

CHEFA COMMUNITY DEVELOPMENT CORPORATION

MEETING OF BOARD OF DIRECTORS

Minutes of Annual Board Meeting

September 16, 2025

The Annual Meeting of the Board of Directors (the “CDC Board”) of CHEFA Community Development Corporation, a Connecticut nonstock Corporation (the “Corporation” or “CHEFA CDC”) was held via videoconference and in-person on Tuesday, September 16, 2025.

The hybrid annual meeting was called to order at 3:05 p.m. by Mr. Peter W. Lisi, Chair of the Board of Directors. Those present and absent were as follows:

PRESENT: Peter W. Lisi, Chair  
Michael Angelini, Vice Chair  
Steve L. Elbaum  
Kimberly Kennison<sup>1</sup>  
Susan Martin  
Kimberly Mooers  
Cesarina Thompson

ABSENT: Lawrence Davis  
Mark Varholak

ALSO, PRESENT: Jeanette W. Weldon, Executive Director, CHEFA CDC  
Denise E. Aguilera, General Counsel, CHEFA  
Charles A. Bodie, Managing Director of Finance & Operations, CHEFA  
Jessica Carducci, Administrative Services Assistant, CHEFA  
Dan Giungi, Sr. Communications & Government Affairs Specialist, CHEFA  
Dan Kurowski, Assistant Director, CHEFA  
JoAnne Mackewicz, Controller, CHEFA  
Kara Stuart, Manager of Administrative Services, CHEFA

**APPROVAL OF MINUTES**

Mr. Lisi requested a motion to approve the minutes of the June 18, 2025 meeting of the Board of Directors. Mr. Angelini moved to approve the minutes which was seconded by Ms. Martin.

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

**AYES**

Michael Angelini

**NAYS**

None

**ABSTENTIONS**

Kimberly Mooers<sup>2</sup>

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<sup>1</sup> Kimberly Kennison participated in the meeting via teleconference that permitted all parties to hear each other.

<sup>2</sup> Ms. Mooers abstained from voting as she did not attend the CHEFA CDC Board of Directors Meeting held on June 18, 2025.

Steven L. Elbaum  
Kimberly Kennison  
Peter W. Lisi  
Susan Martin  
Cesarina Thompson

**ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON**

Mr. Lisi requested a motion to accept Mr. Lisi and Mr. Angelini as Chair and Vice Chair, respectively, for CHEFA CDC Board of Directors. Ms. Martin moved for approval, which was seconded by Mr. Elbaum.

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

**AYES**

Michael Angelini  
Steven L. Elbaum  
Kimberly Kennison  
Peter W. Lisi  
Susan Martin  
Kimberly Mooers  
Cesarina Thompson

**NAYS**

None

**ABSTENTIONS**

None

**PRESENTATION OF FY 2025 ANNUAL REPORT**

Mr. Kurowski presented the FY 2025 Annual Report required by the bylaws. Mr. Kurowski stated that the report provides an overview of CHEFA CDC, a summary of its activities, and a summary of planned activities.

Mr. Kurowski provided an update on CHEFA’s planned activities for FY 2026, which includes expanding outreach efforts for client development initiatives to build a project pipeline for CDC, Capital Investments Loan Program, and Bond Programs.

Staff requested the approval of the FY 2025 Annual Report, the audited financial statements, and the Form 990-N responses.

Mr. Lisi requested a motion to approve the FY 2025 Annual Report (includes the audited financial statements and the Form 990-N) as presented. Ms. Martin moved for approval, which was seconded by Mr. Angelini

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

**AYES**

Michael Angelini  
Steven L. Elbaum  
Kimberly Kennison  
Peter W. Lisi  
Susan Martin  
Kimberly Mooers  
Cesarina Thompson

**NAYS**

None

**ABSTENTIONS**

None

A brief discussion ensued.

**OTHER BUSINESS**

Mr. Kurowski stated that the CHEFA CDC Annual Ethics and Conflict of Interest forms will be distributed and requested they be completed promptly.

**ADJOURNMENT**

There being no further business, Mr. Lisi requested a motion to adjourn the meeting. Ms. Mooers 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  
Steven L. Elbaum  
Kimberly Kennison  
Peter W. Lisi  
Susan Martin  
Kimberly Mooers  
Cesarina Thompson

**NAYS**

None

**ABSTENTIONS**

None

The hybrid annual meeting adjourned at 3:13 p.m.

Respectfully submitted,

Jessica Carducci  
Acting Secretary