

STATE OF CONNECTICUT HEALTH AND EDUCATIONAL FACILITIES AUTHORITY

Minutes of Authority Special Board Meeting

November 9, 2018

The State of Connecticut Health and Educational Facilities Authority met at 8:30 a.m. on Friday, November 9, 2018.

The meeting was called to order at 8:41 a.m. by Peter Lisi, Chairman of the Board of Directors of the Authority. Those present and absent were as follows:

PRESENT: Peter W. Lisi, Chairman
Michael Angelini¹
John M. Biancamano, Vice Chair
Anne Foley (Designee for Benjamin B. Barnes, OPM Secretary)
Elizabeth C. Hammer²
Dr. Estela Lopez
Christopher P. Martin (Designee for Denise Nappier, Treasurer)³
Barbara Rubin

ABSENT: Barbara B. Lindsay, Esq.
Mark Varholak

ALSO PRESENT: Jeanette W. Weldon, Executive Director
Denise Aguilera, General Counsel
Robert Blake, Network and Data Architect
Robert Jandreau, Sr. Finance Associate
Daniel Kurowski, Financial Analyst
Eileen MacDonald, Sr. Transaction Specialist
JoAnne N. Mackewicz, Controller
Michael F. Morris, Managing Director
Cynthia Peoples, Managing Director
Debra M. Pinney, Manager, Administrative Services
Jennifer Smyth, Legal Services Specialist
David Wasch, Government Programs Specialist/Legislative Liaison

¹ Mr. Angelini participated in the meeting via conference telephone that permitted all parties to hear each other for approximately 10 minutes; then participated in person for the remainder of the meeting.

² Ms. Hammer participated in the meeting via conference telephone that permitted all parties to hear each other.

³ Mr. Martin joined the meeting at 11:11 a.m.

of the Connecticut Health and Educational Facilities Authority

GUESTS: Bruce Chudwick, Esq., Shipman & Goodwin LLP
David Ennis, President, Affirmative Investments, Inc.
David Schultz, Sr. Project Manager/Principal, Affirmative
Investments, Inc.
Adam Goldstein, Associate Project Manager, Affirmative Investments, Inc.

EDUCATION SESSION – NEW MARKETS TAX CREDIT PROGRAM

Ms. Weldon thanked the Board of Directors for attending the special Board meeting. She acknowledged Mr. Dan Kurowski for suggesting the New Markets Tax Credit Program as an initiative/opportunity for the CHEFA Board of Directors to consider. Mr. Kurowski has led the charge on this project in doing much of the research, coordinating the presentation, and interacting heavily with the Affirmative Investments consultants. Mr. Morris and Ms. Aguilera have also been heavily involved in participating in today's presentation. Ms. Weldon turned the floor over to Mr. Morris.

Mr. Morris provided introductions: Mr. David Ennis, Mr. David Schultz and Mr. Adam Goldstein from Affirmative Investments, Inc.

Mr. Schultz and Mr. Ennis provided an overview of the New Markets Tax Credit Program (NMTC), and discussed how to become a Certified CDE (Community Development Entity) and the NMTC Allocation Application.

There was a brief break in the meeting for 10 minutes and the meeting reconvened at

10:27 a.m.

Mr. Schultz and Mr. Ennis presented the following topics:

- The Life Cycle of a NMTC Deal
- Recapture Risk

Mr. Martin left the meeting at 11:11 a.m.

After a brief question and answer period, Mr. Kurowski presented the NMTC Program in Connecticut and in the Northeast. Mr. Kurowski reported that of the 28 projects financed in Connecticut since 2004 to 2015, nine-thousand six-hundred and seventy-five jobs were created as a result of these investments with a total NMTC allocation of \$361.4 million. Mr. Kurowski provided some statistics on NMTC investment projects in the Northeast.

Ms. Aguilera reviewed CHEFA's statutory purpose and stated that the creation of a NMTC Program would further CHEFA's statutory purpose by assisting eligible institutions and organizations located in low-income communities across the State with project financing. She stated that CHEFA must be a qualified community development entity (CDE) to apply for New Market Tax Credits. CHEFA does not satisfy the requirements without the creation of a subsidiary. Connecticut General Statutes Section 10a-179(k) states that the Authority may form one or more subsidiaries to carry out its public purposes. Ms. Aguilera further explained the necessary steps in forming a CHEFA subsidiary and outlined the powers and components of creating a CHEFA CDE.

Ms. Hammer left the meeting at 11:45 a.m.

Mr. Kurowski displayed a video of the Stepping Stone Museum's NMTC Program's project which was successfully completed.

After a brief discussion, Dr. Lopez moved to adjourn the meeting at 11:57 a.m. and Ms. Rubin seconded the motion.

Upon roll call, the "Ayes," "Nays" and "Abstentions" were as follows:

AYES

Michael Angelini
John Biancamano
Anne Foley
Peter Lisi
Dr. Estela Lopez
Barbara Rubin

NAYS

None

ABSTENTIONS

None

Respectfully submitted,

Jeanette W. Weldon
Executive Director