## RIPPOWAM CORPORATION

# Meeting Minutes of the Board of Directors **January 26, 2022**

The Meeting of the Board of Directors of the Rippowam Corporation (the "Corporation") was held on a remote connection meeting platform- Zoom on Wednesday, January 26, 2022. The meeting was called to order at 7:00 p.m.

## **Attendees**

Board Members: Rich Ostuw

Ronice Latta

Bianca Shinn-Desras

COC Board Members: Susan Rutz

Lester McKoy

Sheila Williams-Brown

Staff: Vin Tufo

Michele Tarulli Natalie Coard Lisa Reynolds Jackie Figueroa Ken Montanez Jamie Perna Sam Feda Megan Shutes Michele Tarulli Chris Warren Christine Young

#### 1. Approval of Minutes of Previous Meetings –

Special Meeting Minutes for January 6, 2022, were approved unanimously on a motion by Director Latta, seconded by Director Shinn-Desras.

#### 2. 2021 Progress Report -

The 2021 Progress Report was presented by Mr. Gottlieb and the Rippowam Corporation staff.

#### 3. 2022 Proposed Goals –

The 2022 Proposed Goals were presented by Mr. Gottlieb and the Rippowam Corporation staff.

#### 4. Resolutions -

## 22-03 Approval of Updated Allocation and Services Agreement Between Charter Oak Communities and Rippowam Corporation

Director Latta moved, Director Shinn-Desras seconded.

Be it resolved by the Directors of Rippowam Corporation that the Allocation and Services Agreement between Charter Oak Communities and Rippowam Corporation be approved and that the President of Rippowam Corporation be authorized to execute and implement the Agreement.

The resolution was passed.

Ayes: Rich Ostuw Nays: None

Ronice Latta

Bianca Shinn-Desras

#### 22-04 Approval of 2021 Discretionary Retirement Plan Contribution

Director Latta moved, Director Shinn-Desras seconded.

Be it resolved by the Directors of Rippowam Corporation that the Employer's Discretionary Contribution for Calendar 2021 to the 401(k) retirement plan shall be as follows: A discretionary contribution of 7% of the total compensation of each employee during Calendar 2021. The President or Vice President of Rippowam Corporation is authorized to execute such documents as necessary to implement the approved contributions to the Retirement Plan.

The resolution was passed.

Ayes: Rich Ostuw Nays: None

Ronice Latta

Bianca Shinn-Desras

22-05 Authorize an Agreement between Rippowam Corporation and Kenneth Boroson Architects for architectural design and engineering services for Phase 1 of the redevelopment of Oak Park, Ursula Place, Stamford, CT.

➤ Director Latta moved, Director Shinn-Desras seconded.

NOW, THEREFORE, BE IT RESOLVED, that:

- 1. The Board of Directors of Rippowam Corporation hereby approves the selection of Kenneth Boroson Architects to provide architectural and engineering services in connection with Phase 1 of the redevelopment of Oak Park, located at Ursula Place, Stamford, CT.
- 2. The President and Vice President are hereby authorized, empowered and directed to negotiate and execute an agreement and to execute additional documents and take such further actions as may be necessary and proper to contract with Kenneth Boroson Architects to provide architectural and engineering services in connection with Phase 1 of the redevelopment of Oak Park, located at Ursula Place, Stamford, CT.
- 3. This Resolution shall take effect immediately.

The resolution was passed.

Ayes: Rich Ostuw Nays: None

Ronice Latta

Bianca Shinn-Desras

#### 5. <u>Development Update</u> –

The January Development report was presented by Mr. Gottlieb, Ms. Tarulli, Ms. Shutes and Mr. Warren.

## 6. Adjournment -

At 7:34 p.m., after a motion duly made by Director Latta and seconded by Shinn-Desras, the Board meeting was adjourned.

Respectfully submitted by: Jonathan Gottlieb, President

resolution duly adopted and action dul	ly taken by the Directors of the Corporation at this Meeting.
	Ronice Latta
	Rich Ostuw
	Bianca Shinn-Desras
	THE ABOVE BEING ALL OF THE DIRECTORS OF RIPPOWAM CORPORATION

The undersigned, being all of the Directors of Rippowam Corporation, do hereby affirm and consent to each and every