business

- a) Approve Budget for Creekside Village FY 2023: After a brief discussion of the previously handed out budget, Director Veilleux moved to approve the budget as presented, with a second from Director King, motion approved: Yea – 9, Nay – 0
- b) Transfer of Creekside Village: Director Hodge previously distributed a memorandum regarding the transfer of Creekside Village from the Limited Partnership to another entity when the Low Income Housing Tax Credits compliance period ends on December 31st, 2022. No action necessary at this time, but resolutions will be needed to complete the transfer.
- c) Potential Cell Tower Lease: Director Hodge informed the board that he was approached by a company representing a cell phone provider of their interest in possibly leasing land at the Thomas Point property for a cell tower. A proposal has been submitted but has not been approved or accepted at this time. If the firm wishes to proceed, the Board authorization will be necessary. No action was needed at this time.
- d) Open Window Policy: Director Hodge informed the board of the issues surrounding open windows during the winter months and proposed an amendment to the Rules and Regulations to include an open window policy. After a brief discussion, Director Gallagher

moved to add the proposed open window policy to the rules and regulations, with a second from Vice-President Scease, motion approved: Yea – 10; Nay - 0

6. Old Business

- a. THA Development Plans, Fairview Commons: Director Hodge informed the board that there have been no further communications with MSHA at this time.
- b. Update: Status of 60-62 Pleasant Street Property Transfer: Director Gallagher updated the board that a form needed to be resubmitted with a different signature and that they are still waiting to hear of further action needed.
- c. Progress Update of New Office Plans: Director Hodge informed the board that we are still waiting for site surveys to be completed and then the architect will be ready to draft a sketch plan as soon as we have the survey report.
- d. Whispering Pines: Director Gallagher gave an update that the Genesis Fund is working with Rural Development to preserve Whispering Pines as affordable housing and will update Director Hodge with new information.
- e. Update: Workforce Housing: Director Hodge participated in a meeting this week where he learned the site plans have been drafted. There is still more planning needed but it is still moving forward. They are currently waiting on a development budget to put financing together.

7. Communications

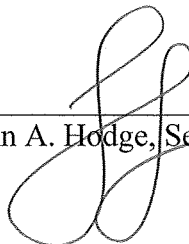
Staff member, Mark Galvez reviewed the Financial Reports and Staff member Libby Bernier-Michaud gave the Occupancy Reports. Secretary Hodge provided an update to the Board on the first Renting for Success class held this past weekend by Merrymeeting Adult Ed.

8. Executive Session: None

9. Adjournment

The President declared the meeting adjourned at 1:18 PM. The next regular meeting will be held Tuesday, November 8, 2022.

12/13/2022
Approved



John A. Hodge, Secretary