

STATE OF CONNECTICUT HEALTH AND EDUCATIONAL FACILITIES AUTHORITY

Minutes of Authority Board Meeting

July 17, 2024

The State of Connecticut Health and Educational Facilities Authority held a meeting via videoconference on Wednesday, July 17, 2024.¹

The videoconference 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
Steve L. Elbaum
Susan Martin
Sarah Sanders (*Designee for CT State Treasurer Erick Russell*)

ABSENT: Kimberly Kennison (*Designee for Jeffrey Beckham, OPM Secretary*)
Alan Mattamana
Cesarina Thompson
Mark Varholak

ALSO, PRESENT: Jeanette W. Weldon, Executive Director
Denise Aguilera, General Counsel
Charles Bodie, Managing Director of Finance and Operations
Dan Giungi, Government Relations and Communications Specialist
Rebecca Hrdlicka, Sr. Administrative Services and Program Assistant
Robert Jandreau, Sr. Finance Associate
Krista Johnson, Sr. Credit and Compliance Specialist
Dan Kurowski, Manager of Program Development & CHEFA CDC
JoAnne N. Mackewicz, Controller
Michael F. Morris, Managing Director, Client Services
Marlene Pagan, Transaction and Compliance Analyst
Kara Stuart, Manager of Administrative Services
of Connecticut Health and Educational Facilities Authority

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 June 18, 2024 meeting of the Board of Directors. Mr. Angelini moved to approve the minutes and Ms. Martin 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
Steve L. Elbaum		
Peter W. Lisi		
Susan Martin		
Sarah Sanders		

EXECUTIVE DIRECTOR’S REPORT

Authority Updates

Ms. Weldon reported on the press event with Speaker Matt Ritter for the All Our Kin enterprise capital grant. The press event resulted in news articles published in the CT Mirror and Hartford Courant, and in coverage on FOX61. Ms. Weldon thanked Mr. Giungi and Mr. Davis for their hard work in coordinating this event.

Ms. Weldon reported on the transition of the CHEFA grant program to be under the Client Services Department with a restructured position. Ms. Weldon stated that the position would have key responsibilities in managing the grant program as well as consulting and outreach to nonprofit organizations on all other CHEFA client services products. Ms. Weldon noted that the position is open for applications both publicly and internally. The floor was opened to questions, and a brief discussion ensued.

Mr. Davis joined the videoconference meeting at 1:41 p.m. Ms. Weldon stated she had conferred with Mr. Davis about the restructuring of the grant program management, and Mr. Davis agreed that the transition to the Client Services Department aligns with the brand awareness and outreach that the grant program strives to achieve.

Ms. Weldon reported that CY 2025 will be CHEFA’s 60th anniversary, and a client conference and anniversary celebration is scheduled for May 28, 2025. Additional details regarding the client conference and celebration will follow, but Ms. Weldon stated that media coverage and announcements are planned to celebrate this milestone throughout CY 2025.

Mr. Morris announced his retirement from CHEFA for June 2025, after serving 35 years at CHEFA. Mr. Morris reported that Mr. Kurowski has been named Assistant Director and will assist in the transition. Ms. Weldon and Mr. Lisi thanked Mr. Morris for his years of service, and Ms. Weldon noted that a retirement celebration to recognize Mr. Morris will be planned.

Client Updates

Mr. Morris reported on the recent closings totaling approximately \$715 million for multiple institutions, which includes \$362 million of new money. Mr. Morris also reported on the 12th advance for LiveWell Alliance that recently closed, which brings the total advancements to \$67.4 million out of the \$81.6 million in authorized funds.

Mr. Morris reported on the upcoming transactions, including the Connecticut Baptist Homes proposal that is in its preliminary stages and will be presented by Mr. Jandreau. Mr. Morris stated that Fairview will also have a preliminary proposal provided in September 2024 to fund additional development costs with their new proposed assisted living facility project.

Market Updates

Mr. Jandreau reported on the conditions of the municipal market and headlines relating to the Federal Reserve.

FISCAL YEAR-END STRATEGIC PLAN STATUS REPORT UPDATE

Ms. Weldon presented a FY 2024 status report pertaining to the 3-year CHEFA strategic plan (FY 2022 – FY 2024). Ms. Weldon also highlighted several notable achievements pertaining to collaboration; the broadening, assessment, and communication of impact; technology; and organizational identity, culture, and sustainability. Ms. Weldon acknowledged the hard work and dedication of all Staff for completing these strategic and other initiatives.

During the presentation, the floor was opened to questions, and a brief discussion ensued.

Mr. Elbaum recused himself from discussion of the Connecticut Baptist Homes Issue, Series 2024, as his firm, Robinson+Cole, serves as Bond Counsel in the transaction. Mr. Elbaum left the videoconference meeting at 2:00 p.m.

