

CHFA-FOI

From: Kovel, Dara <dara.kovel@chfa.org>
Sent: Friday, April 26, 2013 9:50 PM
To: Chatman, Eric; Nick Lundgren
Subject: Fwd: Ninth Square

FYI, this is where I left things with the owners representative. Happy to discuss.
Dara

Sent from my iPad

Begin forwarded message:

From: "Bryson, Susan J." <SBryson@wiggin.com>
Date: April 26, 2013 4:06:37 PM EDT
To: "Kovel, Dara" <dara.kovel@chfa.org>
Subject: FW: talk?

Sorry to have jumped the call. Here's where I think we are:

There is no deal with Yale – and not likely to be.

We don't know if the Mayor ever spoke with Yale, but we do know that both Alex Banker and Bruce Alexander have declined to attend a Ninth Square meeting and we believe that the relationship between Bruce and the Mayor is not as smooth as in prior days. Clearly, in any case, the Mayor is not able to control the Board of Aldermen.

Eric Chatman was told that the Mayor was under the impression the developers were not coming to the table. We don't know where this came from, but you believe that this has been straightened out. That said, you think someone on the development side might want to again get in touch with Eric Johnson.

I have been told the tax abatement proposal is being submitted to the Board of Alderman for a first reading on Monday.

You and your staff do not want to seek an extension of the Moratorium Agreement unless/until there is a somewhat feasible Plan B.

I will relay this to the developer team and inquire as to whether they want a call with you and with Eric Johnson to explore the possibility of a Plan B.

Right?

Have a good weekend.

s.

From: Bryson, Susan J. [<mailto:SBryson@wiggin.com>]
Sent: Friday, April 26, 2013 11:33 AM Eastern Standard Time
To: Kovel, Dara
Subject: RE: talk?

Just right. Shall I call you?

From: Kovel, Dara [<mailto:dara.kovel@chfa.org>]
Sent: Friday, April 26, 2013 11:31 AM
To: Bryson, Susan J.
Subject: Re: talk?

2:30?

From: Bryson, Susan J. [<mailto:SBryson@wiggin.com>]
Sent: Friday, April 26, 2013 11:28 AM Eastern Standard Time
To: Kovel, Dara
Subject: talk?

Shall we try again today?

Susan J. Bryson
WIGGIN AND DANA LLP
265 Church Street
New Haven, CT 06510-7001
203.498.4337
203.782.2889 Fax
sbryson@wiggin.com
www.wiggin.com
www.wigginREALESTATE.com

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CHFA-FOI

From: Kovel, Dara < dara.kovel@chfa.org >
Sent: Friday, April 26, 2013 9:49 PM
To: Bryson, Susan J.
Subject: Re: talk?

Susan,
No problem on the call, but I got tied up later on. That's all correct to my knowledge. Look forward to hearing more. Thanks.
Dara

Sent from my iPad

On Apr 26, 2013, at 4:06 PM, "Bryson, Susan J." <SBryson@wiggin.com> wrote:

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There is no deal with Yale – and not likely to be.

We don't know if the Mayor ever spoke with Yale, but we do know that both Alex Banker and Bruce Alexander have declined to attend a Ninth Square meeting and we believe that the relationship between Bruce and the Mayor is not as smooth as in prior days. Clearly, in any case, the Mayor is not able to control the Board of Aldermen.

Eric Chatman was told that the Mayor was under the impression the developers were not coming to the table. We don't know where this came from, but you believe that this has been straightened out. That said, you think someone on the development side might want to again get in touch with Eric Johnson.

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Sent: Friday, April 26, 2013 11:33 AM Eastern Standard Time
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Sent: Friday, April 26, 2013 11:31 AM

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Subject: talk?

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Susan J. Bryson

WIGGIN AND DANA LLP

265 Church Street

New Haven, CT 06510-7001

203.498.4337

203.782.2889 Fax

sbryson@wiggin.com

www.wiggin.com

www.wigginREALESTATE.com

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CHFA-FOI

From: Bryson, Susan J. <SBryson@wiggin.com>
Sent: Friday, April 26, 2013 4:07 PM
To: Kovel, Dara
Subject: FW: talk?

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To: Bryson, Susan J.
Subject: Re: talk?

2:30?

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Susan J. Bryson
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CHFA-FOI

From: Chatman, Eric <eric.chatman@CHFA.org>
Sent: Thursday, April 25, 2013 11:14 PM
To: Kovel, Dara
Subject: Re: Ninth Square

Ok thanks. I will try to clarify with the Mayor tomorrow.

Eric

Sent from my I-Pad

On Apr 25, 2013, at 8:15 PM, "Kovel, Dara" <dara.kovel@chfa.org> wrote:

Eric,
That is not the case at all, and the Mayor's staff certainly understand the issue is Yale, not the developer. The owner is looking for resolution but has been under the impression that the investor/lenders are negotiating amongst themselves to resolve the issues. They have said they will show up wherever they need to to make the project move forward.
Dara

Sent from my iPad

On Apr 25, 2013, at 6:47 PM, "Chatman, Eric" <eric.chatman@CHFA.org> wrote:

Dara,

I spoke briefly with the Mayor and he indicated that he was told that it was the owners that said that they were not willing to come to a meeting. He had not heard about Yale not wanting to attend. Is it that both the owner and Yale are not interested or is it only Yale that indicated they were not interested in attending a meeting?

I told the Mayor I would call him back once I clarify it.

Thanks,

Eric

Sent from my I-Pad

CHFA-FOI

From: Kovel, Dara <dara.kovel@chfa.org>
Sent: Thursday, April 25, 2013 8:16 PM
To: Chatman, Eric
Subject: Re: Ninth Square

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Sent from my iPad

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Sent from my I-Pad

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Sent: Thursday, April 25, 2013 6:47 PM
To: Kovel, Dara
Subject: Ninth Square

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Thanks,

Eric

Sent from my I-Pad

CHFA-FOI

From: Bryson, Susan J. <SBryson@wiggin.com>
Sent: Wednesday, April 17, 2013 9:28 PM
To: Kovel, Dara
Subject: Re: Ninth Square Meeting

Yes.

Tomorrow I intend to take a walk.

Sent from my iPad

On Apr 17, 2013, at 8:32 PM, "Kovel, Dara" <dara.kovel@chfa.org> wrote:

Yup. Just frustrated.

From: Bryson, Susan J. [<mailto:SBryson@wiggin.com>]
Sent: Wednesday, April 17, 2013 8:15 PM
To: Kovel, Dara
Subject: Re: Ninth Square Meeting

Ok.

You ok?

Sent from my iPhone

On Apr 17, 2013, at 6:55 PM, "Kovel, Dara" <dara.kovel@chfa.org> wrote:

I'll give you a call later this week to update.

From: Bryson, Susan J. [<mailto:SBryson@wiggin.com>]
Sent: Wednesday, April 17, 2013 6:14 PM
To: Kovel, Dara
Subject: FW: Ninth Square Meeting

Dara – Shall we talk? Further explanation? s

From: Lapila, Michele [<mailto:michele.lapila@chfa.org>]
Sent: Wednesday, April 17, 2013 3:03 PM
To: evonne.klein@ct.gov; Nick.lundgren@ct.gov; richard.baron@mccormackbaron.com; kevin.mccormack@mccormackbaron.com; Ian.McCormack@McCormackBaron.com; EJohnson@newhavenct.net; kmurphy@newhavenct.net; JBrodsky@Related.com; alex.banker@yale.edu; Bryson, Susan J.; Chatman, Eric; Obrien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
Cc: Bryant, Mary; Nunes, Fatima; Swiconek, Margaret; Warden, Annette; Roy, Carleen; vrodig@newhavenct.net; Jackson, Carol; Lil.Ryan@McCormackBaron.com;

angela.kloeckner@mccormackbaron.com; melanie.weller@related.com;
kim.stewart@yale.edu; Dorothy.Malerba@ct.gov; rlemley@newhavenct.net; Favreau,
Deborah; lmoore@newhavenct.net

Subject: RE: Ninth Square Meeting

Please remove the below dates from your calendar - we will not be scheduling a Ninth Square meeting at this time.

