

STATE OF CONNECTICUT HEALTH AND EDUCATIONAL FACILITIES AUTHORITY

Minutes of Authority Board Meeting

March 13, 2025

The State of Connecticut Health and Educational Facilities Authority held a meeting via videoconference and in-person on Thursday, March 13, 2025.

The hybrid meeting was called to order at 1:34 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
Kimberly Kennison (*Designee for Jeffrey Beckham, OPM Secretary*)¹
Steve L. Elbaum
Susan Martin²

ABSENT: Alan Mattamana
Sarah Sanders (*Designee for CT State Treasurer Erick Russell*)
Cesarina Thompson
Mark Varholak

ALSO, PRESENT: Jeanette W. Weldon, Executive Director
Denise Aguilera, General Counsel
Rob Blake, Manager, Information Technology & Cyber Security³
Charles Bodie, Managing Director of Finance and Operations
Jessica Carducci, Administrative Services Assistant
Jen Chapman, Grants Program Manager
Dan Giungi, Sr. Government Relations and Communications Specialist⁴
Josh Hurlock, Deputy Director, CHESLA
Robert Jandreau, Sr. Finance Associate⁵
Krista Johnson, Sr. Credit and Compliance Specialist⁶
Dan Kurowski, Assistant Director
JoAnne N. Mackewicz, Controller⁷
Michael F. Morris, Managing Director, Client Services
Marlene Pagan, Transaction & Compliance Specialist⁸
Kara Stuart, Manager of Administrative Services
of Connecticut Health and Educational Facilities Authority

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

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

³ Mr. Blake participated in the meeting via conference telephone that permitted all parties to hear each other.

⁴ Mr. Giungi participated in the meeting via conference telephone that permitted all parties to hear each other.

⁵ Mr. Jandreau participated in the meeting via conference telephone that permitted all parties to hear each other.

⁶ Ms. Johnson participated in the meeting via conference telephone that permitted all parties to hear each other.

⁷ Ms. Mackewicz participated in the meeting via conference telephone that permitted all parties to hear each other.

⁸ Ms. Pagan participated in the meeting via conference telephone that permitted all parties to hear each other.

INVITED GUESTS: Daniel Barrack, Associate, Pullman & Comley LLC.⁹
 Shasky Clarke, Associate, Hinckley Allen¹⁰
 Alexia DiCiurcio, Analyst, Acacia Financial Group, Inc.¹¹
 Jennifer Egan, Shareholder, Updike, Kelly & Spellacy, P.C.¹²
 Deborah Henry, Principal Attorney, Hardwick Law Firm, LLC.¹³
 Aaron Levy, Partner, Shipman & Goodwin LLP.¹⁴
 Kevin Palumberi, Analyst, Acacia Financial Group, Inc¹⁵
 Edward, Jr. Samorajczyk, Esquire, Robinson + Cole LLP¹⁶
 Jane Warren, Esquire, McCarter & English, LLP¹⁷

APPROVAL OF MINUTES

Mr. Lisi requested a motion to approve the minutes of the February 19, 2025 meeting of the Board of Directors. Mr. Angelini moved to approve the minutes and Mr. Davis seconded the motion.

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

AYES

Michael Angelini
Peter W. Lisi
Susan Martin

NAYS

None

ABSTENTIONS

Lawrence Davis¹⁸
Steve Elbaum¹⁹
Kimberly Kennison²⁰

CHEFA ECONOMIC IMPACT STUDY

Mr. Morris introduced Mr. Jim Diffley of S&P Global. Mr. Diffley provided an overview of CHEFA’s Economic Impact Study.

The floor was opened to questions and a discussion ensued. Ms. Weldon noted that CHEFA’s final version of the economic impact study will be sent to the Board once completed.

Mr. Lisi thanked Mr. Diffley for his presentation. Mr. Diffley left the hybrid meeting at 1:53 p.m.

⁹ Mr. Barrack participated in the meeting via conference telephone that permitted all parties to hear each other.

¹⁰ Mr. Clarke participated in the meeting via conference telephone that permitted all parties to hear each other.

¹¹ Ms. DiCiurcio participated in the meeting via conference telephone that permitted all parties to hear each other.

¹² Ms. Egan participated in the meeting via conference telephone that permitted all parties to hear each other.

¹³ Ms. Henry participated in the meeting via conference telephone that permitted all parties to hear each other.

