

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

April 11, 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 12:01 PM.

1) Roll Call

Present: President Jim MacLeod, Vice-President Jane Scease, Directors: John Hodge, Michael Veilleux, Roslyn Martin, John T. Vorhees, Crystal King, John Gallagher

Absent: Director: Anne George, Thomas Schmoller,

Guests: BHA Staff: Director of Finance Mark Galvez, Director of Facilities Norm Fecteau, Director of Administration Alicia Cash

2) Member Additions to the Agenda: President MacLeod took this time to invite members of the board to the Town Council meeting being held on April 18th, 2023 at 6:30 PM where he will be addressing the Council on behalf of GBHC and BHA

3) Approval of Minutes

The minutes of the March 14, 2023 Regular Meeting were previously distributed. Director Gallagher moved to accept the minutes as presented, with a second from Director Martin, voted: Yea – 8, Nay – 0, Abstention - 0.

4) Public Comments: None

5) New Business

- a. Consider Nomination of Terry Kelley to GBHC Board of Directors: Director Hodge introduced Director nominee, Terry Kelley. After brief introductions, Director Hodge moved to formally nominate Terry Kelley to the GBHC Board of Directors. With no other nominations Chairman MacLeod closed the nominations. The nomination of Terry Kelley was approved: Yea – 8; Nay – 0
- b. Review and Accept Audit for Housing Associates of Brunswick, LP (Creekside): After a brief explanation and discussion from Director Hodge that this will be the final audit for Housing Associates of Brunswick, LP as it has transitioned out of the LIHTC Program, Director Hodge moved to accept the audit as presented, with a second from Director Veilleux motion voted: Yea – 9; Nay – 0
- c. Midcoast Hunger Prevention Program Additional Funds: After discussing the previously distributed memo, highlighting the increase costs of the program and the amount of meals provided to the Woodlawn Tower and Terrace residents by MCHPP, Director Veilleux moved to approve the requested amount of \$20,000 (an increase of \$10,000 in additional funds) to MCHPP. With a second from Director King, voted: Yea – 9; Nay – 0

- d. Pending Sale of 6 Benaquist Way: Director Hodge has previously reached out to board members to get an idea if they wanted to waive or exercise their right of first refusal, the consensus was to waive their rights. The home has been vacant since 2016 and has a projected recapture fee of \$50,000-\$55,000 with the pending sale at this time.

6. Old Business

- a. THA Development Plans, Fairview Commons: Director Hodge informed the board that the 50% drawings had been reviewed and that the 90% drawings will be worked through and submitted in the next few months. Financing is still being worked through and the project needed to be re-permitted due to time expiring. That meeting will be held later this week.
- b. Update: Status of 60-62 Pleasant Street Property Transfer: Director Gallagher informed the board that he was made aware that a Credit Report would need to be run for GBHC as the next step in the process.
- c. Progress Update of New Office Plans: No new updates.
- d. Whispering Pines: No new updates.
- e. Update: Workforce Housing: Meetings surrounding this project continue, no update at this time.

7. Communications

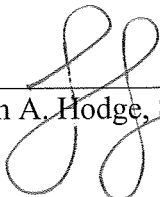
Staff member, Mark Galvez reviewed the Financial Reports and Staff member Alicia Cash gave the Occupancy Reports.

8. Executive Session: None

9. Adjournment

The President declared the meeting adjourned at 1:01 PM. The next regular meeting will be held Tuesday, May 9, 2023.

5/9/2023
Approved



John A. Hodge, Secretary