Thank you.

Michele LaPila
Connecticut Housing Finance Authority
Phone: 860-571-4275
Fax: 860-257-7955
Michele.Lapila@CHFA.org

From: Lapila, Michele
Sent: Monday, April 08, 2013 3:03 PM
To: 'evonne.klein@ct.gov'; 'Nick.lundgren@ct.gov';
'richard.baron@mccormackbaron.com'; 'Mr. Kevin McCormack
(kevin.mccormack@mccormackbaron.com)'; 'Ian.McCormack@McCormackBaron.com';
"Erik Johnson" (EJohnson@newhavenct.net); "Kelly Murphy (kmurphy@newhavenct.net)'
(kmurphy@newhavenct.net); "Brodsky, Jeff" (JBrodsky@Related.com)';
'alex.banker@yale.edu'; 'Bryson, Susan J. (SBryson@wiggins.com)'; Chatman, Eric;
Obrien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
Cc: Bryant, Mary; Nunes, Fatima; Swiconek, Margaret; Warden, Annette; Roy, Carleen;
'vrodri@newhavenct.net'; 'Jackson, Carol'; 'Ryan, Lil (Lil.Ryan@McCormackBaron.com)';
'angela.kloeckner@mccormackbaron.com'; 'melanie.weller@related.com';
'kim.stewart@yale.edu'; 'Malerba, Dorothy (Dorothy.Malerba@ct.gov)';
'rlemley@newhavenct.net'; Favreau, Deborah; lmoore@newhavenct.net
Subject: Ninth Square Meeting

New dates...

Please let me know if you are available to meet (or call in if necessary) at the Mayor's office in New Haven on the following dates:

- Tuesday, 4/30 at 3:00 pm
- Friday, 5/3 at 9:00 am or 10:00 am

Thank you.

Michele LaPila
Connecticut Housing Finance Authority
Phone: 860-571-4275
Fax: 860-257-7955
Michele.Lapila@CHFA.org

From: Lapila, Michele
Sent: Monday, April 08, 2013 8:41 AM
To: 'evonne.klein@ct.gov'; 'Nick.lundgren@ct.gov';
'richard.baron@mccormackbaron.com'; 'Mr. Kevin McCormack
(kevin.mccormack@mccormackbaron.com)'; 'Ian.McCormack@McCormackBaron.com';
"Erik Johnson" (EJohnson@newhavenct.net); "Kelly Murphy (kmurphy@newhavenct.net)'
(kmurphy@newhavenct.net); "Brodsky, Jeff" (JBrodsky@Related.com)';

'bruce.alexander@yale.edu'; 'alex.banker@yale.edu'; 'Bryson, Susan J. (SBryson@wiggjin.com)'; Chatman, Eric; Obrien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
Cc: Bryant, Mary; Nunes, Fatima; Swiconek, Margaret; Warden, Annette; Roy, Carleen; 'vrodriq@newhavenct.net'; 'Jackson, Carol'; 'Ryan, Lil (Lil.Ryan@McCormackBaron.com)'; 'angela.kloeckner@mccormackbaron.com'; 'melanie.weller@related.com'; 'karen.king@yale.edu'; 'kim.stewart@yale.edu'; 'Malerba, Dorothy (Dorothy.Malerba@ct.gov)'; 'rlemley@newhavenct.net'; Favreau, Deborah
Subject: RE: Ninth Square Meeting

Please remove the hold you have on Monday, 4/22/13 – the majority of the stakeholders have conflicts. I will get back to you with more dates. Thank you.

Michele LaPila
Connecticut Housing Finance Authority
Phone: 860-571-4275
Fax: 860-257-7955
Michele.Lapila@CHFA.org

From: Lapila, Michele
Sent: Friday, April 05, 2013 12:03 PM
To: 'evonne.klein@ct.gov'; 'Nick.lundgren@ct.gov'; 'richard.baron@mccormackbaron.com'; 'Mr. Kevin McCormack (kevin.mccormack@mccormackbaron.com)'; 'Ian.McCormack@McCormackBaron.com'; 'Erik Johnson' (EJohnson@newhavenct.net); 'Kelly Murphy (kmurphy@newhavenct.net)' (kmurphy@newhavenct.net); 'Brodsky, Jeff' (JBrodsky@Related.com); 'bruce.alexander@yale.edu'; 'alex.banker@yale.edu'; 'Bryson, Susan J. (SBryson@wiggjin.com)'; Chatman, Eric; Obrien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
Cc: Bryant, Mary; Nunes, Fatima; Swiconek, Margaret; Warden, Annette; Roy, Carleen; 'vrodriq@newhavenct.net'; 'Jackson, Carol'; 'Ryan, Lil (Lil.Ryan@McCormackBaron.com)'; 'angela.kloeckner@mccormackbaron.com'; 'melanie.weller@related.com'; 'karen.king@yale.edu'; 'kim.stewart@yale.edu'; 'Malerba, Dorothy (Dorothy.Malerba@ct.gov)'; 'rlemley@newhavenct.net'; Favreau, Deborah
Subject: RE: Ninth Square Meeting

Please remove the hold you have on Monday, 4/8/13 at 3:30 pm. The meeting will not be held on this date due to scheduling conflicts with some of the stakeholders.

Please continue to hold Monday, 4/22/13 at 2:00 pm; we do not have confirmation from everyone for that date. If that does not work, we may have to provide more dates for the end of April.

Thank you.

Michele LaPila
Connecticut Housing Finance Authority
Phone: 860-571-4275
Fax: 860-257-7955
Michele.Lapila@CHFA.org

From: Lapila, Michele
Sent: Thursday, April 04, 2013 11:19 AM
To: 'evonne.klein@ct.gov'; 'Nick.lundgren@ct.gov'; 'richard.baron@mccormackbaron.com'; Mr. Kevin McCormack (kevin.mccormack@mccormackbaron.com); 'Ian.McCormack@McCormackBaron.com'; 'Erik Johnson' (EJohnson@newhavenct.net);

'Kelly Murphy (kmurphy@newhavenct.net)' (kmurphy@newhavenct.net); 'Brodsky, Jeff' (JBrodsky@Related.com); 'bruce.alexander@yale.edu'; 'alex.banker@yale.edu'; Bryson, Susan J. (SBryson@wiggins.com); Chatman, Eric; Obrien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara

Cc: Bryant, Mary; Nunes, Fatima; Swiconek, Margaret; Warden, Annette; Roy, Carleen; vrodri@newhavenct.net; Jackson, Carol; Ryan, Lil (Lil.Ryan@McCormackBaron.com); 'angela.kloekner@mccormackbaron.com'; 'melanie.weller@related.com'; 'karen.king@yale.edu'; 'kim.stewart@yale.edu'; Malerba, Dorothy (Dorothy.Malerba@ct.gov); 'rlemley@newhavenct.net'; Favreau, Deborah

Subject: Ninth Square Meeting

Dear Stakeholder,

The Residences at Ninth Square is a 335-unit residential development located in the downtown area of New Haven. The project, completed in 1994, has had significant and positive impact to the revitalization of New Haven and continues to be a vibrant and attractive destination for New Haven residents and businesses.

