DRAFT MINUTES
PERSONNEL COMMITTEE OF THE
CONNECTICUT HOUSING FINANCE AUTHORITY (CHFA)
SPECIAL MEETING
October 8, 2026

Committee Members
Present (Virtually): Lisa Tepper Bates, CHFA Board Member
Heidi DeWyngaert, CHFA Board Member
Kerry Kelley, CHFA Board Member and Deputy Treasurer, representing Erick Russell, State Treasurer
Seila Mosquera-Bruno, Chairperson of CHFA Board of Directors and Commissioner of the Department of Housing
Franklin Perry II, CHFA Board Member
Sean Williams, CHFA Board Member

CHFA Participants: Nandini Natarajan, Chief Executive Officer – Executive Director (Virtually)

Other Participants: Lisa Nakamura, Leadership Consultant, Solutions 21 (Virtually)

Commissioner Mosquera-Bruno called the meeting to order at 2:04 PM. A roll call of committee members was conducted, and a quorum was present.

Commissioner Mosquera-Bruno introduced and welcomed Deputy Treasurer Kerry Kelley who was appointed by Treasurer Erick Russell as his designee to CHFA.

Commissioner Mosquera-Bruno asked committee members to consider a motion to convene an executive session to discuss the Chief Executive Officer – Executive Director performance review.

> Upon a motion made by Ms. DeWyngaert, seconded by Mr. Perry, the Personnel Committee members voted unanimously in favor of convening an executive session regarding the Chief Executive Officer – Executive Director performance review.

The executive session began at 2:06 PM. Ms. Natarajan and Ms. Nakamura were asked to join the executive session. The Personnel Committee meeting was reconvened at 2:35 PM.

Ms. Natarajan reviewed staff compensation matters related to the 2027 budget, which included a $2.2 million increase in salary and benefits from the 2026 budget and a 4.5% combined cost of living and merit pool for current employees. She also summarized the proposed structure of a new Exceptional Performance Award to recognize employees whose contributions exceed expectations. Discussion followed.

Commissioner Mosquera-Bruno asked Personnel Committee members to consider the minutes from the June 1, 2026 meeting.

> Upon a motion made by Mr. Perry, seconded by Ms. Tepper Bates, the Personnel Committee members voted in favor of approving the June 1, 2026 Personnel Committee minutes. Ms. Kelley abstained from voting.
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> There being no further business to discuss, upon a motion by Ms. DeWyngaert, seconded by Mr. Perry, the meeting adjourned by unanimous consent at 2:56 PM.