PRELIMINARY STAFF MEMO

Connecticut Baptist Homes Issue, Series 2024

Mr. Jandreau reported on the preliminary status of this transaction and that key information is still being obtained. Mr. Jandreau stated that the proposed transaction is an unrated, limited public offering that will be sold entirely to Hamlin Capital Management. Mr. Jandreau outlined previous CHEFA transactions with Hamlin Capital Management as an investor and provided details on the strong credibility, bond requirements and terms, and management of Hamlin Capital for this proposed transaction. Mr. Jandreau stated that the initial working group call with all parties is scheduled for tomorrow.

The floor was opened to questions, and a discussion ensued.

Mr. Elbaum returned to the videoconference meeting at 2:14 p.m.

AMENDING AUTHORIZING BOND RESOLUTION (AUTHORIZING RESOLUTION #2024-12)

Connecticut State University System Issue, Series Q-1 & Q-2

Mr. Kurowski reported that the Connecticut State University System Series Q-1 & Q-2 Bond was approved by the Board in April 2019 for financing totaling approximately \$102 million in capital projects. Mr. Kurowski reported that the Institution has faced significant delays in the projects due to pandemic disruptions and supply chain issues. Mr. Kurowski stated that the Connecticut State University System is seeking to allocate some of the remaining construction fund proceeds of the Series Q-1 Bonds to projects not identified in the original approved project list. Mr. Kurowski stated that the amending authorizing resolution proposed allows for the modification of the original project list.

Mr. Kurowski stated that the proposed resolution is contingent upon approval of the modified project list by the Connecticut Board of Regents for Higher Education as well as necessary tax diligence by Bond Counsel.

Mr. Angelini inquired about the changes of the project list, and Mr. Kurowski confirmed that any new projects proposed in the modified list comply as related to auxiliary facilities. Mr. Kurowski reported that the Connecticut Board of Regents is scheduled to review the modified project list in September 2024. Mr. Lisi requested that the approved (by the Connecticut Board of Regents) project list be presented to the (CHEFA) Board at a future meeting. Ms. Sanders also commented on the review

of the revenue-producing projects, as the bonds are backed by the State's Special Capital Reserve Fund (SCRF).

Mr. Lisi requested a motion to approve the amendment of the original project for the Connecticut State University System Issue, Series Q-1 & Q-2, to include additional various additional projects not previously identified, contingent on the Connecticut Board of Regents for Higher Education approval and the issuance of additional supplemental tax certifications (Authorizing Resolution #2024-12). Mr. Davis moved for approval and Mr. Elbaum 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 L. Elbaum		
Peter W. Lisi		
Susan Martin		
Sarah Sanders		

Ms. Martin recused herself from discussion and vote on the Revolving Loan Fund Program Modification as her employer, Middlesex Health, submitted an application for a loan under the program.

REVOLVING LOAN FUND PROGRAM MODIFICATION (AUTHORIZING RESOLUTION #2024-13)

Mr. Kurowski reported that the Revolving Loan Fund Program is seeking additional funding of up to \$1 million and the approval of a name change. Mr. Kurowski reported on the significant influx of demand due to the approval of Funding Cycle Notice 2024A, with current applications totaling \$1.9 million and expected applications totaling \$400,000 which exceeds the current funds available. Mr. Kurowski stated that the additional funding would apply to FY 2025 on an as-needed basis and would be made available from Board Designated funds. Moreover, Mr. Kurowski outlined the name change of the program for better advertising as a term loan program and not a revolving loan facility or a line of credit. Mr. Kurowski stated that the name would be changed from the CHEFA Revolving Loan Fund Program to the CHEFA Capital Investments Loan Program.

The floor was opened to questions, and a brief discussion ensued regarding the name change and source of additional funding.

Mr. Lisi requested a motion for the additional funding of up to \$1 million and the name change for the CHEFA Revolving Loan Fund Program to the CHEFA Capital Investments Loan Program (Authorizing Resolution #2024-13). Mr. Davis moved for approval and Mr. Elbaum seconded the motion.

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

<u>AYES</u>	<u>NAYS</u>	<u>ABSTENTIONS</u>	<u>RECUSALS</u>
Michael Angelini Lawrence Davis Steve L. Elbaum Peter W. Lisi Sarah Sanders	None	None	Susan Martin

OTHER BUSINESS

Mr. Lisi commented on the supplemental article provided to the Board regarding the CHEFA Enterprise Grant to All Our Kin and published in the CT Mirror. Mr. Elbaum and Mr. Lisi thanked Staff for all their hard work on the public relations for CHEFA.

Mr. Lisi noted that the next Board meeting is scheduled for September.

ADJOURNMENT

There being no further business, Ms. Martin moved to adjourn the meeting 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 Lawrence Davis Steve L. Elbaum Peter W. Lisi Susan Martin Sarah Sanders	None	None

The videoconference meeting adjourned at 2:27 p.m.

Respectfully submitted,

Jeanette W. Weldon
Executive Director