

**MEETING MINUTES
THE GLENDOWER GROUP, INC.,
BOARD OF DIRECTORS' REGULAR BOARD MEETING
360 ORANGE STREET, NEW HAVEN, CT 06511
HELD ON THURSDAY, NOVEMBER 18, 2021 AT 4:00 PM**

Board of Directors present included (conference call):

Karen DuBois-Walton
Shenae Draughn
John Rafferty

Board of Directors not present included:

Others present included (conference call):

**Christine Morgan
Haley Vincent
Christina Musante
Hannah Sokal-Holmes**

**Catherine Hawthorne
Yadira Vargas
Rachel Gilroy**

**Edward LaChance
Isaac Kelley
Michael Southam**

At Roll Call: Karen DuBois-Walton, Shenae Draughn, and John Rafferty were present. There was a quorum.

The Regular Meeting of the Board of Directors of The Glendower Group, Inc. was called to order at 4:01 P.M.

Motion: Motion to approve the October 28, 2021 Minutes was made by Director Rafferty and seconded by Director Draughn.

Vote: All in favor.

Resolved: October 28, 2021 Board Minutes were approved with no modifications.

Reviewed:

THE GLENDOWER GROUP, INC.

Resolution Number -GG 11-29/21-R

RESOLUTION AUTHORIZING CONTRACT AWARD TO MONTAGNO CONSTRUCTION, INC. FOR GENERAL CONTRACTOR FOR VALLEY STREET TOWNHOMES FOR COMPLETION OF 14 CONSECUTIVE MONTHS FROM THE NOTICE TO PROCEED

WHEREAS, ECC/HANH determined a need for a general contractor for Valley Street Townhomes located at 250 Valley Street, New Haven, CT; and

WHEREAS, The ECC/HANH executed a Memorandum of Agreement with its instrumentality, The Glendower Group, Inc. (Glendower), to carry out development efforts; and

WHEREAS, on July 28, 2021, ECC/HANH publicly issued Invitation for Bid **GG-21-IFB-522** General Contractor for Valley Street Townhomes; and

WHEREAS, bids were due September 17, 2021; and

WHEREAS, Glendower received and reviewed the following bids: PAC Group, LLC, Viking Construction, Inc., Montagno Construction, Inc, LaRosa Building Group, LLC, Enterprise Builders, Inc., A.Prete Construction, and Newfield Contraction Group, LLC; and

WHEREAS, Glendower is recommending contract award to Montagno Construction, Inc., the lowest responsive and responsible bidder, in the amount not to exceed of \$16,099,840.00; and

WHEREAS, we request Board of Directors authorization to execute a contract with Montagno Construction, Inc., in an amount not to exceed of \$16,099,840.00 for General Contractor for Valley Street Townhomes for Completion of 14 Consecutive Months from the Notice to Proceed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GLENDOWER GROUP THAT:

1. The award of contract **GG-21-IFB-522** to **Montagno Construction Company, Inc.** in an amount not to exceed of \$16,099,840.00 for General Contractor for Valley Street Townhomes for Completion of 14 Consecutive Months from the Notice to Proceed is hereby authorized.
2. The President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds.
3. The President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing.
4. The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Directors present at a meeting duly called at which a quorum was present, on November 18, 2021.

**Motion was made by Draughn seconded by Rafferty
Ed LaChance presented this resolution.**

Discussions:

The vote was as follows: All

Other Business:

None

At 4:09 pm, a Motion to adjourn was made by Director John Rafferty and seconded by Director Shenae Draughn.