As you are aware, representatives from the City of New Haven, CHFA, DECD, Related, McCormick and Baron and Yale University have been working over the past several months to come to some agreement on how to restructure the financing for this project. Every option at the minimum requires some concessions on the part of the existing investors and in certain instances requires new investment in order for the project to continue to be viable.

We would like to invite you to a meeting to discuss the financing options that have been presented and to reach some consensus on the future of the development. Issues to be discussed at the meeting, shall include but will not be limited to, the following topics:

- Request for waiver of accrued interest on existing taxable and non-taxable bond financings;
- New 4% LIHTC and bond financing from CHFA;
- New Tax Abatement Agreement and HAP Contract from City of New Haven & New Haven Housing Authority;
- Developer fees, tax consequences resulting from proposed refinance event; and
- Proposed refinance schedule, scope of work and timing of improvements.

Please respond to the sender of this e-mail as soon as possible, letting us know if you are available to meet or participate in a conference call if necessary on:

- Monday, 4/8 at 3:30 pm or
- Monday, 4/22 at 2:00 pm

The meeting will be held at Mayor DeStefano's office at 165 Church Street, 2nd Floor, New Haven, CT.

As a participant in this development, we encourage you to attend this meeting so we can think strategically about alternatives, answer questions or clarify any issues relating to this very complex project and develop an action plan and timeline to move forward.

Sincerely,

John DeStefano, Jr,
Mayor

Eric Chatman
President- Executive Director

"Sender"

Michele LaPila
Connecticut Housing Finance Authority
Phone: 860-571-4275
Fax: 860-257-7955
Michele.Lapila@CHFA.org

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Cc: Bryant, Mary; Nunes, Fatima; Swiconek, Margaret; Warden, Annette; Roy, Carleen; vrodrig@newhavenct.net; Jackson, Carol; Lil.Ryan@McCormackBaron.com; angela.kloeckner@mccormackbaron.com; melanie.weller@related.com; kim.stewart@yale.edu; Dorothy.Malerba@ct.gov; rlemley@newhavenct.net; Favreau, Deborah; lmoore@newhavenct.net
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To: 'evonne.klein@ct.gov'; 'Nick.lundgren@ct.gov'; 'richard.baron@mccormackbaron.com'; 'Mr. Kevin McCormack (kevin.mccormack@mccormackbaron.com)'; 'Tan.McCormack@McCormackBaron.com'; 'Erik Johnson' (EJohnson@newhavenct.net); 'Kelly Murphy (kmurphy@newhavenct.net)' (kmurphy@newhavenct.net); 'Brodsky, Jeff' (JBrodsky@Related.com); 'alex.banker@yale.edu'; 'Bryson, Susan J. (SBryson@wiggjin.com)'; Chatman, Eric; Obrien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
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Subject: Ninth Square Meeting

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Disclosure under U.S. IRS Circular 230: **Wiggin and Dana LLP** informs you that any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose

of avoiding federal tax related penalties or promoting, marketing or recommending to another party any transaction or matter addressed herein.

CHFA-FOI

From: Kovel, Dara < dara.kovel@chfa.org >
Sent: Wednesday, April 17, 2013 7:06 PM
To: Lundgren, Nick
Subject: RE: Ninth Square Meeting

I don't think so.

From: Lundgren, Nick [mailto:Nick.Lundgren@ct.gov]
Sent: Wednesday, April 17, 2013 7:04 PM
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CHFA-FOI

From: Bryson, Susan J. <SBryson@wiggin.com>
Sent: Wednesday, April 17, 2013 8:15 PM
To: Kovel, Dara
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Ok.

You ok?

Sent from my iPhone

On Apr 17, 2013, at 6:55 PM, "Kovel, Dara" <dara.kovel@chfa.org> wrote:

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To: evonne.klein@ct.gov; Nick.lundgren@ct.gov; richard.baron@mccormackbaron.com; kevin.mccormack@mccormackbaron.com; Ian.McCormack@McCormackBaron.com; EJohnson@newhavenct.net; kmurphy@newhavenct.net; JBrodsky@Related.com; alex.banker@yale.edu; Bryson, Susan J.; Chatman, Eric; O'Brien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
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Subject: RE: Ninth Square Meeting

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Michele LaPila
Connecticut Housing Finance Authority
Phone: 860-571-4275
Fax: 860-257-7955
Michele.Lapila@CHFA.org

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- Friday, 5/3 at 9:00 am or 10:00 am

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Thank you.

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Subject: Ninth Square Meeting

Dear Stakeholder,

The Residences at Ninth Square is a 335-unit residential development located in the downtown area of New Haven. The project, completed in 1994, has had significant and positive impact to the revitalization of New Haven and continues to be a vibrant and attractive destination for New Haven residents and businesses.

As you are aware, representatives from the City of New Haven, CHFA, DECD, Related, McCormick and Baron and Yale University have been working over the past several months to come to some agreement on how to restructure the financing for this project. Every option at the minimum requires some concessions on the part of the existing investors and in certain instances requires new investment in order for the project to continue to be viable.

We would like to invite you to a meeting to discuss the financing options that have been presented and to reach some consensus on the future of the development. Issues to be discussed at the meeting, shall include but will not be limited to, the following topics:

- Request for waiver of accrued interest on existing taxable and non-taxable bond financings;
- New 4% LIHTC and bond financing from CHFA;
- New Tax Abatement Agreement and HAP Contract from City of New Haven & New Haven Housing Authority;
- Developer fees, tax consequences resulting from proposed refinance event; and
- Proposed refinance schedule, scope of work and timing of improvements.

Please respond to the sender of this e-mail as soon as possible, letting us know if you are available to meet or participate in a conference call if necessary on:

- Monday, 4/8 at 3:30 pm or
- Monday, 4/22 at 2:00 pm

The meeting will be held at Mayor DeStefano's office at 165 Church Street, 2nd Floor, New Haven, CT.

As a participant in this development, we encourage you to attend this meeting so we can think strategically about alternatives, answer questions or clarify any issues relating to this very complex project and develop an action plan and timeline to move forward.

Sincerely,

John DeStefano, Jr,
Mayor

Eric Chatman
President- Executive Director

"Sender"

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CHFA-FOI

From: Lundgren, Nick <Nick.Lundgren@ct.gov>
Sent: Wednesday, April 17, 2013 6:31 PM
To: Kovel, Dara
Subject: FW: Ninth Square Meeting

Is this just a scheduling problem or should I be worried?

From: Lapila, Michele [mailto:michele.lapila@chfa.org]
Sent: Wednesday, April 17, 2013 3:03 PM
To: Klein, Evonne; Lundgren, Nick; richard.baron@mccormackbaron.com; kevin.mccormack@mccormackbaron.com; Ian.McCormack@McCormackBaron.com; EJohnson@newhavenct.net; kmurphy@newhavenct.net; JBrodsky@Related.com; alex.banker@yale.edu; SBryson@wiggins.com; Chatman, Eric; Obrien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, William; Kovel, Dara
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CHFA-FOI

From: Bryson, Susan J. <SBryson@wiggin.com>
Sent: Wednesday, April 17, 2013 6:14 PM
To: Kovel, Dara
Subject: FW: Ninth Square Meeting

Dara – Shall we talk? Further explanation? s

From: Lapila, Michele [mailto:michele.lapila@chfa.org]
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Please remove the hold you have on Monday, 4/22/13 – the majority of the stakeholders have conflicts. I will get back to you with more dates. Thank you.

