



Housing Authority of New Haven

Karen DuBois-Walton, Ph.D.
President

AGENDA

REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET, NEW HAVEN, CT 06511
TUESDAY, AUGUST 16, 2022 at 4:00 P.M.

<https://v.ringcentral.com/join/862116179?pw=c5c8c9b37e4b2bff4524fe13c457e0be>

Dial:16504191505

Access Code / Meeting ID: 862 116 179#/ Password 609687#

1. Roll Call
2. Approval of the minutes from July 19, 2022
3. Bills and Communications
4. Public Comments (3 Minutes per Individual /15 Minutes per Group)
5. President's Report

ACTION ITEMS

FINANCE COMMITTEE:

1. Resolution 08-42/22-R; Resolution Authorizing the Write-Off of Accounts Receivable of Former ECC/HANH Tenants of the Federal Public Housing Program Financial Statement Reporting Purposes

P&D COMMITTEE:

2. Resolution 08-43/22-R; Resolution Authorizing Change Order #6 to Banton Construction Company Phase 1 Building Upgrade Common Areas Contract at Robert Wolfe, 49 Union Avenue in the Amount Not to Exceed \$16,991.90 Bringing the Adjusted Contract Value from \$839,224.86 to \$856,216.76 Extending Contract Time to October 3, 2022

SERVICES COMMITTEE:

3. Resolution 08-44/22-R; Resolution Authorizing ECC/HANH to enter into a contract with Patterson and Associates for Intelligent Document Management beginning August 17, 2022, and ending August 16, 2027, in the amount of \$1,503,333.00
4. Resolution 08-45/22-R; Resolution Authorizing Approval to correct the start date on resolution #06-30/22 for Key & Lock Services with Cohens Key Shop for the period beginning May 25, 2021, and ending on May 24, 2023, in order to coincide with the contract start date

Adjournment

MINUTES
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET, NEW HAVEN, CT 06511
TUESDAY, JULY 19, 2022 at 4:00 P.M.

Those present included:

Erik Clemons, Chairman
William Kilpatrick, Vice Chairman
Alberta Witherspoon, Commissioner
Danya Keene, Commissioner
Karen DuBois-Walton, Secretary
Rolan Joni Young, McCarter & English LLP
Various staff and public attendees via RingCentral

The regular Meeting of the Board of Commissioners of the Housing Authority of New Haven was called to order at 4:04 p.m.

At Roll Call, Secretary DuBois-Walton was present in person in the boardroom along with all the Board members.

Approval of the Minutes from the June 21, 2022 Regular Meeting:

Motion to approve the minutes was moved by Vice Chairman Kilpatrick and seconded by Commissioner Witherspoon.

Bills and Communications:

Accounts Payable Processing Report totaling \$ 34,540.61 (listed on page 3), this excludes paid invoices on report). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the paid invoices may be provided at the July 19, 2022, Board of Commissioners meeting.

Bank Book Check Register totaling \$ 1,884,004.01 (listed on page 15). This list consists of invoices that have been paid from June 1 – June 30, 2022. Freeman Companies, LLC (\$ 23,105) IQC Environmental for Robert T. Wolfe; Reitman Personnel Services, Inc. (\$27,609) for agency temp services; The Computer Company Inc (\$35,052) for IT services and consulting; EccoVia, Inc (\$35,787) for six months of software contract; New Haven Village Suites (\$ 6,792) for tenant relocations. KJR Consulting (\$39,512) for consulting services; Nobe Construction Company (\$ 14,800) Lawn services for McConaughy; City of New Haven (\$ 63,967.64) for Bulk Trash, Fuel and 2 months of LCI; Home Depot (\$ 44,941) agency-wide materials; Anthem Blue Cross/Blue Shield (\$10,312.83) for medical insurance; United Illuminating (\$ 106,610) for various sites; Regional Water Authority (\$ 110,248) for agency-wide services; Southern Connecticut Gas (\$ 45,930) for agency-wide gas service.

The total of both registers is \$ 1,918,544.62

Presented by Natalia Rutenberg

Read into the record by Secretary Karen DuBois-Walton

Accepted as stated.

Public Comments:

Mike Piscatelli

President's Report

To: ECC/HANH Board of Commissioners
From: Karen DuBois-Walton, Ph.D., President
Date: July 19, 2022
RE: **President's July 2022 Report**

I. Administrative

Happy Summer!

Since we last met, we had the pleasure of welcoming our new Executive Communications and Board Liaison, Desire Sessions. Desire will be providing support to the Board of Commissioners as part of her role. Welcome to Desire!

This month we finalized planning for our Equitable Urban Reinvestment listening tour as part of our partnership in Growing Together CT. Our first city will be Hartford and we will hold a weeklong series of virtual sessions capturing the hopes and visions of city residents. Additionally, we invite everyone to take a moment and respond to our survey and to share it widely. The survey captures residents' thoughts on what equitable urban reinvestment means to them. The survey is available in English and Spanish via this link: <https://docs.google.com/forms/d/e/1FAIpQLSc8a7fhZlrRKGXCAKb2Z1KfYzdwR4lm77f9T558VRHhXY1nOg/viewform>

On Saturday July 9th, I was excited to be joined by Vice Chair Kilpatrick and Commissioner Witherspoon at the ribbon cutting for the ECC/HANH partnership with Christian Community Action located at 660 Winchester Ave. This Moving to Work initiative represents a non-traditional use of HCV funding to support the housing needs of 18 families transitioning from unhoused status to self sufficiency. Our housing support, coupled with the supportive services provided by CCA and generous private donations, has breathed new life into this site and it was wonderful to be joined by Senator Blumenthal, Congresswoman DeLauro, Senators Looney and Winfield, Rep. Dillon and Porter, Alder Avshalom-Smith, Mayor Elicker, faith leaders, former residents, community members and generous donor, Ms. Lindy Lee Gold. Read more about this event here: https://www.newhavenindependent.org/article/new_hope_housing

We are thrilled to be a finalist in the National Civic League AllAmerica City competition which focused this year on cities that demonstrate a strong partnership seeing housing as a platform to promote strong academic achievement for its youth. This has offered an opportunity to showcase our ECC Believes! initiative and the work done in partnership with our families and youth especially over these past COVID-19 impacted years. We invite everyone to join in viewing the award celebration on Thursday July 21st when the winner will be announced.

Time Extension Granted per Resolution #02-25/10-R

- Requesting 1-month extension for Solar Youth's East View youth program for the contract to end July 31, 2022. No additional finding is being requested.
- Requesting 2-month extension for Solar youth's West youth programming for the contract to end August 30, 2022. No additional finding is being requested.

II. Finance- May 2022 YTD Financials

The financial report covers eight months (October 1 through May 31) of data. Total Revenues are \$74,717,114 and Total Expenses are \$59,853,730 (including depreciation expense of \$1,361,566). The excess of revenue over expenses is reduced by \$(3,065,419) capitalized expenditures/notes activity and \$(5,439,346) reserve for Interest Income recognized on Notes Receivable resulting from development projects. Depreciation expense add-back is \$1,361,566. The HANH Net Surplus of \$7,720,184 was as follows:

MTW Programs

- Low Income Public Housing

Net surplus is \$1,856,990 versus a budget net surplus of \$439,255 for an overall favorable variance of \$1,417,735.

- Section 8 Housing Choice Voucher

Net surplus is \$4,360,793 versus a budget deficit of \$(891,820). The favorable variance is \$5,252,614.

Non-MTW Programs

- Business Activities showed deficit of \$(525,636) compared with a budgeted deficit of \$(830,055), resulting in a favorable variance of \$304,418.
- Central Office Cost Center shows a net surplus of \$2,028,037 compared to a budgeted surplus of \$1,282,620 resulting in an unfavorable variance of \$745,417.

May 2022	MTW Budget	MTW Actual	Variance	NON-MTW Budget	NON-MTW Actual	Variance	ELIMS Budget	ELIMS Actual	Variance	Total Budget	Total Actual	Total Variance
70500 TENANT REVENUE	859,873	1,351,149	491,276	-	12,438	12,438	-	-	-	859,873	1,363,587	503,714
70600 HUD REVENUE	70,309,211	66,239,961	(4,069,251)	146,634	212,810	66,176	-	-	-	70,455,845	66,452,770	(4,003,075)
70000 OTHER REVENUE	38,867	875,542	836,674	12,763,231	12,957,946	194,715	(6,225,257)	(6,932,731)	707,474	6,576,841	6,900,757	323,915
70000 TOTAL REVENUE	71,207,951	68,466,651	(2,741,300)	12,909,865	13,183,194	273,328	(6,225,257)	(6,932,731)	707,474	77,892,559	74,717,114	(3,175,446)
91000 OPERATING ADMINISTRATIVE	9,593,458	9,125,368	(468,090)	4,988,773	4,271,010	(717,763)	(6,225,257)	(6,932,731)	707,474	8,356,974	6,463,647	(1,893,327)
92500 TENANTS SERVICES	168,333	101,029	(67,304)	1,533,942	1,202,335	(331,607)	-	-	-	1,702,275	1,303,364	(398,912)
93000 UTILITIES	1,133,222	1,619,627	(486,405)	265,686	240,957	(24,729)	-	-	-	1,398,908	1,860,584	(461,676)
94000 MAINTENANCE	1,956,509	3,335,176	(1,378,667)	394,725	302,909	(91,815)	-	-	-	2,351,233	3,638,085	(1,286,852)
95000 PROTECTIVE SERVICES	98,003	82,774	(15,230)	16,946	6,448	(10,498)	-	-	-	114,949	89,221	(25,728)
96000 GENERAL EXPENSE	-	-	-	188,730	202,514	(13,784)	-	-	-	188,730	202,514	(13,784)
96100 INSURANCE PREMIUMS	441,717	622,408	(180,691)	2,557	445	(2,111)	-	-	-	444,273	622,853	(178,580)
96200 OTHER	1,239,302	1,133,573	(105,729)	-	-	-	-	-	-	1,239,302	1,133,573	(105,729)
96800 SEVERANCE EXPENSE	-	-	-	-	-	-	-	-	-	-	-	-
96900 TOTAL OPERATING EXPENSES	14,630,544	16,019,955	(1,389,411)	7,391,359	6,226,618	1,164,740	(6,225,257)	(6,932,731)	707,474	15,796,645	15,313,842	482,804
97100 EXTRAORDINARY MAINTENANCE	77,124	49,680	(27,444)	9,581	14,828	(5,247)	-	-	-	86,705	64,508	(22,197)
97200 CASUALTY LOSSES - NON CAPITALIZED	-	22,196	(22,196)	-	-	-	-	-	-	-	22,196	(22,196)
97300 HAP EXPENSE	50,675,603	43,091,619	(7,583,984)	200,000	-	(200,000)	-	-	-	50,875,603	43,091,619	(7,783,984)
97400 DEPRECIATION EXPENSE	2,277,267	1,158,075	(1,119,192)	246,963	203,491	(43,472)	-	-	-	2,524,229	1,361,566	(1,162,664)
90000 OTHER EXPENSES	53,029,994	44,321,570	(8,708,424)	456,543	218,318	238,225	-	-	-	53,486,537	44,539,888	8,946,649
TOTAL EXPENSES	67,660,538	60,341,525	(7,319,013)	7,847,902	6,444,937	1,402,965	(6,225,257)	(6,932,731)	707,474	69,283,182	59,853,730	9,429,452
RAD/DEV - MTW Fund Expenditures	(1,833,333)	(1,654,424)	(178,909)	(4,443,912)	(1,410,994)	(3,032,918)	-	-	-	(6,277,245)	(3,065,419)	(3,211,827)
Investment in the financing of affordable housing Dev	-	-	-	-	-	-	-	-	-	-	-	-
Reserve for interest on N/R	-	-	-	(4,856,361)	(5,439,346)	582,986	-	-	-	(4,856,361)	(5,439,346)	582,986
10010 Operating Transfer In	1,472,677	916,316	(556,361)	4,443,912	1,410,994	(3,032,918)	-	-	-	5,916,589	2,327,310	(3,589,279)
10020 Operating Transfer Out	(5,916,589)	(2,327,310)	(3,589,279)	-	-	-	-	-	-	(5,916,589)	(2,327,310)	(3,589,279)
10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES	(2,729,832)	5,059,708	(7,789,540)	205,603	1,298,910	(1,093,308)	-	-	-	(2,524,229)	6,358,619	(8,882,848)
ADJ FOR DEPREICATION EXPENSE	2,277,267	1,158,075	(1,119,192)	246,963	203,491	(43,472)	-	-	-	2,524,229	1,361,566	(1,162,664)
350 SURPLUS / (DEFICIT)	(452,565)	6,217,783	(6,670,348)	452,565	1,502,401	(1,049,836)	-	-	-	0	7,720,184	(7,720,184)

III. Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for June 2022 is 89%. The agency goal is 96.00%. Attainment of this goal remains the primary objective for the Operations Department.

B. Rent Collection

Rent Collection – HANH's rent collection for the year to date ending the month of June 2022 is 60.22%. The agency goal is 95%. After many months of successfully reducing the TAR from a high in 2014, HANH saw the TAR reduced by over 75% prior to the COVID-19 pandemic. Rent collection has been poor over the past year and a half, however, staff is working with residents to get into compliance and to obtain rent relief resources through the city and state.

Total Collected

	CY 2021	CY 2022	Variance
January	75.69%	65.57%	-10.12
February	76.19%	65.59%	-10.6
March	80.67%	63.10%	-17.57
April	83.27%	53.41%	-29.86%

May	82.07%	67.34%	-14.73%
June	73.96%	60.22%	-13.74%
July	75.22%		
August	68.87%		
September	72.80%		
October	71.75%		
November	70.47%		
December	62.56%		
Average	78.07%	61.62%	

IV. Community and Economic Development (CED) Monthly Report

CED hosted a Job Fair & Resource Expo @ Mill River Crossings on June 15th. Hosted 25 community partners with 73 residents attending from all of our developments.

CARES Program Highlights

Ms. H- employed full time with Yale Hospital as a capture analyst in medical billing & coding. She has graduated this month successfully from the CARES program. Her escrow account: \$9,076.00. Although homeownership is her end goal, she is working on increasing her savings & plans to pay market rental until she can purchase. She anticipates on starting the homebuying process in 1 to 2 years.

FSS Program Highlights

- \$(53,020) FSS escrow accounts **increase** for the month of June
- A total of **2** FSS participants were given the green light to pursue their homeownership goals.

FSS Resident Highlights:

- **LM** – started in the FSS program on May 01, 2022. She receives social security and is currently unemployed. She is aware that finding suitable employment is the FSS Program’s ultimate goal. She attended the job fair and was able to connect with Reitman Employment, a temp to perm work agency. She registered with them, and she just notified me they offered her a job. They have also informed her that due to her disability she is eligible to work with (SES) Southeastern Services with the same goal in mind and have a Temporary Work Evaluation done within the next 3 weeks. This last agency offered job placement as well.
- **ON**– She has been given the green light to move forward with communicating with a lender and pursue her homeownership goal. She meets the employment goal and her annual gross wages are \$46,935.72, she has saved over \$17,781.46 and has a credit score of 731.
- **KS**– She has been given the green light to move forward with communicating with a lender and pursue her homeownership goal. She meets the employment goal and her annual gross business wages are \$38,302, she has saved over \$2,000 and continues to work on savings. She has a credit score of 708.

ECC Believes Program Highlights

- This month CED worked to coordinate summer camp opportunities for our youth residents. We registered youth for PAL, Youth @ Work, Parks and Rec camp, LEAP, Solar Youth and Boys and Girls Club.
- Our Youth @ Work participants were onboarded and prepared to begin work the first week in July.
- Interviews took place for STEP program. Our prospective students have expressed interested in our IT, Operations, Finance and the CED department. We are excited to welcome new faces in our STEP program very soon. Several STEP students provided positive feedback during their monthly case management sessions this month and stated they felt they were growing in their roles and feeling confident about their futures. A parent also reached out to express her appreciation and how much this program will benefit her son in his future. We also celebrated our graduates and are working hard to ensure we are offering continuing educational support. (pictures included)
- Our YLC youth have been introduced to our monthly Diaper Bank pickup as an option for their monthly community service and take pride in participating. Others have participated in Squash Haven and CFAL.
- Youth Wellness participation was a focus for us in CED. After hearing feedback from youth, we have prepared to go for a hike next month and participate in a lesson on gratitude. We anticipate this group growing stronger and larger.

V.Planning and Modernization

HAI Loss Prevention Grants:

P&M applied for funding 5/31/2022, from HAI, our insurance company, for two reimbursement grants, Fire Loss Prevention, \$78,680, for installation of Fire Suppression Cannisters at each stovetop in our LIPH portfolio, and Storm Damage Prevention, \$770,760, for Tree and Shrub management and removal. Grant awards will be announced this Fall, 2022. This is a cooperative venture with the Planning and Modernization, Finance, and Operations Departments. Work has begun on both projects, each reducing ECC liability risk and making our communities safer.

HUD Emergency Safety and Security Grant:

P&M is also applying to HUD for funding to address security upgrades at Robert T. Wolfe and George Crawford Manor. The grant would enable our high-rise Elderly and Disabled communities to have the extra layer of security necessary to exclude the influx of an uninvited element. The maximum award per HA annually is \$250,000. Application was submitted June 15, 2022.

Lead-Based Paint Capital Fund Program—Lead Grant Funding Years 2017 and 2020

HUD Housing Related Hazards 2020

- P&M responded to the HUD NOFA for the Housing Related Hazards for Fiscal Year 2020, due May 25, 2021. On September 29, 2021, ECC was awarded \$3,999,993., the highest amount to a Housing Authority, in the nation, to address the following Hazards at Scattered Sites, Essex, Crawford Manor, Wolfe: Smoke and Carbon monoxide, Radon, Mold and Vermin (high-rise buildings). Work will include inspections, testing, installation of equipment, treatments and post-abatement testing, as required. The grant covers abatements in buildings encompassing 402 units. Scheduling/testing has begun with CO & smoke detectors (HUD stated priority), Radon testing and mitigation. Mold is being addressed in conjunction with Lead abatement projects as well as separately. Inspections for the Vermin (Bedbugs, rodents and cockroaches) portion of the grant has begun. A 3rd Quarterly benchmark report has been sent to the HUD Washington and our Regional offices.

ECC Lead-Based Paint Capital Fund Projects

HUD Lead Grant 2017--ECC applied for and awarded **\$986,260** in Sept 5, 2018:

HUD national office understood the need was greater and put out an additional NOFA.

HUD Lead Grant 2020--ECC applied and was awarded an additional **\$3,700,000**, in May 2021.

What we have completed to date:

- Tested all (299) LIPH family property units at risk for Lead Based Paint (Built before 1978).
- Units testing positive for lead were organized by priority in order of importance to address-- Amalgamated Prioritization Chart. Highest priority, units with children under the age of 6 years and actionable levels of lead.
- We are addressing units even if there are no children, now, as these could be rented in the future to a family with young children.
- ECC met with State of Connecticut and HUD Washington Lead Teams to align goals and verify plan of action.
- **Immediate action--Completed:**
 - Trained in-house staff to perform Interim Controls and to Follow Lead Safe Renovating practices
 - **Interim Controls:** Targeted highest priority units, temporarily removing lead dust while design and solicitation process was in progress
 - Highest priority Scattered site properties (**10 houses-17 units**)
 - McConaughy Terrace exterior source of lead dust--our largest Family development (**201 units**).
 - Removed Lead painted doors and friction components at McConaughy Terrace...no lead painted doors left at McConaughy Terrace (**201 units**).
- **Design, Abatement and Construction Complete** for Lead Abatement in the following properties:
 - 10 houses (**17 units lead safe**) in our Scattered Sites West Portfolio. Lead, encapsulated, including replacement of peeling porch components and encapsulation of some siding. These came first as they were highest on our Amalgamated Prioritization Chart.
 - Essex Townhouses (**35 units lead safe**) ...all known lead components have been removed, not just encapsulated.
 - McConaughy (201 units moved to redevelopment effort...however, units all had Interim Controls performed; More permanent Abatement to accompany redevelopment.
- **Redesign:** Upon receipt of the 2nd Lead Based Paint grant, design of remaining units were upgraded to remove instead of just encapsulate certain components, keeping to the priorities established by the testing. This was made possible due to the additional HUD funding, and provides residents and ECC a more permanent and lasting solution to the Lead.
- **Other Housing Related Hazards:** ECC added elimination of other Housing Related Hazards upon receipt of a 3rd HUD grant **\$3,999,993**, where inspections identified significant mold and asbestos to remove.

Solicitations out for Bid May, 2022 for construction completion December, 2022:

- **Group B: 3 Single-Family Houses** in the Scattered Site West portfolio
- **Group C: 8 Units in 4 houses** in the Scattered Site East portfolio
- **Solicitations out for Bid July, 2022 for Construction Completion January, 2023:**
- **Group A: 1 house, Scattered Sites East portfolio**, Lead, mold and asbestos abatement with site safety and historic preservation requirements
- **Solicitation out for Bid August, 2022 for construction start in Spring, 2023:**
- **Group D: 21 houses** in the Scattered Sites East portfolio (houses currently without children under the age of 6 years, but needing lead abatement for future family rentals).

Testing has also been performed by the Operations Department in our Elderly and Disabled community high-rise buildings, and Lead was addressed in the areas where children under 6 years were living (common areas). Not part of the Lead Grant work.

In addition, ECC is not required to test for Lead in Water as part of the grant, however, ECC in its commitment to Residents, tested for lead in water and has abated any identified lead in water concerns, not using the Lead Grant monies.

Finally, as part of the Lead Grant Work, Planning and Modernization is using the abatement work as an opportunity to educate Residents regarding Lead Based Paint exposure and Lead Safe practices to ensure a safer environment for children.

Testing results are shared with residents and explained, if needed. State of CT Lead education packet is shared and consultants are available for any technical clarification. Prior to Covid, Lead education packets were available in our lobby. Ongoing Lead Management Plans are being developed for completed Construction projects, as required by the HUD regulations.

CFP Tasks

P&M Projects 2020-2022

- **Scattered Sites: Heating and Gas Conversion:** Contract Documents completed. Contract out to bid in September 2019, yielded only one bid, 40% over cost estimate. Re-procurement yielded responsive bid approved by the Board. Construction started April 15, 2021 and original Scope of Work is, 100% complete. Related change order work completed with environmental testing. Final payment and closed out; Reimbursement to the tenants for oil in existing tanks has been completed.
- **Crawford Manor: ADA Entrance and Access Improvements and Fire Panel and Fire Pump Replacement:** ECC rescinded previously awarded contract due to COVID considerations. Project was repackaged to perform PH1- ADA entry and fire pump renovations. PH 2, Fire Panel replacement work which requires entry into resident units in an Elderly development, was postponed until deemed safe to proceed, due to COVID. Seven (7) bids were received for Phase 1 vestibule and fire pump replacement. In March 2021, Board approved contract award. ADA entry vestibule is completed, and in use. The fire pump is on site. Fire Marshal required a change in electrical panels, a change order which added time. A portion of the work has been paid for by CARES funding. Work extended to March 31, 2022, to accommodate the Fire Department Fire Watch schedule. PH 2, was re-bid, for the Fire Panel and addressable fire alarm system and Life Health and Safety Upgrades. Resolution was brought to the Board of Commissioners, in April. Contract has begun, for January 31, 2023 completion.
- **Robert T. Wolfe Renovations:** A team of architects, engineers, environmental consultants, Operations and Planning and Modernization staff completed a survey of critical needs, health, life and safety considerations. Cost estimates were evaluated, and prioritized projects selected for design; bids were solicited, and 2 non-responsive bids submitted. Project resolicited. An elevator consultant was procured to design for elevator repairs, which were procured separately; ECC Indefinite Quantities Architect assisted in approaching repairs in a novel way saving ECC almost \$500,000 on the repairs. Due to COVID, Wolfe Phase 1 excludes work requiring entry into resident units or requiring relocation of residents in an elderly and disabled population; Construction on the community room, laundry room and corridors is completed. The Lobby and ADA entry are proceeding, scheduled for completion in July.. A contract for Phase 2, for resident interior improvements was awarded, and preconstruction surveys completed. 10-unit bathrooms will be replaced and miscellaneous other life health and safety improvements throughout the majority of the residential units. Work began on the 8th and 7th floors in February, 2022, and has progressed through the 2nd floor. Additional life health and safety items have been identified and are being addressed concurrently.
- **McConaughy Terrace: Sanitary and Storm Sewer Improvements;** Two (2) bids were received, and the contract was awarded to the lowest responsible bidder. Construction started August 2020, replacing sanitary and storm sewers in sequence; delayed start due to COVID planning for safety of the community. Construction proceeded on schedule, however due to discovery and removal of contaminated soils, a wintertime extension has been given. Additional soil disposal costs and general conditions cost were brought to the BOC. Substantial completion was reached 5/19/2021. This project has replaced all of the damaged and failing storm and sanitary sewer lines which were 70 years old, vastly improving health and safety for the 198 families and 3 communal areas at McConaughy Terrace. Project is closed out.
- **Physical Needs Assessments:** P&M solicited the services of architects and engineers to provide Physical Needs Assessments (PNAs) and Capital Needs Assessments for RAD which are recommended for planning capital and development projects. Procurement scheduled virtual interviews with both respondents. A contractor was selected and approved by the BOC, June 2021. All site inspections for the original scope have

been completed. Reports are finalized. These include individual Replacement Reserves for each of the Scattered Site properties, which is a new and more practical approach. Resident youth was hired as part of the consultants' Section 3 commitment to assist on the project. The contract has been extended for 1 year, with no additional funds to enable ECC the option to request additional reports for development projects.

