

STATE OF CONNECTICUT HEALTH AND EDUCATIONAL FACILITIES AUTHORITY

Minutes of Special Authority Board Meeting

August 29, 2023

The State of Connecticut Health and Educational Facilities Authority held a special meeting via videoconference on Tuesday, August 29, 2023.¹

The special meeting was called to order at 10:33 a.m. by Mr. Peter W. Lisi, Chair of the Board of Directors of the Authority. Those present and absent were as follows:

PRESENT: Peter W. Lisi, Chair
Lawrence Davis
Steven L. Elbaum
Kimberly Kennison (*Designee for Jeffrey Beckham, OPM Secretary*)
Susan Martin
Alan Mattamana
Sarah Sanders (*Designee for CT State Treasurer Erick Russell*)

ABSENT: Michael Angelini, Vice Chair
Mark Varholak

ALSO, PRESENT: Jeanette W. Weldon, Executive Director
Charles Bodie, Managing Director, Finance and Operations
JoAnne N. Mackewicz, Controller
Michael F. Morris, Managing Director, Client Services
Kara Stuart, Manager, Administrative Services of Connecticut Health and Educational Facilities Authority

INVITED GUESTS: Gary Schless, Real Estate Broker, CBRE

APPROVAL OF MINUTES

Mr. Lisi requested a motion to approve the minutes of the June 21, 2023 meeting of the Board of Directors. Mr. Davis moved to approve the minutes and Ms. Kennison seconded the motion.

Upon a voice vote, the “Ayes,” “Nays” and “Abstentions” were as follows:

AYES

Lawrence Davis
Steven L. Elbaum
Kimberly Kennison
Peter W. Lisi

NAYS

None

ABSTENTIONS

None

¹ All attendees participated in the meeting via conference telephone that permitted all parties to hear each other.

Susan Martin
Alan Mattamana
Sarah Sanders

EXECUTIVE SESSION: DISCUSSION REGARDING LEASE OF OFFICE SPACE

Mr. Lisi requested a motion to go into Executive Session at 10:35 a.m. to discuss the lease of office space. Ms. Martin moved to go into Executive Session and Ms. Kennison seconded the motion.

Upon a voice vote, the “Ayes,” “Nays” and “Abstentions” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTENTIONS</u>
Lawrence Davis	None	None
Steven L. Elbaum		
Kimberly Kennison		
Peter W. Lisi		
Susan Martin		
Alan Mattamana		
Sarah Sanders		

At 10:36 a.m. all Board members, Ms. Weldon, Mr. Bodie, Mr. Morris, Ms. Mackewicz and Mr. Schless left the videoconference meeting to attend the Executive Session via a separate videoconference meeting room.

All Board members, Ms. Weldon, Mr. Bodie, Mr. Morris, Ms. Mackewicz and Mr. Schless returned to the videoconference meeting at 11:06 a.m. Mr. Lisi stated that there were no votes taken during Executive Session.

RESCISSION OF CHEFA RESOLUTION 2023-04 (AUTHORIZING RESOLUTION 2023-07)

Mr. Lisi requested a motion to accept staff’s recommendation on the rescission of CHEFA Resolution 2023-04 (Authorizing Resolution 2023-07). Ms. Kennison moved for approval and Mr. Davis seconded the motion.

Upon a voice vote, the “Ayes,” “Nays” and “Abstentions” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSTENTIONS</u>
Lawrence Davis	None	Steven L. Elbaum ²
Kimberly Kennison		
Peter W. Lisi		
Susan Martin		

² Mr. Elbaum abstained from voting due to his involvement with the office space lease matter.

Alan Mattamana
Sarah Sanders

OFFICE SPACE LEASE (AUTHORIZING RESOLUTION 2023-08)

Mr. Lisi requested a motion to accept staff’s recommendation to undergo lease negotiations for office space at the Gold Building (Authorizing Resolution 2023-08). Ms. Kennison moved for approval and Mr. Mattamana seconded the motion.

Upon a voice vote, the “Ayes,” “Nays” and “Abstentions” were as follows:

AYES

Lawrence Davis
Kimberly Kennison
Peter W. Lisi
Susan Martin
Alan Mattamana
Sarah Sanders

NAYS

None

ABSTENTIONS

Steven L. Elbaum

BUDGET MODIFICATION

Mr. Lisi stated that the change in office space requires a budget modification. Ms. Weldon noted that the budget modification was as described in the executive session.

Mr. Lisi requested a motion to accept staff’s recommendation for the budget modification for the office space lease as presented in the executive session. Mr. Mattamana moved for approval and Mr. Davis seconded the motion.

Upon a voice vote, the “Ayes,” “Nays” and “Abstentions” were as follows:

AYES

Lawrence Davis
Kimberly Kennison
Peter W. Lisi
Susan Martin
Alan Mattamana
Sarah Sanders

NAYS

None

ABSTENTIONS

Steven L. Elbaum

ADJOURNMENT

There being no further business, Ms. Kennison moved to adjourn the special meeting and Mr. Davis seconded the motion.

Upon a voice vote, the “Ayes,” “Nays” and “Abstentions” were as follows:

AYES

Lawrence Davis
Steven L. Elbaum
Kimberly Kennison
Peter W. Lisi
Susan Martin
Alan Mattamana
Sarah Sanders

NAYS

None

ABSTENTIONS

None

The special meeting adjourned at 11:13 a.m.

Respectfully submitted,

Jeanette W. Weldon
Executive Director