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**Branford Housing Authority
Special Meeting Minutes
Tuesday, March 11th, 2025**

Lori Lynn recorded the meeting minutes

Meeting was held at Parkside Village 2 Community Room

Branford Housing Authority Board Members present: Nadim Matta (Chairman), Jerry Mastrangelo (Vice Chairman), Bonnie Ballantyne (Treasurer) and Lori-lynn Ross (Secretary).

Present via phone: Anika Singh Lemar (Yale Law Clinical Professor) , in her capacity as the BHA attorney in relation to the Parkside Village 1 Development Project.

The purpose of the meeting was to discuss two documents that BHA was asked by Beacon Development to sign:

- Termination of Construction And Temporary Access Easement And Agreement
- Ground Lessor's Consent, Estoppel Certificate And Agreement

The meeting was called to order at 4:00 pm

1. Anika explained that these documents relate to the transition of the loan to Beacon Development from a short-term construction loan to a long term maintenance loan, and that they are pro-forma agreements that BHA agreed to sign, when the lease agreement with Beacon was concluded, as long as Beacon Development was in compliance of the terms of the Lease Agreement with BHA.
2. As our attorney, Anika recommended that we sign these documents, unless we have specific reasons to believe that Beacon Development was not in compliance with the terms of its Lease Agreement with BHA.

3. Jerry reported that he and Nadim had shared the two documents with the Town Attorney, via the First Selectman, who also advised that we should go ahead and sign these pro-forma documents.
4. We were assured by Anika that, if in the future we determine that Beacon Development had not been in compliance with the terms of the Lease, by signing these documents now, BIIA does not drop its right to demand that Beacon Development take action to remedy the situation.
5. As an extra precautionary measure related to #4, Anika suggested that we add a “knowledge qualifier” related to the compliance issue, meaning that we explicitly state that we are signing based on “our best knowledge at the time”. Anika emailed Beacon Development lawyers with a request to adjust the Estoppel Agreement to reflect this.
6. The Board voted unanimously to approve a motion to sign the two documents, once the adjustment to the language as outlined #5 above is done.

The meeting was adjourned at 5:18 pm