

STATE OF CONNECTICUT HEALTH AND EDUCATIONAL FACILITIES AUTHORITY

Minutes of Authority Board Meeting

October 16, 2024

The State of Connecticut Health and Educational Facilities Authority held a meeting via videoconference on Wednesday, October 16, 2024.¹

The virtual meeting was called to order at 1:31 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
Kimberly Kennison (*Designee for Jeffrey Beckham, OPM Secretary*)
Susan Martin
Sarah Sanders (*Designee for CT State Treasurer Erick Russell*)
Cesarina Thompson

ABSENT: Alan Mattamana
Mark Varholak

ALSO, PRESENT: Jeanette W. Weldon, Executive Director
Denise Aguilera, General Counsel
Charles Bodie, Managing Director of Finance and Operations
Dan Giungi, Sr. Government Relations and Communications Specialist
Rebecca Hrdlicka, Sr. Administrative Services Assistant
Josh Hurlock, Deputy Director, CHESLA
Robert Jandreau, Sr. Finance Associate
Krista Johnson, Sr. Credit and Compliance Specialist
Dan Kurowski, Assistant Director
Andrew Kwashnak, Sr. Systems & Data Analyst
Carlee Levin, Sr. Accountant II
JoAnne N. Mackewicz, Controller
Michael F. Morris, Managing Director, Client Services
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 September 17, 2024 annual meeting of the Board of Directors. Mr. Angelini moved to approve the minutes and Ms. Thompson seconded the motion.

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

AYES

Michael Angelini
Lawrence Davis
Steve L. Elbaum
Peter W. Lisi
Susan Martin
Sarah Sanders
Cesarina Thompson

NAYS

None

ABSTENTIONS

None

Ms. Kennison joined the videoconference meeting at 1:33 p.m.

EXECUTIVE DIRECTOR’S REPORT

Authority Updates

Ms. Weldon reported on several press and outreach events. Ms. Weldon reported on the press event related to a recipient of the Enterprise Capital grant, Freedom Reads, which celebrated the new installation of freedom libraries funded by the Enterprise Capital grant. Ms. Weldon commented that several Board members and CHEFA Staff attended the event.

Ms. Weldon also reported on the ribbon cutting ceremony at American School for the Deaf, which celebrated the completion of two new dormitories financed by CHEFA. Ms. Weldon spoke at the event, which was also attended by Senator Chris Murphy and the Lieutenant Governor.

Finally, Ms. Weldon commented on the upcoming outreach event hosted by CHEFA. Mr. Kurowski reported that the event will take place at Quinnipiac University on November 14, 2024. Mr. Kurowski stated that the event, named *Funding Connecticut Nonprofits: How CHEFA Can Fund Your Next Initiative*, will present CHEFA financing products and grant programs to new organizations as well as introduce new opportunities for organizations to address their capital or program needs through the variety of CHEFA programs. Mr. Kurowski reported that over 70 people have already registered, spanning a variety of organizations across the state.

Client Updates

Mr. Morris reported on the upcoming transaction for Community Health Center totaling \$25 million, which will be a direct purchase with Santander Bank. Mr. Morris reported that the proposed transaction will be used to refinance existing debt in connection with its 2017 New Markets Tax Credit transaction and will be presented for approval at the next Board meeting.

Mr. Morris reported on the recent news regarding Nuvance Health and the potential merger with Northwell Health. Mr. Morris then provided a brief overview on the recent credit ratings for Nuvance Health as well as their existing covenants and current debt.

Market Updates

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

CHESLA Updates

Mr. Hurlock reported that the CHESLA In-School Loan Program disbursed approximately \$22.2 million for FY 2024, which represents a \$2.3 million increase compared to FY 2023.

Mr. Hurlock reported that CHESLA's refinance loan program disbursed approximately \$2.3 million for FY 2024, which falls within the historical trends for the program between \$2 and \$3 million in disbursements. Mr. Hurlock commented that the high disbursement amount in FY 2023 was attributed to below-market interest rates.

Mr. Hurlock also provided an update on CHESLA's scholarship program:

- \$429,000 undergraduate scholarships have been disbursed through September 12th, while others are pending enrollment verification.
- \$18,750 healthcare and manufacturing certificate program scholarships have been disbursed through September 12th, with 7 scholarships ready to disburse and 5 scholarships pending enrollment verification.

Mr. Hurlock reported on the marketing and outreach efforts of CHESLA.

COMMITTEE REPORT

Consultant Committee

Ms. Sanders reported that the Consultant Committee met earlier today and elected her as Committee Chair. Ms. Sanders reported that the Committee reviewed staff recommendations for Arbitrage Consulting and Compliance Services, Financial Advisor, and Special Counsel from the RFP processes. Ms. Sanders reported on the following recommendations:

- Arbitrage Consulting and Compliance Services
 - Hawkins Delafield & Wood LLC
- Financial Advisor
 - Acacia Financial Group, Inc.
 - PFM Financial Advisors LLC
- Special Counsel
 - Carmody Torrance Sandak & Hennessey LLP
 - McCarter & English LLP
 - Shipman & Goodwin LLP
 - Updike Kelley & Spellacy

Ms. Sanders stated that the Consultant Committee voted to accept staff's recommendations. Ms. Sanders reported that the next RFPs will be for Bond Counsel and Underwriter.

Mr. Lisi requested a motion to accept the Consultant Committee's recommendation of appointment of firms for Arbitrage Consulting and Compliance Services, Financial Advisor, and Special Counsel as described by Ms. Sanders. Mr. Davis moved for approval 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
Lawrence Davis		
Steve L. Elbaum		
Kimberly Kennison		
Peter W. Lisi		
Susan Martin		
Sarah Sanders		
Cesarina Thompson		

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:

AYES

Michael Angelini
Lawrence Davis
Steve L. Elbaum
Kimberly Kennison
Peter W. Lisi
Susan Martin
Sarah Sanders
Cesarina Thompson

NAYS

None

ABSTENTIONS

None

The virtual meeting adjourned at 1:52 p.m.

Respectfully submitted,

Jeanette W. Weldon
Executive Director