- **Essex Envelope and Site Fencing:** Project design completed. Scope of project included roof, gutter, siding, window, AC sleeve, asbestos pipe insulation abatement and fencing replacement. Project scope revised to include only Site fencing and asbestos pipe insulation, as these portions could be addressed without unit entry during COVID. Bids solicited in March for fencing and basement pipe abatement. Six bids received. Scope of work was rebid. Project awarded and pipe insulation abatement is 100% completed. Re-insulation, 100% complete. Site fencing installation is complete with punch list work to be 100% July 22, 2022.
- **Essex Envelope and Bathroom and Flooring Upgrades:** This project will replace Roofs, Siding, Windows, Gutters and downspouts, provide code required AC sleeves, replace all bathrooms, and some flooring which is all beyond their Estimated Useful Life. This is a major improvement for residents of Essex Townhouses. Due to procurement issues the solicitation was cancelled, and the project put out to bid, again. Project awarded. Construction on site will begin, when windows and doors are on site, July. Work will proceed on the envelope, roof, siding windows and follow up with the interior work. Scheduled for construction completion, December 31, 2022.
- **ECC Design Standard Specifications:** P&M has updated the standard design and construction specifications in a comprehensive manner, soliciting input from the Glendower Group, Operations and 360 Management, to create a practical document for in-house and Consultant use. Project is completed.
- **425B Eastern Street:** P&M solicited A&E and environmental design services for a vacancy rehabilitation project. 425B Eastern Street sustained significant structural and cosmetic damage due to a fire. Solicitation received several bids; contract awarded. ECC's insurance company was contacted, and monies will be available for a portion of the repairs. Construction is complete, including change order work completed due to Fire Marshal request, and damage subsequent to design. City sign off received. Project in closeout.
- **437M&N Eastern Street:** P&M solicited A&E and environmental design services for a vacancy rehabilitation project. 437 M&N Eastern Street sustained significant structural and cosmetic damage due to a fire. Solicitation received several bids; contract awarded. ECC's insurance company was contacted. Project is in pre-design environmental testing phase.
- **IQC Vacancy Contractor:** P&M and Operations working together to support vacant unit upgrade needs through management of 2 IQC painting and clean out contracts, one for high rise units and one for units with residential rates. Current contracts expired; Operation solicited quotes for new contracts which will be managed by Operations with Operations funding.
- **295 Wilmot Road—West Rock Community Center:** Structural Engineering study and cost estimate solicited to support Operations. Two areas identified requiring structural shoring. Shoring quotes solicited, with only 1 quote significantly above the independent cost estimate, and therefore, not accepted. Quotes were solicited for the shoring between Buildings 1&2 and a contract has been awarded. As of 3/7/2022, the shoring in the warehouse area has been completed. The Building is in use.
- **McQueeney Plaza Repair & Upgrades:** A reworking of the plaza at 360 Orange Street has expanded the brick plaza emphasizing and enhancing the entry to the 360 Management client office. In-house design; construction completed and project closed out.
- **Radon Mitigation at Scattered Sites Multi-family, Scattered Sites East and West:** Radon was identified in 8 units of housing in the Scattered Site (SS) Multi-family developments. Mitigation design is completed and out to bid. As part of the Housing Related Hazards Grant, SS East and SS West properties were tested and only a few units came back positive for radon. These units will be addressed under the same contract, with a separate funding source. Solicitations received 0 bids. Project is out to bid, again with bids due 7/20/22.

VI. The Glendower Group

• Farnam Courts Phase II

- For the purpose of Financing Glendower bifurcated the redevelopment of Phase II into two phases – 4% and 9%.
- Glendower Farnam Courts 4%, LLC (closest to Farnam 1), will consist of 45 units and Glendower Farnam Courts 9%, LLC will consist of 66 units including 52 affordable, a community building, and a park.
- 100% drawing completed on January 24, 2020.
- Haynes Construction has been selected to be the General Contractor for Phase II.

▪ Farnam Courts Phase II 4%

- Successfully closed on July 7, 2020.
- Notice to proceed issued to begin work on July 13, 2020.
- Construction completed and keys turned over on 10/13/21.
- Closeout process ongoing. Waiting on Environmental closeout reports, draft cost cert. and updated O&M Manuals with survey.

▪ Farnam Courts Phase II 9%

- Successfully closed on December 17, 2020
- Notice to proceed issued to begin vertical and demolition work on December 18, 2020.
- Demolition of former Farnam buildings completed.
- Phase 2b construction is ongoing and on schedule for 100% substantial completion in May 2022.
- HTCC application submitted on June 1, 2021, for additional funding in the amount of \$500,000 due to offset the cost of the sharp increase in lumber pricing across construction nationally caused by the Covid pandemic. Awarded the full amount on October 8, 2021.

▪ Westville Manor

- The Authority submitted a 9% LIHTC application in November 2016 to complete the offsite component on the Rockview Phase II site and was awarded. - Contract closing for Rockview Phase 2 occurred on June 20, 2019.
- The Authority issued an RFQ for a Master Planner for Westville Manor and selected a team composed of Ken Boroson Architects and Torti Gallas Planners.
- The planning team has begun scheduling the necessary steps to prepare for the first application for on-site redevelopment with a target of January 2022. This application will address the first phase of Westville Manor consisting of 50 total units and will include the 21 unit 3-story main building.
- It is anticipated that funding for the final Westville Manor on-site phase consisting of 59 units will be submitted under the 9% LIHTC CHFA round in 2022 or 2023.
- The master Planning Team held a series of meetings and charrettes in September 2018 and will completed a final recommendation to stakeholders in January 2019. The Authority submitted a RAD application for Westville Manor and was awarded.
- It was determined that a Planned Development District (PDD) was the best approach to the redevelopment of the site. A PDD application was submitted to the City of New Haven in January 2019 that will include the redevelopment of 109 units on site of which 80% will be RAD replacement units and 20% unrestricted. The Board of Alders approved the PDD in April 2019.
- Submitted a 9% LIHTC application for on-site Phase 1 on January 12, 2022.
- Anticipated closing in 3rd quarter of 2023.

▪ RAD Portfolio Award

- The Authority received a portfolio award, inclusive of 13 developments, detailed herein. They have been grouped as follows:
 - **Group I: Motley, Bush, Harvey and Newhall Garden**
 - Development completed and leased.
 - **Group IIA: Waverly and Stanley Justice and Fulton Park**
 - Development completed and leased.
 - **Group IIB: Valley Townhomes**

- Submitted financing template to the Resource desk on November 2, 2021
- HUD concept call completed on October 7, 2021.
- Closing anticipated to be the August 1, 2022.
- **Group III: McQueeney, and Celentano**
 - Closed February 27, 2020.
 - Construction began on March 9, 2020.
 - Construction activities are **COVID delay of 8 weeks**. State and nationwide slowdowns and shutdowns are being monitored for possible schedule overruns.
 - Final completion for McQueeney October 31, 2021
 - Final completion for Celentano October 31, 2021
 - Conversion to permanent financing anticipated to be completed by June 1, 2022.
- **Group IV: Ruoppolo and Fairmont,**
 - Closed on March 11, 2021.
 - Construction began March 15, 2021
 - Final completion for Fairmont Heights May 31, 2022
 - Final completion for Ruoppolo Manor May 31, 2022.
 - Glendower is working on adding elevator code upgrades to Fairmont scope.
- **McConaughy Terrace**
 - For the purpose of Financing Glendower bifurcated the redevelopment into two phases – 4% and 9% Low Income Housing Tax Credit applications.
 - Glendower McConaughy Terrace 4%, LLC will consist of 92 affordable units and Glendower McConaughy Terrace 9%, LLC will consist of 104 affordable and 26 market rate units.
 - 90% drawing completed on October 31, 2021 for the 9% phase.
 - LaRosa Building Group, LLC has been selected to be the General Contractor for the Development.
- **McConaughy Terrace 4%**
 - Submitted a LIHTC application to CHFA on November 12, 2021. Application awarded in conjunction with the 9% award identified below.
 - Closing anticipated to be on the 4th quarter of 2022.
- **McConaughy Terrace 9%**
 - Submitted a LIHTC application to CHFA on November 12, 2020.
 - Application was awarded under the 2020 competitive LIHTC round. The 9% LIHTC award also included approval of the 4% award.
 - Closing anticipated to be on the 4th quarter of 2022.
- **Scattered Sites**
 - Scattered site is multifamily redevelopment which includes 88 units located in various part of the city. The developments are: 23 Chamberlain Street, 54 Kingswood Drive, 63 Fulton Street, 425 Eastern Street, 437 Easter Street, 1361 Quinnipiac Ave, 1368 Quinnipiac Ave, 1370 Quinnipiac Ave, 1376 Quinnipiac Ave, 1378 Quinnipiac Ave, 1381 Quinnipiac Ave, and 1435 Quinnipiac Ave.
 - Submitted a 9% LIHTC application on January 12, 2022.
 - Anticipated closing in 3rd quarter of 2023.

Housing Authority of the City of New Haven

Resolution Number 07-33/22-R

**AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE
DISPOSITION OF LAND KNOWN AS 291 AND 309 ASHMUN STREET THROUGH
HENRY STREET AND 178-186 CANAL STREET**

WHEREAS, the Board of Commissioners desires to facilitate the development of that certain multifamily project to be located on an assembled parcel consisting, in part, of real property known as 291 Ashmun Street, 309 Ashmun Street, and 178-186 Canal Street (the “Property”) and to be known as the Ashmun & Canal Project (the “Project”). The Project will be a mixed-use, residential development on approximately 1.8 acres located between Ashmun Street and Canal Street, south of Henry Street in the City of New Haven;

WHEREAS, the Property is currently owned by the Authority and will be conveyed to the City of New Haven;

WHEREAS, the disposition of the Property is subject to the requirements of Section 18 of the Laws of 1937, as amended and the rules and regulations promulgated pursuant thereto under 24 CFR Part 970. 9;

WHEREAS, rules and regulation under 24 CFR Part 970.7 (a) for disposition require HANH to certify that that it has met the following general requirements for disposition as set forth under 24 CFR Part 970.7 (a) that:

- the MTW Annual Plan describes the disposition of land known as 291 and 309 Ashmun Street through Henry Street, and 178-186 Canal Street with a timetable for said disposition;
- that a description of the real property and improvements, if any, to be disposed of has been prepared;
- description of the specific action (i.e., disposition) has been prepared;
- a general timetable for the proposed action for the disposition has been established;
- a statement justifying the disposition has been established;
- a description with supporting evidence of consultation with residents and any resident organizations and Resident Advisory Board has been prepared;
- applicable evidence of compliance with the requirement to offer to resident organizations has been prepared;
- an estimate of the fair market value of the real property being disposed, except as may be determined by HUD;
- the proposed use of any net proceeds has been identified;
- if applicable, an estimate of the costs required for relocation housing, moving costs and counseling;
- the application has been developed in consultation with appropriate government officials;
- that an environmental review under 24 CFR Part 58 has been completed; and
- the disposition application does not violate any remedial civil rights order or agreement or voluntary compliance agreement, etc.; and
- the Authority will submit any additional information necessary to support its SAC application and to assist HUD in making determinations under 24 CFR 970.

WHEREAS, this resolution requests authorization to submit to SAC a disposition application to dispose of land known as 291 and 309 Ashmun Street thru Henry Street, and 178-186 Canal Street.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that:

1. The submission of a disposition application to SAC for the disposition of the Property is hereby authorized, and the President is hereby authorized, empowered and directed to take such action and execute such documents as necessary to accomplish the foregoing purposes; and.
2. The President of the Authority, be and hereby is authorized, empowered and directed to act on behalf of the Authority to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms and conditions as the Executive Director deems necessary and appropriate and in the best interests of the Authority, the

property disposition contemplated hereby, and to effectuate HUD approval of same and to make corrections, general refinements and HUD requests.

2. This Resolution shall take effect upon approval of the environmental review by the HUD pursuant to 24 CFR Part 58 and is subject to the requirements of Section 18 of the Laws of 1937.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on July 19, 2022.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Motion to approve resolution was moved by Vice Chairman Kilpatrick and Commissioner Rivera-Bello second. Ed LaChance presented this resolution. Motion passed unanimously

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution Number 07-34/22-R

RESOLUTION AUTHORIZING CONTRACT AWARD TO A. PRETE CONSTRUCTION COMPANY, INC. FOR SCATTERED SITE HOME EXTERIOR AND INTERIOR RENOVATIONS-GROUP B IN THE AMOUNT NOT TO EXCEED \$572,268.00 FOR COMPLETION IN 180 CALENDAR DAYS FROM NOTICE TO PROCEED

WHEREAS, ECC/HANH received three HUD competitive capital fund grants to address lead-based paint and housing-related hazards in public housing properties; and

WHEREAS, under prior contracts, lead hazards were addressed at Essex Townhouses and at 17 units in Scattered Sites West properties; and

WHEREAS, receipt of the second lead-based paint grant permitted ECC/HANH to enhance the abatement scope to remove and replace some of the lead-containing components instead of pursuing an encapsulation approach; and

WHEREAS, working with design and environmental consultants, Scattered Sites East and Scattered Sites West properties were grouped into four bid packages addressing lead, asbestos, and other housing-related hazards such as mold; and

WHEREAS, Group B includes three single-family Scattered Sites West properties: 21 Long Hill Terrace, 35 Westbrook Lane and 148 Ray Road; and

WHEREAS, bids were due June 30, 2022; and

WHEREAS, ECC/HANH received and reviewed three bids; and

WHEREAS, ECC/HANH is recommending contract award to A. Prete Construction Company, Inc. who submitted the most responsive and responsible bid in the amount not to exceed \$572,268.00 for completion in 180 calendar days from Notice to Proceed; and

WHEREAS, in accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners authorization to execute a contract with A. Prete Construction Company, Inc. in the amount not to exceed \$572,268.00 for Scattered Site Home Exterior and Interior Renovations-Group B be completed in 180 calendar days from Notice to Proceed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

- 1) The award of contract #PM-22-C-628 to A. Prete Construction Company, Inc. in the amount not to exceed \$572,268.00 for Scattered Site Home Exterior and Interior Renovations-Group B (three single-family Scattered Sites West properties: 21 Long Hill Terrace, 35 Westbrook Lane and 148 Ray Road) to be completed in 180 calendar days from Notice to Proceed is hereby authorized.
- 2) The Executive Director-President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds.
- 3) The Executive Director-President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing.
- 4) The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on July 19, 2022.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Motion to approve resolution was moved by Commissioner Witherspoon and Commissioner Keene second. Hannah Sokal-Holmes presented this resolution. Motion passed unanimously

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution Number 07-35/22-R

**RESOLUTION AUTHORIZING CONTRACT AWARD TO JLY ENTERPRISES, LLC DBA JLY
CONSTRUCTION MANAGERS FOR SCATTERED SITE HOME EXTERIOR AND INTERIOR
RENOVATIONS-GROUP C IN THE AMOUNT NOT TO EXCEED \$1,037,400.00 FOR COMPLETION IN 180
CALENDAR DAYS FROM NOTICE TO PROCEED**

WHEREAS, ECC/HANH received three HUD competitive capital fund grants to address lead-based paint and housing-related hazards in public housing properties; and

WHEREAS, under prior contracts, lead hazards were addressed at Essex Townhouses and at 17 units in Scattered Sites West properties; and

WHEREAS, receipt of the second lead-based paint grant permitted ECC/HANH to enhance the abatement scope to remove and replace some of the lead-containing components instead of pursuing an encapsulation approach; and

WHEREAS, working with design and environmental consultants, Scattered Sites East and Scattered Sites West properties were grouped into four bid packages addressing lead, asbestos, and other housing-related hazards such as mold; and

WHEREAS, Group C includes four Scattered Sites East properties (8 units): 859 Woodward Avenue, 90-92 Terrace Street, 8-10 Terrace Street and 1042 Townsend Avenue; and

WHEREAS, on June 6, 2022, ECC/HANH publicly issued Invitation for Bids #PM-22-IFB-633 for Scattered Site Home Exterior and Interior Renovations-Group C; and

WHEREAS, bids were due June 30, 2022; and

WHEREAS, ECC/HANH received and reviewed three bids; and

WHEREAS, ECC/HANH is recommending contract award to JLY Enterprises, LLC dba JLY Construction Managers who submitted the most responsive and responsible bid in the amount not to exceed \$1,037,400.00 for completion in 180 calendar days from Notice to Proceed; and

WHEREAS, in accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners authorization to execute a contract with JLY Enterprises, LLC dba JLY Construction Managers in the amount not to exceed \$1,037,400.00 for Scattered Site Home Exterior and Interior Renovations-Group C be completed in 180 calendar days from Notice to Proceed.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE CITY OF NEW HAVEN THAT:**

- 1) The award of contract #PM-22-C-633 to JLY Enterprises, LLC dba JLY Construction Managers in the amount not to exceed \$1,037,400.00 for Scattered Site Home Exterior and Interior Renovations-Group C [four Scattered Sites East properties (8 units): 859 Woodward Avenue, 90-92 Terrace Street, 8-10 Terrace Street and 1042 Townsend Avenue] to be completed in 180 calendar days from Notice to Proceed is hereby authorized.
- 2) The Executive Director-President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds.
- 3) The Executive Director-President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing.

4) The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on July 19, 2022.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Motion to approve resolution was moved by Commissioner Witherspoon and Vice Chairman Kilpatrick second. Hannah Sokal-Holmes presented this resolution. Motion passed unanimously

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #07-36/22-R

Resolution Approving Change Order Number 1 in the amount of \$800,000 to the Contract with McCarter & English, LLP and its joint venture (Berchem Moses PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) for Outside Legal Services resulting in an Amount Not to Exceed of \$4,022,332

WHEREAS, Elm City Communities ("ECC"), including the Housing Authority of the City of New Haven ("HANH"), The Glendower Group, Inc. and its various affiliates, and 360 Management Group Company, has an on-going need of legal services including General Counsel, Labor Counsel, Fraud and Litigation, and Real Estate Development Legal Services; and

WHEREAS, On October 20, 2020, the Board of Commissioners approved the award of a contract in the amount not to exceed \$3,222,332 to McCarter & English, LLP and its joint venture (Berchem Moses, PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) for outside legal services for a period of three (3) years commencing on November 1, 2020 and terminating on October 31, 2023, with two (2) one (1) year options to renew.; and

WHEREAS, ECC staff recommends that the Board of Commissioners approve Change Order #1 to the Contract with McCarter & English, LLP and its joint venture (Berchem Moses, PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC) in the amount of \$800,000. This will result in a not to exceed contract value of \$4,022,332; and

WHEREAS, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

1. The approval of change order #1 to the Contract for legal services, including General Counsel, Labor Counsel, Fraud and Litigation, and Real Estate Development Legal Services in the amount of \$800,000 with McCarter & English, LLP and its joint venture (Berchem Moses PC, Reno & Cavanaugh, PLLC, and Pullman & Comley, LLC). This will result in a not to exceed contract value of \$4,022,332; and
2. The President be and hereby is authorized, empowered and directed to act on behalf of ECC HANH to take all such actions as are necessary or appropriate to cause to be prepared, executed and delivered the agreement contemplated hereby and to expend such sums as set forth hereinabove in connection herewith; and
3. This resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on July 19, 2022.

Karen DuBois-Walton
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young Smith, Esq.
A Senior Partner

Motion to approve resolution was moved by Commissioner Witherspoon and Vice Chairman Kilpatrick second. Jack Rafferty presented this resolution. Motion passed unanimously

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION NUMBER # 07-37/22-R

Resolution Approving Change Order Number Three (3) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor set to expire on January 6, 2023, for an additional amount of \$70,000.00 bringing the total contract amount from \$267,000.00 to \$337,000.00.

WHEREAS, the Housing Authority of the City of New Haven (HANH) has identified a need for a Plumbing Contract for plumbing services, repair, and or replacement, preventive maintenance Plumbing Contract for plumbing services, repair, and or replacement, preventive maintenance and or emergency service at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor; and

WHEREAS, on October 26, 2020, HANH issued a publicly advertised Invitation for Bid (IFB) for plumbing services. HANH received One (1) bid; and

WHEREAS, A determination was made that Home Services & More, LLC was the most responsible bidder. A recommendation was made to award a Contract to Home Services & More, LLC in an amount not to exceed \$118,500.00 for the period January 6, 2021, to January 7, 2022, with the option to renew for an additional One (1) year period; and

WHEREAS, on January 7, 2021, HANH approved PO # 21838-13480 with Home Services & More, LLC. for plumbing services, repair, and or replacement, preventive maintenance and or emergency service at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor in the amount of \$118,500.00; and

WHEREAS, on September 29, 2021, HANH approved Change Order Number One (1) in the amount of \$30,000.00 with Home Services & More, LLC, to increase plumbing services due to a reduction in work hours for HANH BMW (Building Maintenance Worker) during COVID-19 pandemic bringing the total not to exceed amount from \$118,500.00 to 148,500.00; and

WHEREAS, on January 22, 2022, HANH approved ratification of an extension of time and authorized the second and final year option to renew the contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor beginning January 7, 2022, and ending January 6, 2023, in the amount of \$118,500.00 bringing the total contract not to exceed amount from \$148,500.00 to \$267,000.00; and

WHEREAS, HANH is now seeking approval of Change Order Number Three (3) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor set to expire on January 6, 2023 for an additional amount of \$70,000.00 bringing the total contract amount from \$267,000.00 to \$337,000.00; and

WHEREAS, in accordance with resolution 10-129/18-R for the Revised Procurement Policy, approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that:

1. Resolution Approving Change Order Number Three (3) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road and Westville Manor set to expire on January 6, 2023 for an additional amount of \$70,000.00 bringing the total contract amount from \$267,000.00 to \$337,000.00 is approved.

2. The President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds.
3. The President be and hereby authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing.
4. The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, July 19, 2022.

Karen DuBois-Walton, Ph. D.
Secretary/President

Date

REVIEWED:
McCarter and English

By: _____
Rolan Joni Young, Esq.
A Senior Partner

Motion to approve resolution was moved by Vice Chairman Kilpatrick and Commissioner Witherspoon second. Karen DuBois-Walton presented this resolution. Motion passed unanimously

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution Number 07-38/22-R

Resolution Amending and Ratifying all Actions in connection with Resolution Number 09-76/21-R to Authorize (a) a One (1) Year Contract with Home Depot for a variety of commercial supplies and services for the period beginning October 1, 2021 and ending September 30, 2022 for a total not to exceed contract amount of \$250,000.00, (b) increase the contract amount for period October 1, 2021 to September 30, 2022 by \$50,000, to a total amount of \$300,000; and (c) Authorize the exercise of a one (1) year option to renew for the amount of \$250,000, for a total not to exceed contract value of \$550,000.00.

WHEREAS, Elm City Communities/The Housing Authority of the City of New Haven (ECC/HANH) has determined a need for a leading wholesale distribution company providing a broad range of products, paint and services to professional customers in the Infrastructure & Energy, Maintenance, Repair & Improvement and Specialty Construction markets; and

WHEREAS, pursuant to Resolution Number 09-76/21-R, the Authority authorized an agreement with Home Depot for one (1) year for the amount of \$250,000, with an option to renew for an additional one (1) year for the additional amount of \$250,000, all for a total not to exceed contract value of \$500,000; and

WHEREAS, the Authority has determined that it is necessary to, and ECC/HANH staff is recommending that the Board of Commissioners authorize an increase the contract amount for the first year of the contract beginning October 1, 2021 and ending September 30, 2022 by the amount of \$50,000; and

WHEREAS, ECC/HANH staff is further recommending that the exercise of the option to renew the contract for one (1) year be authorized.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT

1. The execution and delivery of the contract with Home Depot for a variety of commercial supplies and services for the period beginning October 1, 2021 and ending September 30, 2022 for a total not to exceed contract amount of \$250,000.00 be and hereby is authorized, ratified and to the extent necessary, reauthorized, including the expenditure of such funds as aforesaid in connection therewith; and
2. The increase in the contract amount for the period October 1, 2021 to September 30, 2022 by \$50,000 be and hereby is authorized and directed, including the expenditure of such sums in connection therewith; and
3. The exercise of the one (1) year option to renew the contract be and hereby is authorized and directed, including the expenditure of \$250,000 in connection therewith; and
4. The President be and hereby is authorized, empowered and directed to act on behalf of HANH to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms as the President deems necessary and appropriate and in the best interest of HANH, the agreement contemplated hereby; and
5. This resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on July 19, 2022.

Karen DuBois-Walton, Ph.D.
Secretary/ President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq
A Partner

Motion to approve resolution was moved by Commissioner Witherspoon and Commissioner Keene second. Lee Purvis presented this resolution. Motion passed unanimously

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #07-39/22-R

RESOLUTION AUTHORIZING A MEMORANDUM OF AGREEMENT FOR IMPLEMENTATION OF A DRESS FOR SUCCESS (DFS) SATELLITE SITE AND SPACE USE AGREEMENT BY AND BETWEEN ELM CITY COMMUNITIES/HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

WHEREAS, the Housing Authority of the City of New Haven (ECC/HANH) along with Dress for Success (DFS) are partnering to provide access to needed services to support the Residents of ECC; and

WHEREAS, the successful partnership depends upon the safe sharing of confidential information on clients amongst the involved partners; and

WHEREAS, the attached memorandum of agreement was prepared to set forth the terms and conditions pursuant to which DSF will provide certain services for HANH residents, at no cost to HANH, HANH will permit the use of certain community room space for this purpose and certain tasks to be performed by HANH in connection therewith; and

WHEREAS, ECC/HANH seeks to partner with DSF and sees value in partnering in this way to address employment and opportunity gaps to create and secure employment opportunities for individuals served by DSF who qualify for affordable housing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

1. The Memorandum of Agreement for the Provision of Services and use of Community Room Space, a copy of which is attached hereto as Exhibit A, be and hereby is authorized.
2. The President be and hereby is authorized, empowered, and directed to execute and deliver the agreement, in substantially the form as attached hereto, and to take any and all such actions as are necessary or appropriate or ancillary thereto.
3. This resolution shall take place immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present on July 19, 2022.

