

Proposed Draft Minutes
Connecticut Housing Finance Authority
Board of Directors Meeting No. 634
July 31, 2025

Directors Present:

(In Person)	Jerrold Abrahams Seila Mosquera-Bruno, Chairperson of CHFA Board of Directors and Commissioner of the Department of Housing
(Virtually)	Lisa Tepper Bates 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 Jorge Perez, State Banking Commissioner 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

Directors Absent: Wendy Clarke

Ms. DeWyngaert called the meeting of the Connecticut Housing Finance Authority to order at 10:00 AM. A roll call of Board members was conducted and a quorum was present.

Ms. DeWyngaert asked for public comments by virtue of the public call-in line. Erin Boggs, Executive Director of Open Communities Alliance, provided comment in opposition to the adoption of the 2026 & 2027 Qualified Allocation Plan due to the removal of opportunity points, citing the success of the point incentive in accomplishing fair housing objectives.

Nandini Natarajan, Chief Executive Officer - Executive Director reported that CHFA will be receiving two GreenerGov Awards honoring government leadership in sustainability efforts. She also reported on multifamily prepayments and bond recycling issuances.

Sarah Clark, Director of Education and Communications of the Connecticut Office of State Ethics, presented annual training to Board members on their responsibilities under the State Code of Ethics.

Commissioner Mosquera-Bruno introduced Sean Williams as a new member of the Board, appointed by Matthew Ritter, Speaker of the State of Connecticut House of Representatives.

Hazim Taib, Chief Financial Officer, presented the resolution regarding the selection of financial advisors for CHFA.

Upon a motion made by Mr. Ugalde, seconded by Mr. Abrahams, the Board members voted by roll call and were unanimously in favor of adopting the following resolution regarding the selection of financial advisors for CHFA:

RESOLUTION REGARDING SELECTION OF
FINANCIAL ADVISORS FOR THE AUTHORITY

WHEREAS, pursuant to Section 8-249(c)(4) of the Connecticut General Statutes, and Sections I(D) and V(C-2) of the Procedures of the Connecticut Housing Finance Authority (the “Authority”), the Authority is required to solicit proposals for a financial advisor at least once every three (3) years; and

WHEREAS, based upon staff review of qualifications and financial information provided, the Authority has identified certain firms that have the requisite expertise to serve as financial advisors for the Authority for a period of up to three years, as described in the attached Memorandum dated July 31, 2025 from Hazim Taib, Chief Financial Officer.

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

Section 1. The following firms are hereby selected by the Authority as financial advisors:

Caine Mitter & Associates Incorporated (financial and swap advisory)
cfX Incorporated (quantitative analysis)

Section 2. The Chief Executive Officer – Executive Director is hereby authorized to enter into an engagement letter with each of the firms selected under Section 1 above, each for a period of up to three (3) years, commencing January 1, 2026, subject to negotiation of the scope of services and of reasonable contract terms and fees.

Section 3. The Chief Executive Officer – Executive Director is hereby authorized to effectuate the assignment or change the designation of financial advisors when necessary and in the best interests of the Authority.

Section 4. This Resolution shall take effect immediately.

Commissioner Mosquera-Bruno reported that Timothy Hodges will serve as a new member of the Mortgage Committee and will no longer serve on the Finance/Audit Committee.

Pasquale Guliano, Managing Director of Multifamily, provided a summary of the Mortgage Committee's recommended resolution regarding financing of 240 Deming, located in South Windsor, Connecticut. Discussion followed.

Upon a motion made by Ms. Tepper Bates, seconded by Mr. Ugalde, the Board members voted by roll call and were unanimously in favor of adopting the following resolution regarding the financing of 240 Deming, located in South Windsor, Connecticut:

**RESOLUTION REGARDING FINANCING FOR 240 DEMING,
SOUTH WINDSOR, CONNECTICUT; CHFA DEVELOPMENT NO. 25-903M**

WHEREAS, by resolution adopted on April 24, 2025 (the "Prior Resolution"), the Connecticut Housing Finance Authority (the "Authority") authorized a reservation of \$1,307,617 of low-income housing tax credits (the "Credits") for Deming Road, a proposed 55-unit development to be located in South Windsor, Connecticut (the "Development") in accordance with low-income housing tax credit program requirements set forth in the Authority's Qualified Allocation Plan (the "QAP"), Section 42 of the Internal Revenue Code of 1986 (the "Code"), and the regulations promulgated thereunder (the "Regulations");

WHEREAS, The Metro Realty Group, Ltd. has applied to the Authority for mortgage financing for the construction of the Development; and

WHEREAS, the Authority desires to provide certain mortgage financing for the Development to 240 Deming Street, LLC, and/or a related entity otherwise acceptable to the Authority (the "Proposed Mortgagor"), all as described in the attached Memorandum and Development Summary Materials from Steven Norris, Multifamily Development Officer IV, dated July 29, 2025 (the "Memorandum").

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

Section 1. The Authority is authorized to provide a construction loan in a principal amount of approximately \$10,500,000 and a construction-to-permanent loan in a principal amount of approximately \$5,300,000, *provided, however*, the aggregate principal loan amount of the construction loan and construction-to-permanent loan shall not exceed \$15,800,000. The loan shall be secured by a first-priority fee simple and/or leasehold mortgage lien on the Development. The construction loan shall accrue interest on amounts advanced at a rate not to exceed 6.80% per annum and shall be paid monthly, in arrears, over a term of 24 months, after which all construction loan principal and interest shall be due in full. The construction-to-permanent loan shall accrue interest on amounts advanced at a rate not to exceed 7.10% per annum and shall be repaid monthly in arrears, as follows: (i) interest-only payment for a period of 24 months, immediately followed by (ii) principal and interest repayment based upon an amortization schedule of 40 years over a period of 35 years, after which all outstanding construction-to-permanent loan principal and interest shall be due, *provided, however*, the construction-to-permanent loan may be prepaid in full: (A) on or after 15 years of the permanent loan term by virtue of refinance with a mortgage

