

**MEETING MINUTES
THE GLENDOWER GROUP, INC.,
BOARD OF DIRECTORS' REGULAR BOARD MEETING
360 ORANGE STREET, NEW HAVEN, CT 06511
HELD ON THURSDAY, MAY 12, 2022, AT 4:00 AM**

Board of Directors present included (conference call):

Karen DuBois-Walton
Shenae Draughn
John Rafferty
Arthur Thomas

Board of Directors not present included:

Others present included (conference call):

**Rolan Young
Haley Vincent
Christina Musante
Jocelyn Barscweski**

**Catherine Hawthorne
Yadira Vargas
LaVonta Bryant
Latoya McCrea**

**Edward LaChance
Isaac Kelley
Michael Southam**

At Roll Call: Karen DuBois-Walton, Shenae Draughn, Arthur Thomas 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 4:01 P.M.

Motion: Motion to approve the February 24, 2022, Minutes was made by Director Draughn and seconded by Director Rafferty.

Vote: All in favor.

Resolved: February 24, 2022, Board Minutes were approved with no modifications.

Reviewed:

GLENDOWER GROUP, INC

Resolution Number GG 04-17/22-R

RESOLUTION RATIFYING THE AUTHORIZATION OF THE SECTION 3 ADMINISTRATIVE GUIDE POLICY

WHEREAS, Elm City Communities (ECC), has established defined standards and guidelines regarding applying Section 3 regulations to all Glendower Contracts as required to contracts and residents by regulations: and

WHEREAS, HUD Section 3 requirement reference 24 CFR 75 as of November 1, 2020; and

WHEREAS, Glendower Group Inc has established defined standards and guidelines regarding the utilization of Section 3 workers and Section 3 businesses partially or wholly funded with monies from HUD and adoption of this policy wil issue that the Glendower Group remains constant with ECC.

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

1. That the ratification of the Section 3 Administrative Policy be approved and the President be and hereby is authorized, empowered and directed to act on behalf of Glendower to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms as the President deems necessary and appropriate and in the best interest of Glendower, the agreement contemplated hereby.

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 May 12, 2022.

Motion was made by Rafferty seconded by Thomas LaVonta Bryant presented this resolution.

Discussions:

The vote was as follows: All

THE GLENDOWER GROUP, INC.

RESOLUTION NUMBER GG 04-18/22-R

**RESOLUTION RATIFYING A SECOND YEAR OPTION CONTRACT
EXTENSION WITH NEW REACH, INC., FOR SUPPORTIVE HOUSING
SERVICES AT THE RAD GROUP III CHARLES T. MCQUEENEY FROM MAY
1, 2022 TO APRIL 30, 2023 INCREASING CONTRACT AMOUNT FROM
\$78,914.00 TO AN AMOUNT NOT TO EXCEED \$157,828.00 IN CONNECTION
WITH THE MEMORANDUM OF AGREEMENT**

WHEREAS, pursuant to Resolution # GG 04-18/18-R (the "Original Resolution"), the Board of Directors of The Glendower Group, Inc. ("Glendower"), authorized a Memorandum of Agreement with New Reach, Inc. ("New Reach"), to provide supportive services to up to seventeen (17) families at the development known as Charles T. McQueeney ("McQueeney"), all in connection with Glendower's redevelopment of McQueeney; and

WHEREAS, the Original Resolution authorized the expenditure of \$78,914.00 to pay for the services to be provided by New Reach; and

WHEREAS, as of the date hereof, all authorized funds have or will soon be expended, and it is necessary to authorize additional funding in order to continue the provision of the supportive services to the residents at McQueeney; and

WHEREAS, this resolution is seeking ratification to exercise the second-year option to extend the contract from May 1, 2022 to April 30, 2023, for an additional amount of \$78,914.00 totaling a not to exceed amount of \$157,828.00.

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

1. The increase in the authorized funding for the second year agreement set forth in the recitals set forth hereinabove is hereby increased for an additional amount of \$78,914.00 totaling a not to exceed contract amount of \$157,828.00; and
2. The President is authorized and reauthorized to the extent necessary to take all actions necessary and appropriate to carry out the purposes of this Resolution.
3. 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 May 12, 2022.

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

Discussions:

The vote was as follows: All

THE GLENDOWER GROUP, INC.

