

**FINAL - DRAFT Posted March 15, 2022**  
**VHFA Board of Commissioners Meeting**  
Vermont Housing Finance Agency  
Board Room  
164 St. Paul St., Burlington VT  
March 14, 2022

**VHFA Board Members Present:**

Commissioners: Katie Buckley (Chair), Tom Leavitt, Will Kriewald (designee for Beth Pearce), Gus Seelig, Fred Baser, Josh Hanford (designee for Lindsay Kurrle) (all attended by electronic means).

**Staff Present:**

Maura Collins, Chris Flannery, Seth Leonard, George Demas, Josh Slade, Bill Schrecker, Jacklyn Santerre, Chad Simmons, Alejandro Flores-Howland (all attended by electronic means, except that Mr. Demas attended in person)

**Guests:**

Skye Morse (MS Development), Joe Tait (Raymond James), Nicholas Marineau (Dept. of Financial Regulation)

**BOARD MEETING**

Ms. Buckley called the Board meeting to order at 10:04 a.m.

Staff confirmed that a Notice of this meeting was provided to the requesting parties and was posted on the Agency website and with State Department of Libraries, and that the Agenda for this meeting was provided to the requesting parties and posted on the Agency website, all within the statutory time requirements.

Staff confirmed that Minutes to all prior meetings had been posted on the Agency website not less than 5 days after the meetings as required.

Ms. Buckley asked if anyone had any changes to the Agenda and there were none.

Ms. Buckley confirmed that the Commissioners attending by electronic means could hear the conduct of the meeting and be heard throughout the meeting by the other attendees. Ms. Buckley noted that Commissioners would have to vote by roll-call since there were Commissioners participating by electronic means.

**BOARD MINUTES**

Mr. Leavitt moved to accept the minutes of the February 7, 2022 Board meeting, and Mr. Baser seconded the motion, which was unanimously approved by roll call vote, except that Mr. Hanford had not yet joined the meeting.

**PUBLIC COMMENT**

Ms. Buckley opened the meeting to public comment, and there were none.

**CONSENT AGENDA**

Mr. Baser moved that the Board approve the proposed Annual Meeting Resolutions, and Mr. Seelig seconded the motion which was approved unanimously by roll call vote, except that Mr. Hanford had not yet joined the meeting.

## **COMMUNITY DEVELOPMENT**

### *47 Flat Street – Brattleboro*

Mr. Leonard reviewed the staff memo, noting that the project had previously been approved but various changes to the project, including major changes required for historic preservation purposes, had been made, which required a new Board approval. Mr. Morse provided a status report on project costs and approvals, including historic preservation issues and environmental remediation issues. There was a general discussion regarding the need to work with the new staff at the National Park Service on application of preservation requirements. Mr. Hanford moved that the Commissioners adopt the proposed resolution for the project. Mr. Seelig seconded the motion, which was unanimously approved by roll call vote, except that Ms. Buckley recused herself.

## **STAFF REPORT**

Ms. Collins reviewed the report. There was a general discussion about moving Board meetings from almost fully remote to a hybrid mixture. There was also a discussion regarding the limitations on use of ARPA funds and efforts being made to make changes to the requirements legislatively. Finally, the Board members congratulated and thanked Ann Marie Plank on her 40 years of service to the Agency.

## **HOMEOWNERSHIP DEVELOPMENT PRESENTATION**

Mr. Leonard reviewed his presentation covering both the historical and existing methods used to promote development of affordable homeownership units, the proposed federal neighborhood tax credits and efforts to develop a state-funded program for construction of affordable units. Mr. Leonard also reviewed the grant received by the Agency for construction capital access funds to help lower costs to builders with savings passed through to low- and moderate-income buyers. There was a general discussion of various factors that affect the availability and affordability of housing in the state and various policies that might help change the current situation of low inventory and high costs.

## **JEDI UPDATE**

Mr. Simmons noted that the first series of Whiteness at Work trainings had been completed, and that a second series was planned for Agency staff and board members who may not have been able to participate in the first round.

Ms. Buckley confirmed with Staff that Minutes of the meeting had been kept and would be posted to the Agency's website within five days.

## **ADJOURNMENT**

Upon motion made by Mr. Clasen, seconded by Ms. Morrissey, and unanimously approved by roll call vote, the meeting was adjourned at 11:20 a.m.

*I hereby certify that the foregoing is a true copy of the Minutes of the Vermont Housing Finance Agency Board of Commissioners meeting held on March 14, 2022. The Minutes were approved at a lawful meeting of the Commissioners held on May 23, 2022.*

  
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Maura Collins  
Executive Director and Secretary  
Vermont Housing Finance Agency