

**BRUNSWICK HOUSING AUTHORITY
12 STONE STREET P.O. BOX A
BRUNSWICK, MAINE 04011**

**BOARD OF COMMISSIONERS
BRUNSWICK HOUSING AUTHORITY**

Conference Room, Woodlawn Terrace

(Location)

September 17, 2019

The Regular Meeting of the Board of Commissioners of the Brunswick Housing Authority was called for September 17, 2019. There being a quorum present, Chairman Jim MacLeod called the meeting to order at 12:30 PM.

1. Roll Call

Present: Chairman Jim MacLeod, Vice-Chair Sherry Mason, Commissioners Suan Morgan, Howard Nannen, Crystal King and Secretary Hodge

Absent: Commissioners Anne George and Russell Pierce

Guests: Jane Scease, BHA Staff: Martin Szydowski, Alicia Cash

2. Member Additions to the Agenda

None

3. Approval of Minutes

The minutes of the August 13, 2019 Regular Meeting were previously distributed. Commissioner Morgan motioned to approve the minutes, with a second from Commissioner King; motion approved: Yea – 5; Nay – 0

4. Public Comments

None

5. New Business

a. Discussion of Old Gurnet Housing Assistance Payment Contract Renewal:

Secretary Hodge, discussed that after meeting with Maine State Housing Authority, early renewal of the OGH Section 8 HAP Contract was the best option in order to adjust the contract rents and having received previous authorization from the board to do so, the contract has been renewed.

b. Review of the Old Gurnet Tenant Selection Plan: After a brief discussion of the previously distributed amended OGH Tenant Selection Plan, Vice-Chair Mason motioned to accept the change as amended with a second from Commissioner Morgan. Motion approved: Yea – 5, Nay – 0

c. Review and Approve Payment Standards for 2019-2020: Secretary Hodge gave a brief explanation of what Payment Standards are and the process of setting the amounts for each bedroom size. He informed the board that there was a decrease in

the Fair Market Rents this year and this could negatively impact voucher holders. Vice-Chair Mason moved to accept the payment standards as presented at this time, but would like to direct Secretary Hodge to look into the National and Local trend of the decrease in Fair Market Rents and if it makes sense, to challenge the decision on FMR's at a later date. With a second from Commissioner King, motion voted: Yea – 5; Nay 0

6. Old Business

a. Update on Perryman Village Rehabilitation Project: Secretary Hodge gave a brief update that the focus is currently on siding and that later in September excavation should start back up to finish the site work.

b. Update on Brunswick Public Art: Proposed Woodlawn Tower Mural: Secretary Hodge let the board know that details are still being worked out with Brunswick Public Art, including: who will be responsible for long term up keep, liability and how the project will be financed. A public meeting will be scheduled to seek interest and feedback and to answer questions.

c. Review Voluntary Conversion Program: Secretary Hodge gave an update on his training with HUD in Washington and that some questions still need answers. He was informed that in order to protect the Cooperation Agreement with the town, that BHA will need to retain ownership of the units but can sign a 99 year ground lease with GBHC to manage the properties. He was also informed that HUD is not interested in recapturing assets such as trucks and equipment and that those items can remain with the BHA if the entity continues to operate as Affordable Housing.

7. Communications

Staff Member Martin Szydlowski reviewed the Financial, Occupancy and HCV utilization Reports.

8. Executive Session

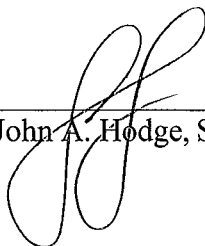
None

9. Adjournment:

The Chairman declared the meeting adjourned at 1:14 PM.

The next meeting will be held Tuesday, October 8, 2019

10/8/19
Approved


John A. Hodge, Secretary