

MINUTES
CPS PROPERTIES, INC. (New Britain Properties)
April 20, 2010

Directors Present: Rolan J. Young, Chairperson of CHFA Board
Diane Randall, Chairperson of CHFA Mortgage Committee
Michael Santoro representing Joan McDonald, Commissioner, State
Department of Economic & Community Development
Philip Smith, Chairperson of CHFA Finance/Audit Committee and
representing Robert L. Genuario, Secretary, Office of Policy and
Management

Others Present: Timothy Bannon, President of CPS Properties, Inc.
Timothy Coppage, Vice President of CPS Properties, Inc.
William A. Dickerson, Secretary of CPS Properties, Inc.
Nancy O'Brien, Administrator, Multifamily Housing Development
Programs
Cheryl Good, CHFA Asset Manager II

Rolan J. Young called the meeting of CPS Properties, Inc. (the "Corporation") to order at 9:55 a.m. in the Boardroom of CHFA's offices, 999 West Street, Rocky Hill, Connecticut.

Ms. Young asked the directors to consider the minutes from the March 16, 2010 meeting.

Upon a motion made by Mr. Santoro, seconded by Mr. Smith, the Directors voted in favor of adopting the minutes of the March 16, 2010 meeting as presented.

Mr. Bannon presented a resolution regarding the appointment of officers for CPS Properties, Inc. to reflect changes in titles of the Corporation's officers.

Upon a motion made by Mr. Santoro, seconded by Mr. Smith, the Directors voted unanimously in favor of adopting the resolution to reflect the current titles of CPS Properties, Inc.'s officers.

RESOLUTION OF CPS PROPERTIES, INC. APPOINTING OFFICERS

WHEREAS, Article 5, Section 5.1 of the by-laws of CPS Properties, Inc., (the "Corporation") a subsidiary of the Connecticut Housing Finance Authority, ("CHFA") provides for the appointment of officers of the Corporation by the Board of Directors of the Corporation, including appointment of a President, one or more Vice Presidents, a Secretary and Treasurer; and

WHEREAS, the Board of Directors of the Corporation desires to appoint officers of the Corporation as provided herein;

NOW THEREFORE, be it resolved by the Board of Directors of the Corporation as follows:

Section 1. That the following are hereby appointed officers of the Corporation:

President: President-Executive Director of CHFA;

Vice Presidents: Chief Housing Officer of CHFA;
Chief Administrative Officer of CHFA;
Administrator Multi-Family Housing Development Programs of CHFA;
Administrator Multi-Family Asset Management of CHFA;

Treasurer: Treasurer of CHFA;

Secretary: General Counsel of CHFA;

to serve until their successors are appointed and qualified.

Ms. O'Brien discussed the status of the development activities at Corbin Heights/Pinnacle Heights Extension, New Britain ("CPS"). She mentioned that the Konover development team along with residents continues to meet with various officials to seek assistance in obtaining a commitment of State funds for the proposed redevelopment. On April 5, 2010, Senate Bill 25 earmarked \$15 million to be made available to the development but has not yet become law. CPS's consultant, Quisenberry Arcari Architects, has completed the camera review of the existing storm and sanitary sewer line systems at Corbin Heights. The consultant's report confirms some areas of root infiltration and the estimated cost for repair and installation of new protective lining in the existing storm/sanitary systems is in the range of \$100,000 to \$200,000 which is less than the original cost estimate range of \$400,000 to \$600,000. The next step is for the consultant to focus on the site and infrastructure costs for new construction at Corbin Heights. The consultant will review new road design, site grading, site drainage systems, storm, sanitary and gas line installations. Subsequently, the consultant will review 40% complete site and infrastructure drawings for Corbin Heights and Pinnacle Heights Extension. It is anticipated that this work will be completed within the next few months.

Ms. Good mentioned that staff continued to work with management to determine budget areas where reduction and reallocation can be made to lessen the monthly operating deficit without impacting the residents or the properties. Management continues to stay in touch with any new health and safety issues which are addressed immediately upon notification. Because of winter weather, roof and gutter repairs were deferred. Contracts are being finalized and it is hoped that work will begin shortly. Staff will also meet with management monthly at the property to get fresh information whenever needed.

Ms. Good reported that staff is working with management for Security Manor to determine where expenses can be reduced and to achieve a balanced interim budget from July 1, 2010 to September 30, 2010. A request has been made to DECD for an increase in ERAP funds in a sufficient amount to support the addition of current qualified residents along with a \$100 base rent increase. Staff is working on a disposition process to present to the Board in May or June.

Ms. Randall queried about how Quisenberry's information is going to be used. Mr. Smith indicated that a development agreement is needed but the Board does not need to be involved at this point just staff. Ms. Randall mentioned that when anything new arises, it is good to learn more about the development process. Mr. Bannon mentioned that the drafting of the development agreement is not underway as yet but he would see if staff can get into the process at this time. A longer period of time was desired before it was presented to the Board. As a responsible owner, it would be beneficial to know what is happening currently and be a part of any negotiations. Mr. Bannon will get a detailed agenda before the next meeting.

There being no further business to discuss, upon a motion duly made, seconded and unanimously approved, the meeting was adjourned at 10:10 a.m.