Karen DuBois-Walton
Secretary/ President

Date

REVIEWED:
MCCARTER & ENGLISH LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Senior Partner

Motion to approve resolution was moved by Commissioner Witherspoon and Commissioner Keene second. Latoya McCrea presented this resolution. Motion passed unanimously

**ELM CITY COMMUNITIES
Housing Authority of the City of New Haven**

RESOLUTION #07-40/22-R

**RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING FOR PARTNERSHIP WITH THE
NEW HAVEN HEALTH DEPARTMENT (NHHD) REGARDING COMMUNITY-DRIVEN APPROACHES TO
ADDRESS FACTORS CONTRIBUTING TO STRUCTURAL RACISM IN PUBLIC HEALTH BY AND
BETWEEN ELM CITY COMMUNITIES/HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
(ECC/HANH)**

WHEREAS, the Housing Authority of the City of New Haven (ECC/HANH) along with the New Haven Health Department (NHHD) are partnering to provide an assessment of policies and practices and, ultimately, access to services to support the Residents of ECC/HANH; and

WHEREAS, the successful partnership depends upon the safe sharing of confidential information on clients amongst the involved partners; and

WHEREAS, the attached memorandum of understanding was prepared to set forth the terms and conditions pursuant to which NHHD will collaborate with ECC/HANH on behalf of its residents, at no cost to ECC/HANH; and

WHEREAS, ECC/HANH seeks to partner with NHHD and sees value in partnering in this way for its resources and services to address the structural racism and barriers to quality social determinants of health to improve the physical and mental wellness of residents.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

1. The Memorandum of Understanding for partnership, a copy of which is attached hereto as Exhibit A, be and hereby is authorized.
2. The President be and hereby is authorized, empowered, and directed to execute and deliver the agreement, in substantially the form as attached hereto, and to take any and all such actions as are necessary or appropriate or ancillary thereto.
3. This resolution shall take place immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present on July 19, 2022.

Karen DuBois-Walton
Secretary/ President

Date

REVIEWED:
MCCARTER & ENGLISH LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Senior Partner

Motion to approve resolution was moved by Commissioner Witherspoon and Vice Chairman Kilpatrick second. Jana Douglas presented this resolution. Motion passed unanimously

**ELM CITY COMMUNITIES
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN**

RESOLUTION NUMBER 07-41/22-R

**RESOLUTION AUTHORIZING EMPLOYMENT AGREEMENT WITH KAREN DUBOIS-WALTON AS
PRESIDENT**

WHEREAS, the Housing Authority of the City of New Haven has determined it is in the best interest of the Authority to authorize an Employment Agreement with Karen DuBois-Walton upon the terms and conditions contained in the Executive Director Employment agreement attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that the Executive Director Employment Agreement attached hereto in connection therewith is hereby authorized, and the Chairman of the Board of Commissioners be and hereby is authorized, empowered and directed to execute and deliver such agreement and to make such minor changes to the same as the Chairman determines to be necessary, prudent and in the best interests of the Authority and to take any and all such further action ancillary and incidental thereto to fulfill the forgoing purposes.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on July 19, 2022.

Erik Clemons
Chairman

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young Smith, Esq.
A Senior Partner

Motion to approve resolution was moved by Vice Chairman Kilpatrick and Commissioner Witherspoon second. Chairman Erik Clemons presented this resolution. Motion passed unanimously

Adjournment: Motion to adjourn was made at 4:58 p.m. by Chairman Clemons and second by Vice Chairman Kilpatrick. Motion passed unanimously.

ADJOURNMENT

MEMORANDUM

TO: All Board of Commissioners

FROM: John Rafferty, CFO

RE: Bills and Communications

DATE: August 16, 2022

Attached please find the following Two (2) lists:

Accounts Payable Processing Report totaling **\$ 494,238.21** (listed on page 7), this excludes paid invoices on report). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the paid invoices may be provided at the August 16, 2022, Board of Commissioners meeting.

Bank Book Check Register totaling **\$ 3,827,082.89** (listed on page 11). This list consists of invoices that have been paid from July 1 – July 31, 2022. Nobe Construction Company (\$ 14,775) IQC Vacancies multiple sites; Banton Construction Company (\$ 519,790) for Robert T. Wolfe building upgrades; Christopher Williams Architects, LLC (\$ 28,800) for Crawford Vestibule; Elm City Carpentry (\$ 73,568) for Essex Fencing and Basement Abatement; Fuss & O'Neill, Inc. (\$62,886) for IQC Environmental Scattered Sites; Lothrop Associates, LLP (\$ 36,250) IQC Scattered Sites; Tri-Con Construction Manager, Llc (\$ 62,159) for Scattered Site East Fire; Home Depot (\$ 35,859) agency-wide materials; Anthem Blue Cross/Blue Shield (\$456,906) for two months of medical insurance and a month of dental/vision; United Illuminating (\$ 145,056) for various sites; Southern Connecticut Gas (\$ 34,153) for agency-wide gas service; Regional Water Authority (\$ 82,145) For agency-wide services.

The total of both registers is **\$ 4,321,321.10**
Attachments

Payment Processing Report for July 2022

Fund	Vendor	Description	Amount	Due Date	Invoice #
102	360 Management Group. Co.	June & July Waitlist Reimbursement	\$ 1,573.10	9/8/2022	Insurance
281	360 Management Group. Co.	June & July Waitlist Ins Reimbursement	\$ 1,573.09	9/8/2022	Insurance
102	360 Management Group. Co.	August Waitlist Ins Reimbursement	\$ 800.52	9/8/2022	August
281	360 Management Group. Co.	August Waitlist Ins Reimbursement	\$ 800.52	9/8/2022	August
283	360 Management Group. Co.	283-Commercial	\$ 7,301.02	9/8/2022	July
900	Ace Van & Storage, Inc.	Relocation for Willie Stanton-RAD IV	\$ 700.00	3/1/2021	700
220	AM/PM Glass & Metal Fab., LLC	220-012 windows	\$ 173.00	6/8/2022	7392
220	AM/PM Glass & Metal Fab., LLC	220-012 windows	\$ 150.00	6/22/2022	7410
220	AM/PM Glass & Metal Fab., LLC	220-012 windows	\$ 290.00	7/3/2022	7419
233	AM/PM Glass & Metal Fab., LLC	233	\$ 200.00	7/23/2022	7450
231	AM/PM Glass & Metal Fab., LLC	231	\$ 350.00	7/31/2022	7458
220	AM/PM Glass & Metal Fab., LLC	220-012	\$ 408.00	7/21/2022	7448
223	AM/PM Glass & Metal Fab., LLC	223-016	\$ 407.50	7/24/2022	7451
220	AM/PM Glass & Metal Fab., LLC	220-012	\$ 213.00	8/5/2022	7462
223	AM/PM Glass & Metal Fab., LLC	223-016	\$ 1,625.00	2/7/2022	7308
232	AM/PM Glass & Metal Fab., LLC	232	\$ 257.00	8/5/2022	7460
220	AM/PM Glass & Metal Fab., LLC	220-012	\$ 165.00	6/17/2022	7408
231	AM/PM Glass & Metal Fab., LLC	231	\$ 360.00	6/24/2022	7413
231	AM/PM Glass & Metal Fab., LLC	231	\$ 360.00	8/10/2022	7465
281	Anthem Blue Cross/Blue Shield	Dental/Vision 281-000	\$ 10,591.94	9/5/2022	000988158B
958	Carahsoft Technology Corporation	958-000	\$ 547.86	9/1/2022	IN1209331
102	Carahsoft Technology Corporation	May 2022 service	\$ 11,023.54	6/30/2022	IN1207420
281	Cdw Government Inc	Adobe Photoshop CC & Adobe Creative Cloud for team	\$ 9,627.96	8/18/2022	BM91566
281	Cirma	Cirma 281-000	\$ 144,859.00	7/28/2022	25535
214	City of New Haven	July 2022 Bulk trash	\$ 1,839.47	8/30/2022	July 2022 Bulk Trash
232	Cohen Key Shop	232	\$ 16.50	7/28/2022	124195
243	Cohen Key Shop	243-006	\$ 16.00	7/28/2022	124204
243	Cohen Key Shop	243-006	\$ 4.00	8/18/2022	124296
281	Conn NAHRO	281-000	\$ 650.00	9/3/2022	Conn NAHRO 2022
231	Conn NAHRO	231-000	\$ 650.00	9/3/2022	Conn NAHRO 2022
231	Conn NAHRO	231-000	\$ 949.00	9/3/2022	Conn NAHRO 2022
211	Conn NAHRO	211-037	\$ 949.00	9/3/2022	Conn NAHRO 2022

214	Conn NAHRO	214-035	\$ 949.00	9/3/2022	Conn NAHRO 2022
281	Corporate Mailing Services LLC	Presort Courier 281-000	\$ 291.73	8/17/2022	807676
281	CT Grant Writers, LLC	Ross Grant Application	\$ 1,762.50	8/14/2022	ECC HANH-9
223	Eagle Elevator Company, Inc.	223-016	\$ 750.00	7/21/2022	191499
281	Emphasys Computer Solutions	Annual Hosting Fees- For the period 02/01/2022	\$ 4,390.00	1/21/2022	PHA-00720
281	Emphasys Computer Solutions	Annual SMA Fees 02/01/2022 - 01/31/2023	\$ 15,209.00	1/21/2022	PHA-00720
281	Emphasys Computer Solutions	ANNUAL SMA FEES FOR THE PERIOD 02/01/2022 - 01/31/	\$ 136,810.00	1/21/2022	PHA-00720
214	Enviromed Services, Inc.	IOC ENVIRONMENTAL ESSEX #28 MOLD #130	\$ 1,415.00	8/14/2022	21654
214	Enviromed Services, Inc.	IOC ENVIRONMENTAL ESSEX #28 MOLD #130	\$ (1,415.00)	8/14/2022	21654
243	F.W. Webb Company	243-006	\$ 137.32	8/8/2022 8:35:02 AM	76846387
243	F.W. Webb Company	243-006	\$ 316.20	8/8/2022 8:35:54 AM	76819551
232	F.W. Webb Company	232	\$ 91.90	8/8/2022 8:36:53 AM	77061527
232	F.W. Webb Company	232	\$ 821.14	8/8/2022 8:37:49 AM	76914927
231	F.W. Webb Company	231	\$ 132.28	8/8/2022 8:46:22 AM	76904192
231	F.W. Webb Company	231	\$ 23.31	8/17/2022	76900723
214	F.W. Webb Company	A08	\$ 203.53	8/8/2022 8:50:13 AM	76949188
232	G.L. Capasso, Inc	232	\$ 1,823.49	8/21/2022	5872
232	G.L. Capasso, Inc	232	\$ 1,844.50	8/21/2022	5873
243	G.L. Capasso, Inc	243-006	\$ 2,064.00	8/21/2022	5874
243	G.L. Capasso, Inc	243-006	\$ 9,680.00	8/21/2022	5875
243	Home Depot	243-000	\$ 22.91	8/19/2022	6141091
243	Home Depot	243-000	\$ 95.70	8/18/2022	7010469
243	Home Depot	243-000	\$ 45.48	8/19/2022	6130726
243	Home Depot	243-000	\$ 156.51	8/21/2022	4011010
243	Home Depot	243-000	\$ 143.81	8/25/2022	20435
231	Home Depot	231-000	\$ 52.92	8/19/2022	6010628
233	Home Depot	233-000	\$ 41.52	8/19/2022	6010575
233	Home Depot	233-000	\$ 50.23	8/20/2022	5010753
233	Home Depot	233-000	\$ 121.86	8/24/2022	1011424
233	Home Depot	233-000	\$ 120.18	8/25/2022	11625
211	Home Depot	211-037	\$ 35.07	8/5/2022	141003-1
211	Home Depot	211-037	\$ 490.24	8/12/2022	3130690
211	Home Depot	211-037	\$ 41.97	8/12/2022	3130687
232	Home Depot	232-000	\$ 432.94	8/19/2022	6130728
232	Home Depot	232-000	\$ 113.85	8/19/2022	6141098

232	Home Depot	232-000	\$ 266.45	8/18/2022	7141087
232	Home Depot	232-000	\$ 503.12	8/18/2022	7141083-1
232	Home Depot	232-000	\$ 19.17	8/18/2022	7130718
232	Home Depot	232-000	\$ 75.38	8/20/2022	5130733
232	Home Depot	232-000	\$ 204.28	8/17/2022	8010255
232	Home Depot	232-000	\$ 22.33	8/18/2022	7141079
232	Home Depot	232-000	\$ 124.42	8/17/2022	8141074
232	Home Depot	232-000	\$ 91.13	8/17/2022	8130715
232	Home Depot	232-000	\$ 57.37	8/17/2022	8141075
232	Home Depot	232-000	\$ 963.54	8/17/2022	8141076
232	Home Depot	232-000	\$ 149.23	8/21/2022	4141120
232	Home Depot	232-000	\$ 157.41	8/13/2022	2141056
243	Home Depot	243-006	\$ 2.94	8/13/2022	2141058
243	Home Depot	243-006	\$ 232.08	8/16/2022	9141070
211	Home Depot	211-037	\$ 140.05	8/20/2022	5130737
211	Home Depot	211-037	\$ 86.10	8/13/2022	5141109
211	Home Depot	211-037	\$ 154.59	8/24/2022	1130759
211	Home Depot	211-037	\$ 282.72	8/24/2022	1141127
211	Home Depot	211-037	\$ 752.21	8/24/2022	1141124
211	Home Depot	211-037	\$ 177.23	8/25/2022	130764
211	Home Depot	211-037	\$ 1,480.69	8/25/2022	11634
211	Home Depot	211-037	\$ 49.22	8/25/2022	141132
211	Home Depot	211-037	\$ 234.53	8/21/2022	4130745
211	Home Depot	211-037	\$ 386.31	8/21/2022	4130743
211	Home Depot	211-037	\$ 213.53	8/22/2022	3130751
211	Home Depot	211-037	\$ 751.00	8/21/2022	4141113-1
211	Home Depot	211-037	\$ 76.45	8/21/2022	4130746
211	Home Depot	211-037	\$ 108.80	8/21/2022	4141114
211	Home Depot	211-037	\$ 243.11	8/23/2022	2021460
232	Home Depot	232-000	\$ 157.41	8/13/2022	2141056
232	Home Depot	232-000	\$ 344.85	8/14/2022	1130709
232	Home Depot	232-000	\$ 70.79	8/12/2022	3130691
232	Home Depot	232-000	\$ 68.91	8/16/2022	9141072-1
232	Home Depot	232-000	\$ 53.92	8/16/2022	9164198
232	Home Depot	232-000	\$ 8.32	8/14/2022	1012202

232	Home Depot	232-000	\$ 421.98	8/15/2022	130713
232	Home Depot	232-000	\$ 91.91	8/14/2022	1130711
232	Home Depot	232-000	\$ 14.98	8/14/2022	1141063
232	Home Depot	232-000	\$ 1,009.22	8/13/2022	2972082-1
232	Home Depot	232-000	\$ 61.16	8/13/2022	2130699
243	Home Depot	243-006	\$ 193.17	8/14/2022	1141060-1
243	Home Depot	243-006	\$ 2.94	8/16/2022	9141071-1
233	Home Depot	233-000	\$ 45.28	8/7/2022	8141024
233	Home Depot	233-000	\$ 500.12	8/14/2022	1141062
233	Home Depot	233-000	\$ 117.26	8/14/2022	1141064
233	Home Depot	233-000	\$ 8.73	8/13/2022	2141054
233	Home Depot	233-000	\$ 137.57	8/13/2022	2141055
233	Home Depot	233-000	\$ 288.74	8/13/2022	2141049
231	Home Services & More, LLC	231	\$ 162.50	5/21/2022	244692
231	Home Services & More, LLC	231	\$ 493.96	6/26/2022	245348
231	Home Services & More, LLC	231	\$ 650.00	6/15/2022	245283
231	Home Services & More, LLC	231	\$ 190.00	7/3/2022	245576
232	Home Services & More, LLC	232	\$ 162.50	5/4/2022	244098
232	Home Services & More, LLC	232	\$ 162.50	5/4/2022	244095
232	Home Services & More, LLC	232	\$ 162.50	5/4/2022	244094
232	Home Services & More, LLC	232	\$ 325.00	5/25/2022	244941
232	Home Services & More, LLC	232	\$ 487.50	5/21/2022	244696
232	Home Services & More, LLC	232	\$ 405.00	6/22/2022	245423
233	Home Services & More, LLC	233	\$ 162.50	5/4/2022	244097
233	Home Services & More, LLC	233	\$ 162.50	5/4/2022	244096
233	Home Services & More, LLC	233	\$ 408.13	5/4/2022	243915
233	Home Services & More, LLC	233	\$ 325.00	5/12/2022	244334
233	Home Services & More, LLC	233	\$ 162.50	5/12/2022	244333
233	Home Services & More, LLC	233	\$ 162.50	5/13/2022	244338
233	Home Services & More, LLC	233	\$ 162.50	5/14/2022	244681
233	Home Services & More, LLC	233	\$ 162.50	5/21/2022	244691
233	Home Services & More, LLC	233	\$ 162.50	5/21/2022	244695
233	Home Services & More, LLC	233	\$ 162.50	5/21/2022	244694
233	Home Services & More, LLC	233	\$ 162.50	5/21/2022	244693
233	Home Services & More, LLC	233	\$ 162.50	5/21/2022	244698

233	Home Services & More, LLC	233	\$ 162.50	5/25/2022	244700
233	Home Services & More, LLC	233	\$ 162.50	5/21/2022	244697
233	Home Services & More, LLC	233	\$ 325.00	5/26/2022	244943
233	Home Services & More, LLC	233	\$ 162.50	5/26/2022	244944
233	Home Services & More, LLC	233	\$ 162.50	6/15/2022	245284
233	Home Services & More, LLC	233	\$ 162.50	6/15/2022	245286
233	Home Services & More, LLC	233	\$ 162.50	6/15/2022	245285
233	Home Services & More, LLC	233	\$ 394.00	6/22/2022	245091
233	Home Services & More, LLC	233	\$ 98.50	6/22/2022	245240
233	Home Services & More, LLC	233	\$ 197.00	6/30/2022	245593
211	Home Services & More, LLC	211-037	\$ 1,970.00	5/23/2022	244804
211	Home Services & More, LLC	211-037	\$ 450.00	6/10/2022	245282
211	Home Services & More, LLC	211-037	\$ 450.00	7/17/2022	245297
215	Home Services & More, LLC	215-029	\$ 98.50	6/24/2022	245475
215	Home Services & More, LLC	215-029	\$ 197.00	6/24/2022	245487
215	Home Services & More, LLC	215-029	\$ 295.50	8/4/2022	246235
233	Home Services & More, LLC	233	\$ 244.82	8/13/2022	246371
223	Home Services & More, LLC	223-016	\$ 295.50	8/18/2022	246397
230	Home Services & More, LLC	230-023	\$ 197.00	6/2/2022	244850
230	Home Services & More, LLC	230-023	\$ 197.00	6/18/2022	245232
230	Home Services & More, LLC	230-023	\$ 886.50	7/2/2022	245353
230	Home Services & More, LLC	230-023	\$ 197.00	7/8/2022	245650
230	Home Services & More, LLC	230-023	\$ 197.00	8/1/2022	246228
230	Home Services & More, LLC	230-023	\$ 197.00	8/16/2022	246612
214	Home Services & More, LLC	214-035	\$ 197.00	5/30/2022	244749
214	Home Services & More, LLC	214-035	\$ 98.50	6/1/2022	244756
214	Home Services & More, LLC	214-035	\$ 608.94	6/3/2022	244599
214	Home Services & More, LLC	214-035	\$ 222.45	6/16/2022	245075
214	Home Services & More, LLC	214-035	\$ 197.00	6/1/2022	244845
214	Home Services & More, LLC	214-035	\$ 520.12	6/16/2022	245252
214	Home Services & More, LLC	214-035	\$ 637.52	6/21/2022	245170
214	Home Services & More, LLC	214-035	\$ 197.00	6/27/2022	245412
214	Home Services & More, LLC	214-035	\$ 295.50	6/18/2022	245205
214	Home Services & More, LLC	214-035	\$ 197.00	7/1/2022	245396
214	Home Services & More, LLC	214-035	\$ 197.00	6/24/2022	245364

214	Home Services & More, LLC	214-035	\$ 197.00	7/1/2022	245395
214	Home Services & More, LLC	214-035	\$ 197.00	7/3/2022	245529
214	Home Services & More, LLC	214-035	\$ 98.50	7/7/2022	245693
214	Home Services & More, LLC	214-035	\$ 190.00	7/3/2022	245575
214	Home Services & More, LLC	214-035	\$ 197.00	7/9/2022	245720
214	Home Services & More, LLC	214-035	\$ 190.00	7/11/2022	245755
214	Home Services & More, LLC	214-035	\$ 257.34	7/25/2022	247594
214	Home Services & More, LLC	214-035	\$ 197.00	8/5/2022	246236
214	Home Services & More, LLC	214-035	\$ 98.50	8/6/2022	246135
243	Home Services & More, LLC	243-006	\$ 5,200.00	7/7/2022	245649
958	Housing Authority of the City of New Haven	July Parking	\$ 204.00	8/1/2022	July
233	Housing Insurance Services, Inc.	280 Weybosset Flood Coverage	\$ (1,195.00)	8/9/2022	7/2022-6/2023
214	Infoshred, LLC	214-035	\$ 25.00	8/27/2022	3446413
220	Johnson Controls Inc	HANH quarterly	\$ 4,403.97	7/31/2022	22989316
281	Kimberly Johansen	281-000 July 2022 Mileage	\$ 29.88	8/31/2022	281-000 July 2022
281	KJR Consulting	Consulting Service-LEADERSHIP	\$ 11,700.00	9/2/2022	2176
233	Mechanical Heating and Air Conditioning, Inc	233	\$ 838.86	8/7/2022	SCCM7180355-380
243	Mechanical Heating and Air Conditioning, Inc	243-006	\$ 1,439.16	8/18/2022	SCCM718035C5-389
243	Mechanical Heating and Air Conditioning, Inc	243-006	\$ 1,380.00	8/7/2022	SCCM718035C5-381
214	Mechanical Heating and Air Conditioning, Inc	A08	\$ 240.00	8/7/2022	SCCM718035C5-382
281	Melody Ramos	Food & Mileage for CONN NAHRO Conference	\$ 241.25	9/2/2022	281-000 Food & Milea
214	Moore's Yard Care	214-035	\$ 1,200.00	8/21/2022	#45
214	Moore's Yard Care	214-035	\$ 1,200.00	8/28/2022	#46
231	Network Electric And Security Systems, LLC	pump house3mths	\$ 36.27	8/30/2022	20222006
214	Nobe Construction Company	214-035	\$ 2,600.00	8/26/2022	ELMCIT-0022
214	NuEnergen, LLC	HANH	\$ 3,561.14	8/31/2022	12898
281	Online Information Services, Inc	Background Checks	\$ 79.00	8/30/2022	1141875
958	Online Information Services, Inc	958-000	\$ 368.00	8/8/2022 4:38:57 PM	1143577
958	Online Information Services, Inc	958-000	\$ 96.00	8/8/2022 4:39:46 PM	1139455
958	Online Information Services, Inc	958-000	\$ 96.00	8/8/2022 4:40:29 PM	1141872
102	Online Information Services, Inc	July 2022 HCV	\$ 344.00	8/9/2022 1:43:12 PM	1142769
958	Oxford Health Plans, LLC	Sept Premium	\$ 31,503.33	9/4/2022	603599511976
978	Randal Ritter	July 2022 increased housing cost pro-rated	\$ 215.67	7/8/2022	RR070822
281	Ricoh USA Inc	281-35	\$ 59.36	6/15/2022	1092568066
281	Ricoh USA Inc	281-35	\$ 41.20	6/4/2022	1092448273
283	Stanley Convergent Security Solutions, INC.	283/859	\$ 215.25	1/20/2022	6002052326

283	Stanley Convergent Security Solutions, INC.	283/859	\$ 571.32	2/23/2022	6002111773
283	Stanley Convergent Security Solutions, INC.	283/859	\$ 316.27	2/4/2022	6002067014
283	Stanley Convergent Security Solutions, INC.	283 - STE 209	\$ 6,594.68	3/9/2022	6002224523
283	Stanley Convergent Security Solutions, INC.	283/859	\$ 545.16	4/24/2022	6002324002
283	Stanley Convergent Security Solutions, INC.	283/859	\$ 1,441.44	5/19/2022	6002368179
283	Stanley Convergent Security Solutions, INC.	283 - STE 209	\$ 490.00	6/8/2022	6002461065
283	Stanley Convergent Security Solutions, INC.	283 - STE 209	\$ 900.00	7/22/2022	6002549086
214	United Site Servcies Northeast, Inc	47 Middletown A08	\$ 164.00	8/8/2022 9:43:58 AM	INV-00887166
958	Verizon Wireless	July Invoice-958	\$ 416.96	8/22/2022	9911856042
960	Verizon Wireless	July Invoice-960	\$ 528.96	8/22/2022	9911856042
281	WebHouse Inc	CLOUD HOSTING 03/31/2022	\$ 350.00	3/31/2022	HANH-033120222
281	WebHouse Inc	CLOUD HOSTING 04/30/2022	\$ 350.00	5/1/2022	HANH-04302022
281	WebHouse Inc	CLOUD HOSTING 05/31/2022	\$ 350.00	5/31/2022	HANH-05312022
281	WebHouse Inc	CLOUD HOSTING 06/30/2022	\$ 350.00	7/1/2022	HANH-06302022
281	WebHouse Inc	CLOUD HOSTING 07/31/2022	\$ 350.00	7/31/2022	HANH-07312022
283	Yale Termite & Pest Elimination Corp.	283-000	\$ 25.00	5/5/2022	242906
215	Yale Termite & Pest Elimination Corp.	215-029	\$ 195.60	6/2/2022	24760
243	Yale Termite & Pest Elimination Corp.	243-006	\$ 50.00	8/13/2022	250304
243	Yale Termite & Pest Elimination Corp.	243-006	\$ 50.00	6/14/2022	247958
243	Yale Termite & Pest Elimination Corp.	243-006	\$ 738.39	6/12/2022	249126
231	Yale Termite & Pest Elimination Corp.	231-000	\$ 78.24	6/16/2022	248598
220	Yale Termite & Pest Elimination Corp.	220-012	\$ 533.01	6/15/2022	248593
220	Yale Termite & Pest Elimination Corp.	220-012	\$ 75.00	7/6/2022	249652
223	Yale Termite & Pest Elimination Corp.	223-016	\$ 454.77	6/26/2022	248921
223	Yale Termite & Pest Elimination Corp.	223-016	\$ 300.00	6/19/2022	248650
230	Yale Termite & Pest Elimination Corp.	230-023	\$ 171.15	7/29/2022	251218
231	Yale Termite & Pest Elimination Corp.	231-000	\$ 78.24	6/16/2022	248599
230	Yale Termite & Pest Elimination Corp.	230-023	\$ 171.15	6/30/2022	249446
230	Yale Termite & Pest Elimination Corp.	230-023	\$ 1,422.00	6/8/2022	248084
232	Yale Termite & Pest Elimination Corp.	232-000	\$ 25.00	7/6/2022	249651
233	Yale Termite & Pest Elimination Corp.	233-000	\$ 115.00	7/14/2022	250308
214	Yale Termite & Pest Elimination Corp.	214-035	\$ 982.89	6/19/2022	248335
215	Yale Termite & Pest Elimination Corp.	215-029	\$ 25.00	6/18/2022	247629
215	Yale Termite & Pest Elimination Corp.	215-029	\$ 195.60	6/30/2022	249447

