

**Elm City College Preparatory
Board of Directors**

Zoom Video Conference
Wednesday, December 15, 2021
9:15 am

- Draft Meeting Minutes -

I. Call to Order and Attendance

The meeting was called to order at 9:16 am by Dick Ferguson. The following board members, constituting a quorum, and Achievement First staff were in attendance:

Richard Ferguson – Yes
Laura Saverin – Yes
Stephanie Ma – Yes
Prish Pierce – Yes
Patric Gregory – Yes

Julia Halberstam – Yes
LaVonta Bryant – No
Nicola Fleischer – Yes
Katie Hagen - Yes

Achievement First staff: Diana Perez-Alvarado, Ken Paul, Elise Major

II. Open session for public comment

There was no public comment.

III. Approve Minutes

RESOLVED, the Elm City College Preparatory Board of Directors hereby approves the meeting minutes from November 17, 2021.

Motion by Laura Saverin
Seconded by Pat Gregory
All in favor

IV. Discussion and possible action related to the sale of property at 794 Dixwell Ave



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Dick Ferguson shared that he signed all documents related to the sale of property at 794 Dixwell Ave and the closing is contingent upon the approval of the resolutions before the board.

Katie Hagen, teacher representative, shared that on behalf of the teachers in the building at James St, they do not support the sale of the building due to existing space concerns.

RESOLVED, that Elm City College Preparatory, Inc. (“Elm City”) be, and hereby is, authorized and directed to sell to The Apt Foundation, Inc. that certain real property and the improvements thereon commonly known as 794 Dixwell Avenue, New Haven, Connecticut, 13 Elizabeth Street, New Haven, Connecticut, 17 Elizabeth Street, New Haven, Connecticut, 21 Elizabeth Street, New Haven, Connecticut, 808 Dixwell Avenue, New Haven Connecticut, a portion of 10 Cherry Ann Street, New Haven Connecticut and 18 Cherry Ann Street, Hamden Connecticut, 10 Cherry Ann Street, Hamden Connecticut and a portion of 10 Cherry Ann Street, New Haven, Connecticut, 814 Dixwell Avenue, Hamden Connecticut and 814 Dixwell Avenue, New Haven Connecticut, 820 Dixwell Avenue, Hamden, Connecticut and 830 Dixwell Avenue, Hamden, Connecticut for a sum not to exceed TWO MILLION FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$2,450,000.00);

Motion by Pat Gregory

Seconded by Prish Pierce

In favor: Dick Ferguson, Laura Saverin, Prish Pierce, Julia Halberstam, Stephanie Ma, Nicola Fleischer, Pat Gregory

Opposed: Katie Hagen

RESOLVED, that any officer of Elm City, including the Chair, Vice-Chair and Treasurer of Elm City (each an “Authorized Officer”), be, and each of them individually hereby is, authorized and directed to execute that certain Purchase Agreement by and between Elm City and The Apt Foundation, Inc., in the name of Elm City, and the entering into such purchase agreement by any such Authorized Officer is hereby ratified; and

Motion by Julia Halberstam

Seconded by Laura Saverin

In favor: Dick Ferguson, Laura Saverin, Prish Pierce, Julia Halberstam, Stephanie Ma, Nicola Fleischer, Pat Gregory

Opposed: Katie Hagen

RESOLVED, that any Authorized Officer, be, and each of them individually hereby is, authorized and directed to do and perform or cause to be done and performed all such acts, deeds and



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things, and to make, execute and deliver, or cause to be made, executed and delivered, all such agreements, undertakings, documents, instruments or certificates, in the name of Elm City and to retain such counsel, agents and advisors and to incur and pay such expenses, fees and taxes as shall, in the opinion of such Authorized Officer executing the same, be deemed necessary or advisable (such necessity or advisability to be conclusively evidenced by the execution thereof) to effectuate or carry out fully the purpose and interest of all of the foregoing resolutions; and that any and all such actions heretofore or hereafter taken any Authorized Officer relating to and within the terms of these resolutions be, and they hereby are, adopted, affirmed, approved and ratified in all respects as the act and deed of the Elm City.

Motion by Stephanie Ma

Seconded by Prish Pierce

In favor: Dick Ferguson, Laura Saverin, Prish Pierce, Julia Halberstam, Stephanie Ma, Nicola Fleischer, Pat Gregory

Opposed: Katie Hagen

Dick Ferguson noted the good memories of the building and acknowledged the challenges of the space issues at James Street.

V. Adjourn

The meeting was adjourned at 9:23 am by Dick Ferguson.

Motion by Laura Saverin

Seconded by Katie Hagen

All in favor



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