

**MEETING MINUTES
THE GLENDOWER GROUP, INC.,
BOARD OF DIRECTORS' REGULAR BOARD MEETING
360 ORANGE STREET, NEW HAVEN, CT 06511
HELD ON TUESDAY, JUNE 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	Ed LaChance	Patricia Johnson
Haley Vincent	Hannah Sokal-Holmes	Michael Southam
Catherine Hawthorne	Marilyn Correa	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 4:07 P.M.

Motion: Motion to approve the May 22, 2023, Minutes was made by Director Draughn and seconded by Director Rafferty.

Vote: All in favor.

Resolved: May 22, 2023, Board Minutes were approved with no modifications.

Reviewed:

THE GLENDOWER GROUP, INC.

RESOLUTION NUMBER GG 06-18/23-R

RESOLUTION RATIFYING CHANGE ORDER NUMBER THREE FOR AN ADDITIONAL \$12,000 AND EXTENDING THE CONTRACT WITH CENSERE CONSULTING, LLC FOR DEVELOPMENT CONSULTANT FOR A PERIOD BEGGINING JUNE 7, 2023 THROUGH AUGUST 7, 2023

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 Quote (IFQ) on January 11, 2021 for Development Consultant. Responses were due on January 25, 2021. Glendower received four responses from Censere Consultant, LLC, Sylva Developers, LLC, Serena Neal-Sanjurjo, and TAG Associates, Inc. No award was made due to material change to the scope of work; and

WHEREAS, the solicitation was re-issued on February 19, 2021, with a due date of March 5, 2021. Two responses were received from Censere Consultant, LLC and Serena Neal-Sanjurjo. After careful review it was determined that Censere Consultant had provided best and most responsive proposal; and

WHEREAS, Glendower entered into a contract for one year with an option to renew for one additional year for an amount of \$97,200 beginning April 7, 2021, to April 6, 2022; and

WHEREAS, resolution # GG 02-15/22-R requested authorization of Change Order Number One to extend the contract for an additional year beginning April 7, 2022 to April 6, 2023 for an additional amount of \$97,200 bringing the total contract amount to \$194,400; and

WHEREAS, resolution # GG 03-05/23-R authorized change order number two for time extension for an additional two months beginning April 7, 2023 to June 7, 2023. The time extension will allow the consultant to complete task that are in process.

WHEREAS, Glendower is seeking authorization for the ratification of change order number three for an additional \$12,000 and time extension from June 7, 2023, to August 7, 2023, to allow the consultant to complete task that are in process and a new contract is formalized.

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

1. Approval of ratification of change order three in the amount of \$12,000 and extending the contract term from June 7, 2023, to August 7, 2023.
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”.
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 June 27, 2023.

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

Discussions:

The vote was as follows: All

Other Business:

None

At 4:10 PM, a Motion to adjourn was made by Director Shenae Draughn and seconded by Director John Rafferty.