¹⁴ Mr. Levy participated in the meeting via conference telephone that permitted all parties to hear each other.

¹⁵ Mr. Palumberi participated in the meeting via conference telephone that permitted all parties to hear each other.

¹⁶ Mr. Samorajczyk participated in the meeting via conference telephone that permitted all parties to hear each other.

¹⁷ Ms. Warren participated in the meeting via conference telephone that permitted all parties to hear each other.

¹⁸ Mr. Davis abstained from voting as he did not attend the February 19, 2025 CHEFA Board of Directors meeting.

¹⁹ Mr. Elbaum abstained from voting as he did not attend the February 19, 2025 CHEFA Board of Directors meeting.

²⁰ Ms. Kennison abstained from voting as she did not attend the February 19, 2025 CHEFA Board of Directors meeting.

EXECUTIVE DIRECTOR'S REPORT

Authority Updates

Ms. Weldon discussed the efforts at the federal level regarding tax-exempt bonds and private activity bonds. Ms. Weldon stated CHEFA continues to work with their trade association, National Association of Health and Educational Facilities Finance Authorities (NAHEFFA) on the matter. Ms. Weldon stated that NAHEEFA will be having a conference in Washington, DC in April, where they put together a Capitol Hill event where legislators will be invited to further discuss private activity bonds. Ms. Weldon stated the work is ongoing for both CHEFA and CHESLA, and turned the floor over to Mr. Giungi to give a brief update on the CHESLA legislative agenda at the state level.

Client Updates

Mr. Morris reported on two new bond issues that were added to the Financing Forecast, Fairfield Country Day school totaling \$12 million and Greenwich YWCA totaling \$20 million. Mr. Morris stated both bond issues will be direct placements and most likely will seek approvals in April.

In addition, Mr. Morris reported that ACES will be seeking to refund its two existing bond issues for approximately \$20 million and issue \$15 million of new money.

Mr. Morris reported LiveWell Alliance made their fifteenth and final draw of \$6.5 million in February, completing their authorized \$81.6 million financing which began on June 30, 2022. Mr. Morris reported CHEFA closed a \$200,000 Capital Investments Loan for the Towers Foundation, a low-income senior living facility, located in New Haven on March 5th.

Market Updates

Mr. Jandreau reported on the conditions of the municipal market.

CHESLA Updates

Mr. Hurlock reported that the CHESLA In-School Loan Program disbursed approximately \$13 million through the second quarter of FY 2025, which represents an increase of \$2.4 million year-over-year through Q2.

Mr. Hurlock reported that the Refi CT Program has disbursed approximately \$678,000 through the second quarter of FY 2025. The Refi CT Program has approximately \$600,000 in remaining funds in the loan account, after committed loans are disbursed.

Mr. Hurlock reported on CHESLA's Scholarship Program, stating that CHESLA has disbursed \$445,500 for FY 2025 in the undergraduate scholarship program, impacting 152 students. The application was reopened March 3rd and will close on May 1st. Mr. Hurlock stated that at the January Board meeting, the CHESLA Board approved a FY 2026 allocation of \$525,000 for the undergraduate scholarship program. Mr. Hurlock reported that the CHESLA certificate scholarship program has disbursed almost all of the \$45,000 allocated for FY 2025, impacting 35 students. Mr. Hurlock stated that at the January Board meeting, the CHESLA Board approved a FY 2026 allocation of \$75,000 for the certificate scholarship program.

Mr. Hurlock reported on CHESLA's Opportunity Scholarship Program, stating that this program is for DACA and graduate students and was created in FY 2025 with a pilot program amount of \$6,000. Six recipients were randomly selected, 3 DACA and 3 graduate students, and each received an award amount of \$1,000. Mr. Hurlock stated that the CHESLA Board approved an allocation of \$100,000 for this program for FY 2026.

Mr. Hurlock also reported on CHESLA's marketing and outreach and the CHESLA Board approval of the Series 2025 B Bonds.

FINAL STAFF MEMO AND AUTHORIZING BOND RESOLUTION (AUTHORIZING RESOLUTION #2025-02)

Quinnipiac University Issue, Series O

Mr. Jandreau reported that Quinnipiac University is seeking approval of up to \$280 million for the proposed Series O financing. Mr. Jandreau stated the proceeds will be used to partially refund the outstanding 2015 Series L Bonds, resulting in an updated net present value savings of approximately \$13.5 million. Of the approximate \$272.9 million of outstanding Series L Bonds, approximately \$243.5 million par amount is targeted for refunding, assuming these maturities continue to generate savings at the time of pricing. Mr. Jandreau noted that Staff is in favor of the financing given its economic benefit to the University and the fact that no additional debt will be incurred.