loan from the Authority and subject to the satisfaction of all applicable Authority requirements, including the payment of a housing program maintenance fee equal to 1% of the outstanding principal balance, or (B) on or after 20 years of the permanent loan term and subject to the satisfaction of all applicable Authority requirements, including the payment of a housing program maintenance fee equal to 1% of the outstanding principal balance. Subject to the availability of all necessary sources of funding (including, without limitation, sufficient allocation to the Authority from the state ceiling of private activity bonds), the Authority shall fund this mortgage financing with tax-exempt bond proceeds, including the issuance of bonds as described in Attachment A, attached hereto, or from such other sources of funding and upon such other terms and conditions as are deemed to be in the best interests of the Authority. The Authority may adjust the interest rate limitation set forth herein and may assess additional loan-related fees solely to permit the payment of Authority costs and fees related to the mortgage financing. To the extent other sources of funding are deemed to be in the best interest of the Authority, the Authority finds that mortgage loan financing is not readily available from another source and that it is appropriate and in the public interest for the Authority to provide such financing from the proceeds of taxable bonds. With respect to any such expenditure, this Resolution is intended to satisfy the technical requirements of Section 1.150-2(d)(1) of the United States Treasury Regulations.

Section 2. The Authority is authorized to provide an additional mortgage loan (the “Additional Loan”) in a principal amount not to exceed \$1,000,000. The Additional Loan shall: (a) be secured by a first or second priority mortgage lien on the Development; (b) accrue interest on all amounts advanced at a rate which shall not be less than 1% per annum; (c) be repaid monthly, in arrears, interest-only throughout the construction term of the Additional Loan and/or, commencing with the 25th month of the Additional Loan term, be repaid by virtue of principal and/or interest repayment based upon an amortization schedule determined by the Authority, and/or be repaid periodically (but not less frequently than annually) in an amount of not less than 25% of the Development’s adjusted cash flow prior to the calculation of surplus cash, as determined by the Authority, *provided, however*, full payment of the deferred developer fee amount, certain investor fees and/or obligations and certain subordinate financing obligations, all as approved by the Authority, shall have priority over any repayment of the Additional Loan; and (e) have a term of up to 37 years, after which all outstanding loan principal and interest shall be due, *provided, however*, prepayment of the Additional Loan will be permitted. The Authority will fund the Additional Loan with affordable housing fund proceeds which may include capital magnet fund grant proceeds, investment trust account proceeds, opportunity fund proceeds, or such other sources of funding, and upon such terms and conditions, as are deemed to be in the best interests of the Authority.

Section 3. The Authority’s commitment to provide mortgage financing for the Development shall be conditioned upon the availability of all necessary sources of funding (including, without limitation, sufficient allocation to the Authority from the state ceiling of private activity bonds) and the Authority’s acceptance and approval in its sole discretion of the following:

- (a) Affordability restrictions on the Development for a period of 50 years, such that: (i) 11 units shall be set aside for households at or below 30% of area median income, (ii) 22 units shall be set aside for households at or below 50% of area median income, and

(iii) 11 units shall be set aside for households at or below 80% of area median income, and the Development shall be in full compliance with the Code and the QAP;

(b) An independent appraisal and a market acceptance analysis for the Development;

(c) All required governmental approvals, tax abatement agreements, hazardous waste testing at the Development, and hazardous waste removal and disposal (if applicable);

(d) Final construction costs and plans and specifications;

(e) Commitments for all sources of funds (and State Bond Commission approval for such funding, if necessary), as further described in the Memorandum, or in such other amounts and/or from such other comparable sources as are acceptable to the Authority, such that the total of the sources and uses of funds for completion of the Development are in balance;

(f) Proposed operating income and expenses, housing subsidies benefitting the Development, payments and/or subsidies for the provision of supportive services, all required reserve and escrow funding, tenant relocation plan, and property management organization and plan; and

(g) Compliance by the Proposed Mortgagor with all applicable law, the Authority's Procedures, the QAP, the Code and the Regulations promulgated thereunder, the provisions of the Memorandum, and all applicable Authority policies, *provided, however*, if there is any inconsistency between the provisions of this Resolution and the Authority's policies, the terms of this Resolution shall control.

Section 4. The Chief Executive Officer - Executive Director is hereby authorized to modify or supplement the terms and conditions hereof and to take all other actions consistent with this Resolution, the Authority's Procedures, the QAP, the Code and the regulations promulgated thereunder including, without limitation, any required release, subordination, modification and/or assumption of any existing Authority financing or Authority-administered financing or funding with respect to the Development, all as may be in the best interests of the Authority and necessary for the development of quality affordable housing.

Section 5. Failure to provide any of the above-referenced requirements in a form acceptable to the Authority and to close the mortgage financing authorized herein on or before April 30, 2026 shall render this Resolution void and of no further effect, *provided, however*, upon good cause shown and upon payment by the Proposed Mortgagor of any extension or other fees as may be required by the Authority, the Chief Executive Officer - Executive Director may extend the time for compliance hereunder.

(240 Deming, South Windsor, Connecticut)

ATTACHMENT A

1. The Chief Executive Officer - Executive Director of the Authority and staff are hereby authorized to continue the Authority's Housing Mortgage Finance Program by way of one or more bond sales.

2. The timing of such bond sales shall be determined in coordination with the State Treasurer's Office.

3. The bond sales shall be in an aggregate amount not to exceed \$18,000,000 for the Housing Mortgage Finance Program Bonds, of the series designated (subject to paragraph 18 below) 2025 Series M (the "Bonds"), which shall be issued in one or more series and subseries as federally taxable bonds and/or as federally tax-exempt bonds under the Internal Revenue Code of 1986, as amended (the "Code"), or other applicable federal tax law.

