

STATE OF CONNECTICUT HEALTH AND EDUCATIONAL FACILITIES AUTHORITY

Minutes of Special Authority Board Meeting

January 16, 2024

The State of Connecticut Health and Educational Facilities Authority held a special meeting via videoconference on Tuesday, January 16, 2024.¹

The special videoconference meeting was called to order at 1:44 p.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
Michael Angelini, Vice Chair
Lawrence Davis
Steven L. Elbaum
Susan Martin
Mark Varholak

ABSENT: Kimberly Kennison (*Designee for Jeffrey Beckham, OPM Secretary*)
Alan Mattamana
Sarah Sanders (*Designee for CT State Treasurer Erick Russell*)

ALSO, PRESENT: Jeanette W. Weldon, Executive Director
Denise Aguilera, General Counsel
Rob Blake, Manager, Information Technology and Cyber Security
Charles Bodie, Managing Director of Finance and Operations
Dan Giungi, Government Relations & Communications Specialist
Rebecca Hrdlicka, Administrative Services Assistant
Robert Jandreau, Sr. Finance Associate
Krista Johnson, Compliance Specialist
Dan Kurowski, Manager of Program Development & CHEFA CDC
Andrew Kwashnak, Senior Systems & Data Analyst
Carlee Levin, Senior Accountant
JoAnne N. Mackewicz, Controller
Michael F. Morris, Managing Director, Client Services
Marlene Pagan, Transaction Analyst
Julia Pollano, Operations Reporting Analyst
Kara Stuart, Manager of Administrative Services
Betty Sugerman Weintraub, Manager of Grant Programs & Philanthropic
Outreach of Connecticut Health and Educational Facilities Authority

INVITED GUESTS: Trina Smith, Senior Managing Consultant, PFM Financial Management

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

APPROVAL OF MINUTES

Mr. Lisi requested a motion to approve the minutes of the December 14, 2023 special meeting of the Board of Directors. Mr. Angelini moved to approve the minutes and Ms. Martin seconded the motion.

Mr. Davis joined the special videoconference meeting at 1:46 p.m.

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

AYES

Michael Angelini
Lawrence Davis
Steven L. Elbaum
Peter W. Lisi
Susan Martin

NAYS

None

ABSTENTIONS

Mark Varholak²

EXECUTIVE DIRECTOR’S REPORT

Authority Updates

Ms. Weldon reported that the building permit has been received to commence renovations at the Gold Building. Ms. Weldon stated that the new projected occupancy date is February 15, 2024.

Ms. Weldon noted that the in-person CHEFA/CHESLA Board Strategic Planning session is scheduled for January 25, 2024 and preparatory materials were distributed. Ms. Weldon confirmed that the session will start at 12:30 p.m.

Client Updates

Mr. Morris reported on the recent transactions, starting with LiveWell Alliance. Mr. Morris stated that LiveWell closed on their tenth advance of \$3 million on January 11, which brings the total advance amount to \$58.5 million out of the total authorized \$81.6 million. Mr. Morris reported that the pricing for two remarketing issues for Yale University, totaling \$275 million, is scheduled for tomorrow. Mr. Morris also reported that the Hartford Healthcare Issue, Series 2024A bonds priced for \$90.6 million with a 3.21% interest rate and maturity to September 2031. The Series 2024A funds will be used for equipment financing, while the Series 2024B for the Proton Therapy Center contribution will be priced closer to the Proton Therapy Center bond closing. As for the Proton Therapy Center

² Mr. Varholak abstained from voting as he did not attend the Special Board of Directors meeting held on December 14, 2023.

transaction, Mr. Morris reported that approval is anticipated for next month so that the GMP numbers can be finalized to complete the feasibility study.

Mr. Morris stated that an update to non-compliant issues will be discussed during the Bond Issue Compliance Overview, which will be presented by Ms. Johnson.

Market Updates

Mr. Jandreau reported on the conditions of the municipal market, headlines relating to the Federal Reserve, and the market's expectations for the federal funds rate.