Mr. Jandreau reported on several favorable factors of the University, including its financial performance, and strong liquidity position.

Mr. Jandreau reported Quinnipiac’s enrollment was negatively impacted due to the pandemic, but the University has been making progress in returning full time enrollment back to its pre-pandemic levels.

Mr. Jandreau reported the University has the second highest level of debt outstanding in the CHEFA portfolio at \$405 million which when viewed via leverage metrics, places Quinnipiac in a category that is more reflective of a BBB-rated institution. Improvements to the University’s credit rating will require Quinnipiac to focus more intently on reducing these leverage metrics to align more closely with those institutions in the higher credit rating categories.

Mr. Jandreau referenced some additional updates including a breakdown of the endowment, an update on the capital campaign, an update to capital projects on the University’s campus, and an update to a change in leadership with the announcement of a new president beginning July 1, 2025.

Mr. Lisi requested a motion to approve the authorizing bond resolution for Quinnipiac University Issue, Series O (Authorizing Resolution #2025-02). Mr. Davis moved for approval 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>
Michael Angelini Lawrence Davis Steve Elbaum Kimberly Kennison Peter W. Lisi Susan Martin	None	None

CAPITAL INVESTMENTS LOAN PROGRAM

Amendment to Funding Cycle Notice: 2024A

Mr. Kurowski reported on the Amendment to Funding Cycle Notice 2024A. Mr. Kurowski stated Staff is proposing an amendment to the notice to clarify the eligibility for organizations seeking multiple loans. Mr. Kurowski stated several organizations have reached out with questions about when they

can use this program again and that there was no current rule in place. Mr. Kurowski stated Staff is proposing to implement a rule that an organization can close a loan once every fiscal year.

Mr. Lisi requested a motion to approve the Amendment to Funding Cycle Notice 2024A. Mr. Elbaum moved for approval and Mr. Angelini seconded the motion.

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

<u>AYES</u>	<u>NAYS</u>	<u>ABSTENTIONS</u>
Michael Angelini	None	None
Lawrence Davis		
Steve Elbaum		
Kimberly Kennison		
Peter W. Lisi		
Susan Martin		

COMMITTEE REPORT

Grant Committee

Mr. Davis reported that the Grant Committee met earlier today and discussed changes to the eligibility guidelines for the John M. Biccamano client grant program.

Mr. Davis requested a motion to approve a change to the John M. Biccamano Client Grant Program to only allow up to two members of a client’s obligated group to apply for funding in any single cycle, to rescind the existing \$100,000 annual allocation to cultural applications for the Nonprofit Grant Program, and approve the following funding priorities for the FY 2026 Nonprofit Grant Cycle:

1. Childcare Sector – Infant/Toddler & Preschool
2. Cultural Sector – Performing Arts Venues/Arts Studios
3. Education Sector – College and Career Readiness/Workforce Development
4. Human Services & Wellness Sector – Community-Based Navigation Services

Mr. Lisi moved for approval and Mr. Elbaum seconded the motion.

Mr. Davis provided a brief overview of the enterprise capital grant program.

Mr. Davis requested a motion to accept the Grant Committee’s recommendation to budget \$3 million for the CHEFA Grant Programs for fiscal year 2026, and subject to funding availability allocate \$1 million each to the FY 2026 John M. Biccamano Client Grant Program, Nonprofit Grant Program and Enterprise Capital Program. Ms. Kennison moved for approval and Mr. Lisi seconded the motion.

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

<u>AYES</u>	<u>NAYS</u>	<u>ABSTENTIONS</u>
Michael Angelini	None	None
Lawrence Davis		
Steve Elbaum		
Kimberly Kennison		
Peter W. Lisi		
Susan Martin		

ADJOURNMENT

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

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

<u>AYES</u>	<u>NAYS</u>	<u>ABSTENTIONS</u>
Michael Angelini	None	None
Lawrence Davis		
Steve Elbaum		
Kimberly Kennison		
Peter W. Lisi		
Susan Martin		

The hybrid meeting adjourned at 2:26 p.m.

Respectfully submitted,

Jeanette W. Weldon
Executive Director