Michele LaPila
Connecticut Housing Finance Authority
Phone: 860-571-4275
Fax: 860-257-7955
Michele.Lapila@CHFA.org

From: Lapila, Michele
Sent: Friday, April 05, 2013 12:03 PM
To: 'evonne.klein@ct.gov'; 'Nick.lundgren@ct.gov'; 'richard.baron@mccormackbaron.com'; 'Mr. Kevin McCormack (kevin.mccormack@mccormackbaron.com)'; 'Ian.McCormack@McCormackBaron.com'; 'Erik Johnson' (EJohnson@newhavenct.net); 'Kelly Murphy (kmurphy@newhavenct.net)' (kmurphy@newhavenct.net); 'Brodsky, Jeff' (JBrodsky@Related.com); 'bruce.alexander@yale.edu'; 'alex.banker@yale.edu'; 'Bryson, Susan J.' (SBryson@wiggins.com); Chatman, Eric; O'Brien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
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Subject: RE: Ninth Square Meeting

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To: 'evonne.klein@ct.gov'; Nick.lundgren@ct.gov; richard.baron@mccormackbaron.com; Mr. Kevin McCormack

(kevin.mccormack@mccormackbaron.com); Ian.McCormack@McCormackBaron.com; 'Erik Johnson' (EJohnson@newhavenct.net); 'Kelly Murphy' (kmurphy@newhavenct.net)' (kmurphy@newhavenct.net); 'Brodsky, Jeff' (JBrodsky@Related.com); 'bruce.alexander@yale.edu'; 'alex.banker@yale.edu'; Bryson, Susan J. (SBryson@wiggin.com); Chatman, Eric; O'Brien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
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CHFA-FOI

From: Chatman, Eric <eric.chatman@CHFA.org>
Sent: Thursday, April 11, 2013 11:44 AM
To: Kovel, Dara
Subject: Re: Ninth Square Meeting

Ok. Thanks

From: Kovel, Dara
Sent: Thursday, April 11, 2013 11:38 AM
To: Chatman, Eric; Craford, John
Subject: FW: Ninth Square Meeting

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Sent: Thursday, April 11, 2013 11:18 AM
To: Lapila, Michele
Subject: RE: Ninth Square Meeting

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Sent: Thursday, April 11, 2013 9:58 AM
To: Alex Banker
Subject: RE: Ninth Square Meeting

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From: Alex Banker [mailto:alex.banker@yale.edu]
Sent: Thursday, April 11, 2013 9:41 AM
To: Lapila, Michele
Subject: RE: Ninth Square Meeting

Michele:

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Thanks,

Alex

From: Lapila, Michele [<mailto:michele.lapila@chfa.org>]

Sent: Monday, April 08, 2013 3:03 PM

To: evonne.klein@ct.gov; Nick.lundgren@ct.gov; richard.baron@mccormackbaron.com; kevin.mccormack@mccormackbaron.com; Ian.McCormack@mccormackbaron.com; EJohnson@newhavenct.net; kmurphy@newhavenct.net; JBrodsky@Related.com; Alex Banker; SBryson@wiggins.com; Chatman, Eric; Obrien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara

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From: Lapila, Michele
Sent: Thursday, April 04, 2013 11:19 AM

To: 'evonne.klein@ct.gov'; Nick.lundgren@ct.gov; richard.baron@mccormackbaron.com

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Mr. Kevin

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CHFA-FOI

From: Kovel, Dara < dara.kovel@chfa.org >
Sent: Thursday, April 11, 2013 11:39 AM
To: Chatman, Eric; Craford, John
Subject: FW: Ninth Square Meeting

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Sent: Thursday, April 11, 2013 11:25 AM
To: Kovel, Dara
Subject: FW: Ninth Square Meeting

FYI

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Sent: Thursday, April 11, 2013 11:18 AM
To: Lapila, Michele
Subject: RE: Ninth Square Meeting

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From: Lapila, Michele [mailto:michele.lapila@chfa.org]
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To: Alex Banker
Subject: RE: Ninth Square Meeting

Alex,
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From: Alex Banker [mailto:alex.banker@yale.edu]
Sent: Thursday, April 11, 2013 9:41 AM
To: Lapila, Michele
Subject: RE: Ninth Square Meeting

Michele:

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From: Lapila, Michele [<mailto:michele.lapila@chfa.org>]

Sent: Monday, April 08, 2013 3:03 PM

To: evonne.klein@ct.gov; Nick.lundgren@ct.gov; richard.baron@mccormackbaron.com; kevin.mccormack@mccormackbaron.com; Ian.McCormack@mccormackbaron.com; EJohnson@newhavenct.net; kmurphy@newhavenct.net; JBrodsky@Related.com; Alex Banker; SBryson@wigglin.com; Chatman, Eric; Obrien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara

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Michele LaPila

Connecticut Housing Finance Authority

Phone: 860-571-4275

Fax: 860-257-7955

Michele.Lapila@CHFA.org

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Sent: Monday, April 08, 2013 8:41 AM

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CHFA-FOI

From: Bryson, Susan J. <SBryson@wiggin.com>
Sent: Tuesday, April 09, 2013 3:57 PM
To: Kovel, Dara
Subject: RE: Ninth Square Meeting

Dara –

Sorry – that wasn't very clear.

I am concerned about timing, really. I think getting that many busy people into one room at one time is clearly going to take weeks. I don't know if there is progress that can be made on the plan that CHFA, DECD and the City have been discussing – or if progress is awaiting the meeting. Is anyone talking separately to Yale, for example? Is the City's tax abatement proposal going to the Board of Aldermen?

I am trying to understand if the meeting is a gate – or one of several ongoing efforts to move the ball forward.

Do let me know if there is anything I can do to help move this along.

Hope all's well. It's a beautiful day. S.

From: Kovel, Dara [mailto:dara.kovel@chfa.org]
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Subject: FW: Ninth Square Meeting

Susan,
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Sincerely,

John DeStefano, Jr,
Mayor

Eric Chatman
President- Executive Director

"Sender"

Michele LaPila

Connecticut Housing Finance Authority

Phone: 860-571-4275

Fax: 860-257-7955

Michele.Lapila@CHFA.org

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CHFA-FOI

From: Lapila, Michele <michele.lapila@chfa.org>
Sent: Tuesday, April 09, 2013 3:39 PM
To: Kovel, Dara
Subject: FW: Ninth Square Meeting

From: Bryson, Susan J. [mailto:SBryson@wiggins.com]
Sent: Tuesday, April 09, 2013 3:37 PM
To: Lapila, Michele
Subject: RE: Ninth Square Meeting

Is everything on hold pending this meeting?

From: Lapila, Michele [mailto:michele.lapila@chfa.org]
Sent: Tuesday, April 09, 2013 3:35 PM
To: Bryson, Susan J.
Subject: RE: Ninth Square Meeting

Yes, we realize it would be difficult to get 100% - we're receiving our dates from the Mayor's office so we are scheduling according to his calendar. Will let you know the outcome as soon as we hear from everyone.

Michele LaPila
Connecticut Housing Finance Authority
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Fax: 860-257-7955
Michele.Lapila@CHFA.org

From: Bryson, Susan J. [mailto:SBryson@wiggins.com]
Sent: Monday, April 08, 2013 4:03 PM
To: Lapila, Michele
Subject: RE: Ninth Square Meeting

I can make any of these times work.

