

# **Fairfield Court Housing Corporation**

**October 25, 2023**

**7:00 p.m.**

**Agenda**

TO: Rich Ostuw  
John Coff  
Ronice Latta

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- a. Call to Order
- b. Approve Minutes of December 14, 2022
- c. Resolution:
  - 23-01: Authorize an Agreement between Fairfield Court Housing Corporation (FCHC) and April Housing (April) for the exit of April Housing from Fairfield Court Limited Partnership (FCLP)
- d. Adjourn

MINUTES OF ANNUAL MEETING OF  
THE DIRECTORS OF THE  
**FAIRFIELD COURT HOUSING CORPORATION**  
DECEMBER 14, 2022

The Meeting of the Board of Directors of the Fairfield Court Housing Corporation (the “Corporation”) was held at 40 Clinton Avenue, Stamford, Connecticut and on the Zoom remote connection meeting platform on Wednesday, December 14, 2022.

The annual meetings of all entities were called to order simultaneously at 7:30 p.m.

**Attendees**

Board Members:	Rich Ostuw	Absent:
	Ronice Latta	
	Bianca Shinn-Desras	

COC Board Members:	Susan Rutz
	Lester McKoy
	Bianca Shinn-Desras
	Sheila Williams-Brown
	John Coff
	Divya Malhotra
	Jaclyn Williams

Staff:	Vin Tufo
	Natalie Coard
	Jon Gottlieb
	Lisa Reynolds
	Jackie Figueroa
	Sam Feda
	Megan Shutes
	Brethela Love-Ortiz
	Ken Montanez
	Darnel Paulemon
	Kevin Soares
	Peter Stothart
	Jan Tantimonico
	Christine Young
	Chris Warren

1. **Approval of Previous Meeting Minutes** – Minutes of various previous entity meetings were approved unanimously on a motion by Director Latta, seconded by Director Shinn-Desras. Unanimous
1. **Board Appointments and Election of Officers** –
  - Director Latta was appointed to a three-year Board term
  - Director Ostuw appointed Chair, Director Latta Vice Chair on motion by Director Latta, second by Director Shinn-Desras
  - Both appointments were approved by unanimous vote.

There being no further business to come before the Meeting, upon motion duly made, it was

**Resolved:** To Adjourn. The meeting was adjourned at 7:31 p.m.

Respectfully submitted by:  
Jonathan Gottlieb, President

The undersigned, being all of the Directors of Fairfield Court Housing Corporation, do hereby affirm and consent to each and every resolution duly adopted and action duly taken by the Directors of the Corporation at this Meeting.

\_\_\_\_\_  
Rich Ostuw

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Ronice Latta

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Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS  
OF FAIRFIELD COURT HOUSING CORPORATION

**FAIRFIELD COURT HOUSING CORPORATION  
40 CLINTON AVENUE, SUITE 101  
STAMFORD, CT 06901**

**Board Meeting Date:**           **October 25, 2023**

**Resolution Number:**         **23 -01**

**RESOLUTION**

**Subject:**           **Authorize an Agreement between Fairfield Court Housing Corporation (FCHC) and April Housing (April) for the exit of April Housing from Fairfield Court Limited Partnership (FCLP)**

**Background:** This resolution is to approve the execution of an agreement under which April Housing shall exit FCLP. April is exiting prior to the end of Year 15 of the tax credit partnership. Liabilities and responsibilities normally extending through Year 15 will remain in place until that time.

The proposed agreement calls for a payment by FCHC to April of \$155,000 in exchange for April's 99.9% interest in FCLP. FCLP will also be responsible for payment of the State Controlling Interest Transfer Tax, estimated at \$200,000.

**NOW, THEREFORE, BE IT RESOLVED, that:**

- 1.       The Purchase & Sale Agreement referenced herein is hereby approved subject to review and approval of counsel and all revisions to said Agreement as may be necessary to correct errors, reflect final refinements of the transaction, and respond to requirements of regulators are hereby agreed to.**
- 2.       The President or Vice President is hereby authorized, empowered and directed to execute the Agreement and to execute additional documents and take such further actions as may be necessary.**
- 3.       Further, the President, Vice President, and such other officers and designees of Rippowam Corporation whose signatures may be required, are hereby authorized, empowered and directed to execute additional documents and take such further actions as may be necessary.**
- 4.       This Resolution shall take effect immediately.**

**Jonathan Gottlieb  
Staff Person Submitting Resolution**