4. The Bonds shall be sold on a negotiated basis.

5. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to set the date or dates for receipt of the respective offers from the underwriter(s) or other purchaser(s) (the "Respective Purchasers") to purchase the Bonds.

6. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to execute and cause to be delivered appropriate documentation, including, without limitation, one or more Preliminary Official Statements and Underwriting Commitments, to adopt the expectations, beliefs, assumptions and representations expressed and made on behalf of the Authority in the Official Statement(s) for the Bonds (the "Official Statement(s)") and to execute and deliver the Official Statement(s).

7. The Chief Executive Officer – Executive Director and/or the Chief Financial Officer is hereby authorized both (a) to receive the related offer presented by the Respective Purchasers and (b) to make a formal award of the related portion of the Bonds to the Respective Purchasers and execute one or more Contracts of Purchase, provided the Chief Executive Officer – Executive Director and/or the Chief Financial Officer may make such award only if the highest interest rate of any maturity of tax-exempt or taxable fixed-rate Bonds does not exceed by more than 50 basis points the highest interest rate of any maturity of tax-exempt or taxable fixed-rate bonds, respectively, sold in a comparable housing bond pricing included in pricing information provided by the book-running senior manager in connection with the award. Variable-rate Bonds shall bear interest at rates determined in accordance with the below-defined Series Resolution.

8. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer and staff of the Authority are hereby authorized to negotiate one or more interest rate swap agreements with counterparties that meet the requirements of the General Bond Resolution and are satisfactory to the Chief Executive Officer - Executive Director and/or the Chief Financial Officer

in conjunction with the 2025 Series M bond sale (collectively, the “Swap”). The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to approve, execute and deliver all documents necessary to consummate the Swap in the best interest of the Authority, as determined by the Chief Executive Officer - Executive Director and/or the Chief Financial Officer. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to make such changes, additions, deletions, modifications and amendments to the Swap and other related documents as may be necessary or desirable and in the best interests of the Authority, and not inconsistent with this authorization. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to approve changes, additions, deletions, modifications, novations and amendments to interest rate swap agreements previously executed by the Authority and intended to be allocated to the Bonds, in each case as may be necessary or desirable and in the best interests of the Authority, and not inconsistent with this authorization.

9. The Authority hereby adopts the Series Resolution Authorizing the issuance of not more than \$18,000,000 Housing Mortgage Finance Program Bonds, 2025 Series M (the “Series Resolution”) and hereby authorizes all necessary transfers from the Capital Reserve Fund in accordance with Section 513(8) of the General Bond Resolution on December 1 to the Section 506 account for the purpose of redeeming bonds and the Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to take whatever other action is necessary to carry out such sale including, without limitation, determining the amount of fixed rate, variable or convertible option bonds and to make such changes, additions, deletions, modifications and amendments to the Series Resolution as may be necessary or desirable and in the best interest of the Authority and not inconsistent with the authorization contemplated at this meeting.

10. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to have the Bonds prepared and to execute and authorize the delivery of the Bonds to the Respective Purchasers upon receipt of the purchase price thereof plus accrued interest, if any, and to pay to any underwriter the underwriters’ fee and/or discount and expenses and to do and perform all acts and things and execute any and all documents in the name of the Authority, necessary, useful or convenient to the issuance and sale of the Bonds by the Authority. The Bonds shall bear such rates and maturities, and sinking fund installments shall be made as set forth in the Official Statement(s) and the Series Resolution.

11. The Bonds shall be executed by the manual or facsimile signatures of the Chairperson, Vice Chairperson, Chairperson of the Finance/Audit Committee, or the Chief Executive Officer - Executive Director of the Authority and/or the Chief Financial Officer, and the official seal of the Authority or a facsimile thereof shall be affixed, impressed or imprinted on the Bonds and attested by the manual or facsimile signature of the Chief Executive Officer - Executive Director or another duly Authorized Officer of the Authority.

12. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is authorized to establish the interest rate on mortgage loans financed with the proceeds of the Bonds (“Proceeds”), provided that such interest rate shall not exceed that which is permitted or authorized under the Code.

13. The Proceeds are to be used to make or finance new single and/or multi-family mortgage loans (including mortgage-backed securities consisting of such loans) or reimburse the Authority for having made such mortgage loans, and/or refund current and future maturities of outstanding bonds and/or to refund prepayments. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to determine which multifamily projects are to be funded from proceeds of the Bonds.

14. U.S. Bank Trust Company, National Association is hereby authorized to act as Paying Agent and U.S. Bank Trust Company, National Association is hereby authorized to act, if required, as Tender Agent.

15. The Authority may make or finance, on an interim basis, certain mortgage loans, including, but not limited to, those pooled into mortgage-backed securities, with proceeds of interim borrowings (including, but not limited to, taxable borrowings and lines of credit) or the Authority's own funds, which expenditures are reasonably expected to be reimbursed with the proceeds of tax-exempt debt to be incurred by the Authority in the maximum amount of \$18,000,000. With respect to the reimbursement of any such expenditures, this resolution is the Authority's declaration of intent to authorize such reimbursements and is intended to satisfy the technical requirements of Section 1.150- 2(d)(1) of the Treasury Regulations. This reimbursement declaration shall cover expenditures financed by the debt authorized by this resolution or debt approved by later resolution.

16. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to issue a certification as to the Authority's reasonable expectations regarding the amount and use of the Proceeds as described in Section 1.148-2(b)(2) of the Treasury regulations relating to Section 148 of the Code on the date such certificate is issued.