Michele – Are you trying to get a representative from each stakeholder in attendance, rather than expecting 100% attendance by each individual (which will be close to impossible to achieve, I would guess)?

From: Lapila, Michele [mailto:michele.lapila@chfa.org]
Sent: Monday, April 08, 2013 3:03 PM
To: evonne.klein@ct.gov; Nick.lundgren@ct.gov; richard.baron@mccormackbaron.com; kevin.mccormack@mccormackbaron.com; Ian.McCormack@McCormackBaron.com; EJohnson@newhavenct.net; kmurphy@newhavenct.net; JBrodsky@Related.com; alex.banker@yale.edu; Bryson, Susan J.; Chatman, Eric; O'Brien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
Cc: Bryant, Mary; Nunes, Fatima; Swiconek, Margaret; Warden, Annette; Roy, Carleen; vrodri@newhavenct.net; Jackson, Carol; Lil.Ryan@McCormackBaron.com; angela.kloekner@mccormackbaron.com; melanie.weller@related.com; kim.stewart@yale.edu; Dorothy.Malerba@ct.gov; rlemley@newhavenct.net; Favreau, Deborah; Imoore@newhavenct.net
Subject: Ninth Square Meeting

New dates...

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- Tuesday, 4/30 at 3:00 pm
- Friday, 5/3 at 9:00 am or 10:00 am

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Subject: Ninth Square Meeting

Dear Stakeholder,

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CHFA-FOI

From: Lapila, Michele <michele.lapila@chfa.org>
Sent: Tuesday, April 09, 2013 3:36 PM
To: Dorothy.Malerba@ct.gov
Cc: Kovel, Dara
Subject: FW: Ninth Square Meeting

FYI

From: Lundgren, Nick [mailto:Nick.Lundgren@ct.gov]
Sent: Monday, April 08, 2013 5:58 PM
To: Lapila, Michele
Subject: Re: Ninth Square Meeting

If needed I can move my 5/3.

From: Lapila, Michele [mailto:michele.lapila@chfa.org]
Sent: Monday, April 08, 2013 03:35 PM
To: Lundgren, Nick
Subject: RE: Ninth Square Meeting

Just checking... so 5/3 is definitely not an option?

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Michele.Lapila@CHFA.org

From: Lundgren, Nick [mailto:Nick.Lundgren@ct.gov]
Sent: Monday, April 08, 2013 3:21 PM
To: Lapila, Michele
Cc: Klein, Evonne
Subject: RE: Ninth Square Meeting

I can do 4/30

From: Lapila, Michele [mailto:michele.lapila@chfa.org]
Sent: Monday, April 08, 2013 3:03 PM
To: Klein, Evonne; Lundgren, Nick; richard.baron@mccormackbaron.com; kevin.mccormack@mccormackbaron.com; Ian.McCormack@McCormackBaron.com; EJohnson@newhavenct.net; kmurphy@newhavenct.net; JBrodsky@Related.com; alex.banker@yale.edu; SBryson@wiggins.com; Chatman, Eric; O'Brien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, William; Kovel, Dara
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CHFA-FOI

From: Lapila, Michele <michele.lapila@chfa.org>
Sent: Tuesday, April 09, 2013 2:58 PM
To: Dorothy.Malerba@ct.gov
Cc: Kovel, Dara
Subject: RE: Ninth Square Meeting

Hi Dorothy,

Could you please double check, Nick had responded that 4/30 was ok. Thanks.

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From: Kovel, Dara
Sent: Tuesday, April 09, 2013 9:35 AM
To: Lapila, Michele
Subject: FW: Ninth Square Meeting

Ugh.

From: Malerba, Dorothy [<mailto:Dorothy.Malerba@ct.gov>]
Sent: Tuesday, April 09, 2013 9:32 AM
To: Lapila, Michele; Klein, Evonne; Lundgren, Nick; richard.baron@mccormackbaron.com; kevin.mccormack@mccormackbaron.com; Ian.McCormack@McCormackBaron.com; EJohnson@newhavenct.net; kmurphy@newhavenct.net; JBrodsky@Related.com; alex.banker@yale.edu; SBryson@wiggins.com; Chatman, Eric; O'Brien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
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Subject: RE: Ninth Square Meeting

Michelle,

Sorry, those dates won't work for Nick Lundgren or Evonne Klein.

Dorothy

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Thank you.

Michele LaPila
Connecticut Housing Finance Authority
Phone: 860-571-4275
Fax: 860-257-7955
Michele.Lapila@CHFA.org

From: Lapila, Michele
Sent: Thursday, April 04, 2013 11:19 AM
To: 'evonne.klein@ct.gov'; Nick.lundgren@ct.gov; richard.baron@mccormackbaron.com; Mr. Kevin McCormack (kevin.mccormack@mccormackbaron.com); Tan.McCormack@McCormackBaron.com; 'Erik Johnson' (EJohnson@newhavenct.net); 'Kelly Murphy' (kmurphy@newhavenct.net)' (kmurphy@newhavenct.net); 'Brodsky, Jeff' (JBrodsky@Related.com); 'bruce.alexander@yale.edu'; 'alex.banker@yale.edu'; Bryson, Susan J. (SBryson@wiggin.com); Chatman, Eric; O'Brien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
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CHFA-FOI

From: Kovel, Dara < dara.kovel@chfa.org >
Sent: Tuesday, April 09, 2013 9:35 AM
To: Lapila, Michele
Subject: FW: Ninth Square Meeting

Ugh.

From: Malerba, Dorothy [mailto:Dorothy.Malerba@ct.gov]
Sent: Tuesday, April 09, 2013 9:32 AM
To: Lapila, Michele; Klein, Evonne; Lundgren, Nick; richard.baron@mccormackbaron.com; kevin.mccormack@mccormackbaron.com; Ian.McCormack@McCormackBaron.com; EJohnson@newhavenct.net; kmurphy@newhavenct.net; JBrodsky@Related.com; alex.banker@yale.edu; SBryson@wiggins.com; Chatman, Eric; O'Brien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
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Sent: Monday, April 08, 2013 3:03 PM
To: Klein, Evonne; Lundgren, Nick; richard.baron@mccormackbaron.com; kevin.mccormack@mccormackbaron.com; Ian.McCormack@McCormackBaron.com; EJohnson@newhavenct.net; kmurphy@newhavenct.net; JBrodsky@Related.com; alex.banker@yale.edu; SBryson@wiggins.com; Chatman, Eric; O'Brien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, William; Kovel, Dara
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5/3 works for me. 4/30 does not

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Subject: RE: Ninth Square Meeting

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Thank you.

Michele LaPila
Connecticut Housing Finance Authority
Phone: 860-571-4275
Fax: 860-257-7955
Michele.Lapila@CHFA.org

From: Lapila, Michele
Sent: Thursday, April 04, 2013 11:19 AM
To: 'evonne.klein@ct.gov'; Nick.lundgren@ct.gov; richard.baron@mccormackbaron.com; Mr. Kevin McCormack (kevin.mccormack@mccormackbaron.com); Ian.McCormack@McCormackBaron.com; 'Erik Johnson (EJohnson@newhavenct.net)'; 'Kelly Murphy (kmurphy@newhavenct.net)' (kmurphy@newhavenct.net); 'Brodsky, Jeff (JBrodsky@Related.com)'; 'bruce.alexander@yale.edu'; 'alex.banker@yale.edu'; Bryson, Susan J. (SBryson@wiggin.com); Chatman, Eric; Obrien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
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CHFA-FOI

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Subject: Ninth Square Meeting

New dates...

