

CENTER AT TRIANGLE PARK, INC.
BOARD OF DIRECTORS
Minutes of October 4, 2022

BOARD OF DIRECTORS PARTICIPATING:

Dean, Russell, Town Manager, Exeter, <i>Chair</i>	Hilchey, Susan, Director of HR, SAU #25
Stacey, Cathy Ann, Reg of Deeds, Rockingham Cnty, <i>V Chair</i>	Rapp, Brian, Dep Chief, Claremont Fire Dept
Clark, Michelle, Bus Admin, SAU #66	Rossner, Daniel, Bus Admin, SAU #48
Codling, Brigitte, Town Manager, Haverhill	Sheing, Jill, HR/Payroll Coord, Strafford Cnty <i>(Remote)</i>
Dunn, Scott, Town Admin, Gilford	Trahan, Sarah, Teacher, Winnacunnet H. Sch
Ford, Duane, Business Admin, SAU #67	

OTHERS PRESENT:

DeRoche, Scott, HealthTrust MES Manager	Parker, Wendy, Secretary
Herrick, Jeanne, HealthTrust General Counsel	Tsiopras, George, HealthTrust Chief Financial Officer
Olson, Barbara, HealthTrust Executive Assistant	

Russell Dean opened the meeting at 9:00 a.m.

Sealed Minutes of the January 30, 2020 CTP Board of Directors Meeting

Russell Dean asked if Board members had reviewed the minutes and if they had any revisions. None were made.

MOTION by Daniel Rossner, seconded by Cathy Ann Stacey, to *unseal* the minutes of the January 30, 2020 Center at Triangle Park, Inc. (CTP) Board of Directors meeting.

MOTION passed unanimously.

MOTION by Cathy Ann Stacey, seconded by Sarah Trahan, to *accept* the minutes of the January 30, 2020 Center at Triangle Park, Inc. (CTP) Board of Directors meeting.

MOTION passed 8:3 with three abstentions: Michelle Clark; Scott Dunn; and Duane Ford.

Minutes of the May 20, 2022 CTP Board of Directors Meeting

Russell Dean asked if Board members had reviewed the minutes and did they have any revisions. None were made.

MOTION by Cathy Ann Stacey, seconded by Michelle Clark, to accept the minutes of the May 20, 2022 Center at Triangle Park, Inc. (CTP) Board of Directors meeting.

MOTION passed unanimously.

Financials FY2022 Year-End thru June 30, 2022

George Tsiopras reviewed the FY2022 year end financials through June 30, 2022, in detail. He offered to answer any questions. A brief discussion ensued.

Jill Sheing joined remotely at 9:05 a.m. Chair Dean asked if it was not reasonably practical to attend in-person and if there was anyone in the room with Ms. Sheing. She reponed that it was not practical for her to attend in-person and that there was no one in the room with her.

Brian Rapp in attendance at 9:07 a.m.

MOTION by Daniel Rossner, seconded by Michelle Clark, to accept the FY2022 Year-End financials through June 30, 2022, as presented, with gratitude.

Roll Call Vote

Clark, Michelle	Y	Dunn, Scott	Y	Rapp, Brian	Y	Stacey, Cathy Ann	Y
Codling, Brigitte	Y	Ford, Duane	Y	Rossner, Daniel	Y	Trahan, Sarah	Y
Dean, Russell	Y	Hilchey, Susan	Y	Sheing, Jill	Y		

MOTION passed unanimously.

FY2022 Year End Distribution to Shareholders

Chair Dean invited George Tsiopras to update the Board on the FY2022 year-end distribution to shareholders. Mr. Tsiopras proceeded to review, in detail, the distribution to shareholders for year-end FY2022. He invited questions. A brief discussion ensued.

MOTION by Michelle Clark, seconded by Brigitte Codling, to adopt the FY2022 Year-End Distribution to Shareholders, as presented.

Roll Call Vote

Clark, Michelle	Y	Dunn, Scott	Y	Rapp, Brian	Y	Stacey, Cathy Ann	Y
Codling, Brigitte	Y	Ford, Duane	Y	Rossner, Daniel	Y	Trahan, Sarah	Y
Dean, Russell	Y	Hilchey, Susan	Y	Sheing, Jill	Y		

MOTION passed unanimously.

Financials FY2023 Year-to-Date through August 31, 2022

Chair Dean invited George Tsiopras to update the Board on the FY2023 financials through August 31, 2022. Mr. Tsiopras proceed to review the financials, in detail. He noted that he will be reviewing options to initiate a competitive bidding process to lock in electricity rates which are projected to keep steadily increasing into the future. Brief discussion ensued. Mr. Tsiopras stated that the siding work on the building has been completed.

MOTION Michelle Clark, seconded by Cathy Ann Stacey, to accept the FY2023 Year-to-Date financials through August 30, 2022, as presented.

Roll Call Vote

Clark, Michelle	Y	Dunn, Scott	Y	Rapp, Brian	Y	Stacey, Cathy Ann	Y
Codling, Brigitte	Y	Ford, Duane	Y	Rossner, Daniel	Y	Trahan, Sarah	Y
Dean, Russell	Y	Hilchey, Susan	Y	Sheing, Jill	Y		

MOTION passed unanimously.

Rental Space at CTP

Chair Dean stated that he had asked George Tsiopras to share a report with the Board on tenants of the building so that all current and new Board members received the information. Mr. Tsiopras reported on each of the building’s tenants, the amount of square footage that each occupies as well as the rent charged. He noted that FEMA will be leaving the building in mid-November and the State of NH will occupy a portion of the FEMA space once they are no longer in the building. The Board thanked Mr. Tsiopras for his report.

Other Business

There was no additional business to discuss.

MOTION by Cathy Ann Stacey, seconded by Brigitte Codling, to adjourn the meeting

Roll Call Vote

Clark, Michelle	Y	Dunn, Scott	Y	Rapp, Brian	Y	Stacey, Cathy Ann	Y
Codling, Brigitte	Y	Ford, Duane	Y	Rossner, Daniel	Y	Trahan, Sarah	Y
Dean, Russell	Y	Hilchey, Susan	Y	Sheing, Jill	Y		

MOTION passed unanimously at 9:22 a.m.

Respectfully submitted,



Barbara Olson, Executive Assistant