

**DRAFT -- Posted November 7, 2024, along with Meeting video**  
**VHFA Board of Commissioners Meeting**

Vermont Housing Finance Agency  
Board Room  
164 St. Paul St., Burlington VT  
November 7, 2024

**VHFA Board Members Present:**

Commissioners: Katie Buckley (Chair), Chris Gomez, Lindsay Kurrle, Michael Pieciak, Fred Baser, Lindsay Kurrle, Jeanne Morrissey and Emily Kisicki (designee for Kevin Gaffney) (attended electronically); Marie Milord-Ajanma (attended in person).

**Staff Present:**

Maura Collins, Chris Flannery, George Demas, Megan Roush, Josh Slade, Olivia LaVecchia, Alyssa Peteani, Alejandro Flores-Howland, Mia Watson, Catherine Lange

**Guests:**

Jonah Richard (Village Ventures LLC); Joe Tait (RaymondJames)

**BOARD MEETING**

Ms. Buckley called the Board meeting to order at 9:03 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.

Ms. Buckley noted that the meeting was being held in a hybrid fashion, that a recording of the meeting was being made and would be posted for public access.

**PUBLIC COMMENT**

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

## **BOARD MINUTES**

Ms. Kisicki moved that the Board approve the minutes of the October 15, 2024, Board meeting. Ms. Kurrle seconded the motion, which was unanimously approved by roll call vote, except that Mr. Pieciak had not yet joined the meeting.

## **CONSENT AGENDA**

Ms. Kisicki moved that the Board approve (i) the proposed revisions of the Evernorth Loan Fund, Inc. Bylaws and the VHFA Bylaws and (ii) the 2024 Capital Magnet Funds Assistance Agreement.. Ms. Kurrle seconded the motion, which was unanimously approved by roll call vote, including Mr. Pieciak.

## **COMMUNITY DEVELOPMENT**

### 61 N. Pleasant Street, Bradford

Mr. Slade reviewed the Staff memo regarding the project financing needs and introduced Mr. Richard, who provided an overview of the project status, noting that construction was complete and all but one last unit had been leased up. After a general discussion, Ms. Kurrle moved that the Board approve the proposed resolution regarding the project. Mr. Baser seconded the motion, which was unanimously approved by roll call vote.

Ms. Collins noted that the packet included the calendar for the 2025 Board meetings and asked that Commissioners let her or Mr. Flores-Howland know of any conflicts they might have with the proposed schedule. Ms. Collins also noted that the Agency would be holding its 50<sup>th</sup> Anniversary celebration and the 2024 Statewide Housing Conference next week. Finally, Ms. Collins provided an update on Agency staffing, noting that Deb Flannery would be starting as the Agency's new Managing Director of Community Development in January.

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 along with the recording of the meeting.

## **ADJOURNMENT**

Upon motion made by Mr. Gomez, seconded by Ms. Morrissey and unanimously approved by roll call vote, the meeting was adjourned at 9:36 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 November 7, 2024. The Minutes were approved at a lawful meeting of the Commissioners held on December 17, 2024.*

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*Maura Collins  
Executive Director and Secretary  
Vermont Housing Finance Agency*