

**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

March 14, 2023

The Regular Meeting of the Board of Directors of the Greater Brunswick Housing Corporation was called for March 14, 2023. President MacLeod called the meeting to order at 10:00 AM.

1) Roll Call

Present: President Jim MacLeod, Vice-President Jane Scease, Directors: John Hodge, Michael Veilleux, Thomas Schmoller, Roslyn Martin, John T. Vorhees (arrived at item 6a)

Absent: Director: Anne George, Crystal King, John Gallagher

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 February 14, 2023 Regular Meeting were previously distributed. Director Veilleux moved to accept the minutes as presented, with a second from Director Martin, voted: Yea – 6, Nay – 0, Abstention - 0.

4) Public Comments: None

5) New Business

a. Sale of 13 Benaquist Way, Harpswell: Director Hodge informed the board that there is an Affordability Covenant attached to the homes on Benaquist Way, a subdivision of homes built and sold by the Greater Brunswick Housing Corporation. When they are resold, GBHC has a right of First Refusal to buy the home. In this case, the right was waived because the sale price would have been higher than GBHC was willing to pay and the seller did not sell to a qualified buyer. As such, GBHC received the recapture rate which was attached to the home which resulted in the 12% recapture fee of \$47,310. This has been deposited into GBHC's checking account.

6. Old Business

- a. THA Development Plans, Fairview Commons: Director Hodge informed the board that the 50% drawings have been submitted along with all other associated documents. There is a gap in funding which may exceed \$1 million dollars. We are looking at the budgets to make adjustments and submit a revised budget to Maine Housing.
- b. Update: Status of 60-62 Pleasant Street Property Transfer: Director Hodge informed the board that yet another set of forms have been signed and sent to HUD and still awaiting approval for the transfer.

- c. Progress Update of New Office Plans: Director Hodge updated the board that the architect had met with Town staff including the new Town Planner. The impervious surface space was discussed and meetings will continue to take place.
- d. Whispering Pines: Director Hodge discussed that both Senator King and Representative Pingree's offices had issued a press release regarding the sale of Whispering Pines and a letter was sent to the Secretary of Agriculture in hopes of changing the current regulations surrounding short sales of RD's affordable housing units in the future.
- e. Update: Workforce Housing: Meetings surrounding this project continue, no update at this time.
- f. Cell Tower Lease Proposal: Director Hodge is unsure if this project will continue as the location proposed for the cell tower does not meet the town's minimum square foot requirement and would be within 75 feet of the powerlines which means the tower would need to be a self-collapsing structure. It is now up to the cell tower representative to see if they want to proceed.

7. Communications

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

8. Executive Session: None

9. Adjournment

The President declared the meeting adjourned at 10:31 AM. The next regular meeting will be held Tuesday, April 11, 2023.

4/11/2023
Approved



John A. Hodge, Secretary