

Proposed Draft Minutes
Connecticut Housing Finance Authority
Board of Directors Special Meeting
August 28, 2025

Directors Present: Jerrold Abrahams
(Virtually) Lisa Tepper Bates
 Wendy Clarke
 Philip DeFronzo
 Heidi DeWyngaert, Vice Chairperson of CHFA Board of Directors and
 Chairperson of the Mortgage Committee
 Claudio Gualtieri, Undersecretary of Health and Human Services,
 representing Jeffrey R. Beckham, Secretary, Office of Policy and
 Management
 Timothy Hodges
 Catherine MacKinnon
 Seila Mosquera-Bruno, Chairperson of CHFA Board of Directors and
 Commissioner of the Department of Housing
 Franklin Perry II
 Matthew Pugliese, Deputy Commissioner, representing Daniel O’Keefe,
 Commissioner of the Department of Economic and Community
 Development
 Chelsea M. Ross
 Sarah Sanders, Chairperson of the Finance/Audit Committee and Deputy
 Treasurer, representing Erick Russell, State Treasurer
 Gregory Ugalde
 Sean Williams

Directors Absent: Jorge Perez, State Banking Commissioner

Commissioner Mosquera-Bruno called the meeting of the Connecticut Housing Finance Authority to order at 8:30 AM. A roll call of Board members was conducted and a quorum was present.

Commissioner Mosquera-Bruno requested Board members consider a motion to convene an executive session regarding the CEO – Executive Director Performance Review and Compensation Evaluation. The executive session commenced at 8:32 AM.

Upon a motion made by Mr. Hodges, seconded by Mr. Ugalde, the Board members convened an executive session regarding the CEO – Executive Director Performance Review and Compensation Evaluation by unanimous consent.

At 8:42AM, Ms. Nandini Natarajan, CEO – Executive Director, was invited to join the executive session and departed at 8:50 AM. At 8:51 AM, Mr. Edward Heath and Ms. Abby Warren from Robinson & Cole, were invited to join the executive session and departed at 9:05AM. The executive session ended at 9:36 AM.

Commissioner Mosquera-Bruno requested that Board members consider adopting a resolution regarding the Chief Executive Officer – Executive Director Compensation.

Upon a motion made by Mr. Abrahams, seconded by Mr. Hodges, the Board members voted by roll call and were unanimously in favor of adopting the following resolution regarding Compensation of the Chief Executive – Executive Director:

**RESOLUTION REGARDING COMPENSATION
OF CHIEF EXECUTIVE OFFICER - EXECUTIVE DIRECTOR**

WHEREAS, pursuant to Connecticut General Statutes Section 8-246, the Board of Directors of the Connecticut Housing Finance Authority (the “Authority”) shall appoint a Chief Executive Officer – Executive Director for the Connecticut Housing Finance Authority who shall not be a member of the Board of Directors and who shall serve at the pleasure of the Board of Directors;

WHEREAS, in accordance with a resolution adopted by the Board of Directors on September 26, 2019, Nandini Natarajan was appointed Chief Executive Officer – Executive Director of the Authority; and

WHEREAS, the Board of Directors desires to authorize fiscal year 2025 compensation for the Chief Executive Officer – Executive Director in the form of a 2% cost-of-living adjustment, effective as of January 1, 2025 (the “2025 Recommendation”).

NOW, THEREFORE, be it resolved by the Board of Directors of the Connecticut Housing Finance Authority, as follows:

The Chairperson of the Board of Directors is hereby authorized to approve the 2025 Recommendation and to take all other action consistent herewith as she determines necessary or desirable to effectuate the 2025 Recommendation.

Upon a motion made by Mr. Ugalde, seconded by Mr. Pugliese, the Board members approved the following consent agenda item by unanimous consent.

- Minutes from July 31, 2025 Meeting

There being no further business to discuss, upon a motion made by Mr. DeFronzo, seconded by Mr. Hodges, the meeting adjourned by unanimous consent at 9:40 AM.