

BRANFORD HOUSING AUTHORITY

Monday, May 9, 2022

MINUTES

Held at: Branford Community House, 46 Church Street, Branford

1. **The meeting was called to order at 7:01 pm by Kate Collins**
2. **Roll Call – Commissioners present:** Kate Collins, Jamie Kavanaugh (by telephone), Jerry Mastrangelo, Ryan Sullivan **Commissioners not present:** Mark Colello
Others Attending: Adam Cowing, Yale Law School Clinic; John Elliott, Beacon Properties; Emily Bouton, Beacon Communities
3. **Election of Chair of BHA Board**
Kate Collins nominated Ryan Sullivan as Chair of the Board of the Housing Authority; the nomination was seconded by Jamie Kavanaugh. Ryan was elected unanimously as chair to complete the term left vacant by Bob Imperato.
4. **Review/Approval of Minutes of March 23, 2022**
Kate Collins moved the approval of these minutes, the motion was seconded by Jamie Kavanaugh. The minutes were approved unanimously, without correction
5. **Parkside I Re-Development Update –**
Emily Bouton of Beacon Communities reported:
 - A great deal of progress has been made on financing.
 - They are still anticipating a June closing, definitely before July 4th.
 - Final steps are always slowed down because external counsel for every partner and funding source are involved.
 - The final design application has been filed with the Branford building department.
 - Once the closing takes place, they expect construction to begin within a few days
 - Emily responded to Jamie’s concern regarding the impact that the closing might have on the Tenant Commissioner position. She said that the Residential Partnership Agreement lays out the responsibilities that Beacon Communities must observe, including those agreements with the Tenant Association. In future, a tenant may also have a role in Branford Affordable Housing.
6. **Legal Matters –**
 - a. Adam Cowing of the Yale Law School Clinic reviewed the Project Maintenance Agreement, Emergency Evacuation Agreement, Construction Easement, Public Access Easement, Conservation Easement, Quitclaim Deed, Boundary Line Agreement, Amended and Restated Secured Loan Note and Mortgage Modification documents.
 - b. **Adoption Resolution for Real Estate documents** – Kate Collins moved the adoption of a signing resolution authorizing board members to sign the Real Estate documents; the motion was seconded by Ryan Sullivan and was approved unanimously. Ryan Sullivan will sign this round of documents.
7. **The meeting was adjourned at 7:46 pm.**

Respectfully Submitted,

Maryann Amore

Clerk to the Board