Please let me know if you are available to meet (or call in if necessary) at the Mayor's office in New Haven on the following dates:

- Tuesday, 4/30 at 3:00 pm
- Friday, 5/3 at 9:00 am or 10:00 am

Thank you.

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"Sender"

Michele LaPila

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Fax: 860-257-7955

Michele.Lapila@CHFA.org

CHFA-FOI

From: Kovel, Dara < dara.kovel@chfa.org >
Sent: Sunday, April 07, 2013 10:01 AM
To: Lapila, Michele
Subject: Fwd: Ninth Square Meeting

Looks like we will need to find another date, since the development team is unavailable.
d

Sent from my iPad

Begin forwarded message:

From: "Ryan, Lil" < Lil.Ryan@McCormackBaron.com >
Date: April 5, 2013 4:55:39 PM EDT
To: "Lapila, Michele" < michele.lapila@chfa.org >, < evonne.klein@ct.gov >, < Nick.lundgren@ct.gov >, "Baron, Richard" < Richard.Baron@McCormackBaron.com >, "McCormack, Kevin" < Kevin.McCormack@mccormackbaron.com >, "McCormack, Ian" < Ian.McCormack@McCormackBaron.com >, < EJohnson@newhavenct.net >, < kmurphy@newhavenct.net >, < JBrodsky@Related.com >, < bruce.alexander@yale.edu >, < alex.banker@yale.edu >, < SBryson@wiggin.com >, "Chatman, Eric" < eric.chatman@chfa.org >, "O'Brien, Nancy" < nancy.obrien@chfa.org >, "Guliano, Pasquale" < pasquale.guliano@chfa.org >, "Craford, John" < john.craford@chfa.org >, "Dickerson, Al" < william.dickerson@chfa.org >, "Kovel, Dara" < dara.kovel@chfa.org >
Cc: "Bryant, Mary" < mary.bryant@chfa.org >, "Nunes, Fatima" < tina.nunes@chfa.org >, "Swiconek, Margaret" < margaret.swiconek@chfa.org >, "Warden, Annette" < annette.warden@chfa.org >, "Roy, Carleen" < carleen.roy@chfa.org >, < vrodrig@newhavenct.net >, "Jackson, Carol" < Carol.Jackson@McCormackBaron.com >, "Kloeckner, Angela" < Angela.Kloeckner@McCormackBaron.com >, < melanie.weller@related.com >, < karen.king@yale.edu >, < kim.stewart@yale.edu >, < Dorothy.Malerba@ct.gov >, < rlemley@newhavenct.net >, "Favreau, Deborah" < deborah.favreau@chfa.org >
Subject: RE: Ninth Square Meeting

Michelle

Unfortunately, both Richard and Kevin will be traveling and unable to attend or participate by phone.

From: Lapila, Michele [mailto: michele.lapila@chfa.org]
Sent: Friday, April 05, 2013 11:03 AM
To: evonne.klein@ct.gov; Nick.lundgren@ct.gov; Baron, Richard; McCormack, Kevin; McCormack, Ian; EJohnson@newhavenct.net; kmurphy@newhavenct.net; JBrodsky@Related.com; bruce.alexander@yale.edu; alex.banker@yale.edu; SBryson@wiggin.com; Chatman, Eric; O'Brien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
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Subject: RE: Ninth Square Meeting

Michelle

Unfortunately, both Richard and Kevin will be traveling and unable to attend or participate by phone.

From: Lapila, Michele [mailto:michele.lapila@chfa.org]
Sent: Friday, April 05, 2013 11:03 AM
To: evonne.klein@ct.gov; Nick.lundgren@ct.gov; Baron, Richard; McCormack, Kevin; McCormack, Ian; EJohnson@newhavenct.net; kmurphy@newhavenct.net; JBrodsky@Related.com; bruce.alexander@yale.edu; alex.banker@yale.edu; SBryson@wiggin.com; Chatman, Eric; Obrien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
Cc: Bryant, Mary; Nunes, Fatima; Swiconek, Margaret; Warden, Annette; Roy, Carleen; vrodrig@newhavenct.net; Jackson, Carol; Ryan, Lil; Kloeckner, Angela; melanie.weller@related.com; karen.king@yale.edu; kim.stewart@yale.edu; Dorothy.Malerba@ct.gov; rlemley@newhavenct.net; Favreau, Deborah
Subject: RE: Ninth Square Meeting

Please remove the hold you have on Monday, 4/8/13 at 3:30 pm. The meeting will not be held on this date due to scheduling conflicts with some of the stakeholders.

Please continue to hold Monday, 4/22/13 at 2:00 pm; we do not have confirmation from everyone for that date. If that does not work, we may have to provide more dates for the end of April.

Thank you.

Michele LaPila
Connecticut Housing Finance Authority
Phone: 860-571-4275
Fax: 860-257-7955
Michele.Lapila@CHFA.org

From: Lapila, Michele
Sent: Thursday, April 04, 2013 11:19 AM
To: 'evonne.klein@ct.gov'; Nick.lundgren@ct.gov; richard.baron@mccormackbaron.com; Mr. Kevin McCormack (kevin.mccormack@mccormackbaron.com); Ian.McCormack@McCormackBaron.com; 'Erik Johnson' (EJohnson@newhavenct.net); 'Kelly Murphy' (kmurphy@newhavenct.net) (kmurphy@newhavenct.net); 'Brodsky, Jeff' (JBrodsky@Related.com); 'bruce.alexander@yale.edu'; 'alex.banker@yale.edu'; Bryson, Susan J. (SBryson@wiggin.com); Chatman, Eric; Obrien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
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Jackson, Carol; Ryan, Lil (Lil.Ryan@McCormackBaron.com); 'angela.kloeckner@mccormackbaron.com'; melanie.weller@related.com; 'karen.king@yale.edu'; 'kim.stewart@yale.edu'; Malerba, Dorothy (Dorothy.Malerba@ct.gov); 'rlemley@newhavenct.net'; Favreau, Deborah

Subject: Ninth Square Meeting

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Mayor

Eric Chatman
President- Executive Director

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CHFA-FOI

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Sent: Friday, April 05, 2013 12:03 PM
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Eric Chatman
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Connecticut Housing Finance Authority
Phone: 860-571-4275
Fax: 860-257-7955
Michele.Lapila@CHFA.org

CHFA-FOI

From: Kovel, Dara < dara.kovel@chfa.org >
Sent: Friday, April 05, 2013 11:26 AM
To: Lapila, Michele
Subject: Re: Yale and Ninth Square

We'll call off the 8th and see where we are with people on the 22nd.
Dara

Sent from my iPad

On Apr 5, 2013, at 11:09 AM, "Lapila, Michele" < michele.lapila@chfa.org > wrote:

Bruce Alexander is not in & his assistant is not due in until 2:00 -no one else handles Bruce's calendar. I left an "urgent" msg.

I called the Mayor's office to let Rose Marie the status. She said Yale is crazy right now, due to their corporate event. If I hadn't heard by 3:00 I should call her and she will try to help.

4/8 seemed to be preferred date, but I called Dorothy and Nick & Cmsr. cannot do that date-they have a priority DOH mtg that cannot be changed.

From: Kovel, Dara
Sent: Friday, April 05, 2013 10:43 AM
To: Erik Johnson
Cc: Lapila, Michele
Subject: Re: Yale and Ninth Square

We're calling Yale now.