17. In the event the Chief Executive Officer - Executive Director and/or the Chief Financial Officer is unable to act in accordance with this resolution or otherwise, a committee of not less than three (3) members of the Board of Directors, at least one of whom shall not be a state employee, is hereby authorized to carry out all necessary functions to consummate the sale of the Bonds (the "Sale Committee"). If neither the Chairperson nor the Vice Chairperson of the Authority is able to attend, then the Chairperson of the Finance/Audit Committee shall be the Chairperson of the Sale Committee, and if he/she is unable to attend, then the Chairperson of the Mortgage Committee shall be the Chairperson of the Sale Committee, and if neither of them is able to attend, the Chairperson or Vice Chairperson of the Authority shall designate a Chairperson of the Sale Committee.

18. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to change the series designation of the Bonds and/or any other of the Authority's bonds and to change the selected bond underwriting firms as necessary and in the best interest of the Authority.

19. The Bonds may be sold as one or more series and bond underwriting firms to act as the book running senior or co-senior managers, co-managers and/or selling group members for the Bonds may be determined by the Chief Executive Officer - Executive Director and/or Chief

Financial Officer for each series of Bonds from among the appointed Housing Mortgage Finance Program Bond Underwriters.

20. The book running senior manager, the co-senior bond underwriters and the co-managing underwriters designated by the Authority for participation in the Authority's bond issues are hereby required prior to participation in the 2025 Series M Bond issue to provide an update to the statutory provisions, affidavits and certifications, charitable contributions in the State of Connecticut, investigations, administrative or other legal proceedings and/or settlements by or with governmental entities regulating the conduct of their business, submitted as part of their agreements with the Authority, to the Chief Financial Officer.

21. Failure to provide the information required pursuant to the prior paragraph herein in such form and content as determined by the Chief Executive Officer - Executive Director and/or the Chief Financial Officer necessary to satisfy the requirements of this resolution shall render the book-running senior manager, co-senior bond underwriters, or co-managing underwriters, as applicable, ineligible to participate in the designated bond issue.

Mr. Guliano provided a summary of the Mortgage Committee's recommended resolution regarding financing of Horizon View, located in Montville, Connecticut. Discussion followed.

Upon a motion made by Ms. DeWyngaert, seconded by Mr. Gualtieri, the Board members voted by roll call and were unanimously in favor of adopting the following resolution regarding the financing of Horizon View, located in Montville, Connecticut:

RESOLUTION REGARDING FINANCING FOR HORIZON VIEW,
MONTVILLE, CONNECTICUT; CHFA DEVELOPMENT NO. 25-907 M

WHEREAS, by resolution adopted on April 24, 2025 (the "Prior Resolution"), the Connecticut Housing Finance Authority (the "Authority") authorized a reservation of \$1,263,056 of low-income housing tax credits (the "Credits") for Horizon View, a proposed 57-unit development to be located in Montville, Connecticut (the "Development") in accordance with low-income housing tax credit program requirements set forth in the Authority's Qualified Allocation Plan (the "QAP"), Section 42 of the Internal Revenue Code of 1986 (the "Code"), and the regulations promulgated thereunder (the "Regulations");

WHEREAS, Hexagonal Development LLC has applied to the Authority for mortgage financing for the construction of the Development; and

WHEREAS, the Authority desires to provide certain mortgage financing for the Development to NNI Horizon View LLC and/or a related entity otherwise acceptable to the Authority (the "Proposed Mortgagor"), all as described in the attached Memorandum and Development Summary Materials from Tre'Von Perry, Underwriter I, dated July 29, 2025 (the "Memorandum").

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

Section 1. The Authority is authorized to provide a permanent loan in a principal amount not to exceed \$5,800,000 which shall be secured by a first-priority fee simple and/or leasehold mortgage lien on the Development. The permanent loan shall accrue interest on amounts advanced at a rate not to exceed 7.67% per annum and shall be repaid monthly in arrears, by virtue of principal and interest repayment based upon an amortization schedule of 40 years over a term of 35 years, after which all outstanding permanent loan principal and interest shall be due, *provided, however*, the permanent loan may be prepaid in full: (a) on or after 15 years of the permanent loan term by virtue of refinance with a mortgage loan from the Authority and subject to the satisfaction of all applicable Authority requirements, including the payment of a housing program maintenance fee equal to 1% of the outstanding principal balance; or (b) on or after 20 years of the permanent loan term and subject to the satisfaction of all applicable Authority requirements, including the payment of a housing program maintenance fee equal to 1% of the outstanding principal balance. Subject to the availability of all necessary sources of funding (including, without limitation, sufficient allocation to the Authority from the state ceiling of private activity bonds), the Authority shall fund this mortgage financing with tax-exempt bond proceeds, including the issuance of bonds as described in Attachment A, attached hereto, or from such other sources of funding and upon such other terms and conditions as are deemed to be in the best interests of the Authority. The Authority may adjust the interest rate limitation set forth herein and may assess additional loan-related fees solely to permit the payment of Authority costs and fees related to the mortgage financing. To the extent other sources of funding are deemed to be in the best interest of the Authority, the Authority finds that mortgage loan financing is not readily available from another source and that it is appropriate and in the public interest for the Authority to provide such financing from the proceeds of taxable bonds. With respect to any such expenditure, this Resolution is intended to satisfy the technical requirements of Section 1.150-2(d)(1) of the United States Treasury Regulations.

Section 2. The Authority is authorized to provide an additional mortgage loan (the “Additional Loan”) in a principal amount not to exceed \$1,000,000. The Additional Loan shall: (a) be secured by a first or second priority mortgage lien on the Development; (b) accrue interest on all amounts advanced at a rate which shall not be less than 1% per annum; (c) be repaid monthly, in arrears, interest-only throughout the construction term of the Additional Loan and/or, commencing with the 25th month of the Additional Loan term, be repaid by virtue of principal and/or interest repayment based upon an amortization schedule determined by the Authority, and/or be repaid periodically (but not less frequently than annually) in an amount of not less than 25% of the Development’s adjusted cash flow prior to the calculation of surplus cash, as determined by the Authority, *provided, however*, full payment of the deferred developer fee amount, certain investor fees and/or obligations and certain subordinate financing obligations, all as approved by the Authority, shall have priority over any repayment of the Additional Loan; and (d) be coterminous with the Authority permanent loan, after which all outstanding loan principal and interest shall be due, *provided, however*, prepayment of the Additional Loan will be permitted. The Authority will fund the Additional Loan with affordable housing fund proceeds which may include capital magnet fund grant proceeds, investment trust account proceeds, opportunity fund

proceeds, or such other sources of funding, and upon such terms and conditions, as are deemed to be in the best interests of the Authority.