TOTAL

\$494,238.21



Type	Check No.	DD No.	Date	Amount	Status	Void Date	Recorded Payee
Check	174392	0	07/01/2022	\$ (650.00)	Posted		Tarin Evans
Check	174388	0	07/01/2022	\$ (314.94)	Posted		Darlene Perez
DD	174320	27638	07/01/2022	\$ (248.00)	Posted		Wilma Rivera
DD	174301	27621	07/01/2022	\$ (219.00)	Posted		Tamika Bratton
DD	174246	27569	07/01/2022	\$ (192.00)	Posted		Jose Rodriguez
DD	174297	27617	07/01/2022	\$ (169.00)	Posted		Sor Perez
DD	174284	27604	07/01/2022	\$ (169.00)	Posted		Rosa Santiago
DD	174240	27563	07/01/2022	\$ (169.00)	Posted		Isabel Fuentes
DD	174253	27576	07/01/2022	\$ (169.00)	Posted		Latoya D Garrett
DD	174221	27544	07/01/2022	\$ (169.00)	Posted		Cassandra Moore
DD	174234	27557	07/01/2022	\$ (169.00)	Posted		Faith H Thompson
DD	174217	27540	07/01/2022	\$ (169.00)	Posted		Carle Washington
DD	174209	27532	07/01/2022	\$ (164.00)	Posted		Ana Falero
DD	174290	27610	07/01/2022	\$ (164.00)	Posted		Shalanda Rena Wiggins
DD	174275	27596	07/01/2022	\$ (160.00)	Posted		Olga Mojica
DD	174260	27582	07/01/2022	\$ (159.00)	Posted		Maria R Langston
DD	174280	27600	07/01/2022	\$ (159.00)	Posted		Perry Flowers
DD	174256	27578	07/01/2022	\$ (155.00)	Posted		Luisa Milliano-Garcia
DD	174272	27593	07/01/2022	\$ (155.00)	Posted		Natasha Laureano
DD	174215	27538	07/01/2022	\$ (136.00)	Posted		Brittany Cox
DD	174213	27536	07/01/2022	\$ (132.00)	Posted		Brenda Leisa Dickey
DD	174214	27537	07/01/2022	\$ (132.00)	Posted		Brenda Sparks
DD	174235	27558	07/01/2022	\$ (132.00)	Posted		Gerardo Flores
DD	174227	27550	07/01/2022	\$ (132.00)	Posted		Connie Mills
DD	174247	27570	07/01/2022	\$ (132.00)	Posted		Joslyn Lockwood
DD	174236	27559	07/01/2022	\$ (130.00)	Posted		Helen Suggs
DD	174303	27623	07/01/2022	\$ (126.00)	Posted		Tanya A. Solomon
DD	174219	27542	07/01/2022	\$ (124.00)	Posted		Carol Suggs
DD	174313	27632	07/01/2022	\$ (124.00)	Posted		Trenna Soares
DD	174268	27589	07/01/2022	\$ (124.00)	Posted		Nancy Marilyn Estrada
DD	174222	27545	07/01/2022	\$ (124.00)	Posted		Chanel Highsmith
DD	174273	27594	07/01/2022	\$ (124.00)	Posted		Nichol Monique Balts
DD	174206	27529	07/01/2022	\$ (124.00)	Posted		Adrienne Simpson
DD	174288	27608	07/01/2022	\$ (123.00)	Posted		Sarah M Kendrick
DD	174318	27636	07/01/2022	\$ (112.00)	Posted		Vanessa Myers
DD	174261	27583	07/01/2022	\$ (112.00)	Posted		Mary A Lopez
DD	174319	27637	07/01/2022	\$ (106.00)	Posted		Victoria C Allen
DD	174224	27547	07/01/2022	\$ (106.00)	Posted		Ciera S Lewis
DD	174252	27575	07/01/2022	\$ (106.00)	Posted		Lakia Hutchinson
DD	174322	27640	07/01/2022	\$ (99.00)	Posted		Yvette Gray
DD	174269	27590	07/01/2022	\$ (99.00)	Posted		Natalie Rodriguez
DD	174298	27618	07/01/2022	\$ (99.00)	Posted		Susan Davis
DD	174307	27626	07/01/2022	\$ (99.00)	Posted		Terese Edwina Stevenson
DD	174310	27629	07/01/2022	\$ (99.00)	Posted		Tiffaine Brodie
DD	174317	27635	07/01/2022	\$ (99.00)	Posted		Valeka Williams
DD	174289	27609	07/01/2022	\$ (98.00)	Posted		Sean Michael Flowers
DD	174306	27625	07/01/2022	\$ (88.00)	Posted		Teneshia Monique Harrington
DD	174238	27561	07/01/2022	\$ (83.00)	Posted		Inlara Allen
DD	174281	27601	07/01/2022	\$ (82.00)	Posted		Preziosa Flores
DD	174308	27627	07/01/2022	\$ (76.00)	Posted		Thelma Goodwin
DD	174299	27619	07/01/2022	\$ (66.00)	Posted		Taccarra Smith
DD	174226	27549	07/01/2022	\$ (64.00)	Posted		Connie J Tyson
Check	174389	0	07/01/2022	\$ (60.00)	Posted		Iris M. Rodriguez
DD	174248	27571	07/01/2022	\$ (57.00)	Posted		Joyce L Dumas
DD	174249	27572	07/01/2022	\$ (57.00)	Posted		Julia Iassogna
DD	174259	27581	07/01/2022	\$ (56.00)	Posted		Maria L Correa
Check	174262	0	07/01/2022	\$ (56.00)	Posted		Mary Singletary
DD	174277	27598	07/01/2022	\$ (56.00)	Posted		Pamela Greene
DD	174223	27546	07/01/2022	\$ (56.00)	Posted		Chantel Whitehead
DD	174295	27615	07/01/2022	\$ (56.00)	Posted		Shatora McCotter

DD	174208	27531	07/01/2022	\$ (56.00)	Posted		Alice J. Foskey
DD	174245	27568	07/01/2022	\$ (56.00)	Posted		Jonte Sykes
DD	174266	27587	07/01/2022	\$ (56.00)	Posted		Migdalia Flores
DD	174271	27592	07/01/2022	\$ (56.00)	Posted		Natasha C Clay
DD	174244	27567	07/01/2022	\$ (56.00)	Posted		Jessica Gentile
DD	174292	27612	07/01/2022	\$ (56.00)	Posted		Shanice M. Calloway
Check	174316	0	07/01/2022	\$ (56.00)	Posted		Tyshonna Hobby
DD	174265	27586	07/01/2022	\$ (56.00)	Posted		Mi-kerria Shaw
DD	174300	27620	07/01/2022	\$ (56.00)	Posted		Tamika Bennett
DD	174225	27548	07/01/2022	\$ (56.00)	Posted		Clorissa Rivera
Check	174324	0	07/01/2022	\$ (56.00)	Posted		Zulady Alicea-Reyes
DD	174315	27634	07/01/2022	\$ (52.00)	Posted		Tyrell J Pearson
DD	174218	27541	07/01/2022	\$ (52.00)	Posted		Carmen Lozada
DD	174270	27591	07/01/2022	\$ (52.00)	Posted		Natasha White
DD	174232	27555	07/01/2022	\$ (52.00)	Posted		Dione Bennett
DD	174291	27611	07/01/2022	\$ (52.00)	Posted		Shamira White
DD	174257	27579	07/01/2022	\$ (52.00)	Posted		Marcilena Perez
DD	174296	27616	07/01/2022	\$ (52.00)	Posted		Sheila K Grant
Check	174255	0	07/01/2022	\$ (49.00)	Posted		Leslie Mckiver
DD	174283	27603	07/01/2022	\$ (49.00)	Posted		Rodsheida Mabry
DD	174251	27574	07/01/2022	\$ (49.00)	Posted		Katilia T Trujillo
DD	174254	27577	07/01/2022	\$ (49.00)	Posted		Latoya T Pierre Brown
DD	174233	27556	07/01/2022	\$ (49.00)	Posted		Ericka Alis Cannon
DD	174305	27624	07/01/2022	\$ (49.00)	Posted		Tatiana Bojka
DD	174293	27613	07/01/2022	\$ (49.00)	Posted		Shaquonda Rashaya Hunte
DD	174216	27539	07/01/2022	\$ (49.00)	Posted		Candi Foley
DD	174250	27573	07/01/2022	\$ (49.00)	Posted		Kathya Villahermosa
DD	174239	27562	07/01/2022	\$ (49.00)	Posted		Iris Hernandez-Cepeda
DD	174286	27606	07/01/2022	\$ (49.00)	Posted		Roscheyla Prieto-Quinones
DD	174211	27534	07/01/2022	\$ (49.00)	Posted		Artavia Boone
DD	174212	27535	07/01/2022	\$ (49.00)	Posted		Ayshnee Butler
DD	174228	27551	07/01/2022	\$ (49.00)	Posted		Curnijah Howard
DD	174210	27533	07/01/2022	\$ (49.00)	Posted		Arriana Santana
DD	174311	27630	07/01/2022	\$ (49.00)	Posted		Tiffany Dixon
Check	174278	0	07/01/2022	\$ (48.00)	Posted		Patty Burruss
DD	174220	27543	07/01/2022	\$ (48.00)	Posted		Caroline Contreras
DD	174282	27602	07/01/2022	\$ (47.00)	Posted		Reneta Mitchell
DD	174258	27580	07/01/2022	\$ (47.00)	Posted		Margie Roman
DD	174276	27597	07/01/2022	\$ (43.00)	Posted		Olivia Camp
DD	174264	27585	07/01/2022	\$ (42.00)	Posted		Mayra Quiles
DD	174321	27639	07/01/2022	\$ (41.00)	Posted		Yolanda Marte
DD	174237	27560	07/01/2022	\$ (41.00)	Posted		Hope Brodie
DD	174231	27554	07/01/2022	\$ (41.00)	Posted		Desiree Rivera
DD	174229	27552	07/01/2022	\$ (40.00)	Posted		D'Juana Desilva
DD	174285	27605	07/01/2022	\$ (37.00)	Posted		Rosaura Luciano
DD	174207	27530	07/01/2022	\$ (36.00)	Posted		Afrika Lynette Canady
DD	174314	27633	07/01/2022	\$ (23.00)	Posted		Tyquanna Whitaker
DD	174294	27614	07/01/2022	\$ (23.00)	Posted		Sharron E Fogle
DD	174243	27566	07/01/2022	\$ (23.00)	Posted		Jessica Smalls
DD	174242	27565	07/01/2022	\$ (23.00)	Posted		Jasmine Mcghee
DD	174241	27564	07/01/2022	\$ (19.00)	Posted		Janet Santiago
DD	174302	27622	07/01/2022	\$ (19.00)	Posted		Tania Montanez
DD	174267	27588	07/01/2022	\$ (17.00)	Posted		Nakia Lashaun Culbreath
DD	174230	27553	07/01/2022	\$ (17.00)	Posted		Daisy Bruno
DD	174309	27628	07/01/2022	\$ (16.00)	Posted		Theresa L Burks
DD	174323	27641	07/01/2022	\$ (16.00)	Posted		Zaira Leticia Salinas Ramos
DD	174312	27631	07/01/2022	\$ (16.00)	Posted		Toni Way
DD	174287	27607	07/01/2022	\$ (15.00)	Posted		Sandy M Gaskin
DD	174279	27599	07/01/2022	\$ (9.00)	Posted		Paula A Barnes
DD	174263	27584	07/01/2022	\$ (4.00)	Posted		Maryann Jones
DD	174274	27595	07/01/2022	\$ (4.00)	Posted		Nydia Romero
Check	174304	0	07/01/2022	\$ -	Posted	07/11/2022	Tanya Carmon
Check	174390	0	07/01/2022	\$ -	Posted	07/21/2022	James Sayles
Check	174391	0	07/01/2022	\$ -	Posted	07/21/2022	Julius Dennis
DD	0	27674	07/06/2022	\$ (46,945.00)	Posted		Housing Insurance Services, Inc.
Check	174442	0	07/06/2022	\$ (17,261.19)	Posted		United Illuminating
Check	174413	0	07/06/2022	\$ (9,413.77)	Posted		United Illuminating
DD	0	27671	07/06/2022	\$ (8,666.67)	Posted		NuEnergen, LLC
Check	174412	0	07/06/2022	\$ (7,181.23)	Posted		United Illuminating
DD	0	27673	07/06/2022	\$ (6,546.36)	Posted		United Mechanical Resources Inc.

Check	174393	0	07/06/2022	\$ (5,733.31)	Posted	City of New Haven
Check	174468	0	07/06/2022	\$ (4,002.88)	Posted	Home Depot
DD	0	27672	07/06/2022	\$ (3,315.00)	Posted	Otis Elevator Company
DD	0	27670	07/06/2022	\$ (3,244.00)	Posted	Home Services & More, LLC
Check	174455	0	07/06/2022	\$ (3,121.83)	Posted	Home Depot
Check	174461	0	07/06/2022	\$ (2,992.12)	Posted	United Illuminating
Check	174395	0	07/06/2022	\$ (2,928.69)	Posted	Hearst Media Services Connecticut, LLC
Check	174469	0	07/06/2022	\$ (2,833.77)	Posted	City of New Haven
Check	174422	0	07/06/2022	\$ (2,649.60)	Posted	Home Depot
Check	174445	0	07/06/2022	\$ (2,621.69)	Posted	United Illuminating
Check	174456	0	07/06/2022	\$ (2,500.36)	Posted	United Illuminating
Check	174470	0	07/06/2022	\$ (2,500.00)	Posted	The CT Black Expo Inc
Check	174441	0	07/06/2022	\$ (2,425.33)	Posted	Standard Insurance Company.
Check	174405	0	07/06/2022	\$ (1,914.00)	Posted	AM/PM Glass & Metal Fab., LLC
Check	174407	0	07/06/2022	\$ (1,830.00)	Posted	Johnson Controls US Holdings LLC
Check	174460	0	07/06/2022	\$ (1,641.50)	Posted	United Illuminating
Check	174443	0	07/06/2022	\$ (1,624.87)	Posted	United Illuminating
Check	174447	0	07/06/2022	\$ (1,547.86)	Posted	United Illuminating
Check	174451	0	07/06/2022	\$ (1,536.78)	Posted	United Illuminating
Check	174467	0	07/06/2022	\$ (1,495.54)	Posted	Home Depot
Check	174420	0	07/06/2022	\$ (1,473.54)	Posted	City of New Haven
Check	174449	0	07/06/2022	\$ (1,414.46)	Posted	United Illuminating
Check	174450	0	07/06/2022	\$ (1,375.24)	Posted	United Illuminating
Check	174433	0	07/06/2022	\$ (1,262.99)	Posted	Southern Connecticut Gas
Check	174428	0	07/06/2022	\$ (1,231.55)	Posted	Southern Connecticut Gas
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Check	174406	0	07/06/2022	\$ (1,142.08)	Posted	Home Depot
Check	174415	0	07/06/2022	\$ (963.41)	Posted	Canon Solutions America Inc.
Check	174410	0	07/06/2022	\$ (960.00)	Posted	State Of Connecticut
Check	174403	0	07/06/2022	\$ (873.60)	Posted	T-Mobile
Check	174464	0	07/06/2022	\$ (816.13)	Posted	Home Depot
Check	174438	0	07/06/2022	\$ (762.88)	Posted	Southern Connecticut Gas
Check	174452	0	07/06/2022	\$ (749.71)	Posted	United Illuminating
Check	174439	0	07/06/2022	\$ (730.67)	Posted	Southern Connecticut Gas
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Check	174425	0	07/06/2022	\$ (676.38)	Posted	Southern Connecticut Gas
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Check	174448	0	07/06/2022	\$ (615.35)	Posted	United Illuminating
Check	174424	0	07/06/2022	\$ (592.25)	Posted	Southern Connecticut Gas
Check	174453	0	07/06/2022	\$ (590.37)	Posted	United Illuminating
DD	0	27669	07/06/2022	\$ (586.13)	Posted	A&A Office System, Inc
Check	174435	0	07/06/2022	\$ (551.50)	Posted	Southern Connecticut Gas
Check	174426	0	07/06/2022	\$ (536.66)	Posted	Southern Connecticut Gas
Check	174409	0	07/06/2022	\$ (516.86)	Posted	Southern Connecticut Gas
Check	174444	0	07/06/2022	\$ (516.28)	Posted	United Illuminating
Check	174440	0	07/06/2022	\$ (503.02)	Posted	Southern Connecticut Gas
Check	174401	0	07/06/2022	\$ (493.68)	Posted	Southern Connecticut Gas
Check	174398	0	07/06/2022	\$ (491.80)	Posted	Southern Connecticut Gas
Check	174419	0	07/06/2022	\$ (435.94)	Posted	Sunwealth Project Pool 14 LLC
Check	174454	0	07/06/2022	\$ (424.53)	Posted	Water Pollution Control
Check	174399	0	07/06/2022	\$ (419.89)	Posted	Southern Connecticut Gas
Check	174423	0	07/06/2022	\$ (387.84)	Posted	Southern Connecticut Gas
Check	174421	0	07/06/2022	\$ (386.28)	Posted	City of New Haven
Check	174463	0	07/06/2022	\$ (351.05)	Posted	Home Depot
Check	174400	0	07/06/2022	\$ (340.14)	Posted	Southern Connecticut Gas
Check	174427	0	07/06/2022	\$ (339.15)	Posted	Southern Connecticut Gas
Check	174397	0	07/06/2022	\$ (314.17)	Posted	Southern Connecticut Gas
Check	174416	0	07/06/2022	\$ (250.12)	Posted	Comcast Cable
Check	174436	0	07/06/2022	\$ (247.09)	Posted	Southern Connecticut Gas
Check	174404	0	07/06/2022	\$ (239.99)	Posted	W.B. Mason Company Inc
Check	174396	0	07/06/2022	\$ (231.09)	Posted	Southern Connecticut Gas
Check	174411	0	07/06/2022	\$ (219.29)	Posted	United Illuminating
Check	174437	0	07/06/2022	\$ (167.46)	Posted	Southern Connecticut Gas
Check	174418	0	07/06/2022	\$ (132.96)	Posted	Ringcentral, Inc
Check	174414	0	07/06/2022	\$ (109.95)	Posted	Answer Plus Communications
Check	174394	0	07/06/2022	\$ (105.86)	Posted	Federal Express Corp.
Check	174431	0	07/06/2022	\$ (96.85)	Posted	Southern Connecticut Gas
Check	174408	0	07/06/2022	\$ (63.86)	Posted	Southern Connecticut Gas

Check	174430	0	07/06/2022	\$	(63.75)	Posted		Southern Connecticut Gas
Check	174417	0	07/06/2022	\$	(50.00)	Posted		Infoshred, LLC
Check	174432	0	07/06/2022	\$	(44.58)	Posted		Southern Connecticut Gas
Check	174462	0	07/06/2022	\$	(30.60)	Posted		Home Depot
Check	174457	0	07/06/2022	\$	(19.45)	Posted		United Illuminating
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Check	174459	0	07/06/2022	\$	(16.98)	Posted		United Illuminating
Check	174465	0	07/06/2022	\$	(13.94)	Posted		Home Depot
DD	174481	27675	07/06/2022	\$	-	Posted	07/07/2022	Sharon Stevenson
DD	0	27676	07/07/2022	\$	(3,045.65)	Posted		Cohen Key Shop
DD	0	27677	07/07/2022	\$	(2,700.00)	Posted		Housing Development Fund, Inc.
Check	174489	0	07/07/2022	\$	(2,059.81)	Posted		Verizon Wireless
Check	174486	0	07/07/2022	\$	(1,656.08)	Posted		Delta Dental of New Jersey, Inc
Check	174484	0	07/07/2022	\$	(1,397.70)	Posted		AM/PM Glass & Metal Fab., LLC
DD	0	27678	07/07/2022	\$	(1,200.00)	Posted		Moore's Yard Care
Check	174477	0	07/07/2022	\$	(801.09)	Posted		United Illuminating
Check	174480	0	07/07/2022	\$	(543.49)	Posted		United Illuminating
Check	174488	0	07/07/2022	\$	(523.88)	Posted		Standard Insurance Company.
Check	174474	0	07/07/2022	\$	(467.78)	Posted		United Illuminating
Check	174476	0	07/07/2022	\$	(449.63)	Posted		United Illuminating
Check	174475	0	07/07/2022	\$	(393.56)	Posted		United Illuminating
Check	174483	0	07/07/2022	\$	(283.20)	Posted		Aflac
Check	174473	0	07/07/2022	\$	(258.81)	Posted		United Illuminating
Check	174471	0	07/07/2022	\$	(231.58)	Posted		United Illuminating
Check	174485	0	07/07/2022	\$	(150.00)	Posted		Chanel Johnson
Check	174472	0	07/07/2022	\$	(77.64)	Posted		United Illuminating
Check	174482	0	07/07/2022	\$	(77.00)	Posted		Sharon Stevenson
Check	174478	0	07/07/2022	\$	(53.36)	Posted		United Illuminating
Check	174479	0	07/07/2022	\$	(12.84)	Posted		United Illuminating
Check	174487	0	07/07/2022	\$	-	Posted	07/11/2022	Oxford Health Plans, LLC
DD	0	27680	07/08/2022	\$	(67,384.30)	Posted		Banton Construction Company
DD	0	27679	07/08/2022	\$	-	Posted	07/08/2022	Banton Construction Company
Check	174492	0	07/11/2022	\$	(143,148.40)	Posted		360 Management Group. Co.
Check	174491	0	07/11/2022	\$	(4,068.66)	Posted		360 Management Group. Co.
Check	174490	0	07/11/2022	\$	(235.00)	Posted		Tanya Carmon
DD	0	27751	07/18/2022	\$	(282,231.00)	Posted		The Glendower Group, Inc
DD	0	27725	07/18/2022	\$	(275,094.90)	Posted		Housing Authority of the City of New Haven
DD	0	27726	07/18/2022	\$	(161,946.00)	Posted		Housing Authority of the City of New Haven
DD	0	27750	07/18/2022	\$	(70,160.00)	Posted		The Glendower Group, Inc
DD	0	27724	07/18/2022	\$	(65,665.00)	Posted		Housing Authority of the City of New Haven
Check	174507	0	07/18/2022	\$	(62,884.13)	Posted		Fuss & O'Neill, Inc.
DD	0	27706	07/18/2022	\$	(62,159.20)	Posted		Tri-Con Construction Manager, Llc
DD	0	27753	07/18/2022	\$	(47,459.00)	Posted		The Glendower Group, Inc
DD	0	27696	07/18/2022	\$	(36,250.00)	Posted		Lothrop Associates, LLP
DD	0	27755	07/18/2022	\$	(35,518.00)	Posted		The Glendower Group, Inc
DD	0	27683	07/18/2022	\$	(33,469.50)	Posted		Cdw Government Inc
DD	0	27752	07/18/2022	\$	(32,293.00)	Posted		The Glendower Group, Inc
Check	174510	0	07/18/2022	\$	(29,250.00)	Posted		Marcum LLP
DD	0	27684	07/18/2022	\$	(28,800.06)	Posted		Christopher Williams Architects, LLC
Check	174531	0	07/18/2022	\$	(27,812.00)	Posted		Red Stone Equity Partners, LLC
DD	0	27703	07/18/2022	\$	(20,425.00)	Posted		Rubino Enterprises LLC
Check	174511	0	07/18/2022	\$	(15,483.00)	Posted		Nahro
DD	0	27754	07/18/2022	\$	(12,870.00)	Posted		The Glendower Group, Inc
DD	0	27682	07/18/2022	\$	(10,510.67)	Posted		360 Management Group. Co.
DD	0	27699	07/18/2022	\$	(9,533.00)	Posted		Nobe Construction Company
DD	0	27705	07/18/2022	\$	(9,375.00)	Posted		The Computer Company Inc
Check	174522	0	07/18/2022	\$	(8,277.00)	Posted		Yale Termite & Pest Elimination Corp.
DD	0	27686	07/18/2022	\$	(7,998.75)	Posted		Crumbie Law Group, LLC
Check	174512	0	07/18/2022	\$	(6,332.81)	Posted		New Reach, Inc.
Check	174505	0	07/18/2022	\$	(5,542.79)	Posted		F.W. Webb Company
Check	174528	0	07/18/2022	\$	(5,305.00)	Posted		ECC Group I RAD Redevelopment Corporation
Check	174513	0	07/18/2022	\$	(5,206.02)	Posted		Novogradac & Company LLP
Check	174503	0	07/18/2022	\$	(5,085.00)	Posted		Crown Castle Fiber LLC
Check	174497	0	07/18/2022	\$	(4,761.75)	Posted		AM/PM Glass & Metal Fab., LLC
Check	174508	0	07/18/2022	\$	(3,936.21)	Posted		G.L. Capasso, Inc
DD	0	27687	07/18/2022	\$	(3,866.00)	Posted		Enviromed Services, Inc.
DD	0	27702	07/18/2022	\$	(3,140.30)	Posted		Reitman Personnel Services, Inc.
Check	174527	0	07/18/2022	\$	(2,753.95)	Posted		ECC Group I RAD Redevelopment Corporation
DD	0	27693	07/18/2022	\$	(2,752.67)	Posted		Kronos Incorporated
Check	174504	0	07/18/2022	\$	(2,219.15)	Posted		Delta Dental of New Jersey, Inc

