

RIPPOWAM CORPORATION
Meeting Minutes of the Board of Directors
September 28, 2022

The Meeting of the Board of Directors of the Rippowam Corporation (the “Corporation”) was held at 40 Clinton Avenue, Stamford, Connecticut and a remote connection meeting platform, Zoom, on Wednesday, September 28, 2022.

Commissioner Ostuw called the meeting to order at 7:06 p.m.

Attendees

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

COC Board Members: Susan Rutz
Lester McKoy
Sheila Williams-Brown

Present: Vin Tufo
Natalie Coard
Jon Gottlieb
Lisa Reynolds
Sam Feda
Jackie Figueroa
Raul Gomez
Brethela Love-Ortiz
Ken Montanez
Jamie Perna
Megan Shutes
Peter Stothart
Michele Tarulli
Tyra Wallace
Chris Warren
Christine Young

1. Approval of Minutes of Previous Meetings –

Meeting Minutes for August 24, 2022, were approved unanimously on a motion by Director Shinn-Desras, seconded by Director Latta.

2. Resolutions

22-10 Authorize Selection of Hoopes Morganthaler Rausch & Scaramozza (HMRS) Following Public Procurement Process

➤ Director Shinn-Desras moved, Director Latta seconded.

The resolution was passed.

Ayes: Rich Ostuw Nays: None
Ronice Latta
Bianca Shinn-Desras

22-11 Authorize Rippowam Corporation to execute a guaranty and a hazardous substance indemnity in connection with the Loan (as hereinafter defined) to 22 Clinton LLC (the “Borrower”) for the Clinton Manor Project (the “Project”)

➤ Director Latta moved, Director Ostuw seconded.

The resolution was passed.

Ayes:	Rich Ostuw	Nays:	None
	Ronice Latta		
	Bianca Shinn-Desras		

3. Development Update –

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

4. Adjournment -

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

Respectfully submitted by:
Jonathan Gottlieb, President

The undersigned, being all of the Directors of Rippowam 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.

Ronice Latta

Rich Ostuw

Bianca Shinn-Desras

THE ABOVE BEING ALL OF THE DIRECTORS
OF RIPPOWAM CORPORATION