

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

May 9, 2023

The Regular Meeting of the Board of Directors of the Greater Brunswick Housing Corporation was called for May 9, 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, Crystal King, John Gallagher, Thomas Schmoller, Terry Kelley

Absent: Director: Anne George,

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 wanted to thank Vice-President Scease and Directors Martin and Hodge for attending the Town Council meeting where he gave an update on behalf of GBHC and BHA.

3) Approval of Minutes

The minutes of the April 11, 2023, Regular Meeting were previously distributed. Director Veilleux moved to accept the minutes as presented, with a second from Director Gallagher, voted: Yea – 9, Nay – 0, Abstention – 1 (Director Schmoller).

4) Public Comments: None

5) New Business

- a. Date for Annual Meeting: After discussing, Director Hodge will be looking into booking the annual dinner for Tuesday, June 6th. Invitations will be sent upon confirmation.
- b. Update: Elevator Repairs: Director Hodge informed the board that as we wait for parts to repair the Terrace elevator, a temporary chair lift has been installed to assist residents in the meantime.
- c. Discussion: Tenant Payment Policy: Director Hodge explained that due to tenants paying cash, staff can be handling large sums of cash when making deposits at the bank and wanted to get the opinion of the board to make a policy that cash will no longer be an acceptable form of payment. The board was amenable to the change, a policy will be drafted and brought back to the board for review.

6. Old Business

- a. THA Development Plans, Fairview Commons: Director Hodge notified the board that they are moving towards the 90% drawings. MSHA has taken the plans to the loan committee,

there is still a financing gap, an application will be submitted for CDBG funds and further funding can also be applied for through the Finance Authority of Maine – Thrive.

- b. Update: Status of 60-62 Pleasant Street Property Transfer: Director Gallagher informed the board that a meeting is being held tomorrow to review the application that has been submitted to HUD.
- c. Progress Update of New Office Plans: Director Hodge had a meeting scheduled with the architect this week, they have met with the town and due to the current status of “non-conforming” re-zoning will be required to proceed.
- d. Whispering Pines: No new updates.
- e. Update: Workforce Housing: Meetings surrounding this project continue, obtaining financing to fund the project has proven to be difficult, but is still being discussed.
- f. Sale of 6 Benaquist Way: Director Hodge informed the board that the sale of this property has taken place, releasing it from the Affordable covenant and GBHC received \$55,800 in recapture fees.

7. Communications

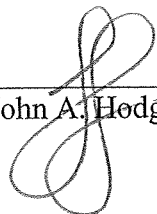
Staff member, Mark Galvez reviewed the Financial Reports and Staff member Alicia Cash gave the Occupancy Reports.

8. Executive Session: None

9. Adjournment

The President declared the meeting adjourned at 12:36 PM. The next regular meeting will be held Tuesday, June 13, 2023.

6/13/2023
Approved



John A. Hodge, Secretary