DD	0	27688	07/18/2022	\$ (1,872.82)	Posted	Hartford Truck Equipment, Inc.
Check	174496	0	07/18/2022	\$ (1,850.00)	Posted	Ace Van & Storage, Inc.
Check	174515	0	07/18/2022	\$ (1,475.74)	Posted	Skyview Ridgefield LLC
Check	174499	0	07/18/2022	\$ (1,358.15)	Posted	Autoscribe Corporation
Check	174518	0	07/18/2022	\$ (1,342.02)	Posted	Torello Tire Inc.
DD	0	27704	07/18/2022	\$ (1,278.00)	Posted	Silver, Petrucci & Associates, Inc.
DD	0	27698	07/18/2022	\$ (1,200.00)	Posted	Moore's Yard Care
DD	0	27700	07/18/2022	\$ (912.90)	Posted	Northwest Interpreters, Inc.
DD	0	27685	07/18/2022	\$ (886.95)	Posted	Cohen Key Shop
DD	0	27694	07/18/2022	\$ (829.68)	Posted	Kronos Incorporated
Check	174517	0	07/18/2022	\$ (820.00)	Posted	Supreme Corporation
DD	0	27697	07/18/2022	\$ (765.00)	Posted	McCarter & English, LLP
DD	0	27701	07/18/2022	\$ (660.00)	Posted	Penfield Communications
Check	174514	0	07/18/2022	\$ (628.00)	Posted	Online Information Services, Inc
DD	0	27692	07/18/2022	\$ (614.00)	Posted	John P Rafferty
DD	0	27695	07/18/2022	\$ (565.00)	Posted	La Voz Hispana Newsprint
Check	174516	0	07/18/2022	\$ (559.40)	Posted	Standard Insurance Company.
DD	0	27691	07/18/2022	\$ (517.00)	Posted	Housing Insurance Services, Inc.
Check	174495	0	07/18/2022	\$ (484.00)	Posted	Online Information Services, Inc
Check	174506	0	07/18/2022	\$ (475.00)	Posted	Frankson Fence Company
Check	174520	0	07/18/2022	\$ (463.23)	Posted	W.B. Mason Company Inc.
Check	174498	0	07/18/2022	\$ (435.16)	Posted	Aramark Refreshment Services
Check	174500	0	07/18/2022	\$ (301.12)	Posted	Comcast Cable
DD	0	27748	07/18/2022	\$ (200.00)	Posted	Stevie Jackson
DD	0	27708	07/18/2022	\$ (200.00)	Posted	Alberta Witherspoon
DD	0	27737	07/18/2022	\$ (200.00)	Posted	Marta Laboy
DD	0	27740	07/18/2022	\$ (200.00)	Posted	Olivia Lewis
DD	0	27719	07/18/2022	\$ (200.00)	Posted	Doris J Doward
DD	0	27707	07/18/2022	\$ (200.00)	Posted	Alberta W Golden
DD	0	27712	07/18/2022	\$ (200.00)	Posted	Brenda J Harris
DD	0	27721	07/18/2022	\$ (200.00)	Posted	Giovanna Latina
DD	0	27733	07/18/2022	\$ (200.00)	Posted	Linda Cross
DD	0	27728	07/18/2022	\$ (200.00)	Posted	Judy Cosby
DD	0	27747	07/18/2022	\$ (200.00)	Posted	Shantour Jackson
DD	0	27735	07/18/2022	\$ (200.00)	Posted	Major Banks
DD	0	27714	07/18/2022	\$ (200.00)	Posted	Christy A Pedini
DD	0	27742	07/18/2022	\$ (200.00)	Posted	Paul A Kates
DD	0	27741	07/18/2022	\$ (200.00)	Posted	Patricia Thorpe
DD	0	27736	07/18/2022	\$ (200.00)	Posted	Maritza Baez
DD	0	27716	07/18/2022	\$ (200.00)	Posted	Deborah Hudson
DD	0	27715	07/18/2022	\$ (200.00)	Posted	David Anderson
DD	0	27713	07/18/2022	\$ (200.00)	Posted	Bruce Gatling
DD	0	27731	07/18/2022	\$ (200.00)	Posted	Lagreta Riles
DD	0	27717	07/18/2022	\$ (200.00)	Posted	Dennis Nathaniel Jenkins
DD	0	27709	07/18/2022	\$ (200.00)	Posted	Alicia M Spencer
DD	0	27718	07/18/2022	\$ (200.00)	Posted	Donna Santiago
DD	0	27749	07/18/2022	\$ (200.00)	Posted	Teresa Nela Caporale
DD	0	27727	07/18/2022	\$ (200.00)	Posted	Jonathan Stewart
DD	0	27744	07/18/2022	\$ (200.00)	Posted	Perry Lamar Gary
DD	0	27738	07/18/2022	\$ (200.00)	Posted	Miguel Avila
DD	0	27756	07/18/2022	\$ (200.00)	Posted	Willard E. Ford
DD	0	27746	07/18/2022	\$ (200.00)	Posted	Rosemary Morris
Check	174532	0	07/18/2022	\$ (200.00)	Posted	Russell Roberson
DD	0	27711	07/18/2022	\$ (200.00)	Posted	Billy Ray Mathews
Check	174523	0	07/18/2022	\$ (200.00)	Posted	Al Mccoy Langston
DD	0	27743	07/18/2022	\$ (200.00)	Posted	Pedro Octavio Jimenez
DD	0	27720	07/18/2022	\$ (200.00)	Posted	Eric D Jowers
DD	0	27722	07/18/2022	\$ (200.00)	Posted	Hector A Lozada-Osorio
DD	0	27739	07/18/2022	\$ (200.00)	Posted	Noraima Avila
Check	174524	0	07/18/2022	\$ (200.00)	Posted	Angela Dixon
DD	0	27730	07/18/2022	\$ (200.00)	Posted	Kelly Nichols
DD	0	27732	07/18/2022	\$ (200.00)	Posted	Lavern Davis
DD	0	27734	07/18/2022	\$ (200.00)	Posted	Luz E Torres
Check	174525	0	07/18/2022	\$ (200.00)	Posted	Annette Yancey
DD	0	27729	07/18/2022	\$ (200.00)	Posted	Keith Davis
DD	0	27745	07/18/2022	\$ (200.00)	Posted	Ralph Berryman
DD	0	27710	07/18/2022	\$ (200.00)	Posted	Avis Grant
Check	174530	0	07/18/2022	\$ (200.00)	Posted	Janet Poole
Check	174526	0	07/18/2022	\$ (200.00)	Posted	Armando Fernandez Gonzalez
Check	174529	0	07/18/2022	\$ (200.00)	Posted	Gail Pressley

DD	0	27689	07/18/2022	\$	(184.00)	Posted		Housing Authority of the City of New Haven
Check	174509	0	07/18/2022	\$	(171.50)	Posted		Johnson Controls Fire Protection LP
Check	174519	0	07/18/2022	\$	(164.00)	Posted		United Site Services Northeast Inc
DD	0	27690	07/18/2022	\$	(155.00)	Posted		Housing Insurance Services, Inc.
DD	0	27681	07/18/2022	\$	(150.00)	Posted		Chapel Apartments LLC
Check	174502	0	07/18/2022	\$	(76.08)	Posted		Corporate Mailing Services LLC
Check	174521	0	07/18/2022	\$	(66.00)	Posted		Yale New Haven Hospital
Check	174494	0	07/18/2022	\$	(28.00)	Posted		Online Information Services, Inc
Check	174493	0	07/18/2022	\$	(25.00)	Posted		B/G Connecticut 1, LLC
DD	0	27723	07/18/2022	\$	(22.00)	Posted		Housing Authority of the City of New Haven
Check	174501	0	07/18/2022	\$	-	Posted	07/21/2022	Conn NAHRO
DD	0	27757	07/19/2022	\$	(452,405.20)	Posted		Banton Construction Company
Check	174640	0	07/19/2022	\$	(38,418.49)	Posted		United Illuminating
Check	174552	0	07/19/2022	\$	(8,924.68)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174550	0	07/19/2022	\$	(7,954.53)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174537	0	07/19/2022	\$	(5,390.39)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174557	0	07/19/2022	\$	(5,313.33)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
DD	0	27758	07/19/2022	\$	(5,242.00)	Posted		Nobe Construction Company
Check	174547	0	07/19/2022	\$	(4,843.61)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174563	0	07/19/2022	\$	(4,658.60)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174561	0	07/19/2022	\$	(4,392.24)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174536	0	07/19/2022	\$	(4,153.87)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174549	0	07/19/2022	\$	(4,038.91)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174558	0	07/19/2022	\$	(3,668.86)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174548	0	07/19/2022	\$	(3,650.60)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174560	0	07/19/2022	\$	(3,461.35)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174533	0	07/19/2022	\$	(2,825.22)	Posted		Home Depot
Check	174554	0	07/19/2022	\$	(2,732.34)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174581	0	07/19/2022	\$	(2,461.82)	Posted		Home Depot
Check	174564	0	07/19/2022	\$	(2,296.36)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174540	0	07/19/2022	\$	(2,107.68)	Posted		Home Depot
Check	174538	0	07/19/2022	\$	(1,931.84)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174556	0	07/19/2022	\$	(1,930.44)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174582	0	07/19/2022	\$	(1,900.69)	Posted		Home Depot
Check	174544	0	07/19/2022	\$	(1,738.66)	Posted		Southern Connecticut Gas
Check	174539	0	07/19/2022	\$	(1,479.04)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174579	0	07/19/2022	\$	(1,471.02)	Posted		Southern Connecticut Gas
Check	174562	0	07/19/2022	\$	(1,418.74)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174626	0	07/19/2022	\$	(1,373.45)	Posted		Home Depot
Check	174551	0	07/19/2022	\$	(1,241.07)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174565	0	07/19/2022	\$	(1,072.47)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174590	0	07/19/2022	\$	(1,002.31)	Posted		Southern Connecticut Gas
Check	174541	0	07/19/2022	\$	(949.71)	Posted		Southern Connecticut Gas
Check	174534	0	07/19/2022	\$	(855.17)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174585	0	07/19/2022	\$	(838.64)	Posted		Southern Connecticut Gas
Check	174629	0	07/19/2022	\$	(794.65)	Posted		United Illuminating
Check	174594	0	07/19/2022	\$	(732.61)	Posted		Southern Connecticut Gas
Check	174553	0	07/19/2022	\$	(731.80)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174569	0	07/19/2022	\$	(697.54)	Posted		Southern Connecticut Gas
Check	174573	0	07/19/2022	\$	(692.98)	Posted		Southern Connecticut Gas
Check	174611	0	07/19/2022	\$	(692.80)	Posted		Southern Connecticut Gas
Check	174571	0	07/19/2022	\$	(672.49)	Posted		Southern Connecticut Gas
Check	174620	0	07/19/2022	\$	(657.84)	Posted		United Illuminating
Check	174601	0	07/19/2022	\$	(636.54)	Posted		Southern Connecticut Gas
Check	174572	0	07/19/2022	\$	(605.58)	Posted		Southern Connecticut Gas
Check	174574	0	07/19/2022	\$	(592.63)	Posted		Southern Connecticut Gas
Check	174641	0	07/19/2022	\$	(565.63)	Posted		United Illuminating
Check	174617	0	07/19/2022	\$	(546.47)	Posted		United Illuminating
Check	174576	0	07/19/2022	\$	(546.26)	Posted		Southern Connecticut Gas
Check	174597	0	07/19/2022	\$	(515.07)	Posted		Southern Connecticut Gas
Check	174559	0	07/19/2022	\$	(486.47)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174598	0	07/19/2022	\$	(479.18)	Posted		Southern Connecticut Gas
Check	174618	0	07/19/2022	\$	(479.13)	Posted		United Illuminating
Check	174615	0	07/19/2022	\$	(463.88)	Posted		United Illuminating
Check	174592	0	07/19/2022	\$	(463.69)	Posted		Southern Connecticut Gas
Check	174570	0	07/19/2022	\$	(436.62)	Posted		Southern Connecticut Gas
Check	174555	0	07/19/2022	\$	(428.99)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174619	0	07/19/2022	\$	(364.01)	Posted		United Illuminating
Check	174624	0	07/19/2022	\$	(355.31)	Posted		United Illuminating
Check	174543	0	07/19/2022	\$	(310.31)	Posted		Southern Connecticut Gas

Check	174630	0	07/19/2022	\$	(292.46)	Posted		Home Depot
Check	174639	0	07/19/2022	\$	(262.17)	Posted		United Illuminating
Check	174600	0	07/19/2022	\$	(236.61)	Posted		Southern Connecticut Gas
Check	174578	0	07/19/2022	\$	(227.02)	Posted		Southern Connecticut Gas
Check	174638	0	07/19/2022	\$	(215.82)	Posted		United Illuminating
Check	174599	0	07/19/2022	\$	(212.32)	Posted		Southern Connecticut Gas
Check	174606	0	07/19/2022	\$	(197.56)	Posted		Southern Connecticut Gas
Check	174596	0	07/19/2022	\$	(188.47)	Posted		Southern Connecticut Gas
Check	174627	0	07/19/2022	\$	(186.91)	Posted		United Illuminating
Check	174602	0	07/19/2022	\$	(174.48)	Posted		Southern Connecticut Gas
Check	174621	0	07/19/2022	\$	(169.82)	Posted		United Illuminating
Check	174633	0	07/19/2022	\$	(169.64)	Posted		United Illuminating
Check	174614	0	07/19/2022	\$	(161.14)	Posted		United Illuminating
Check	174603	0	07/19/2022	\$	(146.29)	Posted		Home Depot
Check	174542	0	07/19/2022	\$	(144.01)	Posted		Southern Connecticut Gas
Check	174610	0	07/19/2022	\$	(137.47)	Posted		Southern Connecticut Gas
Check	174625	0	07/19/2022	\$	(130.18)	Posted		United Illuminating
Check	174567	0	07/19/2022	\$	(119.96)	Posted		Home Depot
Check	174631	0	07/19/2022	\$	(117.38)	Posted		United Illuminating
Check	174575	0	07/19/2022	\$	(117.20)	Posted		Southern Connecticut Gas
Check	174593	0	07/19/2022	\$	(114.57)	Posted		Southern Connecticut Gas
Check	174577	0	07/19/2022	\$	(113.86)	Posted		Southern Connecticut Gas
Check	174595	0	07/19/2022	\$	(111.51)	Posted		Southern Connecticut Gas
Check	174622	0	07/19/2022	\$	(107.19)	Posted		Home Depot
Check	174546	0	07/19/2022	\$	(104.51)	Posted		Southern Connecticut Gas
Check	174608	0	07/19/2022	\$	(98.87)	Posted		Southern Connecticut Gas
Check	174616	0	07/19/2022	\$	(90.48)	Posted		United Illuminating
Check	174568	0	07/19/2022	\$	(85.02)	Posted		Southern Connecticut Gas
Check	174591	0	07/19/2022	\$	(75.00)	Posted		Southern Connecticut Gas
Check	174587	0	07/19/2022	\$	(73.50)	Posted		Southern Connecticut Gas
Check	174588	0	07/19/2022	\$	(65.78)	Posted		Southern Connecticut Gas
Check	174586	0	07/19/2022	\$	(64.50)	Posted		Southern Connecticut Gas
Check	174628	0	07/19/2022	\$	(53.85)	Posted		United Illuminating
Check	174605	0	07/19/2022	\$	(48.42)	Posted		Southern Connecticut Gas
Check	174584	0	07/19/2022	\$	(44.58)	Posted		Southern Connecticut Gas
Check	174613	0	07/19/2022	\$	(44.58)	Posted		Southern Connecticut Gas
Check	174636	0	07/19/2022	\$	(38.97)	Posted		United Illuminating
Check	174637	0	07/19/2022	\$	(34.66)	Posted		United Illuminating
Check	174635	0	07/19/2022	\$	(32.62)	Posted		United Illuminating
Check	174632	0	07/19/2022	\$	(27.44)	Posted		United Illuminating
Check	174589	0	07/19/2022	\$	(21.44)	Posted		Southern Connecticut Gas
Check	174607	0	07/19/2022	\$	(21.44)	Posted		Southern Connecticut Gas
Check	174604	0	07/19/2022	\$	(17.58)	Posted		Southern Connecticut Gas
Check	174583	0	07/19/2022	\$	(15.64)	Posted		Southern Connecticut Gas
Check	174609	0	07/19/2022	\$	(15.64)	Posted		Southern Connecticut Gas
Check	174612	0	07/19/2022	\$	(15.64)	Posted		Southern Connecticut Gas
Check	174580	0	07/19/2022	\$	(14.92)	Posted		Home Depot
Check	174623	0	07/19/2022	\$	(13.54)	Posted		United Illuminating
Check	174634	0	07/19/2022	\$	(12.84)	Posted		United Illuminating
Check	174535	0	07/19/2022	\$	(11.21)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174545	0	07/19/2022	\$	(6.00)	Posted		Southern Connecticut Gas
Check	174566	0	07/19/2022	\$	-	Posted	07/19/2022	Home Depot
DD	0	27759	07/20/2022	\$	(7,719.79)	Posted		Carahsoft Technology Corporation
Check	174676	0	07/21/2022	\$	(221,398.00)	Posted		Anthem Blue Cross/Blue Shield
Check	174666	0	07/21/2022	\$	(37,042.73)	Posted		Oxford Health Plans, LLC
Check	174669	0	07/21/2022	\$	(20,787.25)	Posted		Anthem Blue Cross/Blue Shield
Check	174661	0	07/21/2022	\$	(15,480.86)	Posted		Water Pollution Control
Check	174671	0	07/21/2022	\$	(14,333.28)	Posted		Colonial Life & Accident Insurance
Check	174662	0	07/21/2022	\$	(11,513.58)	Posted		Water Pollution Control
Check	174649	0	07/21/2022	\$	(10,358.84)	Posted		United Illuminating
Check	174653	0	07/21/2022	\$	(9,573.76)	Posted		Water Pollution Control
Check	174674	0	07/21/2022	\$	(9,530.80)	Posted		Standard Insurance Company.
Check	174654	0	07/21/2022	\$	(9,033.66)	Posted		Water Pollution Control
DD	0	27761	07/21/2022	\$	(7,548.04)	Posted		Ringcentral, Inc
Check	174664	0	07/21/2022	\$	(6,790.16)	Posted		Water Pollution Control
Check	174673	0	07/21/2022	\$	(4,761.00)	Posted		New Haven Parking Authority
Check	174659	0	07/21/2022	\$	(4,639.58)	Posted		Water Pollution Control
Check	174663	0	07/21/2022	\$	(4,453.00)	Posted		Water Pollution Control
Check	174650	0	07/21/2022	\$	(4,318.52)	Posted		United Illuminating
Check	174655	0	07/21/2022	\$	(4,295.88)	Posted		Water Pollution Control

Check	174672	0	07/21/2022	\$ (4,062.15)	Posted		Laz Parking
Check	174679	0	07/21/2022	\$ (3,700.00)	Posted		Quadient Finance USA, INC
Check	174660	0	07/21/2022	\$ (3,608.48)	Posted		Water Pollution Control
Check	174644	0	07/21/2022	\$ (2,847.50)	Posted		Comcast Cable
DD	0	27760	07/21/2022	\$ (2,641.17)	Posted		Kronos Incorporated
Check	174642	0	07/21/2022	\$ (2,588.88)	Posted		Quadient Finance USA, INC
Check	174667	0	07/21/2022	\$ (2,424.54)	Posted		Frontier Communications of Company
Check	174657	0	07/21/2022	\$ (2,238.22)	Posted		Water Pollution Control
Check	174656	0	07/21/2022	\$ (2,214.04)	Posted		Water Pollution Control
Check	174648	0	07/21/2022	\$ (2,147.94)	Posted		Water Pollution Control
Check	174680	0	07/21/2022	\$ (1,497.66)	Posted		Frontier Communications of Company
Check	174677	0	07/21/2022	\$ (1,260.00)	Posted		New Haven Parking Authority
Check	174643	0	07/21/2022	\$ (1,065.38)	Posted		United Illuminating
Check	174668	0	07/21/2022	\$ (1,053.91)	Posted		Frontier Communications of Company
Check	174658	0	07/21/2022	\$ (849.06)	Posted		Water Pollution Control
Check	174651	0	07/21/2022	\$ (762.64)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	174678	0	07/21/2022	\$ (620.61)	Posted		United Illuminating
Check	174646	0	07/21/2022	\$ (477.70)	Posted		Frontier Communications of Company
Check	174675	0	07/21/2022	\$ (310.00)	Posted		Yale New Haven Hospital
Check	174645	0	07/21/2022	\$ (208.81)	Posted		Comcast Cable
Check	174670	0	07/21/2022	\$ (97.00)	Posted		Business Management Daily
Check	174665	0	07/21/2022	\$ (83.10)	Posted		Water Pollution Control
Check	174647	0	07/21/2022	\$ -	Posted	07/21/2022	United Illuminating
Check	174652	0	07/21/2022	\$ -	Posted	07/21/2022	United Illuminating
Check	174698	0	07/22/2022	\$ (14,411.19)	Posted		Regional Water Authority
Check	174683	0	07/22/2022	\$ (8,716.10)	Posted		United Illuminating
DD	0	27763	07/22/2022	\$ (8,653.20)	Posted		Housing Insurance Services, Inc.
Check	174684	0	07/22/2022	\$ (4,686.39)	Posted		United Illuminating
Check	174685	0	07/22/2022	\$ (2,890.42)	Posted		United Illuminating
Check	174682	0	07/22/2022	\$ (2,622.53)	Posted		Southern Connecticut Gas
Check	174705	0	07/22/2022	\$ (2,371.73)	Posted		Regional Water Authority
Check	174697	0	07/22/2022	\$ (1,732.33)	Posted		United Illuminating
Check	174699	0	07/22/2022	\$ (1,694.12)	Posted		Regional Water Authority
Check	174704	0	07/22/2022	\$ (1,428.66)	Posted		Regional Water Authority
Check	174691	0	07/22/2022	\$ (1,224.15)	Posted		United Illuminating
Check	174686	0	07/22/2022	\$ (1,186.65)	Posted		United Illuminating
Check	174702	0	07/22/2022	\$ (999.46)	Posted		Regional Water Authority
Check	174703	0	07/22/2022	\$ (898.35)	Posted		Regional Water Authority
Check	174701	0	07/22/2022	\$ (854.02)	Posted		Regional Water Authority
Check	174688	0	07/22/2022	\$ (595.15)	Posted		United Illuminating
Check	174700	0	07/22/2022	\$ (560.23)	Posted		Regional Water Authority
Check	174692	0	07/22/2022	\$ (509.71)	Posted		United Illuminating
Check	174706	0	07/22/2022	\$ (487.06)	Posted		Regional Water Authority
Check	174694	0	07/22/2022	\$ (472.36)	Posted		United Illuminating
Check	174696	0	07/22/2022	\$ (330.89)	Posted		United Illuminating
DD	0	27764	07/22/2022	\$ (287.12)	Posted		New Horizon Communications Corp
Check	174709	0	07/22/2022	\$ (285.57)	Posted		United Illuminating
Check	174695	0	07/22/2022	\$ (267.33)	Posted		United Illuminating
Check	174689	0	07/22/2022	\$ (244.39)	Posted		United Illuminating
Check	174690	0	07/22/2022	\$ (181.94)	Posted		United Illuminating
Check	174710	0	07/22/2022	\$ (121.30)	Posted		United Illuminating
Check	174693	0	07/22/2022	\$ (107.74)	Posted		United Illuminating
Check	174687	0	07/22/2022	\$ (90.57)	Posted		United Illuminating
Check	174708	0	07/22/2022	\$ (90.41)	Posted		United Illuminating
Check	174707	0	07/22/2022	\$ (59.68)	Posted		Regional Water Authority
Check	174681	0	07/22/2022	\$ -	Posted	07/25/2022	Elm City Carpentry
DD	0	27762	07/22/2022	\$ -	Posted	08/05/2022	Housing Authority of the City of New Haven
Check	174711	0	07/25/2022	\$ (73,568.01)	Posted		Elm City Carpentry
DD	0	27769	07/25/2022	\$ (5,705.77)	Posted		Housing Authority of the City of New Haven
DD	0	27771	07/25/2022	\$ (3,862.50)	Posted		Housing Authority of the City of New Haven
DD	0	27767	07/25/2022	\$ (3,690.83)	Posted		Housing Authority of the City of New Haven
Check	174712	0	07/25/2022	\$ (3,000.00)	Posted		State Of Connecticut
DD	0	27768	07/25/2022	\$ (2,746.67)	Posted		Housing Authority of the City of New Haven
DD	0	27770	07/25/2022	\$ (1,537.36)	Posted		Housing Authority of the City of New Haven
DD	0	27773	07/25/2022	\$ (1,519.00)	Posted		Nan Mckay & Associates
Check	174715	0	07/25/2022	\$ (1,400.00)	Posted		Puerto Ricans Inc
DD	0	27772	07/25/2022	\$ (1,313.08)	Posted		Housing Authority of the City of New Haven
DD	0	27765	07/25/2022	\$ (1,195.00)	Posted		Housing Insurance Services, Inc.
DD	0	27766	07/25/2022	\$ (1,128.24)	Posted		Housing Authority of the City of New Haven
Check	174723	0	07/25/2022	\$ (1,120.28)	Posted		Frontier Communications of Company

