DRAFT

CHEFA COMMUNITY DEVELOPMENT CORPORATION
MEETING OF BOARD OF DIRECTORS
Minutes of Board Meeting
November 12, 2025

The 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 on Wednesday, November 12, 2025.[1]

The videoconference meeting was called to order at 3:25 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 Kimberly Mooers Cesarina Thompson Mark Varholak
ABSENT:	Lawrence Davis Susan Martin
ALSO, PRESENT:	Jeanette W. Weldon, Executive Director Denise Aguilera, General Counsel Charles Bodie, Managing Director of Finance and Operations Jessica Carducci, Administrative Services Assistant Dan Kurowski, Assistant Director Kara Stuart, Manager of Administrative Services of Connecticut Health and Educational Facilities Authority

APPROVAL OF MINUTES

Mr. Lisi requested a motion to approve the minutes of the September 16, 2025 annual meeting of the Board of Directors. Ms. Thompson moved to approve the minutes which was seconded by Mr. Angelini.

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

AYES	NAYS	ABSTENTIONS
Peter W. Lisi	None	
Michael Angelini		

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

Steven L. Elbaum
Kimberly Kennison
Kimberly Mooers
Cesarina Thompson
Mark Varholak

PROPOSED CY 2026 MEETING SCHEDULE

Mr. Lisi requested a motion to accept the CY 2026 Meeting Schedule. Ms. Kennison moved for approval, which was seconded by Mr. Angelini.

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

AYES	NAYS	ABSTENTIONS
Peter W. Lisi	None	None
Michael Angelini		
Steven L. Elbaum		
Kimberly Kennison		
Kimberly Mooers		
Cesarina Thompson		
Mark Varholak		

OTHER BUSINESS

Mr. Lisi commented that the annual Ethics Training by the Office of State Ethics was conducted at the CHEFA Board of Directors meeting.

ADJOURNMENT

There being no further business, Mr. Lisi requested a motion to adjourn the meeting. Mr. Lisi moved to adjourn the meeting and Ms. Kennison seconded the motion.

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

AYES	NAYS	ABSTENTIONS
Peter W. Lisi	None	None
Michael Angelini		
Steven L. Elbaum		
Kimberly Kennison		
Kimberly Mooers		
Cesarina Thompson		
Mark Varholak		

The videoconference meeting adjourned at 3:28 p.m.

Respectfully submitted,

Jessica Carducci
Acting Secretary