Sent from my iPad

On Apr 5, 2013, at 10:41 AM, "Erik Johnson" < EJohnson@newhavenct.net > wrote:

I did not see a response from Yale to the email. Do you want to call them? Or do you want me to see if Mayor will call?

Do we agree on this strategy.

1. Ask Yale to waive all accrued debt
2. If no, ask to pay portion of early termination fee
3. I want to try and see if we can get this down to less than \$2.5M

Additionally, this afternoon can you send out a revised spreadsheet based on the 4% rate you are using.

Thanks

CHFA-FOI

From: Lapila, Michele <michele.lapila@chfa.org>
Sent: Friday, April 05, 2013 11:10 AM
To: Kovel, Dara
Subject: RE: Yale and Ninth Square

Bruce Alexander is not in & his assistant is not due in until 2:00 -no one else handles Bruce's calendar. I left an "urgent" msg.

I called the Mayor's office to let Rose Marie the status. She said Yale is crazy right now, due to their corporate event. If I hadn't heard by 3:00 I should call her and she will try to help.

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From: Kovel, Dara
Sent: Friday, April 05, 2013 10:43 AM
To: Erik Johnson
Cc: Lapila, Michele
Subject: Re: Yale and Ninth Square

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Sent from my iPad

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Thanks

CHFA-FOI

From: Erik Johnson <EJohnson@newhavenct.net>
Sent: Friday, April 05, 2013 10:55 AM
To: Kovel, Dara
Subject: Re: Yale and Ninth Square

Please let me know how this goes.

Also, I got an email from Valencia this morning, thank you.

-----Original Message-----

From: "Kovel, Dara" <dara.kovel@chfa.org>
Cc: Lapila, Michele <michele.lapila@chfa.org>
To: Johnson, Erik <EJohnson@newhavenct.net>

Sent: 4/5/2013 10:42:52 AM
Subject: Re: Yale and Ninth Square

We're calling Yale now.

Sent from my iPad

On Apr 5, 2013, at 10:41 AM, "Erik Johnson" <EJohnson@newhavenct.net> wrote:

>
> I did not see a response from Yale to the email. Do you want to call them? Or do you want me to see if Mayor will call?
>
> Do we agree on this strategy.
>
>
> 1. Ask Yale to waive all accrued debt
>
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>
> Additionally, this afternoon can you send out a revised spreadsheet based on the 4% rate you are using.
>
> Thanks
>

CHFA-FOI

From: Kovel, Dara <dara.kovel@chfa.org>
Sent: Friday, April 05, 2013 10:43 AM
To: Erik Johnson
Cc: Lapila, Michele
Subject: Re: Yale and Ninth Square

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Sent from my iPad

On Apr 5, 2013, at 10:41 AM, "Erik Johnson" <EJohnson@newhavenct.net> wrote:

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Thanks

CHFA-FOI

From: Erik Johnson <EJohnson@newhavenct.net>
Sent: Friday, April 05, 2013 10:44 AM
To: Kovel, Dara
Subject: Yale and Ninth Square

I did not see a response from Yale to the email. Do you want to call them? Or do you want me to see if Mayor will call?

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Thanks

CHFA-FOI

From: Jackson, Carol <Carol.Jackson@McCormackBaron.com>
Sent: Thursday, April 04, 2013 2:52 PM
To: Lapila, Michele; evonne.klein@ct.gov; Nick.lundgren@ct.gov; Baron, Richard; McCormack, Kevin; McCormack, Ian; EJohnson@newhavenct.net; kmurphy@newhavenct.net; JBrodsky@Related.com; bruce.alexander@yale.edu; alex.banker@yale.edu; SBryson@wiggins.com; Chatman, Eric; Obrien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
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Subject: RE: Ninth Square Meeting

Richard Baron can participate by phone on Monday, 4/8, but may be traveling on 4/22.

Carol Jackson

Carol.Jackson@McCormackBaron.com
(314) 335-2876 (direct)

From: Lapila, Michele [mailto:michele.lapila@chfa.org]
Sent: Thursday, April 04, 2013 10:19 AM
To: evonne.klein@ct.gov; Nick.lundgren@ct.gov; Baron, Richard; McCormack, Kevin; McCormack, Ian; EJohnson@newhavenct.net; kmurphy@newhavenct.net; JBrodsky@Related.com; bruce.alexander@yale.edu; alex.banker@yale.edu; SBryson@wiggins.com; Chatman, Eric; Obrien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
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Michele LaPila
Connecticut Housing Finance Authority
Phone: 860-571-4275
Fax: 860-257-7955
Michele.Lapila@CHFA.org

CHFA-FOI

From: Brodsky, Jeff <JBrodsky@Related.com>
Sent: Thursday, April 04, 2013 1:51 PM
To: Ryan, Lil; Lapila, Michele; evonne.klein@ct.gov; Nick.lundgren@ct.gov; Baron, Richard; McCormack, Kevin; McCormack, Ian; EJohnson@newhavenct.net; kmurphy@newhavenct.net; bruce.alexander@yale.edu; alex.banker@yale.edu; SBryson@wigginc.com; Chatman, Eric; Obrien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
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Subject: RE: Ninth Square Meeting

I would only be able to participate on the 8th at 3:30. Difficult to be in person, but will try to accommodate.

From: Ryan, Lil [mailto:Lil.Ryan@McCormackBaron.com]
Sent: Thursday, April 04, 2013 12:57 PM
To: Lapila, Michele; evonne.klein@ct.gov; Nick.lundgren@ct.gov; Baron, Richard; McCormack, Kevin; McCormack, Ian; EJohnson@newhavenct.net; kmurphy@newhavenct.net; Brodsky, Jeff; bruce.alexander@yale.edu; alex.banker@yale.edu; SBryson@wigginc.com; Chatman, Eric; Obrien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
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Subject: RE: Ninth Square Meeting

Michelle,

At the present time, both times work for Kevin McCormack to participate via conference call. I will hold these dates and times until you confirm. Thank you.

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Sincerely,

John DeStefano, Jr,
Mayor

Eric Chatman
President- Executive Director

"Sender"
Michele LaPila
Connecticut Housing Finance Authority
Phone: 860-571-4275
Fax: 860-257-7955
Michele.Lapila@CHFA.org

CHFA-FOI

From: Lapila, Michele <michele.lapila@chfa.org>
Sent: Thursday, April 04, 2013 11:19 AM
To: evonne.klein@ct.gov; Nick.lundgren@ct.gov; richard.baron@mccormackbaron.com; kevin.mccormack@mccormackbaron.com; Ian.McCormack@McCormackBaron.com; EJohnson@newhavenct.net; kmurphy@newhavenct.net; JBrodsky@Related.com; bruce.alexander@yale.edu; alex.banker@yale.edu; SBryson@wiggin.com; Chatman, Eric; O'Brien, Nancy; Guliano, Pasquale; Craford, John; Dickerson, Al; Kovel, Dara
Cc: Bryant, Mary; Nunes, Fatima; Swiconek, Margaret; Warden, Annette; Roy, Carleen; vrodrig@newhavenct.net; Jackson, Carol; Lil.Ryan@McCormackBaron.com; angela.kloeckner@mccormackbaron.com; melanie.weller@related.com; karen.king@yale.edu; kim.stewart@yale.edu; Dorothy.Malerba@ct.gov; rlemley@newhavenct.net; Favreau, Deborah
Subject: Ninth Square Meeting

Dear Stakeholder,

The Residences at Ninth Square is a 335-unit residential development located in the downtown area of New Haven. The project, completed in 1994, has had significant and positive impact to the revitalization of New Haven and continues to be a vibrant and attractive destination for New Haven residents and businesses.

