

**MEETING MINUTES
THE GLENDOWER GROUP, INC.,
BOARD OF DIRECTORS' REGULAR BOARD MEETING
360 ORANGE STREET, NEW HAVEN, CT 06511
HELD ON THURSDAY, JULY 27, 2023, AT 4:00 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):

**Christine Morgan
Haley Vincent
Catherine Hawthorne**

**Ed LaChance
Rachel Gilroy
Marilyn Correa**

**Yadira Vargas
Christina Musante
Isaac Kelley**

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 4:00 P.M.

Motion: Motion to approve the June 27, 2023, Minutes was made by Director Rafferty and seconded by Director Draughn.

Vote: All in favor.

Resolved: June 27, 2023, Board Minutes were approved with no modifications.

Reviewed:

THE GLENDOWER GROUP, INC.

RESOLUTION NUMBER GG 07-19/23-R

RESOLUTION AUTHORIZING A CONTRACT AWARD WITH CENSERE CONSULTING, LLC FOR DEVELOPMENT CONSULTANT SERVICES IN AN AMOUNT NOT TO EXCEED OF \$497,305 FOR A PERIOD BEGINNING AUGUST 7, 2023 TO AUGUST 6, 2024 FOR A PERIOD OF ONE YEAR WITH THE OPTION TO RENEW FOR FOUR (4) ONE YEAR PERIODS FOR A MAXIMUM OF FIVE YEARS

WHEREAS, The Glendower Group is seeking to undergo a strategy as outlined in its 2021 Strategic Plan to expand its development opportunities for new construction and rehabilitation of affordable and market-rate units within its portfolio. This expansion will include the development of collaborative partnerships to achieve these goals; and

WHEREAS, The Glendower Group has requested technical assistance from a Consultant to complete the tasks in identifying potential opportunities. The Glendower Group's approach for growth of the organization and opportunities to expand its corporate reach in the development of sustainable and mission driven housing for cities and towns. The Development Consultant will work with The Glendower Group, Inc., to achieve important milestone dates or deadlines; and

WHEREAS, Glendower issued an Invitation to Bid (IFB) GG-23-IFB-754 on April 17, 2023 for Development Consultant. Responses were due on May 4, 2023. Glendower received one response from Censere Consultant, LLC. No award was made due to receiving one response; and

WHEREAS, the solicitation was re-issued as a Request for Proposal (RFP) GG-23-RFP-789 on May 22, 2023 with a due date of June 12, 2023. One response was received from Censere Consultant, LLC. After careful review it was determined that Censere Consultant has provided a responsive proposal that aligned with the independent cost estimate; and

WHEREAS, this resolution is requesting authorization to enter into a contract with
Censere
Consulting, LLC for development consultant services for one year with an option to renew for (4) four one-year periods for a not to exceed amount of \$497,305 beginning August 7, 2023 to August 6, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Glendower Group, Inc., that:

1. The award for Development Consultant (GG-23-RFP-789) to Censere Consulting, LLC for one year with an option to renew for (4) four one-year periods for a not to exceed amount of \$497,305 beginning August 7, 2023 to August 6, 2024 is hereby authorized; and

2. The President is hereby authorized to take any and all such action and execute such documents as necessary to effectuate the terms and conditions of this “Resolution”; and
3. This Resolution shall take effect 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 July 27, 2023.

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

Discussions:

The vote was as follows: All

Other Business:

None

At 4:08 PM, a Motion to adjourn was made by Director John Rafferty and seconded by Director Shenae Draughn.