Section 3. The Authority's commitment to provide mortgage financing for the Development shall be conditioned upon the availability of all necessary sources of funding (including, without limitation, sufficient allocation to the Authority from the state ceiling of private activity bonds) and the Authority's acceptance and approval in its sole discretion of the following:

- (a) Affordability restrictions on the Development for a period of 50 years, such that: (i) 12 units shall be set aside for households at or below 30% of area median income, (ii) 23 units shall be set aside for households at or below 50% of area median income, and (iii) 10 units shall be set aside for households at or below 60% of area median income, and the Development shall be in full compliance with the Code and the QAP;
- (b) An independent appraisal and a market acceptance analysis for the Development;
- (c) All required governmental approvals, tax abatement agreements, hazardous waste testing at the Development, and hazardous waste removal and disposal (if applicable);
- (d) Final construction costs and plans and specifications;
- (e) Commitments for all sources of funds (and State Bond Commission approval for such funding, if necessary), as further described in the Memorandum, or in such other amounts and/or from such other comparable sources as are acceptable to the Authority, such that the total of the sources and uses of funds for completion of the Development are in balance;
- (f) Proposed operating income and expenses, housing subsidies benefitting the Development, payments and/or subsidies for the provision of supportive services, all required reserve and escrow funding, tenant relocation plan, and property management organization and plan; and
- (g) Satisfaction of all permanent loan closing conditions including, without limitation, completion of Development construction in accordance with approved plans and specifications, satisfactory Development operation and occupancy, and satisfaction of all Development tax credit, financial and cost certification obligations and all required reserve and escrow funding; and
- (h) Compliance by the Proposed Mortgagor with all applicable law, the Authority's Procedures, the QAP, the Code and the Regulations, the provisions of the Memorandum, and all applicable Authority policies, *provided, however*, if there is any inconsistency between the provisions of this Resolution and the Authority's policies, the terms of this Resolution shall control.

Section 4. The Chief Executive Officer - Executive Director is hereby authorized to modify or supplement the terms and conditions hereof and to take all other actions consistent with this Resolution, the Authority's Procedures, the QAP, the Code and the Regulations including, without limitation, any required release, subordination, modification and/or assumption of any existing Authority financing or Authority-administered financing or funding with respect to the Development, all as may be in the best interests of the Authority and necessary for the development of quality affordable housing.

Section 5. Failure to provide any of the above-referenced requirements in a form acceptable to the Authority and to close the mortgage financing authorized herein on or before April 30, 2028 shall render this Resolution void and of no further effect, *provided, however*, upon good cause shown and upon payment by the Proposed Mortgagor of any extension or other fees as may be required by the Authority, the Chief Executive Officer - Executive Director may extend the time for compliance hereunder.

(Horizon View, Montville, Connecticut)

ATTACHMENT A

1. The Chief Executive Officer - Executive Director of the Authority and staff are hereby authorized to continue the Authority's Housing Mortgage Finance Program by way of one or more bond sales.

2. The timing of such bond sales shall be determined in coordination with the State Treasurer's Office.

3. The bond sales shall be in an aggregate amount not to exceed \$6,500,000 for the Housing Mortgage Finance Program Bonds, of the series designated (subject to paragraph 18 below) 2025 Series N (the "Bonds"), which shall be issued in one or more series and subseries as federally taxable bonds and/or as federally tax-exempt bonds under the Internal Revenue Code of 1986, as amended (the "Code"), or other applicable federal tax law.

4. The Bonds shall be sold on a negotiated basis.

5. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to set the date or dates for receipt of the respective offers from the underwriter(s) or other purchaser(s) (the "Respective Purchasers") to purchase the Bonds.

6. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to execute and cause to be delivered appropriate documentation, including, without limitation, one or more Preliminary Official Statements and Underwriting Commitments, to adopt the expectations, beliefs, assumptions and representations expressed and made on behalf of the Authority in the Official Statement(s) for the Bonds (the "Official Statement(s)") and to execute and deliver the Official Statement(s).

7. The Chief Executive Officer – Executive Director and/or the Chief Financial Officer is hereby authorized both (a) to receive the related offer presented by the Respective Purchasers and (b) to make a formal award of the related portion of the Bonds to the Respective Purchasers and execute one or more Contracts of Purchase, provided the Chief Executive Officer – Executive Director and/or the Chief Financial Officer may make such award only if the highest interest rate of any maturity of tax-exempt or taxable fixed-rate Bonds does not exceed by more than 50 basis points the highest interest rate of any maturity of tax-exempt or taxable fixed-rate bonds, respectively, sold in a comparable housing bond pricing included in pricing information provided by the book-running senior manager in connection with the award. Variable-rate Bonds shall bear interest at rates determined in accordance with the below-defined Series Resolution.

8. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer and staff of the Authority are hereby authorized to negotiate one or more interest rate swap agreements with counterparties that meet the requirements of the General Bond Resolution and are satisfactory to the Chief Executive Officer - Executive Director and/or the Chief Financial Officer in conjunction with the 2025 Series N bond sale (collectively, the “Swap”). The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to approve, execute and deliver all documents necessary to consummate the Swap in the best interest of the Authority, as determined by the Chief Executive Officer - Executive Director and/or the Chief Financial Officer. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to make such changes, additions, deletions, modifications and amendments to the Swap and other related documents as may be necessary or desirable and in the best interests of the Authority, and not inconsistent with this authorization. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to approve changes, additions, deletions, modifications, novations and amendments to interest rate swap agreements previously executed by the Authority and intended to be allocated to the Bonds, in each case as may be necessary or desirable and in the best interests of the Authority, and not inconsistent with this authorization.

