

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

August 8, 2023

The Regular Meeting of the Board of Directors of the Greater Brunswick Housing Corporation was called for August 8, 2023. President MacLeod called the meeting to order at 12:00 PM.

1) Roll Call

Present: President Jim MacLeod, Vice-President Jane Scease, Directors: John Hodge, Michael Veilleux, Roslyn Martin, John T. Vorhees, John Gallagher, Thomas Schmoller, Terry Kelley, Anne George

Absent: Director Crystal King

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 June 13, 2023, Regular Meeting were previously distributed. Director George moved to accept the minutes as presented, with a second from Director Martin, voted: Yea – 10, Nay – 0

4) Public Comments: None

5) New Business

- a. Review Collection Loss Write Offs and take appropriate action: After reviewing the write offs, Director Kelley moved to approve the FY 23 Write Offs as presented. With a second from Director Schmoller, motion approved: Yea – 10; Nay – 0
- b. Authorization to Refinance Land in Topsham: Director Hodge previously distributed a memo recommending that GBHC purchase 6 acres of the 12 total acres purchased through Housing Associates of Topsham LP for the Fairview Commons project. As GBHC has facilitated the purchase of the land, this recommendation is to further aide the project in lowering the overall cost, the acreage would then be held until such a time that it can be developed for additional affordable housing. Director Veilleux moved to approve the purchase of the 6 acres of land in Topsham as presented, with a second from Vice-President Scease, motion approved: Yea – 9; Nay – 0, Abstention – 1 (Director Schmoller)
- c. Review Property Tax Assessments and Discuss Application for Property Tax Exemption: After discussing the previously distributed memo, Director Kelley moved to Authorize GBHC to submit a Tax Exemption and negotiate a PILOT payment with the town and bring back to the board. With a second from Vice-President Scease, motion voted: Yea – 10; Nay - 0

6. Old Business

- a. THA Development Plans, Fairview Commons: Director Hodge informed the board that he was made aware that Evernorth has exhausted their funding for this year, but discussions are being held with consultants and investors including a meeting with Bath Savings to invest in the fund through Evernorth. Thrive and CDBG have not made a decision at this time.
- b. Update: Status of 60-62 Pleasant Street Property Transfer: Director Gallagher informed the board that the application has been filed with HUD and has gone to the General Counsel for review.
- c. Progress Update of New Office Plans: Director Hodge informed the board that the Planning Board has approved the Zoning Map Amendment and plans are being reviewed with the architect.
- d. Whispering Pines: No new updates.
- e. Update: Workforce Housing: No new updates.
- f. Update: Perryman Fire: Staff member, Norm Fecteau informed the board that he is in the process of getting demolition bids and has been made aware that asbestos is present, making this process more in depth. Director Hodge let the board know that \$5,400 had been received in cash donations for the family. The Board has agreed to distribute the funds evenly to the affected 5 families.

7. Communications

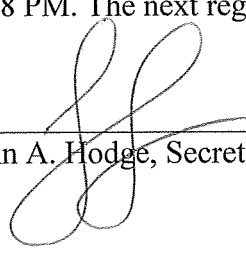
Staff member, Mark Galvez reviewed the Financial Reports and Staff member Libby Bernier-Michaud gave the Occupancy Reports.

8. Executive Session: None

9. Adjournment

The President declared the meeting adjourned at 1:08 PM. The next regular meeting will be held Tuesday, September 12, 2023.

9/12/2023
Approved



John A. Hodge, Secretary