



**WATERBURY LAND BANK AUTHORITY
BOARD OF DIRECTORS
MEETING MINUTES**

Board of Directors Meeting Minutes

Date: December 8, 2025
Location: 207-231 Bank St, 3rd floor, Waterbury, CT
Call to Order: 12:10 pm, Chairperson, Frederick Luedke

Attendees Directors: Fred Luedke (Chairperson), Joel Becker, Bob Polito (Treasurer), Dan Lauer, Gawdys Grullon (Secretary), Lana Ogrodnik

Absent: Dr. James Gatling (Vice Chair)

Staff Present: Nancy MacMillan (Executive Director)

Welcoming remarks from our Board Chairman, Fred Luedke, were made to the Board, welcoming our new Board Member, Lana Ogrodnik. Introductions of all Board of Directors were made before the start of our regular meeting.

**1) Approval of Meeting Minutes:
Minutes of the last meeting.**

Chairman Luedke invited a motion to have the Board accept and approve the Board Meeting minutes of the November 10, 2025, meeting as presented. Dan Lauer made the motion; Bob Polito seconded the motion. There was no further discussion. The motion passed unanimously. Board Meeting Minutes from November 10, 2025. (*See Attachment 1.*)

**2) Financial Report:
Discussion regarding accounting.**

Treasurer, Bob Polito, provided the monthly financial reports (Balance Sheets, and Profit/Loss Statements prepared by our Book keeper via QuickBooks) to the Board.

The Treasurer noted that the November financials are in an expanded format for the Board. Balance sheet was discussed which illustrates properties. Profit and Loss Statement was discussed noting that the WLB is in a healthy financial position. Expenses are stable.

Chairperson, Fred Luedke invited a motion to have the Board accept and approve the November 2025 monthly financials, as presented. Dan Lauer made the motion; Gawdys Grullon seconded the motion. The motion passed unanimously.

Before the Executive Director Report, the Board Chairman provided a brief overview of the work that the WLB has been accomplishing, for the benefit of our new Board of Director.

**3) Executive Director's Report:
Executive Director Monthly Update.**

Chairman Luedke asked the Board of Directors if anyone had questions regarding the Executive Director's report prepared by our Executive Director, Nancy MacMillan. There were no immediate specific questions or items highlighted from the Board.

Nancy then proceeded with her report.

There was a recapitulation of the sales which occurred during November 2025 and then a summary of all pending sales. Property lists outlined were provided to the Board and circumstances of pending sales were discussed. The Board concurred with the disposition of properties.

Other activities such as meetings attended, work with our HR consultant, the pending RFP for the WOW Neighborhood, community engagement activities, and potential candidates for our open position were discussed.

After discussion about the foregoing items, there were no further questions.

Adjournment: Chairperson Luedke introduced a motion to adjourn. The motion was seconded and approved unanimously. There being no further business, the meeting was adjourned at 1:10 PM.

This being a true and accurate record of the meeting of the Waterbury Land Bank Authority, as attested by:


Gawdys Grullon

1-7-26

Date