9. The Authority hereby adopts the Series Resolution Authorizing the issuance of not more than \$6,500,000 Housing Mortgage Finance Program Bonds, 2025 Series N (the “Series Resolution”) and hereby authorizes all necessary transfers from the Capital Reserve Fund in accordance with Section 513(8) of the General Bond Resolution on December 1 to the Section 506 account for the purpose of redeeming bonds and the Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to take whatever other action is necessary to carry out such sale including, without limitation, determining the amount of fixed rate, variable or convertible option bonds and to make such changes, additions, deletions, modifications and amendments to the Series Resolution as may be necessary or desirable and in the best interest of the Authority and not inconsistent with the authorization contemplated at this meeting.

10. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to have the Bonds prepared and to execute and authorize the delivery of the Bonds to the Respective Purchasers upon receipt of the purchase price thereof plus accrued interest, if any, and to pay to any underwriter the underwriters’ fee and/or discount and expenses and to do and perform all acts and things and execute any and all documents in the name of the

Authority, necessary, useful or convenient to the issuance and sale of the Bonds by the Authority. The Bonds shall bear such rates and maturities, and sinking fund installments shall be made as set forth in the Official Statement(s) and the Series Resolution.

11. The Bonds shall be executed by the manual or facsimile signatures of the Chairperson, Vice Chairperson, Chairperson of the Finance/Audit Committee, or the Chief Executive Officer - Executive Director of the Authority and/or the Chief Financial Officer, and the official seal of the Authority or a facsimile thereof shall be affixed, impressed or imprinted on the Bonds and attested by the manual or facsimile signature of the Chief Executive Officer - Executive Director or another duly Authorized Officer of the Authority.

12. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is authorized to establish the interest rate on mortgage loans financed with the proceeds of the Bonds ("Proceeds"), provided that such interest rate shall not exceed that which is permitted or authorized under the Code.

13. The Proceeds are to be used to make or finance new single and/or multi-family mortgage loans (including mortgage-backed securities consisting of such loans) or reimburse the Authority for having made such mortgage loans, and/or refund current and future maturities of outstanding bonds and/or to refund prepayments. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to determine which multifamily projects are to be funded from proceeds of the Bonds.

14. U.S. Bank Trust Company, National Association is hereby authorized to act as Paying Agent and U.S. Bank Trust Company, National Association is hereby authorized to act, if required, as Tender Agent.

15. The Authority may make or finance, on an interim basis, certain mortgage loans, including, but not limited to, those pooled into mortgage-backed securities, with proceeds of interim borrowings (including, but not limited to, taxable borrowings and lines of credit) or the Authority's own funds, which expenditures are reasonably expected to be reimbursed with the proceeds of tax-exempt debt to be incurred by the Authority in the maximum amount of \$6,500,000. With respect to the reimbursement of any such expenditures, this resolution is the Authority's declaration of intent to authorize such reimbursements and is intended to satisfy the technical requirements of Section 1.150- 2(d)(1) of the Treasury Regulations. This reimbursement declaration shall cover expenditures financed by the debt authorized by this resolution or debt approved by later resolution.

16. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to issue a certification as to the Authority's reasonable expectations regarding the amount and use of the Proceeds as described in Section 1.148-2(b)(2) of the Treasury regulations relating to Section 148 of the Code on the date such certificate is issued.

17. In the event the Chief Executive Officer - Executive Director and/or the Chief Financial Officer is unable to act in accordance with this resolution or otherwise, a committee of not less than three (3) members of the Board of Directors, at least one of whom shall not be a state

employee, is hereby authorized to carry out all necessary functions to consummate the sale of the Bonds (the "Sale Committee"). If neither the Chairperson nor the Vice Chairperson of the Authority is able to attend, then the Chairperson of the Finance/Audit Committee shall be the Chairperson of the Sale Committee, and if he/she is unable to attend, then the Chairperson of the Mortgage Committee shall be the Chairperson of the Sale Committee, and if neither of them is able to attend, the Chairperson or Vice Chairperson of the Authority shall designate a Chairperson of the Sale Committee.

18. The Chief Executive Officer - Executive Director and/or the Chief Financial Officer is hereby authorized to change the series designation of the Bonds and/or any other of the Authority's bonds and to change the selected bond underwriting firms as necessary and in the best interest of the Authority.

19. The Bonds may be sold as one or more series and bond underwriting firms to act as the book running senior or co-senior managers, co-managers and/or selling group members for the Bonds may be determined by the Chief Executive Officer - Executive Director and/or Chief Financial Officer for each series of Bonds from among the appointed Housing Mortgage Finance Program Bond Underwriters.

20. The book running senior manager, the co-senior bond underwriters and the co-managing underwriters designated by the Authority for participation in the Authority's bond issues are hereby required prior to participation in the 2025 Series N Bond issue to provide an update to the statutory provisions, affidavits and certifications, charitable contributions in the State of Connecticut, investigations, administrative or other legal proceedings and/or settlements by or with governmental entities regulating the conduct of their business, submitted as part of their agreements with the Authority, to the Chief Financial Officer.

21. Failure to provide the information required pursuant to the prior paragraph herein in such form and content as determined by the Chief Executive Officer - Executive Director and/or the Chief Financial Officer necessary to satisfy the requirements of this resolution shall render the book-running senior manager, co-senior bond underwriters, or co-managing underwriters, as applicable, ineligible to participate in the designated bond issue.

Mr. Guliano provided a summary of the Mortgage Committee's recommended resolution authorizing approval of modified mortgage financing for select properties owned by The Metro Realty Group, LTD. Discussion followed.