RESOLUTION NUMBER GG 04-19/22-R

RESOLUTION AUTHORIZING A RATIFICATION FOR THE CONTRACT TERM COMMENCING ON MARCH 15, 2022 AND ENDING ON MARCH 16, 2023, FOR A VALUE NOT TO EXCEED \$41,000 IN CONNECTION WITH THE MEMORANDUM OF AGREEMENT WITH COLUMBUS HOUSE, INC., FOR SUPPORTIVE HOUSING SERVICES AT THE WINSLOW CELENTANO DEVELOPMENT

WHEREAS, pursuant to Resolution # GG 04-19/18-R (the "Original Resolution"), the Board of Directors of The Glendower Group, Inc. ("Glendower") authorized a Memorandum of Agreement with Columbus House, Inc. ("Columbus House"), to provide supportive services to up to seven (7) families at the development known as Winslow Celentano ("Celentano"), all in connection with Glendower's redevelopment of Celentano; and

WHEREAS, the Original Resolution did not provide for a term for the Memorandum of Agreement; and

WHEREAS, this Resolution is seeking to authorize a ratification for the term of the Memorandum of Agreement commencing on March 15, 2022 and terminating on March 16, 2023 for a value not to exceed \$41,000 with an option to renew for four (4) additional one (1) year options.

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

4. The term of the Memorandum of Agreement referenced in the recitals hereof, commencing on March 15, 2022 and terminating on March 16, 2023 for a value not to exceed \$41,000 and hereby is authorized and directed; and
5. The President is authorized and reauthorized to the extent necessary to take all actions necessary and appropriate to carry out the purposes of this Resolution.
6. 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 May 12, 2022.

**Motion was made by Thomas seconded by Rafferty
LaToya Mills presented this resolution.**

Discussions:

The vote was as follows: All

THE GLENDOWER GROUP, INC.

RESOLUTION NUMBER GG 04-20/22-R

RESOLUTION RATIFYING THE TERM OF A MEMORANDUM OF AGREEMENT WITH COLUMBUS HOUSE, INC., FOR SUPPORTIVE HOUSING SERVICES AT ROCKVIEW PHASE II FOR A PERIOD COMMENCING FEBRUARY 24, 2022 TO FEBRUARY 23, 2023 FOR A VALUE NOT TO EXCEED \$30,000

WHEREAS, The Glendower Group, Inc. ("Glendower") along with its co-Developer The Michaels Group ("Co-developer" or "Michaels") applied for and received a nine-percent allocation of Low Income Housing Tax Credits from the Connecticut Housing Finance Authority ("CHFA") for the purpose of developing a seventy-eight (78) unit housing project for families; and

WHEREAS, Glendower along with the Co-Developer recognizes the importance of providing supportive services, case management and education programs for the development of Rockview Phase II; and,

WHEREAS, providing such services was also a component of application scoring by CHFA; and

WHEREAS, on October 18, 2016, Glendower issued a Request for Proposals for Supportive Housing Services for up to sixteen (16) families residing at Rockview II. Responses were due October 28, 2016 and at that time two responses were received from Columbus House, Inc., and New Reach, the proposal from Columbus House was determined the lowest and responsive proposal and they are an experienced qualified service provider; and

WHEREAS, Resolution number GG 11-27/16-R ratified the execution of the Memorandum of Agreement between Rockview Phase 2 Rental, LLC, an affiliate of Glendower and Columbus House for the provision of the aforesaid supportive services by Columbus House; and

WHEREAS, Glendower sees value in partnering in this way with Columbus House, Inc., to provide resources and services; and.

WHEREAS, Columbus House has not yet begun to provide the supportive services, and this resolution is necessary to clarify and confirm that the term of the agreement with Columbus House, Inc., will commence on February 24, 2022, and terminate on February 23, 2023, for a value not to exceed \$30,000 with an option to renew for four (4) additional years based on need and Glendower's satisfaction with Columbus House, Inc., in the provision of the supportive services at the Rockview Phase II development.

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

7. The term of the agreement with Columbus House commencing on February 24, 2022, and terminating on February 23, 2023, for a value not to exceed \$30,000 with an option to renew for four (4) additional years based on need and Glendower's satisfaction with Columbus House, Inc., be and hereby is authorized and directed; and
8. The President be and hereby is authorized and empowered and directed to execute and deliver an agreement with Columbus which is consistent with the terms of this Resolution, including the recitals hereinabove, and to take any and all such action, including ancillary, related and or/necessary to fulfill the foregoing purposes of this Resolution; and
9. The President is authorized and reauthorized to the extent necessary to take all actions necessary and appropriate to carry out the purposes of this Resolution.
10. 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 May 12, 2022.

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

Discussions:

The vote was as follows: All

Other Business:

None

At 4:17 PM, a Motion to adjourn was made by Director Arthur Thomas and seconded by Director John Rafferty.