As you are aware, representatives from the City of New Haven, CHFA, DECD, Related, McCormick and Baron and Yale University have been working over the past several months to come to some agreement on how to restructure the financing for this project. Every option at the minimum requires some concessions on the part of the existing investors and in certain instances requires new investment in order for the project to continue to be viable.

We would like to invite you to a meeting to discuss the financing options that have been presented and to reach some consensus on the future of the development. Issues to be discussed at the meeting, shall include but will not be limited to, the following topics:

- Request for waiver of accrued interest on existing taxable and non-taxable bond financings;
- New 4% LIHTC and bond financing from CHFA;
- New Tax Abatement Agreement and HAP Contract from City of New Haven & New Haven Housing Authority;
- Developer fees, tax consequences resulting from proposed refinance event; and
- Proposed refinance schedule, scope of work and timing of improvements.

Please respond to the sender of this e-mail as soon as possible, letting us know if you are available to meet or participate in a conference call if necessary on:

- Monday, 4/8 at 3:30 pm or
- Monday, 4/22 at 2:00 pm

The meeting will be held at Mayor DeStefano's office at 165 Church Street, 2nd Floor, New Haven, CT.

As a participant in this development, we encourage you to attend this meeting so we can think strategically about alternatives, answer questions or clarify any issues relating to this very complex project and develop an action plan and timeline to move forward.

Sincerely,

John DeStefano, Jr,
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"Sender"

Michele LaPila
Connecticut Housing Finance Authority
Phone: 860-571-4275
Fax: 860-257-7955
Michele.Lapila@CHFA.org

CHFA-FOI

From: Lapila, Michele <michele.lapila@chfa.org>
Sent: Wednesday, April 03, 2013 3:10 PM
To: Kovel, Dara
Subject: RE: Ninth Square

Do you mean in addition to the e-mail addresses that will be at the top? If so that may look odd putting a full address, what if I type their names at the top of the e-mail, as in:

To:
Commissioner Evonne Klein
Nick Lundgren
Alex Banker
Etc.

From: Kovel, Dara
Sent: Wednesday, April 03, 2013 12:51 PM
To: Lapila, Michele
Subject: RE: Ninth Square

I do think an address to the recipients still makes sense. Otherwise, I'm fine.

From: Lapila, Michele
Sent: Wednesday, April 03, 2013 12:23 PM
To: Kovel, Dara
Subject: Ninth Square

Dear Stakeholder,

The Residences at Ninth Square is a 335-unit residential development located in the downtown area of New Haven. The project, completed in 1994, has had significant and positive impact to the revitalization of New Haven and continues to be a vibrant and attractive destination for New Haven residents and businesses.

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Sincerely,

John DeStefano, Jr,
Mayor

Eric Chatman
President- Executive Director

CHFA-FOI

From: Lapila, Michele <michele.lapila@chfa.org>
Sent: Wednesday, April 03, 2013 12:23 PM
To: Kovel, Dara
Subject: Ninth Square

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John DeStefano, Jr,
Mayor

Eric Chatman
President- Executive Director

CHFA-FOI

From: Kovel, Dara < dara.kovel@chfa.org >
Sent: Wednesday, April 03, 2013 12:51 PM
To: Lapila, Michele
Subject: RE: Ninth Square

I do think an address to the recipients still makes sense. Otherwise, I'm fine.

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Sincerely,

John DeStefano, Jr,
Mayor

Eric Chatman
President- Executive Director

CHFA-FOI

From: Chatman, Eric <eric.chatman@CHFA.org>
Sent: Tuesday, April 02, 2013 9:06 PM
To: Kovel, Dara
Cc: Lapila, Michele; Craford, John
Subject: Re: Ninth Square Meeting invite ltr. revised ecj 4.1.2013

This list is fine. Please go ahead and forward it along to Erik to get the Mayor's input.

Eric

Eric Chatman

President and Executive Director

CHFA

Sent from my I-Pad

On Apr 2, 2013, at 8:29 PM, "Kovel, Dara" <dara.kovel@chfa.org> wrote:

Eric,

Did you and the Mayor discuss who would come to the meeting? Here are the folks who have been involved. Most of these people should be in my contacts:

Alex Banker - Yale Investments
Bruce Alexander – Yale Real Estate
Richard Baron, Kevin McCormack, Ian McCormack – McCormack Baron
Jeff Brodsky - Related
Nick Lundgren, Evonne Klein - DOH
John C, Pat G, Nancy O, Eric - CHFA

Michele,

I am attaching an old email for email addresses. Let me know who you can't find.

Dara

From: Erik Johnson [<mailto:EJohnson@newhavenct.net>]
Sent: Monday, April 01, 2013 6:03 PM
To: Kovel, Dara
Subject: Ninth Square Meeting invite ltr. revised ecj 4.1.2013

Dara:

Sorry it took me so long to get the revisions for this letter back to you. I got the Mayor's comments this morning. I think you know the invitees a little better than I do, can you send this out to them by email (and maybe letter)? I have a call into Jeff Brodsky and I think we are going to talk on Wed.

If you want to touch base, I am available on my mobile phone tomorrow morning before 10:00 and then I will be in the car from 12:00 - 1:30 if you want to touch base.

Thanks

Erik

Erik Johnson
Executive Director
Livable City Initiative
City of New Haven
165 Church Street
New Haven, CT 06510
(203) 946-8436

<Ninth Square Meeting invite ltr. revised ecj 4.1.2013.docx>

<mime-attachment>

CHFA-FOI

From: Kovel, Dara < dara.kovel@chfa.org >
Sent: Tuesday, April 02, 2013 8:26 PM
To: Erik Johnson
Subject: RE: Ninth Square Meeting invite ltr. revised ecj 4.1.2013

Erik,

Since the letter will go out tomorrow, is there anything you want to do in the next 3 days to prepare?

Dara

From: Erik Johnson [mailto: EJohnson@newhavenct.net]
Sent: Monday, April 01, 2013 6:03 PM
To: Kovel, Dara
Subject: Ninth Square Meeting invite ltr. revised ecj 4.1.2013

Dara:

Sorry it took me so long to get the revisions for this letter back to you. I got the Mayor's comments this morning. I think you know the invitees a little better than I do, can you send this out to them by email (and maybe letter)? I have a call into Jeff Brodsky and I think we are going to talk on Wed.

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165 Church Street
New Haven, CT 06510
(203) 946-8436

CHFA-FOI

From: Erik Johnson <EJohnson@newhavenct.net>
Sent: Monday, April 01, 2013 9:25 PM
To: Kovel, Dara
Subject: Re: Ninth Square Meeting invite ltr. revised ecj 4.1.2013

I will try and get it in the am. If not the just send the letter out.

-----Original Message-----

From: "Kovel, Dara" <dara.kovel@chfa.org>
To: Johnson, Erik <EJohnson@newhavenct.net>

Sent: 4/1/2013 9:20:23 PM
Subject: RE: Ninth Square Meeting invite ltr. revised ecj 4.1.2013

I can send it out. Do you have a PDF of the Mayor's signature for inserting?

Dara

From: Erik Johnson [<mailto:EJohnson@newhavenct.net>]
Sent: Monday, April 01, 2013 6:03 PM
To: Kovel, Dara
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Subject: Ninth Square Meeting invite ltr. revised ecj 4.1.2013

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