Check	174721	0	07/25/2022	\$ (828.59)	Posted		Southern Connecticut Gas
Check	174719	0	07/25/2022	\$ (828.38)	Posted		United Illuminating
Check	174722	0	07/25/2022	\$ (404.43)	Posted		Southern Connecticut Gas
Check	174716	0	07/25/2022	\$ (293.75)	Posted		John Marquez
DD	0	27774	07/25/2022	\$ (200.00)	Posted		LaToya McCrea
Check	174717	0	07/25/2022	\$ (87.46)	Posted		Kimberly Johansen
Check	174720	0	07/25/2022	\$ (50.94)	Posted		United Illuminating
Check	174713	0	07/25/2022	\$ (25.00)	Posted		Juanita Furlow
Check	174714	0	07/25/2022	\$ (25.00)	Posted		Michael Sydney Perkins
Check	174718	0	07/25/2022	\$ (25.00)	Posted		Paulette Branch
DD	0	27775	07/25/2022	\$ (25.00)	Posted		Mabel L. Carroll
Check	174725	0	07/26/2022	\$ (1,007.50)	Posted		Spuds Your Way
DD	0	27776	07/26/2022	\$ -	Posted	08/05/2022	Enviromed Services, Inc.
Check	174724	0	07/26/2022	\$ -	Posted	07/26/2022	Spuds Your Way
Check	174730	0	07/27/2022	\$ (214,720.34)	Posted		Anthem Blue Cross/Blue Shield
DD	0	27778	07/27/2022	\$ (81,690.88)	Posted		360 Management Group. Co.
Check	174738	0	07/27/2022	\$ (72,624.99)	Posted		ECC Group I RAD, LLC
Check	174732	0	07/27/2022	\$ (35,888.29)	Posted		City of New Haven
DD	0	27783	07/27/2022	\$ (18,854.16)	Posted		CWPM, LLC
Check	174746	0	07/27/2022	\$ (15,766.52)	Posted		Johnson Controls US Holdings LLC
DD	0	27779	07/27/2022	\$ (15,031.56)	Posted		360 Management Group. Co.
Check	174785	0	07/27/2022	\$ (13,531.47)	Posted		Regional Water Authority
DD	0	27791	07/27/2022	\$ (12,651.54)	Posted		Reitman Personnel Services, Inc.
DD	0	27782	07/27/2022	\$ (11,542.96)	Posted		CWPM, LLC
DD	0	27792	07/27/2022	\$ (9,975.00)	Posted		The Computer Company Inc
DD	0	27788	07/27/2022	\$ (9,683.02)	Posted		New England Trauma Services LLC
Check	174765	0	07/27/2022	\$ (9,530.80)	Posted		Standard Insurance Company.
Check	174740	0	07/27/2022	\$ (8,480.00)	Posted		Frankson Fence Company
Check	174745	0	07/27/2022	\$ (8,326.40)	Posted		Johnson Controls Fire Protection LP
DD	0	27796	07/27/2022	\$ (7,487.19)	Posted		United Mechanical Resources Inc.
DD	0	27795	07/27/2022	\$ (6,321.89)	Posted		CWPM, LLC
Check	174788	0	07/27/2022	\$ (5,506.47)	Posted		Regional Water Authority
DD	0	27793	07/27/2022	\$ (5,250.00)	Posted		The Narrative Project, LLC
Check	174776	0	07/27/2022	\$ (4,776.49)	Posted		Regional Water Authority
Check	174773	0	07/27/2022	\$ (3,679.60)	Posted		Regional Water Authority
DD	0	27794	07/27/2022	\$ (3,244.15)	Posted		United Mechanical Resources Inc.
Check	174726	0	07/27/2022	\$ (3,181.64)	Posted		Advance Security Integration LLC dba Security 101
Check	174774	0	07/27/2022	\$ (3,071.78)	Posted		Regional Water Authority
DD	0	27790	07/27/2022	\$ (2,848.85)	Posted		Otis Elevator Company
Check	174782	0	07/27/2022	\$ (2,795.94)	Posted		Regional Water Authority
Check	174778	0	07/27/2022	\$ (2,784.57)	Posted		Regional Water Authority
Check	174777	0	07/27/2022	\$ (2,740.38)	Posted		Regional Water Authority
Check	174783	0	07/27/2022	\$ (2,738.15)	Posted		Regional Water Authority
DD	0	27780	07/27/2022	\$ (2,556.00)	Posted		Afscme Local 713/afscme Council 4
Check	174781	0	07/27/2022	\$ (2,471.46)	Posted		Regional Water Authority
Check	174756	0	07/27/2022	\$ (2,305.15)	Posted		Regional Water Authority
Check	174792	0	07/27/2022	\$ (2,284.85)	Posted		Home Depot
Check	174784	0	07/27/2022	\$ (2,254.61)	Posted		Regional Water Authority
Check	174793	0	07/27/2022	\$ (2,210.96)	Posted		Home Depot
Check	174744	0	07/27/2022	\$ (2,173.73)	Posted		Johns Refuse & Recycling, LLC
DD	0	27777	07/27/2022	\$ (2,144.74)	Posted		360 Management Group. Co.
Check	174754	0	07/27/2022	\$ (2,099.02)	Posted		Regional Water Authority
Check	174791	0	07/27/2022	\$ (2,073.83)	Posted		Home Depot
Check	174737	0	07/27/2022	\$ (1,980.06)	Posted		Deluxe Business Form
DD	0	27798	07/27/2022	\$ (1,815.00)	Posted		United Mechanical Resources Inc.
Check	174757	0	07/27/2022	\$ (1,800.95)	Posted		Regional Water Authority
Check	174731	0	07/27/2022	\$ (1,720.21)	Posted		Chamberlain Court Condominium Association, Inc.
DD	0	27785	07/27/2022	\$ (1,705.00)	Posted		Home Services & More, LLC
Check	174727	0	07/27/2022	\$ (1,699.47)	Posted		Aflac
Check	174758	0	07/27/2022	\$ (1,595.25)	Posted		Regional Water Authority
Check	174795	0	07/27/2022	\$ (1,562.75)	Posted		Home Depot
DD	0	27799	07/27/2022	\$ (1,522.40)	Posted		United Mechanical Resources Inc.
Check	174787	0	07/27/2022	\$ (1,522.36)	Posted		Regional Water Authority
Check	174767	0	07/27/2022	\$ (1,362.94)	Posted		United Illuminating
Check	174790	0	07/27/2022	\$ (1,356.52)	Posted		Home Depot
Check	174770	0	07/27/2022	\$ (1,289.10)	Posted		Comcast Cable
Check	174733	0	07/27/2022	\$ (1,220.10)	Posted		Comcast Cable
Check	174743	0	07/27/2022	\$ (1,120.00)	Posted		Holiday Hill Management Company
Check	174772	0	07/27/2022	\$ (1,054.04)	Posted		Regional Water Authority
Check	174759	0	07/27/2022	\$ (1,038.44)	Posted		Regional Water Authority

Check	174771	0	07/27/2022	\$	(922.53)	Posted	Frontier Communications of Company
DD	0	27786	07/27/2022	\$	(808.30)	Posted	Housing Authority of the City of New Haven
Check	174750	0	07/27/2022	\$	(766.00)	Posted	Life Safety Service & Supply, LLC
DD	0	27787	07/27/2022	\$	(709.02)	Posted	Housing Authority of the City of New Haven
Check	174794	0	07/27/2022	\$	(691.35)	Posted	Home Depot
Check	174753	0	07/27/2022	\$	(569.32)	Posted	Metropolitan Life Insurance Company USA
DD	0	27797	07/27/2022	\$	(475.00)	Posted	Home Services & More, LLC
Check	174780	0	07/27/2022	\$	(459.52)	Posted	Frontier Communications of Company
Check	174749	0	07/27/2022	\$	(459.12)	Posted	Legal Shield
Check	174779	0	07/27/2022	\$	(389.57)	Posted	Comcast Cable
DD	0	27781	07/27/2022	\$	(336.00)	Posted	Cohen Key Shop
Check	174775	0	07/27/2022	\$	(300.80)	Posted	Regional Water Authority
Check	174742	0	07/27/2022	\$	(278.52)	Posted	HD Supply Facilities Maintenance, Ltd
Check	174764	0	07/27/2022	\$	(260.51)	Posted	Southern Connecticut Gas
Check	174734	0	07/27/2022	\$	(251.13)	Posted	Comcast Cable
Check	174751	0	07/27/2022	\$	(239.00)	Posted	Life Safety Service & Supply, LLC
Check	174748	0	07/27/2022	\$	(225.67)	Posted	Laz Parking
Check	174735	0	07/27/2022	\$	(220.79)	Posted	Corporate Mailing Services LLC
Check	174747	0	07/27/2022	\$	(203.80)	Posted	Lavonta Bryant
Check	174752	0	07/27/2022	\$	(200.00)	Posted	Massmutual Va.
Check	174769	0	07/27/2022	\$	(197.00)	Posted	Yale New Haven Hospital
Check	174728	0	07/27/2022	\$	(192.00)	Posted	Afscme Local 818
Check	174736	0	07/27/2022	\$	(166.18)	Posted	De Lage Landen Financial Services, Inc
Check	174786	0	07/27/2022	\$	(158.17)	Posted	Regional Water Authority
DD	0	27789	07/27/2022	\$	(130.00)	Posted	Northwest Interpreters, Inc.
Check	174741	0	07/27/2022	\$	(117.14)	Posted	Frontier Communications of Company
DD	0	27784	07/27/2022	\$	(99.00)	Posted	Eagle Leasing Company
Check	174729	0	07/27/2022	\$	(96.95)	Posted	Answer Plus Communications
Check	174761	0	07/27/2022	\$	(89.52)	Posted	Ringcentral, Inc
Check	174762	0	07/27/2022	\$	(89.52)	Posted	Ringcentral, Inc
Check	174755	0	07/27/2022	\$	(88.26)	Posted	Regional Water Authority
Check	174763	0	07/27/2022	\$	(88.07)	Posted	Southern Connecticut Gas
Check	174768	0	07/27/2022	\$	(88.00)	Posted	United Way of Greater New Haven
Check	174766	0	07/27/2022	\$	(85.00)	Posted	Supreme Corporation
Check	174789	0	07/27/2022	\$	(45.63)	Posted	Regional Water Authority
Check	174739	0	07/27/2022	\$	(33.00)	Posted	Eryka L Claudio
Check	174760	0	07/27/2022	\$	(21.12)	Posted	Regional Water Authority
Check	174802	0	07/28/2022	\$	(24,198.79)	Posted	Water Pollution Control
Check	174820	0	07/28/2022	\$	(13,836.64)	Posted	Comcast Cable
Check	174797	0	07/28/2022	\$	(7,796.75)	Posted	Water Pollution Control
Check	174801	0	07/28/2022	\$	(6,800.81)	Posted	Water Pollution Control
Check	174796	0	07/28/2022	\$	(6,633.49)	Posted	Water Pollution Control
Check	174807	0	07/28/2022	\$	(6,615.43)	Posted	Water Pollution Control
Check	174803	0	07/28/2022	\$	(4,090.18)	Posted	Water Pollution Control
Check	174799	0	07/28/2022	\$	(3,962.31)	Posted	Water Pollution Control
Check	174805	0	07/28/2022	\$	(3,559.12)	Posted	Water Pollution Control
Check	174813	0	07/28/2022	\$	(3,208.06)	Posted	Water Pollution Control
Check	174804	0	07/28/2022	\$	(2,859.95)	Posted	Water Pollution Control
Check	174808	0	07/28/2022	\$	(2,623.54)	Posted	Water Pollution Control
DD	0	27802	07/28/2022	\$	(2,588.00)	Posted	Berchem Moses PC
Check	174816	0	07/28/2022	\$	(2,407.25)	Posted	Water Pollution Control
Check	174817	0	07/28/2022	\$	(2,231.20)	Posted	Water Pollution Control
Check	174800	0	07/28/2022	\$	(2,206.84)	Posted	Water Pollution Control
Check	174814	0	07/28/2022	\$	(2,075.27)	Posted	Water Pollution Control
Check	174811	0	07/28/2022	\$	(1,648.76)	Posted	Water Pollution Control
Check	174810	0	07/28/2022	\$	(1,477.74)	Posted	Water Pollution Control
Check	174812	0	07/28/2022	\$	(1,216.18)	Posted	Water Pollution Control
DD	0	27810	07/28/2022	\$	(1,185.00)	Posted	Stanley Convergent Security Solutions, INC.
Check	174798	0	07/28/2022	\$	(737.29)	Posted	Water Pollution Control
Check	174821	0	07/28/2022	\$	(642.67)	Posted	F.W. Webb Company
DD	0	27808	07/28/2022	\$	(529.44)	Posted	Schatara McKiver
DD	0	27804	07/28/2022	\$	(529.44)	Posted	Jasmine Yvonne Johnson
Check	174823	0	07/28/2022	\$	(529.44)	Posted	Jazmin Boria
DD	0	27801	07/28/2022	\$	(529.44)	Posted	Ashley Shemone Keen
DD	0	27809	07/28/2022	\$	(529.44)	Posted	Shayla Foreman
DD	0	27805	07/28/2022	\$	(529.44)	Posted	Jerry L. Blue
DD	0	27803	07/28/2022	\$	(516.42)	Posted	Claribel Osorio
DD	0	27800	07/28/2022	\$	(516.42)	Posted	Amanda McCrea
DD	0	27807	07/28/2022	\$	(516.42)	Posted	Sarah Esther Garcia
Check	174818	0	07/28/2022	\$	(516.42)	Posted	Adrienne M Vines

DD	0	27806	07/28/2022	\$ (516.42)	Posted	Rosa Maria Gonzalez
Check	174819	0	07/28/2022	\$ (516.42)	Posted	Aysia C Payne
Check	174825	0	07/28/2022	\$ (516.42)	Posted	Keara Locke
Check	174806	0	07/28/2022	\$ (339.92)	Posted	Water Pollution Control
Check	174826	0	07/28/2022	\$ (320.00)	Posted	Kendrick Smith Jr
Check	174824	0	07/28/2022	\$ (320.00)	Posted	Jordan Cunningham
Check	174809	0	07/28/2022	\$ (295.44)	Posted	Water Pollution Control
Check	174830	0	07/28/2022	\$ (240.00)	Posted	Tewayne Yarbrough Jr.
Check	174832	0	07/28/2022	\$ (240.00)	Posted	Zarquis Sanders
Check	174827	0	07/28/2022	\$ (240.00)	Posted	Lamont A. Solomon
Check	174822	0	07/28/2022	\$ (240.00)	Posted	Jaiden M Gonzalez Quiles
Check	174831	0	07/28/2022	\$ (240.00)	Posted	Torese Turner Jr
Check	174829	0	07/28/2022	\$ (240.00)	Posted	S'ence Thomas
Check	174828	0	07/28/2022	\$ (240.00)	Posted	My'Asia Robinson
Check	174815	0	07/28/2022	\$ (63.27)	Posted	Water Pollution Control

Total Payments Issued \$ (3,827,082.89)

President's Report

To: ECC/HANH Board of Commissioners

From: Karen DuBois-Walton, Ph.D., President

Date: August 16, 2022

RE: President's August 2022 Report

I. Administrative

We are thrilled to be named a winner in the National Civic League All America City competition which focused this year on cities that demonstrate a strong partnership seeing housing as a platform to promote strong academic achievement for its youth. This has offered an opportunity to showcase our ECC Believes! initiative and the work done in partnership with our The award was announced during the award celebration on Thursday July 21st. Stay tuned for our community-wide celebration!

Congratulations to Commissioner Elmer Rivera who received an award from the Puerto Rican United organization at their annual fundraiser on July 28, 2022 at Amarante's. I was pleased to be on hand to celebrate his leadership at Casa Otonal and his contributions to the Puerto Rican community. Felicidades!

On Tuesday July 26th our team gathered to say farewell and send fond wishes to Pamela Heard who retired after 34 years of service. She and her family are relocating to North Carolina. Pam has served our residents well, with care and commitment throughout her tenure. Additionally, she served as a union leader in Local 713 representing her colleagues with diligence and respect. While we wish her the best, we will certainly miss her!

I was invited by the Reagan Institute to present at the Reagan Institute Summit on Education (RISE) re. our innovative approaches to supporting the educational needs of our youth. It was a great opportunity to network and learn from others across this country and to be recognized for the work our team engages in each and every day.

Thank you to our CED team, our Operations team, 360 MGT, Robin Miller-Godwin and all the volunteers who work tirelessly to ensure that our youth are ready for school each year. This year's Annual Back to School celebration again hit the road delivering backpack and school supplies.

Time Extension Granted per Resolution #02-25/10-R

- Requesting 1-month extension for Solar Youth's East View youth program for the contract to end July 31, 2022. No additional finding is being requested.
- Requesting 2-month extension for Solar youth's West youth programming for the contract to end August 30, 2022. No additional finding is being requested.

II. Finance

June 2022 YTD Financials

The financial report covers nine months (October 1 through June 30) of data. Total Revenues are \$83,792,884 and Total Expenses are \$67,983,310 (including depreciation expense of \$1,531,762). The excess of revenue over expenses is reduced by \$(3,419,235) capitalized expenditures/notes activity and \$(6,107,625) reserve for Interest Income recognized on Notes Receivable resulting from development projects. Depreciation expense add-back is \$1,531,762. The HANH Net Surplus of \$7,814,474 was as follows:

MTW Programs

- Low Income Public Housing

Net surplus is \$2,397,336 versus a budget net surplus of \$494,162 for an overall favorable variance of \$1,903,174

- Section 8 Housing Choice Voucher

Net surplus is \$3,833,962 versus a budget deficit of \$(1,003,298). The favorable variance is \$4,837,260.

Non-MTW Programs

- Business Activities showed deficit of \$(601,800) compared with a budgeted deficit of \$(933812), resulting in a favorable variance of \$332,012.
- Central Office Cost Center shows a net surplus of \$2,184,977 compared to a budgeted surplus of \$1,442,948 resulting in an unfavorable variance of \$(742,029).

June 2022	MTW Budget	MTW Actual	Variance	NON-MTW Budget	NON-MTW Actual	Variance	ELIMS Budget	ELIMS Actual	Variance	Total Budget	Total Actual	Total Variance
70500 TENANT REVENUE	967,357	1,523,570	556,213	-	12,438	12,438	-	-	-	967,357	1,536,008	568,651
70600 HUD REVENUE	79,097,863	74,173,233	(4,924,630)	164,963	237,188	72,224	-	-	-	79,262,826	74,410,420	(4,852,406)
70000 OTHER REVENUE	43,726	1,024,496	980,771	14,358,635	14,547,290	188,654	(7,003,415)	(7,725,330)	721,916	7,398,947	7,846,456	447,509
70000 TOTAL REVENUE	80,108,945	76,721,299	(3,387,646)	14,523,599	14,796,915	273,317	(7,003,415)	(7,725,330)	721,916	87,629,129	83,792,884	(3,836,245)
91000 OPERATING ADMINISTRATIVE	10,792,640	10,220,917	(571,723)	5,612,370	4,883,099	(729,271)	(7,003,415)	(7,725,330)	721,916	9,401,596	7,378,685	(2,022,910)
92500 TENANTS SERVICES	189,375	107,079	(82,296)	1,725,685	1,359,592	(366,092)	-	-	-	1,915,060	1,466,671	(448,389)
93000 UTILITIES	1,274,875	1,826,191	(551,317)	298,897	279,217	(19,679)	-	-	-	1,573,772	2,105,409	(531,637)
94000 MAINTENANCE	2,201,072	3,667,468	(1,466,396)	444,065	331,075	(112,990)	-	-	-	2,645,138	3,998,544	(1,353,406)
95000 PROTECTIVE SERVICES	110,254	98,353	(11,901)	19,064	7,535	(11,530)	-	-	-	129,318	105,888	(23,430)
96000 GENERAL EXPENSE	-	-	-	212,321	229,072	(16,750)	-	-	-	212,321	229,072	(16,750)
96100 INSURANCE PREMIUMS	496,931	698,692	(201,761)	2,876	445	(2,431)	-	-	-	499,808	699,138	(199,330)
96200 OTHER	1,394,215	1,289,881	104,333	-	-	-	-	-	-	1,394,215	1,289,881	104,333
96800 SEVERANCE EXPENSE	-	-	-	-	1,250	(1,250)	-	-	-	-	1,250	(1,250)
96900 TOTAL OPERATING EXPENSES	16,459,362	17,908,583	(1,449,220)	8,315,279	7,091,285	1,223,993	(7,003,415)	(7,725,330)	721,916	17,771,226	17,274,537	496,689
97100 EXTRAORDINARY MAINTENANCE	86,765	49,680	37,085	10,778	14,828	(4,049)	-	-	-	97,543	64,508	33,035
97200 CASUALTY LOSSES - NON CAPITALIZED	-	40,245	(40,245)	-	-	-	-	-	-	-	40,245	(40,245)
97300 HAP EXPENSE	57,010,053	49,072,259	7,937,795	225,000	-	225,000	-	-	-	57,235,053	49,072,259	8,162,795
97400 DEPRECIATION EXPENSE	2,561,925	1,300,924	1,261,001	277,833	230,838	46,995	-	-	-	2,839,758	1,531,762	1,307,996
90000 OTHER EXPENSES	59,658,743	50,463,107	9,195,636	513,611	245,666	267,946	-	-	-	60,172,354	50,708,773	9,463,581
TOTAL EXPENSES	76,118,105	68,371,690	7,746,415	8,828,890	7,336,951	1,491,939	(7,003,415)	(7,725,330)	721,916	77,943,580	67,983,310	9,960,270
<i>RAD/DEV - MTW Fund Expenditures</i>	(2,062,500)	(1,913,502)	(148,998)	(4,999,401)	(1,505,733)	(3,493,668)	-	-	-	(7,061,901)	(3,419,235)	(3,642,666)
<i>Investment in the financing of affordable housing Dev</i>	-	-	-	-	-	-	-	-	-	-	-	-
<i>Reserve for interest on N/R</i>	-	-	-	(5,463,406)	(6,107,625)	644,220	-	-	-	(5,463,406)	(6,107,625)	644,220
10010 Operating Transfer In	1,656,762	1,044,677	612,085	4,999,401	1,505,733	3,493,668	-	-	-	6,656,163	2,550,410	4,105,753
10020 Operating Transfer Out	(6,656,163)	(2,550,410)	(4,105,753)	-	-	-	-	-	-	(6,656,163)	(2,550,410)	(4,105,753)
10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES	(3,071,061)	4,930,374	(8,001,435)	231,303	1,352,339	(1,121,036)	-	-	-	(2,839,758)	6,282,713	(9,122,470)
<i>ADJ FOR DEPREICATION EXPENSE</i>	2,561,925	1,300,924	1,261,001	277,833	230,838	46,995	-	-	-	2,839,758	1,531,762	1,307,996
350 SURPLUS / (DEFICIT)	(509,136)	6,231,298	(6,740,433)	509,136	1,583,177	(1,074,041)	-	-	-	0	7,814,474	(7,814,474)

III. Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for July 2022 is 89%. The agency goal is 96.00%. Attainment of this goal remains the primary objective for the Operations Department.

B. Rent Collection

Rent Collection – HANH's rent collection for the year to date ending the month of July 2022 is 59.09%. The agency goal is 95%. After many months of successfully reducing the TAR from a high in 2014, HANH saw the TAR reduced by over 75% prior to the COVID-19 pandemic. Rent collection has been poor over the past year and a half, however, staff is working with residents to get into compliance and to obtain rent relief resources through the city and state.

Total Collected

	CY 2021	CY 2022	Variance
January	75.69%	65.57%	-10.12
February	76.19%	65.59%	-10.6
March	80.67%	63.10%	-17.57
April	83.27%	53.41%	-29.86%
May	82.07%	67.34%	-14.73%
June	73.96%	60.22%	-13.74%
July	75.22%	59.09%	16.13%
August	68.87%		
September	72.80%		
October	71.75%		
November	70.47%		
December	62.56%		
Average	78.07%	60.35%	

IV. Community and Economic Development (CED) Monthly Report

CARES Program Highlights

- 4 Participants were newly employed this month
- 2 Participant enrolled in GED course

CARES Resident Highlights

- **Maurice Boyou-** Graduated from the CARES program January 2022. During his time as a market renter, family continued to save and work on their goals of homeownership and become USA citizens. They are excited to share with ECC that both goals were attained. Family closed on their home this month in Trumbull.

FSS Resident Highlights:

- **CS-** Is currently in a program extension and while she has managed to maintain suitable employment while working 2 jobs, and has reportedly saved \$5k, she has faced challenges with improving her credit score which is 582 at this time. HOH is interested in homeownership; however, is considering completing the program with economic self sufficiency via employment goal. This is to be assessed at a later date as HOH is hopeful that she can improve her credit score. Coordinator and participant have however discussed the benefit of the \$18,510 escrow account balance which she is eligible for upon successful completion. HOH entered the program with \$15,998 of earned income and is currently earning \$44,873.

ECC Believes Program Highlights

- CED launched the Summer youth RSYVP program with Alder Honda Smith. Participants completed an orientation and participated in a “Ready to work” workshop to prepare them for a successful experience. All participants are receiving experience in working in the field of carpentry, landscaping, painting, electrical, maintenance, and more. In addition to hands on work, they are completing classroom training on financial wellness and career development.
- CED has welcomed four new STEP students to the ECC/HANH family. We welcomed Teonna Smith, Tyrek Solomon, Angel Taveras, and Mathue Gibson. All students participated in orientation and completed their first DREAM Training. We are excited for these students to start in CED, Operations, and IT.