Upon a motion made by Ms. Tepper Bates, seconded by Mr. Gualtieri, the Board members voted by roll call and were unanimously in favor of adopting the following resolution regarding the financing of select properties owned by The Metro Realty Group, LTD.:

RESOLUTION REGARDING FINANCING OF SELECT PROPERTIES OF
THE METRO REALTY GROUP, LTD.

BERRY PATCH I, SOUTH WINDSOR, CONNECTICUT,
CHFA DEVELOPMENT NO. 03-008M;

BERRY PATCH II, SOUTH WINDSOR, CONNECTICUT,
CHFA DEVELOPMENT NO. 04-005M;

BOULDER RIDGE, CANTON, CONNECTICUT,
CHFA DEVELOPMENT NO. 02-007M;

HUNTER'S RIDGE, FARMINGTON, CONNECTICUT,
CHFA DEVELOPMENT NO. 98-022M;

ORCHARD RIDGE, BERLIN, CONNECTICUT,
CHFA DEVELOPMENT NO. 00-001M; AND

WHISPERING PINES PHASE II, AVON, CONNECTICUT,
CHFA DEVELOPMENT NO. 98-019M

WHEREAS, by resolution adopted on September 24, 2003, the Connecticut Housing Finance Authority (the "Authority") authorized mortgage financing for Berry Patch I, a 102-unit elderly apartment development located in South Windsor, Connecticut ("Berry Patch I") and the Authority provided Berry Patch Associates Limited Partnership with a mortgage loan in the amount of \$6,150,000 (the "Berry Patch I Loan");

WHEREAS, by resolution adopted on September 29, 2004, the Authority authorized mortgage financing for Berry Patch II, a 94-unit elderly housing development located in South Windsor, Connecticut ("Berry Patch II") and provided Berry Patch II Associates Limited Partnership with a mortgage loan in the original principal amount of \$5,900,000 (the "Berry Patch II Loan");

WHEREAS, by resolution adopted on June 26, 2002, the Authority authorized mortgage financing for Boulder Ridge, a 98-unit elderly apartment development located in Canton, Connecticut ("Boulder Ridge") and provided Boulder Ridge Associates Limited Partnership with a mortgage loan in the amount of \$4,700,000 (the "Boulder Ridge Loan");

WHEREAS, by resolution adopted on March 31, 1999, the Authority authorized mortgage financing for Hunter's Ridge, a 51-unit apartment development located in Farmington, Connecticut ("Hunter's Ridge") and provided Hunter's Ridge Associates Limited Partnership with a \$2,225,000 mortgage loan (the "Hunter's Ridge Loan");

WHEREAS, by resolution adopted on July 26, 2000, the Authority authorized mortgage financing for Orchard Ridge, a 120-unit elderly housing development located in Berlin,

Connecticut (“Orchard Ridge”) and provided Orchard Ridge Associates Limited Partnership with a \$5,450,000 mortgage loan (the “Orchard Ridge Loan”);

WHEREAS, by resolution adopted on April 29, 1998, the Authority authorized mortgage financing for Whispering Pines Phase II, a 53-unit elderly housing development located in Avon, Connecticut (“Whispering Pines Phase II”) and provided Whispering Pines II Associates Limited Partnership with a \$2,465,000 mortgage loan (the “Whispering Pines Loan”; the Berry Patch I Loan, the Berry Patch II Loan, the Boulder Ridge Loan, the Hunter’s Ridge Loan, the Orchard Ridge Loan, and the Whispering Pines Loan, collectively, the “Loans”); and

WHEREAS, the Authority desires to modify the terms and conditions of the Loans, all as described in the attached Memorandum and Development Summary Materials from Elizabeth Valigorsky, Senior Loan Workout Officer, dated July 29, 2025 (the “Memorandum”).

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

Section 1. The Chief Executive Officer – Executive Director is hereby authorized to: (i) modify the maturity date of each of the Loans to a date no later than 10 years from the effective date of the modifications authorized hereunder; (ii) modify the interest rate of each of the Loans to a rate not to exceed 7% as of the effective date of the modifications authorized hereunder; and (iii) modify the repayment terms of the Loans to delete all provisions for payment of additional interest, whether from surplus cash, cash flow, or otherwise, and provide for interest-only repayment until maturity at the modified interest rate hereunder as of the effective date of the modifications authorized hereunder.

Section 2. The Authority’s commitment to modify the mortgage financing for the Development shall be conditioned upon the Authority’s acceptance and approval, in its sole discretion, of each mortgagor’s compliance with all applicable law, the Authority’s Procedures, the provisions of the Memorandum, and all applicable Authority policies, *provided, however*, if there is any inconsistency between the provisions of this Resolution and the Authority’s policies, the terms of this Resolution shall control.

Section 3. The Chief Executive Officer - Executive Director is hereby authorized to modify or supplement the terms and conditions authorized herein including, without limitation, the extension of loan maturity dates, and to take all other actions consistent with this Resolution, as may be in the best interest of the Authority and necessary for the development of quality affordable housing.

Section 4. Failure to provide any of the above-referenced requirements in a form acceptable to the Authority and to close the modified mortgage financing authorized herein on or before March 1, 2026 shall render this Resolution void and of no further effect, *provided, however*, upon good cause shown and upon payment by the mortgagor of any extension or other fees as may be required by the Authority, the Chief Executive Officer - Executive Director may extend the time for compliance hereunder.

Mr. Guliano presented the resolution authorizing CHFA funding in an amount not to exceed \$180,000 for Capital Needs Assessments for the Structured Supportive Housing Initiative portfolio. Discussion followed.

