

HOUSING FOUNDATION, INC.
SPECIAL MEETING MINUTES
June 11, 2024

1. CALL TO ORDER

The Special meeting of the Board of Directors of the Housing Foundation, Inc. was held remotely via Zoom. The meeting was called to order at 12:15 p.m. by President Alex Farrell; and upon roll call, the following Directors answered present: Alison Bell, Vice President; Cory Richardson, Treasurer; Kathleen Berk, Secretary; Mary Houghton; Jo Ann Troiano, and David Muzzy.

VSHA Executive Staff Present: Susan Kuegel, Managing Director of Property and Asset Management; Ellen Danahy Liptak, Director of Human Resources and Administration; Kelly Pembroke, Chief Financial Officer; and Chris Trombley, Managing Director of Community Development.

2. REFINANCE MASCOMA BANK LOAN & ACCEPT LOAN FROM VSHA

Pembroke gave an overview, indicating that White River Housing, an HFI property, has a balloon payment due to Mascoma Bank for \$208,325.00. The bank is offering to refinance for 10 years at a rate of 7.50% for the first 5 years (adjusting to the FHLBB Classic Advance rate) plus a margin of 2.25% for the remaining term of the loan. This will increase the payment by \$500 per month.

VSHA has funds of approximately \$768,000 that accumulated when the mobile home parks were transferred to VSHA from HFI, with no current plans for the monies. She recommends offering a loan to HFI at 5% for eight (8) years. This will keep the monthly payments the same, but cut the loan back by two years.

Farrell read the following resolution and asked for a motion:

WHEREAS, White River Housing Associates, a Vermont Limited Partnership of which The Housing Foundation, Inc. is the General Partner, has a "balloon payment" due to Mascoma Bank for \$208,325.00 on June 14, 2024;

WHEREAS, the "balloon payment" for \$208,325 must be financed;

WHEREAS, the terms given by Mascoma Bank to refinance the "balloon payment" in the sum of \$208,325.00 is 120 months at a rate of 7.50% for the first 5 years (adjusting to the FHLBB Classic Advance rate) plus a margin of 2.25% for the remaining term of the loan;

WHEREAS, it would be financially beneficial to White River Housing Associates and reduce the term of the mortgage by two years if VSHA financed the "balloon payment" due to White River Housing Associates for \$208,325.00 at a fixed rate of 5.0% for a term of eight (8) years;

WHEREAS, the Vermont State Housing Authority offers to lend White River Housing an 8-year loan in the amount of \$208,325.00 (secured by a note and a lien on the property) at 5.0 % fixed interest rate for a term of eight (8) years.

THEREFORE, White River Housing associates will accept a loan from the Vermont State Housing Authority at the terms presented.

- On a motion by Troiano, seconded by Houghton, the Board voted unanimously to approve the resolution as presented.

With no other business the Board adjourned at 12:18 p.m.

Respectfully submitted,



Kathleen Berk
Secretary

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