

**MEETING MINUTES
THE GLENDOWER GROUP, INC.,
BOARD OF DIRECTORS' SPECIAL BOARD MEETING
360 ORANGE STREET, NEW HAVEN, CT 06511
HELD ON TUESDAY, JUNE 18, 2024, AT 3:00 PM**

Board of Directors present included (conference call):

Karen DuBois-Walton
Shenae Draughn
John Rafferty

Board of Directors not present included:

Arthur Thomas

Others present included (conference call):

Yadira Vargas

At Roll Call: Karen DuBois-Walton, Shenae Draughn, and John Rafferty were present. There was a quorum.

The Regular Meeting of the Board of Directors of The Glendower Group, Inc. was called to order at 3:33 P.M.

Motion:

Vote:

Resolved:

Reviewed:

THE GLENDOWER GROUP, INC

RESOLUTION #GG 06-11/24-S

RESOLUTION AUTHORIZING THE SUBMITTAL OF A COMMUNITY INVESTMENT FUND (CIF) APPLICATION TO THE DEPARTMENT OF ECONOMIC COMMUNITY DEVELOPMENT (DECD) BY THE GLENDOWER GROUP, INC., (THE “APPLICANT”) FOR THE REDEVELOPMENT OF EAST GRAND AVENUE

WHEREAS, The Glendower Group, Inc. (Glendower) purchased the property known as 4-16 East Grand Ave, New Haven, CT; and

WHEREAS, the subject property is comprised of approximately 1.23 acres and is currently vacant with all prior structures having been demolished and debris removed. The property is adjacent to the tidal Quinnipiac River and any architectural design must be completed in recognition of flood zone requirements, including dry access requirements; and

WHEREAS, the redevelopment plan is to construct approximately 40 units on the site. The design will include first floor commercial uses; and

WHEREAS, this Resolution is seeking authorization of the submission of the CIF application that is due on June 21, 2024. Through this initiative, if successful CIF will provide additional funding based on the application submission; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GLENDOWER GROUP, INC. that:

1. The submission of the application due on June 21, 2024, to the Community Investment Fund for an award up to \$8,000,000 is hereby authorized and that the President be and hereby is authorized and empowered and directed to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this Resolution.
2. This Resolution shall take effective immediately.

I hereby certify that the above Resolution was adopted by a majority of the Directors present at a meeting duly called at which a quorum was present, on June 18, 2024.

**Motion was made by Rafferty seconded by Draughn
Shenae Draughn presented this resolution.**

Discussions:

The vote was as follows: All in favor

THE GLENDOWER GROUP, INC

RESOLUTION #GG 06-12/24-S

RESOLUTION AUTHORIZING THE SUBMITTAL OF A COMMUNITY INVESTMENT FUND (CIF) APPLICATION TO THE DEPARTMENT OF ECONOMIC COMMUNITY DEVELOPMENT (DECD) BY THE GLENDOWER GROUP, INC., AND OCEAN COMMUNITY YMCA (THE “APPLICANT”) FOR THE REDEVELOPMENT OF TOWN OF GRISWOLD

WHEREAS, Ocean Community YMCA and The Glendower Group, requests CIF funding for a comprehensive infrastructure project at Heritage River Village that will pave the way for a new regional YMCA complex with essential income-based childcare, affordable and workforce housing, senior housing with supportive services, and commercial spaces that create permanent jobs and new tax-revenues; and

WHEREAS, The Glendower Group, the Town of Griswold, Heritage River Village Development, LLC, and other local agencies are committed to working together to ensure not only the success of Griswold’s 2017 10-Year Conservation & Development Plan but also aligns with the State Administration’s economic, housing, workforce, and population health priorities; and

WHEREAS, the infrastructure, YMCA, housing, and commercial development at Heritage River Village align with the vision and priorities of the CT Office of Policy and Management’s State Conservation and Development Policies Plan of 2018-2024, as well as the upcoming 2025-2030 C&D Plan; and

WHEREAS, this Resolution is seeking authorization of the submission of the CIF application that was due on June 21, 2024. Through this initiative, if successful CIF will provide additional funding based on the application submission; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GLENDOWER GROUP, INC. that:

3. The submission of the application due on June 21, 2024, to the Community Investment Fund for an award up to \$6,455,852 is hereby authorized and that the President be and hereby is authorized and empowered and directed to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this Resolution.
4. This Resolution shall take effective immediately.

I hereby certify that the above Resolution was adopted by a majority of the Directors present at a meeting duly called at which a quorum was present, on June 18, 2024.

**Motion was made by Rafferty seconded by Draughn
Shenae Draughn presented this resolution.**

Discussions:

The vote was as follows: All in favor

Other Business:

None

At 3:37 PM, a Motion to adjourn was made by Director John Rafferty and seconded by Director Shenae Draughn.