BOND ISSUANCE COMPLIANCE OVERVIEW

Ms. Johnson gave a presentation regarding Bond Issuance Compliance Overview, which provided details on the following topics:

- Compliance Functions
- Childcare Facilities
- Non-Compliant Clients
 - City of Norwalk (Series 2015 Bond Issue)
 - Good Child Development Center (Series 2015 Bond Issue)
 - New Opportunities, Inc. (Series 2021 Bond Issue)
 - Terryville-Plymouth Daycare Center (Series 2021 Bond Issue)
 - Bristol Hospital (Series 2019A Bond Issue)
 - Hebrew Life Choices (Series C Bond Issue)

SALES REPORT

Loomis Chaffee School Issue, Series L

Ms. Trina Smith of PFM Financial Advisors provided a transaction and pricing overview for the Loomis Chaffee School Issue, Series L that closed in December 2023 and priced December 14, 2023 for approximately \$14 million. Ms. Smith reported that the sales were negotiated with an A1 stable outlook from Moody's. Ms. Smith stated that the transaction was backed with a gross revenue pledge and a fixed rate, 30-year maturity. Ms. Smith reported on the market demand and competition, as well as on preliminary pricing of the coupon. Ms. Smith reported that the sale was well received, with a robust order across all maturities and an overall subscription at approximately 5x. Ms. Smith stated that the final TIC of the transaction was 3.69%.

COMMITTEE REPORT

Special Grant Committee

Mr. Davis reported that the Grant Committee met earlier today to review and recommend grant applications for award to the full Board of Directors for the FY 2024 Targeted Grant – Enterprise Capital Program. Mr. Davis provided an overview on each applicant: All Our Kin and Freedom Reads. The Committee recommended the following for awarding:

All Our Kin: \$250,000 (out of the \$250,000 requested amount)

Freedom Reads: \$400,000 (out of the \$750,000 requested amount)

The recommended awards totaled \$650,000 out of the \$1,000,000 available funds.

Mr. Lisi requested a motion for acceptance of the Grant Committee's recommendation of the 2 organizations to be awarded for the CHEFA FY 2024 Targeted Grant – Enterprise Capital Program as stated by Mr. Davis. Mr. Davis moved for approval and Mr. Elbaum seconded the motion.

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

AYES

Michael Angelini
Lawrence Davis
Steven L. Elbaum
Peter W. Lisi
Susan Martin
Mark Varholak

NAYS

None

ABSTENTIONS

None

Mr. Lisi thanked Ms. Weintraub for organizing the site visits for the Enterprise Capital applicants.

457(B) PLAN AND MONEY PURCHASE PENSION PLAN TRUSTEE RESOLUTION (RESOLUTION #2024-01)

Ms. Aguilera reported that the CHEFA Officers have historically been the Trustees for CHEFA's retirement plans. Ms. Aguilera presented the proposed resolution to add Mr. Charles Bodie as a Trustee under the trusts of the CHEFA's 457(b) and Money Purchase Pension plans, and grant authorization to the Executive Director to appoint, remove, and accept resignations of Trustees for the plans in the future.

Mr. Lisi requested a motion for approval of the 457(b) Plan and Money Purchase Pension Plan Trustee Resolution (Authorizing Resolution #2024-01). Mr. Angelini moved for approval and Ms. Martin seconded the motion.

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

AYES

Michael Angelini
Lawrence Davis
Steven L. Elbaum
Peter W. Lisi
Susan Martin
Mark Varholak

NAYS

None

ABSTENTIONS

None

OTHER BUSINESS

Mr. Lisi noted that the CHEFA/CHESLA Strategic Planning session is scheduled for January 25, 2024 and will be in-person. Mr. Lisi also noted that the next Board meeting is scheduled for February 7, 2024 and will be hybrid.

ADJOURNMENT

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

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

AYES

Michael Angelini
Lawrence Davis
Steven L. Elbaum
Peter W. Lisi
Susan Martin
Mark Varholak

NAYS

None

ABSTENTIONS

None

The special videoconference meeting adjourned at 2:22 p.m.

Respectfully submitted,

Jeanette W. Weldon
Executive Director