Upon a motion made by Ms. Tepper Bates, seconded by Ms. DeWyngaert, the Board members voted by roll call and were unanimously in favor of adopting the following resolution regarding funding of capital needs assessments for the Structured Supportive Housing Initiative portfolio:

**RESOLUTION REGARDING CAPITAL NEEDS ASSESSMENTS
FOR THE STRUCTURED SUPPORTIVE HOUSING INITIATIVE PORTFOLIO**

WHEREAS, the Connecticut Housing Finance Authority (the “Authority”) is established as a body politic and corporate, constituting a public instrumentality and political subdivision pursuant to Chapter 134 of the Connecticut General Statutes (the “Act”) for the purpose of alleviating the shortage of housing for low- and moderate- income families and persons in the State of Connecticut (the “State”);

WHEREAS, the Structured Supportive Housing Initiative Portfolio (the “Portfolio”) is deemed to be consistent with the statutory purposes of the Authority;

WHEREAS, in order to facilitate the long-term development and maintenance of the Portfolio for residents of the State, a commitment of \$180,000 from the Authority’s budget or such other sources of funding (the “Authority Funds”) is deemed necessary to effectuate and complete certain capital needs assessments for the benefit of the Portfolio (the “CNAs”); and

WHEREAS, the Board of Directors desires to authorize the Chief Executive Officer - Executive Director to commit the Authority Funds in order to complete the CNAs, as further described in the attached Memorandum dated July 31, 2025 from Pasquale Guliano, Managing Director of Multifamily.

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

Section 1. In order to effectuate the CNAs for the Portfolio, the Chief Executive Officer - Executive Director is hereby authorized to commit and expend the Authority Funds and take all other action consistent with the Act and this Resolution that she deems necessary.

Section 2. The Chief Executive Officer - Executive Director is hereby authorized to modify or supplement the terms and conditions hereof and to take all other actions consistent with this Resolution and the Act, as may be in the best interest of the Authority and necessary for the enhancement of opportunities for homeownership for low- and moderate- income families and persons in the State.

Mr. Taib presented the resolution amending The Annual Budget and Plan of Operations for 2025.

Upon a motion made by Ms. Tepper Bates, seconded by Mr. Perry, the Board members voted by roll call and were unanimously in favor of adopting the following resolution amending The Annual Budget and Plan of Operations for 2025:

**RESOLUTION REGARDING THE AMENDMENT OF
THE ANNUAL BUDGET AND PLAN OF OPERATIONS FOR 2025**

WHEREAS, at its November 21, 2024 meeting and in accordance with Section 709 of the General Housing Mortgage Finance Program Bond Resolution (the “Resolution”), the Board of Directors of the Connecticut Housing Finance Authority (the “Authority”) adopted an Annual Budget and Plan of Operations covering its fiscal operations for the 2025 calendar year (the “2025 Budget”) and filed the same with the trustee appointed under the Resolution;

WHEREAS, in its discretion, the Board of Directors of the Authority may amend the 2025 Budget from time to time in accordance with the Resolution; and

WHEREAS, the Board of Directors desires to amend the 2025 Budget as described in the attached Memorandum and related materials dated July 31, 2025 from Hazim Taib, Chief Financial Officer (the “Memorandum”).

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

The 2025 Budget is hereby amended in accordance with the attached Memorandum.

Commissioner Mosquera-Bruno requested Board members consider a motion to convene an executive session regarding the Chief Executive Officer – Executive Director Performance Review and Compensation Evaluation. The executive session commenced at 11:06 AM.

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

The executive session ended at 11:45 AM.

Commissioner Mosquera-Bruno requested Board members table action on the resolution regarding Compensation of the Chief Executive Officer – Executive Director.

Upon a motion made by Mr. Williams, seconded by Ms. Tepper Bates, the Board members tabled the following resolution regarding the Compensation of the Chief Executive Officer – Executive Director by unanimous consent.

**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, effective as of January 1, 2025, that includes a 1% increase in merit payment and a 2% cost-of-living adjustment (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.

Commissioner Mosquera-Bruno requested Board members consider the resolution regarding an Executive Coach Professional Development Engagement.

Upon a motion made by Commissioner Perez, seconded by Mr. Pugliese, the Board members approved the following resolution regarding Executive Coach Professional Development Engagement by unanimous consent:

**RESOLUTION REGARDING EXECUTIVE COACH
PROFESSIONAL DEVELOPMENT ENGAGEMENT**

WHEREAS, the Connecticut Housing Finance Authority (the “Authority”) is established as a body politic and corporate, constituting a public instrumentality and political subdivision pursuant to Chapter 134 of the Connecticut General Statutes (the “Act”) for the purpose of alleviating the shortage of housing for low and moderate income families and persons in the State of Connecticut (the “State”) and the Authority has adopted Procedures (the “Procedures”) in connection with its responsibilities under the Act;

WHEREAS, the Authority from time to time requires professional development services in various matters including, but not limited to, executive leadership and management; and

WHEREAS, the Board of Directors of the Authority requires such professional development services and has determined to seek such services in accordance with the Authority's procurement and contracting requirements set forth in the Procedures.

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

The Chief Executive Officer – Executive Director is hereby authorized to enter into a contractual engagement with Solutions 21, Inc. for certain professional development services, *provided, however*, such contractual engagement shall be limited to a fee not to exceed \$25,000, a term not to exceed 12 months, and shall be subject to the Procedures and all applicable law.

Commissioner Mosquera-Bruno requested Board members consider a motion to approve the items on the Consent Agenda.

Upon a motion made by Commissioner Perez, seconded by Mr. Perry, the Board members approved the following consent agenda items by unanimous consent.

- Financial Reports
- Production and Delinquency Reports
- Investment & Swap Reports
- Monthly Tracking Report
- Homeownership Report
- Multifamily Activities
- Minutes from June 26, 2025 Meeting

There being no further business to discuss, upon a motion made by Commissioner Perez, seconded by Deputy Treasurer Sanders, the meeting adjourned by unanimous consent at 11:44 AM.