

**MEETING OF THE BOARD OF DIRECTORS OF THE
CAMBRIDGE AFFORDABLE HOUSING CORPORATION
WEDNESDAY, MARCH 8, 2023 5:30 P.M.**

MEMBERS PRESENT: ELAINE DEROSA, PRESIDENT
GERARD J. CLARK, TREASURER
VICTORIA BERGLAND, DIRECTOR
MICHAEL JOHNSTON, CLERK

ABSENT: SUSAN T. CONNELLY, VICE-PRESIDENT
LOUIS BACCI, DIRECTOR

ALSO PRESENT: BRENDA DOWNING, DEPUTY EXECUTIVE DIRECTOR
SUSAN COHEN, GENERAL COUNSEL
NICHOLAS DESOUZA, RECORDING SECRETARY

1. MINUTES:

a. Approval of the Minutes of the Meeting of Board of Directors on February 8, 2023.

MOTION: Mr. Clark moved that the Minutes of the Meeting of Board of Directors on February 8, 2023, be approved as submitted. Mr. Bacci seconded the motion which upon being put to vote, was **passed four in favor, two absent.**

2. CHANGE ORDER #4B FOR THE MODERNIZATION OF PUTNAM SCHOOL APARTMENTS

Authorization to enter into Change Order #4B with B.C. Construction for Putnam School Apartments

MOTION: Mr. Clark moved to approve Change Order #4B for the Modernization of Putnam School Apartments, be approved as submitted. Ms. Bergland seconded the motion which upon being put to vote, was **passed four in favor, two absent.**

3. MODIFICATIONS TO AMENDMENTS #3 AND #4 TO CONSIGLI CONSTRUCTION- JEFFERSON PARK FEDERAL

Authorization to enter into Change Order #4B with B.C. Construction for Putnam School Apartments

MOTION #1: That the Cambridge Affordable Housing Corporation (CAHC), a Massachusetts nonprofit corporation in its capacity as the managing member of Jackson Place Holding LLC ("Manager"), a Massachusetts limited liability company, acting as managing member of Jackson Place Holding LLC (the "LLC"), a Massachusetts limited liability company, hereby rescinds the following motion that it previously adopted at its November 9th, 2022 board meeting to approve amendment #3 of the Consigli Construction Co. Construction Manager at Risk Contract.

RESCIND MOTION ADOPTED ON NOVEMBER 9, 2022: That the Clerk, or his designee Margaret Donnelly Moran, of Cambridge Affordable Housing Corporation (CAHC), a Massachusetts nonprofit corporation in its capacity as the

managing member of Jackson Place Holding LLC (“Manager”), a Massachusetts limited liability company, acting as managing member of Jackson Place Holding LLC (the “LLC”), a Massachusetts limited liability company, is hereby authorized, upon securing funding, to execute Amendment #3 (Enabling Work) to the Contract for Construction Management at Risk with Consigli Construction Co. for the Revitalization of Jefferson Park Federal, in an upset amount of \$9,096,554, increasing the contract amount from \$1,033,358 to \$10,129,912, pursuant to the November 1, 2022 memorandum from Joe Bednar to Margaret Donnelly Moran.

MOTION #2: That the Cambridge Affordable Housing Corporation (CAHC), a Massachusetts nonprofit corporation in its capacity as the managing member of Jackson Place Holding LLC (“Manager”), a Massachusetts limited liability company, acting as managing member of Jackson Place Holding LLC (the “LLC”), a Massachusetts limited liability company, hereby rescinds the following motion that it previously adopted at its November 22nd, 2022 board meeting to approve amendment #4 of the Consigli Construction Co. Construction Manager at Risk Contract.

RESCIND MOTION ADOPTED ON NOVEMBER 22, 2022: That the Clerk, or his designee Margaret Donnelly Moran, of Cambridge Affordable Housing Corporation (CAHC), a Massachusetts nonprofit corporation in its capacity as the managing member of Jackson Place Holding LLC (“Manager”), a Massachusetts limited liability company, acting as managing member of Jackson Place Holding LLC (the “LLC”), a Massachusetts limited liability company, is hereby authorized, upon securing funding, to execute Amendment #4 (GMP Formation) to the Contract for Construction Management at Risk with Consigli Construction Co. for the Revitalization of Jefferson Park Federal, in the amount of \$211,979,494, increasing the contract amount from \$10,129,912 to \$222,109,406, pursuant to the November 21, 2022 memorandum from Joe Bednar to Margaret Donnelly Moran.

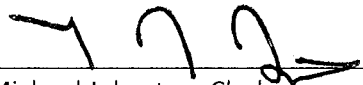
MOTION #3: That the Clerk, or his designee Margaret Donnelly Moran, of Cambridge Affordable Housing Corporation (CAHC), a Massachusetts nonprofit corporation in its capacity as the managing member of Jackson Place Holding LLC (“Manager”), a Massachusetts limited liability company, acting as managing member of Jackson Place Holding LLC (the “LLC”), a Massachusetts limited liability company, is hereby authorized, upon securing funding, to execute Amendment #3 (Additional Preconstruction Services) to the Contract for Construction Management at Risk with Consigli Construction Co. for the Revitalization of Jefferson Park Federal, in the amount of \$277,809, increasing the contract amount from \$1,033,358 to \$1,311,167, pursuant to the February 27, 2023 memorandum from Joe Bednar to Margaret Donnelly Moran.

MOTION #4: That the Clerk, or his designee Margaret Donnelly Moran, of Cambridge Affordable Housing Corporation (CAHC), a Massachusetts nonprofit corporation in its capacity as the managing member of Jackson Place Holding LLC (“Manager”), a Massachusetts limited liability company, acting as managing member of Jackson Place Holding LLC (the “LLC”), a Massachusetts limited liability company, is hereby authorized, upon securing funding, to execute Amendment #4 (GMP Formation) to the Contract for Construction Management at Risk with Consigli Construction Co. for the

Revitalization of Jefferson Park Federal, in the amount of \$221,076,048, increasing the contract amount from \$1,311,167 to \$222,387,215, pursuant to the February 28, 2023 memorandum from Joe Bednar to Margaret Donnelly Moran.

MOTION: Mr. Johnston moved to approve Modification to Amendments #3 and #4 to Consigli Construction- Jefferson Park Federal, be approved as submitted. Mr. Clark seconded the motion which upon being put to vote, was **passed four in favor, two absent**.

MOTION: Mr. Johnston moved that there being no further business to come before the Board, that the Board of Directors adjourn its Meeting. Mr. Clark seconded the motion which upon being put to vote, was **passed four in favor, two absent**.



Michael Johnston, Clerk