V.Planning and Modernization

HAI Loss Prevention Grants:

P&M applied for funding 5/31/2022, from HAI, our insurance company, for two reimbursement grants, Fire Loss Prevention, \$78,680, for installation of Fire Suppression Cannisters at each stovetop in our LIPH portfolio, and Storm Damage Prevention, \$770,760, for Tree and Shrub management and removal. Grant awards will be announced this Fall, 2022. This is a cooperative venture with the Planning and Modernization, Finance, and Operations Departments. Work has begun on both projects, each reducing ECC liability risk and making our communities safer.

HUD Emergency Safety and Security Grant:

P&M is also applying to HUD for funding to address security upgrades at Robert T. Wolfe and George Crawford Manor. The grant would enable our high-rise Elderly and Disabled communities to have the extra layer of security necessary to exclude the influx of an uninvited element. The maximum award per HA annually is \$250,000. Application was submitted June 15, 2022.

Lead-Based Paint Capital Fund Program—Lead Grant Funding Years 2017 and 2020

HUD Housing Related Hazards 2020

- P&M responded to the HUD NOFA for the Housing Related Hazards for Fiscal Year 2020, due May 25, 2021. On September 29, 2021, ECC was awarded \$3,999,993., the highest amount to a Housing Authority, in the nation, to address the following Hazards at Scattered Sites, Essex, Crawford Manor, Wolfe: Smoke and Carbon monoxide, Radon, Mold and Vermin (high-rise buildings). Work will include inspections, testing, installation of equipment, treatments and post-abatement testing, as required. The grant covers abatements in buildings encompassing 402 units. Scheduling/testing has begun with CO & smoke detectors (HUD stated priority), Radon testing and mitigation. Mold is being addressed in conjunction with Lead abatement projects as well as separately. Inspections for the Vermin (Bedbugs, rodents and cockroaches) portion of the grant has begun. A 3rd Quarterly benchmark report has been sent to the HUD Washington and our Regional offices.

ECC Lead-Based Paint Capital Fund Projects

HUD Lead Grant 2017--ECC applied for and awarded **\$986,260** in Sept 5, 2018:

HUD national office understood the need was greater and put out an additional NOFA.

HUD Lead Grant 2020--ECC applied and was awarded an additional **\$3,700,000**, in May 2021.

What we have completed to date:

- Tested all (299) LIPH family property units at risk for Lead Based Paint (Built before 1978).
- Units testing positive for lead were organized by priority in order of importance to address-- Amalgamated Prioritization Chart. Highest priority, units with children under the age of 6 years and actionable levels of lead.
- We are addressing units even if there are no children, now, as these could be rented in the future to a family with young children.
- ECC met with State of Connecticut and HUD Washington Lead Teams to align goals and verify plan of action.
- **Immediate action--Completed:**
 - Trained in-house staff to perform Interim Controls and to Follow Lead Safe Renovating practices

- **Interim Controls:** Targeted highest priority units, temporarily removing lead dust while design and solicitation process was in progress
 - Highest priority Scattered site properties (**10 houses-17 units**)
 - McConaughy Terrace exterior source of lead dust--our largest Family development (**201 units**).
- Removed Lead painted doors and friction components at McConaughy Terrace...no lead painted doors left at McConaughy Terrace (**201 units**).
- **Design, Abatement and Construction Complete** for Lead Abatement in the following properties:
 - 10 houses (**17 units lead safe**) in our Scattered Sites West Portfolio. Lead, encapsulated, including replacement of peeling porch components and encapsulation of some siding. These came first as they were highest on our Amalgamated Prioritization Chart.
 - Essex Townhouses (**35 units lead safe**) ...all known lead components have been removed, not just encapsulated.
 - McConaughy (201 units moved to redevelopment effort...however, units all had Interim Controls performed; More permanent Abatement to accompany redevelopment.
- **Redesign:** Upon receipt of the 2nd Lead Based Paint grant, design of remaining units were upgraded to remove instead of just encapsulate certain components, keeping to the priorities established by the testing. This was made possible due to the additional HUD funding, and provides residents and ECC a more permanent and lasting solution to the Lead.
- **Other Housing Related Hazards:** ECC added elimination of other Housing Related Hazards upon receipt of a 3rd HUD grant **\$3,999,993**, where inspections identified significant mold and asbestos to remove.

Solicitations awarded in July, 2022 for construction completion December, 2022:

- **Group B: 3 Single-Family Houses** in the Scattered Site West portfolio

Group C: 8 Units in 4 houses in the Scattered Site East portfolio
Solicitations out for Bid July, 2022 for Construction Completion January, 2023:

- **Group A: 1 house, Scattered Sites East portfolio,** Lead, mold and asbestos abatement with site safety and historic preservation requirements
- **Solicitation out for Bid September, 2022 for construction start in Spring, 2023:**
- **Group D: 21 houses** in the Scattered Sites East portfolio (houses currently without children under the age of 6 years, but needing lead abatement for future family rentals).

Testing has also been performed by the Operations Department in our Elderly and Disabled community high-rise buildings, and Lead was addressed in the areas where children under 6 years were living (common areas). Not part of the Lead Grant work.

In addition, ECC is not required to test for Lead in Water as part of the grant, however, ECC in its commitment to Residents, tested for lead in water and has abated any identified lead in water concerns, not using the Lead Grant monies.

Finally, as part of the Lead Grant Work, Planning and Modernization is using the abatement work as an opportunity to educate Residents regarding Lead Based Paint exposure and Lead Safe practices to ensure a safer environment for children.

Testing results are shared with residents and explained, if needed. State of CT Lead education packet is shared and consultants are available for any technical clarification. Prior to Covid, Lead education packets were available in our lobby. Ongoing Lead Management Plans are being developed for completed Construction projects, as required by the HUD regulations.**CFP Tasks**

P&M Projects 2020-2022

- **Scattered Sites: Heating and Gas Conversion:** Contract Documents completed. Contract out to bid in September 2019, yielded only one bid, 40% over cost estimate. Re-procurement yielded responsive bid approved by the Board. Construction started April 15, 2021 and original Scope of Work is, 100% complete. Related change order work completed with environmental testing. Final payment and closed out; Reimbursement to the tenants for oil in existing tanks has been completed.
- **Crawford Manor: ADA Entrance and Access Improvements and Fire Panel and Fire Pump Replacement:** ECC rescinded previously awarded contract due to COVID considerations. Project was repackaged to perform PH1- ADA entry and fire pump renovations. PH 2, Fire Panel replacement work which requires entry into resident units in an Elderly development, was postponed until deemed safe to proceed, due to COVID. Seven (7) bids were received for Phase 1 vestibule and fire pump replacement. In March 2021, Board approved contract award. ADA entry vestibule is completed, and in use. The fire pump is on site. Fire Marshal required a change in electrical panels, a change order which added time. A portion of the work has been paid for by CARES funding. Work extended to March 31, 2022, to accommodate the Fire Department Fire Watch schedule. PH 2, was re-bid, for the Fire Panel and addressable fire alarm system and Life Health and Safety Upgrades. Resolution was brought to the Board of Commissioners, in April. Contract has begun, for January 31, 2023 completion.
- **Robert T. Wolfe Renovations:** A team of architects, engineers, environmental consultants, Operations and Planning and Modernization staff completed a survey of critical needs, health, life and safety considerations. Cost estimates were evaluated, and prioritized projects selected for design; bids were solicited, and 2 non-responsive bids submitted. Project resolicited. An elevator consultant was procured to design for elevator repairs, which were procured separately; ECC Indefinite Quantities Architect assisted in approaching repairs in a novel way saving ECC almost \$500,000 on the repairs. Due to COVID, Wolfe Phase 1 excludes work requiring entry into resident units or requiring relocation of residents in an elderly and disabled population; Construction on the community room, laundry room and corridors is completed. The Lobby and ADA entry are proceeding, scheduled for completion in September.. A contract for Phase 2, for resident interior improvements was awarded, and preconstruction surveys completed. 10-unit bathrooms will be replaced and miscellaneous other life health and safety improvements throughout the majority of the residential units. Work began on the 8th and 7th floors in February, 2022, and has progressed through the 1st floor. Additional life health and safety items have been identified and are being addressed concurrently.
- **McConaughy Terrace:** Sanitary and Storm Sewer Improvements; Two (2) bids were received, and the contract was awarded to the lowest responsible bidder. Construction started August 2020, replacing sanitary and storm sewers in sequence; delayed start due to COVID planning for safety of the community. Construction proceeded on schedule, however due to discovery and removal of contaminated soils, a wintertime extension has been given. Additional soil disposal costs and general conditions cost were brought to the BOC. Substantial completion was reached 5/19/2021. This project has replaced all of the damaged and failing storm and sanitary sewer lines which were 70 years old, vastly improving health and safety for the 198 families and 3 communal areas at McConaughy Terrace. Project is closed out.
- **Physical Needs Assessments:** P&M solicited the services of architects and engineers to provide Physical Needs Assessments (PNAs) and Capital Needs Assessments for RAD which are recommended for planning capital and development projects. Procurement scheduled virtual interviews with both respondents. A contractor was selected and approved by the BOC, June 2021. All site inspections for the original scope have been completed. Reports are finalized. These

include individual Replacement Reserves for each of the Scattered Site properties, which is a new and more practical approach. Resident youth was hired as part of the consultants' Section 3 commitment to assist on the project. The contract has been extended for 1 year, with no additional funds to enable ECC the option to request additional reports for development projects.

- **Essex Envelope and Site Fencing:** Project design completed. Scope of project included roof, gutter, siding, window, AC sleeve, asbestos pipe insulation abatement and fencing replacement. Project scope revised to include only Site fencing and asbestos pipe insulation, as these portions could be addressed without unit entry during COVID. Bids solicited in March for fencing and basement pipe abatement. Six bids received. Scope of work was rebid. Project awarded and pipe insulation abatement is 100% completed. Re-insulation, 100% complete. Site fencing installation was 100% complete, July 22, 2022.
- **Essex Envelope and Bathroom and Flooring Upgrades:** This project will replace Roofs, Siding, Windows, Gutters and downspouts, provide code required AC sleeves, replace all bathrooms, and some flooring which is all beyond their Estimated Useful Life. This is a major improvement for residents of Essex Townhouses. Due to procurement issues the solicitation was cancelled, and the project put out to bid, again. Project awarded. Construction on site has begun on the roofs .Windows and doors are on site.. Work will proceed on the envelope, roof, siding, windows and follow up with interior work, only when all materials have been received. Scheduled for construction completion, December 31, 2022.
- **ECC Design Standard Specifications:** P&M has updated the standard design and construction specifications in a comprehensive manner, soliciting input from the Glendower Group, Operations and 360 Management, to create a practical document for in-house and Consultant use. Project is completed.
- **425B Eastern Street:** P&M solicited A&E and environmental design services for a vacancy rehabilitation project. 425B Eastern Street sustained significant structural and cosmetic damage due to a fire. Solicitation received several bids; contract awarded. ECC's insurance company was contacted, and monies will be available for a portion of the repairs. Construction is complete, including change order work completed due to Fire Marshal request, and damage subsequent to design. City sign off received. Project closed out.
- **437M&N Eastern Street:** P&M solicited A&E and environmental design services for a vacancy rehabilitation project. 437 M&N Eastern Street sustained significant structural and cosmetic damage due to a fire. Solicitation received several bids; contract awarded. ECC's insurance company was contacted. Project is in design after an environmental testing phase.
- **IQC Vacancy Contractor:** P&M and Operations working together to support vacant unit upgrade needs through management of 2 IQC painting and clean out contracts, one for high rise units and one for units with residential rates. Current contracts expired; Operation solicited quotes for new contracts which will be managed by Operations with Operations funding.
- **295 Wilmot Road—West Rock Community Center:** Structural Engineering study and cost estimate solicited to support Operations. Two areas identified requiring structural shoring. Shoring quotes solicited, with only 1 quote significantly above the independent cost estimate, and therefore, not accepted. Quotes were solicited for the shoring between Buildings 1&2 and a contract has been awarded. As of 3/7/2022, the shoring in the warehouse area has been completed. The Building is in use.
- **McQueeney Plaza Repair & Upgrades:** A reworking of the plaza at 360 Orange Street has expanded the brick plaza emphasizing and enhancing the entry to the 360 Management client office. In-house design; construction completed and project closed out.

- **Radon Mitigation at Scattered Sites Multi-family, Scattered Sites East and West:** Radon was identified in 8 units of housing in the Scattered Site (SS) Multi-family developments. Mitigation design is completed and out to bid. As part of the Housing Related Hazards Grant, SS East and SS West properties were tested and only a few units came back positive for radon. These units will be addressed under the same contract, with a separate funding source. Solicitations received 0 bids. Project was out for quotes, due 7/20/22. Contract is with procurement, and being awarded. Project will be completed in 30 days from the notice to proceed.

VI. The Glendower Group

• Farnam Courts Phase II

- For the purpose of Financing Glendower bifurcated the redevelopment of Phase II into two phases – 4% and 9%.
- Glendower Farnam Courts 4%, LLC (closest to Farnam 1), will consist of 45 units and Glendower Farnam Courts 9%, LLC will consist of 66 units including 52 affordable, a community building, and a park.
- 100% drawing completed on January 24, 2020.
- Haynes Construction has been selected to be the General Contractor for Phase II.

▪ Farnam Courts Phase II 4%

- Successfully closed on July 7, 2020.
- Notice to proceed issued to begin work on July 13, 2020.
- Construction completed and keys turned over on 10/13/21.
- Closeout process ongoing. Waiting on Environmental closeout reports, draft cost cert. and updated O&M Manuals with survey.

▪ Farnam Courts Phase II 9%

- Successfully closed on December 17, 2020
- Notice to proceed issued to begin vertical and demolition work on December 18, 2020.
- Demolition of former Farnam buildings completed.
- Phase 2b construction is ongoing and on schedule for 100% substantial completion in May 2022.
- HTCC application submitted on June 1, 2021, for additional funding in the amount of \$500,000 due to offset the cost of the sharp increase in lumber pricing across construction nationally caused by the Covid pandemic. Awarded the full amount on October 8, 2021.

▪ Westville Manor

- The Authority submitted a 9% LIHTC application in November 2016 to complete the offsite component on the Rockview Phase II site and was awarded. - Contract closing for Rockview Phase 2 occurred on June 20, 2019.
- The Authority issued an RFQ for a Master Planner for Westville Manor and selected a team composed of Ken Boroson Architects and Torti Gallas Planners.
- The planning team has begun scheduling the necessary steps to prepare for the first application for on-site redevelopment with a target of January 2022. This application will address the first phase of Westville Manor consisting of 50 total units and will include the 21 unit 3-story main building.
- It is anticipated that funding for the final Westville Manor on-site phase consisting of 59 units will be submitted under the 9% LIHTC CHFA round in 2022 or 2023.
- The master Planning Team held a series of meetings and charrettes in September 2018 and will completed a final recommendation to stakeholders in January 2019. The Authority submitted a RAD application for Westville Manor and was awarded.
- It was determined that a Planned Development District (PDD) was the best approach to the redevelopment of the site. A PDD application was submitted to the City of New Haven in January 2019 that will include the redevelopment of 109 units on site of which 80% will be RAD replacement units and 20% unrestricted. The Board of Alders approved the PDD in April 2019.
- Submitted a 9% LIHTC application for on-site Phase 1 on January 12, 2022.
- Anticipated closing in 3rd quarter of 2023.

▪ **RAD Portfolio Award**

- The Authority received a portfolio award, inclusive of 13 developments, detailed herein. They have been grouped as follows:

- **Group I: Motley, Bush, Harvey and Newhall Garden**

- Development completed and leased.

- **Group IIA: Waverly and Stanley Justice and Fulton Park**

- Development completed and leased.

- **Group IIB: Valley Townhomes**

- Submitted financing template to the Resource desk on November 2, 2021
- HUD concept call completed on October 7, 2021.
- Closing anticipated to be the November 30, 2022.

- **Group III: McQueeney, and Celentano**

- Closed February 27, 2020.
- Construction began on March 9, 2020.
- Construction activities are **COVID delay of 8 weeks**. State and nationwide slowdowns and shutdowns are being monitored for possible schedule overruns.
- Final completion for McQueeney October 31, 2021
- Final completion for Celentano October 31, 2021
- Conversion to permanent financing anticipated to be completed by June 1, 2022.

- **Group IV: Ruoppolo and Fairmont,**

- Closed on March 11, 2021.
- Construction began March 15, 2021
- Final completion for Fairmont Heights May 31, 2022
- Final completion for Ruoppolo Manor May 31, 2022.
- Glendower is working on adding elevator code upgrades to Fairmont scope.

▪ **McConaughy Terrace**

- For the purpose of Financing Glendower bifurcated the redevelopment into two phases – 4% and 9% Low Income Housing Tax Credit applications.
- Glendower McConaughy Terrace 4%, LLC will consist of 92 affordable units and Glendower McConaughy Terrace 9%, LLC will consist of 104 affordable and 26 market rate units.
- 90% drawing completed on October 31, 2021 for the 9% phase.
- LaRosa Building Group, LLC has been selected to be the General Contractor for the Development.

▪ **McConaughy Terrace 4%**

- Submitted a LIHTC application to CHFA on November 12, 2021. Application awarded in conjunction with the 9% award identified below.
- Closing anticipated to be on the 4th quarter of 2022.

▪ **McConaughy Terrace 9%**

- Submitted a LIHTC application to CHFA on November 12, 2020.
- Application was awarded under the 2020 competitive LIHTC round. The 9% LIHTC award also included approval of the 4% award.
- Closing anticipated to be on the 1st quarter of 2023.

▪ **Scattered Sites**

- Scattered site is multifamily redevelopment which includes 88 units located in various part of the city. The developments are: 23 Chamberlain Street, 54 Kingswood Drive, 63 Fulton Street, 425 Eastern Street, 437 Easter Street, 1361 Quinnipiac Ave, 1368 Quinnipiac Ave, 1370 Quinnipiac Ave, 1376 Quinnipiac Ave, 1378 Quinnipiac Ave, 1381 Quinnipiac Ave, and 1435 Quinnipiac Ave.
- Submitted a 9% LIHTC application on January 12, 2022.
- Anticipated closing in 3rd quarter of 2023.

MEMORANDUM

TO: Board of Commissioners

DATE: August 16, 2022

FROM: Karen DuBois-Walton, President

RE: Resolution Authorizing the Write - Off of Accounts Receivable of Former ECC/HANH Tenants of the Federal Public Housing Program Financial Statement Reporting Purposes

ACTION: Recommend that the Board of Commissioners pass Resolution # 08-42/22-R

TIMING: Immediately

DISCUSSION: ECC/ECC/HANH has accounts receivable balances for individuals that are no longer tenants. These balances need to be removed from our Financial Reporting systems. In writing these accounts off for financial reporting purposes, the accounts receivable detail will still remain in our Low-Income Housing system for possible collection efforts. The dollar amounts will simply not carry over to the Financial Reporting system, thus lowering the net accounts receivable balance to an amount closer to what is expected to be collected as required under Generally Accepted Accounting Principles (GAAP) for financial statement reporting.

Any tenant leaving ECC/HANH with an outstanding balance is to be denied re-admission to ECC/HANH and all other PHA's until all outstanding obligations are satisfied. Therefore, information regarding any outstanding accounts receivable will be maintained on Tenant Ledgers in the Low-Income Housing component of our computer system for review and possible reporting as allowed by HUD.

ECC/HANH is currently carrying a \$7,982.89 balance for 14 vacated tenants from the 3rd Quarter FY 2022, a period ending 06/30/2022. This amount includes residents that are deceased, terminally ill and in nursing homes. It also includes residents that have been evicted or skip leaving no forwarding address.

FISCAL IMPACT: None

STAFF: John Rafferty, Sr. VP of Finance, IT & Administration

ELM CITY COMMUNITIES
Housing Authority of The City of New Haven
RESOLUTION # 08-42/22-R

**RESOLUTION AUTHORIZING THE WRITE-OFF OF FORMER TENANT ACCOUNTS
RECEIVABLE (TAR) FOR THE LOW-INCOME PUBLIC HOUSING (LIPH)
PROGRAM FOR THE PERIOD ENDING 06/30/2022 IN THE AMOUNT OF \$7,982.89**

WHEREAS, ECC/HANH's is responsible for the management and operation of all projects under the Federal Consolidate Program; and

WHEREAS, in the course of such operation, certain tenants of these developments discontinue occupancy leaving outstanding balances for rents and other charges with the Authority; and

WHEREAS, efforts were made to collect all outstanding balances while tenants remain in possession; and

WHEREAS, ECC/HANH has previously contracted with Collection Company of America during FY 2009 to pursue collection of outstanding balances, but effects proved to be unsuccessful; and

WHEREAS, ECC/HANH is currently carrying \$7,982.89 balance for 14 vacated tenants through June 30, 2022; and

WHEREAS, while ECC/HANH will remove the balances from ECC/HANH's Financial Reporting systems, the obligations of these former tenants will remain in the Low-Income Housing System for possible future collections; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

1. The write-off for financial reporting purposes of all former tenant's accounts receivable balances accrued through June 30, 2022 for LIPH program in the amount of \$7,982.89 is hereby authorized.
2. The President be and is hereby authorized, empowered, and directed to take any and all such action ancillary, related and/or necessary action to fulfill the foregoing purposes and the purposes of this resolution.
3. This resolution shall take effect immediately.

Karen DuBois-Walton, Ph.D.
Secretary/President.

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

Rolan Joni Young, Esq.
A Senior Partner

**Housing Authority of the City of New Haven
Proposed Tenant Accounts Receivable Write-offs
For the Quarter Ended June 30, 2022**

Resident Name	Tax ID	AMP	Unit ID	Move Out Date	Current Balance	Sec. Dep. Paid Balance	Net Balance
Jeffica Latonya Watts	XXX-XX-7743	AMP 001 - Westville Manor	37087	06/02/2022	315.00	-	315.00
Pamela R Harris	XXX-XX-1407	AMP 001 - Westville Manor	37142	04/30/2022	428.00	107.00	321.00
Rasheena Toney	XXX-XX-6380	AMP 001 - Westville Manor	37016	05/28/2021	755.00	582.00	173.00
Carlton J Rose	XXX-XX-0261	AMP 004 - McConaughy Terrac	35335	03/01/2022	285.88	207.00	78.88
Maleka M Goins	XXX-XX-8450	AMP 004 - McConaughy Terrac	35483	06/22/2022	466.00	463.00	3.00
Sunny Jalissa Forestal	XXX-XX-6943	AMP 004 - McConaughy Terrac	35563	04/14/2022	48.00	-	48.00
Marilyn Harrison	XXX-XX-3685	AMP 005 - Valley Townhouses	29040	06/05/2022	222.00	209.00	13.00
Elias E Frizzelle	XXX-XX-3823	AMP 011 - Charles T McQueen	28060	02/29/2020	200.00	-	200.00
Donald Brickner	XXX-XX-0191	AMP 013 - Robert T Wolfe	16757	04/26/2022	6,132.00	511.00	5,621.00
Milesha Johnson	XXX-XX-3784	AMP 015 - Ruoppolo Manor, F:	22568	02/06/2018	0.06	-	0.06
Myneisha Monae' Davis	XXX-XX-9213	AMP 016 - Quinnipiac Terrace	72054	06/01/2022	25.00	-	25.00
Iris M Aviles-Vazquez	XXX-XX-8396	AMP 017 - Quinnipiac Terrace	73001	01/25/2022	569.00	-	569.00
Yolanda Bowman	XXX-XX-3327	AMP 023 - Scattered Site Home	62019	04/03/2022	547.95	50.00	497.95
Sadie Groom	XXX-XX-4679	AMP 075 - William T Rowe Apt	75042	03/14/2022	118.00	-	118.00
Grand total Unsettled Amounts for all Development					10,111.89	2,129.00	7,982.89

MEMORANDUM

TO: Board of Commissioners

DATE: August 16, 2022

FROM: Karen DuBois-Walton, Ph.D., President

RE: Resolution Authorizing Change Order #6 to Banton Construction Company Phase 1 Building Upgrade Common Areas Contract at Robert Wolfe, 49 Union Avenue in the Amount Not to Exceed \$16,991.90 Bringing the Adjusted Contract Value from \$839,224.86 to \$856,216.76 Extending Contract Time to October 3, 2022

ACTION: Recommend that the Board of Commissioners adopt Resolution Number 08-43/22-R

TIMING: Immediately

DISCUSSION: In May 2021, the Board of Commissioner approved Resolution #05-31/21-R authorizing contract award #PM-21-C-487 to Banton Construction in the amount of \$765,852.00 for Phase 1 Building Upgrade contract addressing common area health and safety concerns.

As work progressed, ECC/HANH authorized Change Order #1 net credit of \$10,588.25 for additional sprinkler head replacement, temporary laundry room plumbing and electrical set up, additional fiberglass reinforced panels and cost credit for sanitary sewer repairs that were not needed.

ECC/HANH also authorized Change Order #2 extending contract time until April 7, 2022.

ECC/HANH authorized Change Order #3 in the amount of \$54,083.98 for vestibule floor changes, air cleaner enclosures and outlets, sliding door locking system, and additional corridor light fixture replacement.

ECC/HANH also authorized Change Order #4 in the amount of \$23,544.17 for ceiling heater replacement, additional light fixtures, community room heaters, and time extension until June 6, 2022.

ECC/HANH authorized Change Order #5 in the amount of \$6,332.96 for temporary laundry room heat, temporary entrance

ramp, door keypad post and time extension until September 2, 2022. The cumulative value of Change Orders 1 through 5 total \$73,372.86 bringing the adjusted contract value from \$765,852.00 to \$839,224.86, under the 10% threshold for Board of Commissioners action.

ECC/HANH is now presenting and recommending Change Order #6 in the amount of \$16,991.90 for gutter bracket replacement, masonry wall repair and time extension until October 3, 2022. Following authorization of Change Order #6 the adjusted contract value will increase from \$839,224.86 to \$856,216.76.

In accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners authorization to execute Change Order #6 with Banton Construction Company in the amount not to exceed \$16,991.90 for gutter bracket replacement and masonry wall repair, extending time until October 3, 2022.

FISCAL IMPACT: \$16,991.90

SOURCE OF FUNDS: CFP 2019

STAFF: Hannah Sokal-Holmes, Vice-President, Planning & Modernization

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution Number 08-43/22-R

**RESOLUTION AUTHORIZING CHANGE ORDER #6 TO BANTON
CONSTRUCTION COMPANY PHASE 1 BUILDING UPGRADE COMMON
AREAS CONTRACT AT ROBERT WOLFE, 49 UNION AVENUE IN THE
AMOUNT NOT TO EXCEED \$16,991.90 BRINGING THE ADJUSTED
CONTRACT VALUE FROM \$839,224.86 TO \$856,216.76 EXTENDING
CONTRACT TIME TO OCTOBER 3, 2022**

WHEREAS, in May 2021, the Board of Commissioner approved Resolution #05-31/21-R authorizing contract award #PM-21-C-487 to Banton Construction in the amount of \$765,852.00 for Phase 1 Building Upgrade contract addressing common area health and safety concerns; and

WHEREAS, as work progressed, ECC/HANH authorized Change Order #1 net credit of \$10,588.25 for additional sprinkler head replacement, temporary laundry room plumbing and electrical set up, additional fiberglass reinforced panels and cost credit for sanitary sewer repairs that were not needed; and

WHEREAS, ECC/HANH also authorized Change Order #2 extending contract time until April 7, 2022; and

WHEREAS, ECC/HANH authorized Change Order #3 in the amount of \$54,083.98 for vestibule floor changes, air cleaner enclosures and outlets, sliding door locking system, and additional corridor light fixture replacement; and

WHEREAS, ECC/HANH also authorized Change Order #4 in the amount of \$23,544.17 for ceiling heater replacement, additional light fixtures, community room heaters, and time extension until June 6, 2022; and

WHEREAS, ECC/HANH authorized Change Order #5 in the amount of \$6,332.96 for temporary laundry room heat, temporary entrance ramp, door keypad post and time extension until September 2, 2022; and

WHEREAS, the cumulative value of Change Orders 1 through 5 total \$73,372.86 bringing the adjusted contract value from \$765,852.00 to \$839,224.86, under the 10% threshold for Board of Commissioners action; and

WHEREAS, ECC/HANH is now presenting and recommending Change Order #6 in the amount of \$16,991.90 for gutter bracket replacement, Masonry Wall Repair and time extension until October 3, 2022; and

WHEREAS, following authorization of Change Order #6 the adjusted contract value will increase from \$839,224.86 to \$856,216.76; and

WHEREAS, in accordance with resolution #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which result in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution. We request Board of Commissioners authorization to execute Change Order #6 with Banton Construction Company in the amount not to exceed \$16,991.90 for gutter brackets and masonry wall repair at Robert T. Wolfe.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

- 1) Change Order #6 to contract #PM-21-C-487 to Banton Construction Company in the amount not to exceed \$16,991.90 for Wolfe gutter bracket replacement, masonry wall repair and time extension until October 3, 2022 is hereby authorized.
- 2) The Executive Director-President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds.
- 3) The Executive Director-President be and hereby is authorized, empowered and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing.
- 4) The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on August 16, 2022.

Karen DuBois-Walton, Ph.D.
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner



AIA® Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*
 Robert T Wolfe Phase 1 - Common Areas
 49 Union Avenue
 New Haven, CT 06519

CONTRACT INFORMATION:
 Contract For: General Construction
 Date: July 8, 2021

CHANGE ORDER INFORMATION:
 Change Order Number: 006
 Date: August 10, 2022

OWNER: *(Name and address)*
 Housing Authority of New Haven
 360 Orange Street
 New Haven, CT 06511

ARCHITECT: *(Name and address)*
 Christopher Williams Architects LLC
 85 Willow Street
 New Haven CT 06511

CONTRACTOR: *(Name and address)*
 Banton Construction
 339 Washington Avenue
 North Haven, Connecticut 06473

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

- PCO #2 - Gutter Bracket Replacement \$7,376.29
- PCO #9 - Masonry Wall Repair \$9,615.61

Extend the date of substantial completion to October 3, 2022 to acquire materials and complete work after approval.

The original Contract Sum was	\$ 765,852.00
The net change by previously authorized Change Orders	\$ 73,372.86
The Contract Sum prior to this Change Order was	\$ 839,224.86
The Contract Sum will be increased by this Change Order in the amount of	\$ 16,991.90
The new Contract Sum including this Change Order will be	\$ 856,216.76

The Contract Time will be increased by thirty-one (31) days.
 The new date of Substantial Completion will be October 3, 2022

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Christopher Williams Architects LLC
 ARCHITECT *(Firm name)*

Banton Construction
 CONTRACTOR *(Firm name)*

Housing Authority of New Haven
 OWNER *(Firm name)*

SIGNATURE
 Christopher Williams, Principal
 PRINTED NAME AND TITLE

SIGNATURE
 James Nenninger, Vice President
 PRINTED NAME AND TITLE

SIGNATURE
 Karen DuBois-Walton, President
 PRINTED NAME AND TITLE

8/10/2022
 DATE

DATE

DATE



PCO #002

Banton Construction Company
 339 Washington Avenue
 North Haven, Connecticut 06473
 Phone: (203) 234-2353
 Fax: 203-234-0010

Project: 2105 - Robert Wolfe Phase 1
 24 Union Avenue
 New Haven, Connecticut 06519

Prime Contract Potential Change Order #002: CE #002 - Gutter Brackets

TO:	Elm City Communities	FROM:	Banton Construction Company 339 Washington Avenue North Haven, Connecticut 06473
PCO NUMBER/REVISION:	002 / 0	CONTRACT:	1 - Robert Wolfe Phase 1 Prime Contract
REQUEST RECEIVED FROM:	Renee Massaro (Tim's Enterprise LLC)	CREATED BY:	Joe Piscitelli (Banton Construction Company)
STATUS:	Approved	CREATED DATE:	9/15/2021
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$7,376.29

POTENTIAL CHANGE ORDER TITLE: CE #002 - Gutter Brackets

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #002 - Gutter Brackets

Upon inspection of lower corrugated roof it was brought to owners attention that the gutters needed to be repaired. Repair would consist of removal and replacement of damaged gutter brackets on the three lower metal roofs. Clean out debris in the gutter.

ATTACHMENTS:

[Robert Wolfe Ph1 Gutter Repairs on Lower Roofs.pdf](#)

#	Budget Code	Description	Amount
1	07-300.S Low Corrugated Roof - Repair Flashing - Replace/Seal Fasteners as needed.Subcontractor/Commitment	Gutter Repair	\$6,867.58
Subtotal:			\$6,867.58
GC/OH&P (8.00% Applies to all line item types.):			\$508.71
Grand Total:			\$7,376.29

Christopher Williams (CW Architects LLC)

85 Willow Street
 New Haven, Connecticut 06511

8/9/2022

SIGNATURE DATE

Elm City Communities

SIGNATURE DATE

Banton Construction Company

339 Washington Avenue
 North Haven, Connecticut 06473

SIGNATURE DATE

Elm City Communities/ Housing Authority New Haven/ Glendower Group
360 Orange Street
New Haven, CT 06511

Contract No. PM-21-C-487
 Project No. 2105
 Change Request No. 2

CONTRACTOR'S CHANGE ORDER PROPOSAL

Contractor Name: <u>Banton Construction</u>	Date: <u>09/22/21</u>
Address: <u>339 Washington Ave</u>	Allowance Change Order
<u>North Haven, CT 06473</u>	
Telephone No.: <u>(203) 234-2353</u>	

SECTION A: CONTRACTOR WORK	HANH REVISIONS	
1. Total Contractor Labor (from Labor Worksheet)	\$0.00	
2. Total Contractor Material (from Material Worksheet)	\$0.00	
3. Total Contractor Equipment (from Equipment Expense Proposal)	\$0.00	
4. SUBTOTAL (total lines 1 through 3)	\$0.00	
5. Premium Portion of Overtime (from Labor Worksheet)	\$0.00	
6. Under Special conditions as permitted by Owner: Gen. Conditions up to 6%	\$0.00	
7. Contractor's Markup Combined Overhead and Profit (% of line 4)	\$0.00	
8. CONTRACTOR TOTAL (Total lines 4, 5, 6 and 7)	\$0.00	

SECTION B: SUBCONTRACTOR WORK	(From Subcontractor's Proposal - Use a separate form for each Sub)		
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 8% Markup (Line D4)	
A. Tims Enterprise	\$6,358.87	\$508.71	
B.	\$0.00	\$0.00	
C.	\$0.00	\$0.00	
D.	\$0.00	\$0.00	
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$6,358.87	\$508.71	
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):			
11a. Overhead up to 2%		\$127.18	
11b. Profit, Up to 6%		\$381.53	
11c.		\$0.00	
12. Subcontractors' Premium Portion of approved Overtime		\$0.00	
13. SUBCONTRACTOR TOTAL		\$7,376.29	

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14.	\$0.00	
--	-----	--------	--

SECTION D: CONTRACTOR'S REQUESTED TOTAL	Round Totals to Nearest Dollar
15. AMOUNT REQUESTED (Total lines 8, 13, and 14.)	\$7,376.29
Signature of Contractor's Authorized Representative _____	Date _____
Print Name _____	Print name of Contact Person (if different) _____
Print Title _____	Phone No. (if different from above) _____

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW

I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal. see comments noted on proposal or below:

By: _____

Construction Manager/A/E _____ Date _____ Phone No. _____

Project Manager _____

Construction Officer _____

Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____



TIM'S ENTERPRISES LLC

39 Myrtle Avenue Ansonia, CT 06401-3140
Cell (203)410-5189 Tel/Fax (203)772-2982 tims.enterprises@yahoo.com
SBE/MBE/Section3/RRP/D.A.S Certified
An Affirmative Action/Equal Opportunity Employer

September 21, 2021

Banton Construction
339 Washington Ave.
North Haven, CT 06473

Attn: Joe Heminingway

RE: Robert T. Wolfe Phase 1
48 Union Ave.
New Haven, CT 06519
Banton Project #2105
Gutter Repairs on Lower Corrugated Roofs

Dear Joe,

We hereby submit our quote in the sum of SEVEN THOUSAND, TWO HUNDRED & SIXTY DOLLARS, (\$ 7,260.00) for the ADDITIONAL work at Robert Wolfe Apartments Phase 1 as detailed. Refer to attached location schedule for the following scope of work:

- a. Furnish labor, materials and lift for gutter repairs on lower corrugated roofs. Clean out debris from the gutter. Change out gutter brackets as needed (most are bent).

If you should require any additional information, please feel free to contact me at (203) 410-5189.

Sincerely,

Timothy Washington
Member/Manager
RW1

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Item # MIHRRGH8AXX | 8 HR Aluminum Regal | Single Bead Bar Hanger



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PRODUCT DESCRIPTION	QUANTITY	UNIT PRICE	ITEM TOTAL
 (/p/half-round-aluminum-regal-gutter-hanger?size=8%22)			
8 HR Aluminum Regal (/p/half-round-aluminum-regal-gutter-hanger?size=8%22)			
Material: Single Bead Bar Hanger			
Product Code: MIHRRGH8AXX			
	85	\$13.72 / EACH	\$1,166.20



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You may enter a name for this quote

[Save Quote](#)

Please note: Pricing is valid for 14 days from the time of quoting. Tax, shipping and crating (where applicable) will be calculated when you resume your order and checkout.

Enter a Promotional Code:

APPLY

Invoice Sub-Total:	\$1,166.20
Sales Tax (6.35%):	\$75.50
Shipping Cost: (UPS Ground)	\$22.75
Invoice Total:	\$1,264.45

Due to supply chain issues, we are currently experiencing longer than normal lead times on many of our products. If lead times for products on your order are abnormally excessive, a rep will contact you to let you know the expected lead time.

PLEASE NOTE: Freight amounts stated for International shipments are not accurate. Please click here (<http://www.guttersupply.com/skins/default/Shipping2.html>) for more information.

Please verify that everything below is correct

Shipping Information:

matt roberts
goldseal roofing
1349 waterbury rd
thomaston, CT 06787

	Sheetmetal Foreman	Sheetmetal Journeyman	Sheetmetal Foreman 38	Sheetmetal Jman 38
ST Time				
Rate	\$43.33	\$40.08	\$54.69	\$51.44
Fringe Ben	\$41.26	\$41.26	\$41.26	\$41.26
FICA	\$3.31	\$3.07	\$4.18	\$3.94
SUI	\$2.95	\$2.73	\$3.72	\$3.50
FUTA	\$0.35	\$0.32	\$0.44	\$0.41
WC	\$28.16	\$26.05	\$35.55	\$33.44
GL	\$7.80	\$7.21	\$9.84	\$9.26
Subtotal	\$127.16	\$120.72	\$149.68	\$143.24
10% OH & P	\$12.72	\$12.07	\$14.97	\$14.32
ST Time	\$139.88	\$132.79	\$164.65	\$157.56

Overtime	Rate	\$21.67	\$20.04	\$27.35	\$25.72
	FICA	\$1.66	\$1.53	\$2.09	\$1.97
	SUI	\$1.47	\$1.36	\$1.86	\$1.75
	FUTA	\$0.17	\$0.16	\$0.22	\$0.21
	Subtotal	\$24.97	\$23.10	\$31.52	\$29.64
	10% OH & P	\$2.50	\$2.31	\$3.15	\$2.96
	Add to ST	\$27.47	\$25.41	\$34.67	\$32.61

Double Time	Rate	\$43.33	\$40.08	\$54.69	\$51.44
	FICA	\$3.31	\$3.07	\$4.18	\$3.94
	SUI	\$2.95	\$2.73	\$3.72	\$3.50
	FUTA	\$0.35	\$0.32	\$0.44	\$0.41
	Subtotal	\$49.94	\$46.19	\$63.03	\$59.28
	10% OH & P	\$4.99	\$4.62	\$6.30	\$5.93
	Add to ST	\$54.93	\$50.81	\$69.33	\$65.21

OT w/o/OH&P	\$152.13	\$143.81	\$181.20	\$172.88
OT w/OH&P	\$167.34	\$158.20	\$199.32	\$190.17
DT w/o/OH&P	\$177.10	\$166.91	\$212.71	\$202.52
DT w/OH&P	\$194.81	\$183.60	\$233.98	\$222.78



Banton Construction Company
 339 Washington Avenue
 North Haven, Connecticut 06473
 Phone: (203) 234-2353
 Fax: 203-234-0010

Project: 2105 - Robert Wolfe Phase 1
 24 Union Avenue
 New Haven, Connecticut 06519

Prime Contract Potential Change Order #009: CE #010 - Repair Exterior Masonry Wall

TO:	Elm City Communities	FROM:	Banton Construction Company 339 Washington Avenue North Haven, Connecticut 06473
PCO NUMBER/REVISION:	009 / 0	CONTRACT:	1 - Robert Wolfe Phase 1 Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Joe Piscitelli (Banton Construction Company)
STATUS:	Approved	CREATED DATE:	11/12/2021
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$9,615.61

POTENTIAL CHANGE ORDER TITLE: CE #010 - Repair Exterior Masonry Wall

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #010 - Repair Exterior Masonry Wall
 Exterior Masonry Wall Was damaged HANH and CWA requested it to be repaired.
 Price was Revised Per SKA-04 Dated 1/11/22
 Banton Construction is not requesting additional time

ATTACHMENTS:

#	Budget Code	Description	Amount
1	90-009.S 90-009.Subcontractor/Commitment	Repair of CMU Wall	\$8,289.32
		Subtotal:	\$8,289.32
		8% OH&P (8.00% Applies to all line item types.):	\$663.15
		8% GC OH&P (8.00% Applies to all line item types.):	\$663.15
		Grand Total:	\$9,615.61

Christopher Williams (CW Architects LLC)

85 Willow Street
 New Haven, Connecticut 06511



8/9/2022

SIGNATURE DATE

Elm City Communities

SIGNATURE DATE

Banton Construction Company

339 Washington Avenue
 North Haven, Connecticut 06473

SIGNATURE DATE



AIA[®] Document G709[™] – 2018

Proposal Request

PROJECT: *(name and address)*
Robert T Wolfe Phase 1 - Common Areas
49 Union Avenue
New Haven, CT 06519

CONTRACT INFORMATION:
Contract For: General Construction
Date: July 8, 2021

Architect's Project Number: 2004
Proposal Request Number: 001
Proposal Request Date: Sept. 9 2021

OWNER: *(name and address)*
Housing Authority of New Haven
360 Orange Street
New Haven, CT 06511

ARCHITECT: *(name and address)*
Christopher Williams Architects LLC
85 Willow Street
New Haven CT 06511

CONTRACTOR: *(name and address)*
Banton Construction
339 Washington Avenue
North Haven, Connecticut 06473

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Five (5) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

Provide proposal for the repair of the exterior masonry wall damaged by a vehicular accident.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Christopher Williams, Principal Architect
PRINTED NAME AND TITLE



Elm City Communities/ Housing Authority New Haven/ Glendower Group
360 Orange Street
New Haven, CT 06511

Contract No. PM-21-C-487
 Project No. 2105
 Change Request No. 9

CONTRACTOR'S CHANGE ORDER PROPOSAL

Contractor Name: <u>Banton Construction</u>	Date: <u>04/22/22</u>
Address: <u>339 Washington Ave</u>	Allowance Change Order
<u>North Haven, CT 06473</u>	
Telephone No.: <u>(203) 234-2353</u>	

SECTION A: CONTRACTOR WORK	HANH REVISIONS	
1. Total Contractor Labor (from Labor Worksheet)	\$0.00	
2. Total Contractor Material (from Material Worksheet)	\$0.00	
3. Total Contractor Equipment (from Equipment Expense Proposal)	\$0.00	
4. SUBTOTAL (total lines 1 through 3)	\$0.00	
5. Premium Portion of Overtime (from Labor Worksheet)	\$0.00	
6. Under Special conditions as permitted by Owner: Gen.Conditions up to 6%	\$0.00	
7. Contractor's Markup Combined Overhead and Profit (% of line 4)	\$0.00	
8 CONTRACTOR TOTAL (Total lines 4, 5, 6 and 7)	\$0.00	

SECTION B: SUBCONTRACTOR WORK	(From Subcontractor's Proposal - Use a separate form for each Sub)	
9. Names of Subcontractors:	Base Cost Only (Line D3)	up to 8% Markup (Line D4)
A. GL Cappasso	\$8,289.32	\$663.15
B. _____	\$0.00	\$0.00
C. _____	\$0.00	\$0.00
D. _____	\$0.00	\$0.00
10. TOTAL SUBCONTRACTORS' PROPOSALS	\$8,289.32	\$663.15
11. CM's/G Contractor's Markup on Subs' Cost (per Contract):		
11a. Overhead up to 2%		\$165.79
11b. Profit, Up to 6%		\$497.36
11c.		\$0.00
12. Subcontractors' Premium Portion of approved Overtime		\$0.00
13. SUBCONTRACTOR TOTAL		\$9,615.61

SECTION C: TOTAL CONTRACTED UNIT PRICE COSTS (from Unit Price Worksheet)	14.	\$0.00	
--	-----	--------	--

SECTION D: CONTRACTOR'S REQUESTED TOTAL		Round Totals to Nearest Dollar
15. AMOUNT REQUESTED	(Total lines 8, 13, and 14.)	\$9,615.61
Signature of Contractor's Authorized Representative _____	Date _____	
Print Name _____	Print name of Contact Person (if different) _____	
Print Title _____	Phone No. (if different from above) _____	

SECTION E: CONSTRUCTION MANAGER'S/A/E REVIEW

I have reviewed the labor hours, material quantities and equipment and no exceptions are taken to the Proposal. see comments noted on proposal or below: _____

By: _____

Construction Manager/A/E _____ Date _____ Phone No. _____

Project Manager _____

Construction Officer _____

Credit Change Order Payment Lines Affected					
Line	Amount	Line	Amount	Line	Amount
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Elm City Communities/ Housing Authority New Haven/ Glendower Group
360 Orange Street
New Haven CT 06511

Contract No. PM-21-C-487
 Project No. 2105
 Change Request No. 9

CHANGE ORDER LABOR WORKSHEET

Contractor Name: <u>GL Capasso Inc</u>		Date: <u>04/22/22</u>	
Address: <u>34 Lloyd Street</u>			
<u>New Haven, CT 06513</u>			
Telephone No.: <u>(203) 234-9424</u>			

STRAIGHT TIME LABOR AND PREMIUM PORTION OF OVERTIME (PPO)								ECC USE ONLY	
Work Description	Trade	Straight Time Hours	Straight Time Rate	Overtime Hours	Overtime Rate	Straight Time Cost	PPO Cost	ECC Revisions	
Disassemble wall	Mason	30.00	\$85.00	0.00	\$0.00	\$2,550.00	\$0.00		
Rebuild wall	Mason	52.70	\$85.00	0.00	\$0.00	\$4,479.50	\$0.00		
SUBTOTALS						\$7,029.50	\$0.00		
TOTAL LABOR						\$7,029.50			



G.L. Capasso, Inc.

34 Lloyd Street, New Haven, CT 06513 • (203) 469-2810 • Fax: (203) 234-9424

Joe Hemingway
Banton Construction
339 Washington Ave
Nort Haven, CT
Jhemingway@bantonconstruction.com
203-234-2353
475-355-0415

*Re: RT Wolfe Site wall Re-Build
49 Union Ave, New Haven, CT*

PROPOSAL

- We will supply all labor, materials, equipment, and incidentals to perform the following work per picture SKA-04:

- Setup appropriate scaffolding.
- Salvage coping stones and knock down entire section of wall shown in picture.
- Salvage and clean any block not damaged.
- Re-build wall to shown height in photo and install salvage coping stone.
- Wash down area of work once complete.

PRICE \$8,953.00 - Plus Tax

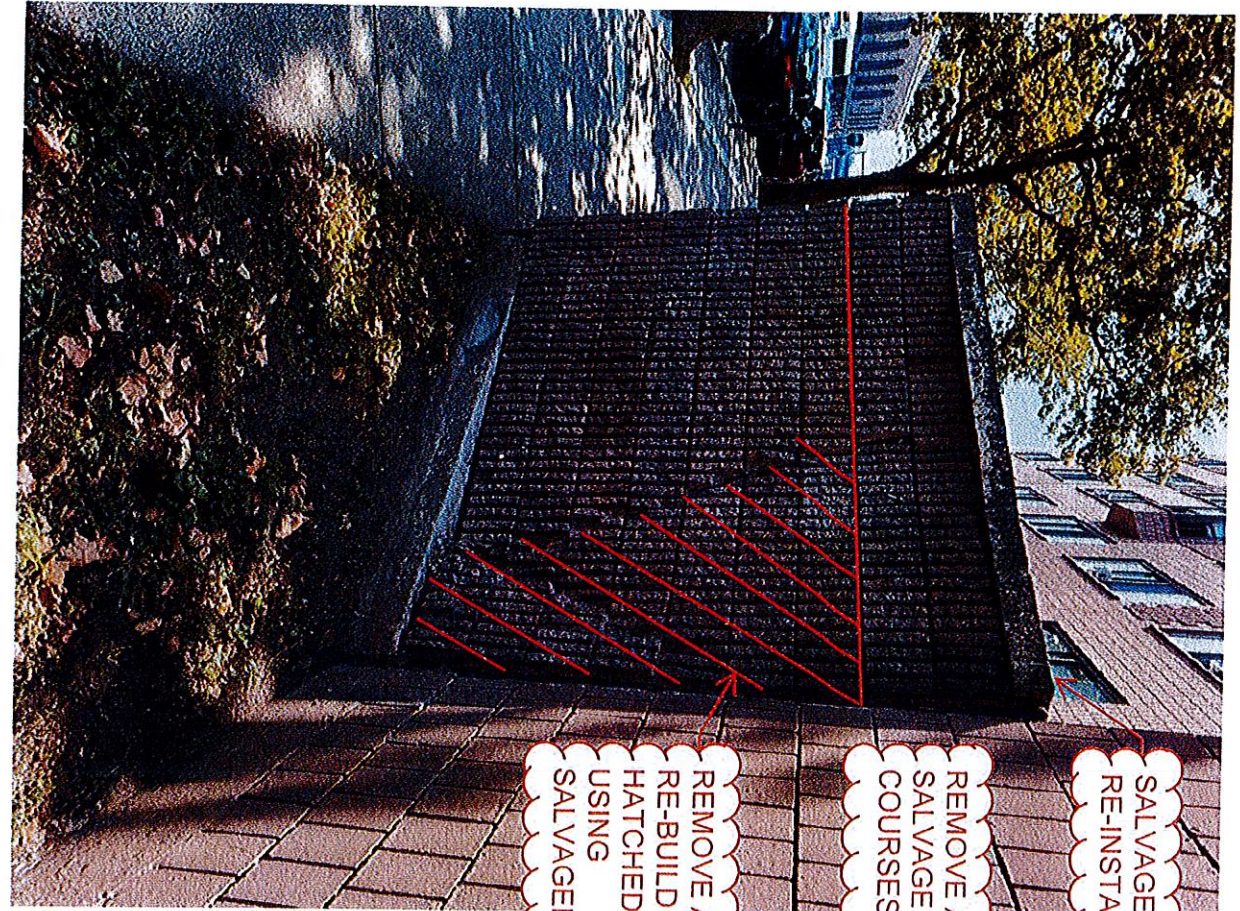
Please feel free to call with any questions or comments.
Very truly yours,

Carmine Capasso

ACCOUNTS OVERDUE ARE SUBJECT TO A FINANCE CHARGE OF 1 ½% PER MONTH (18% ANNUALLY). IF LEGAL ACTION IS NECESSARY, ALL COLLECTION COSTS AND ATTORNEY'S FEES WILL BE ADDED.

Accepted By: _____
Title: _____
Date: _____

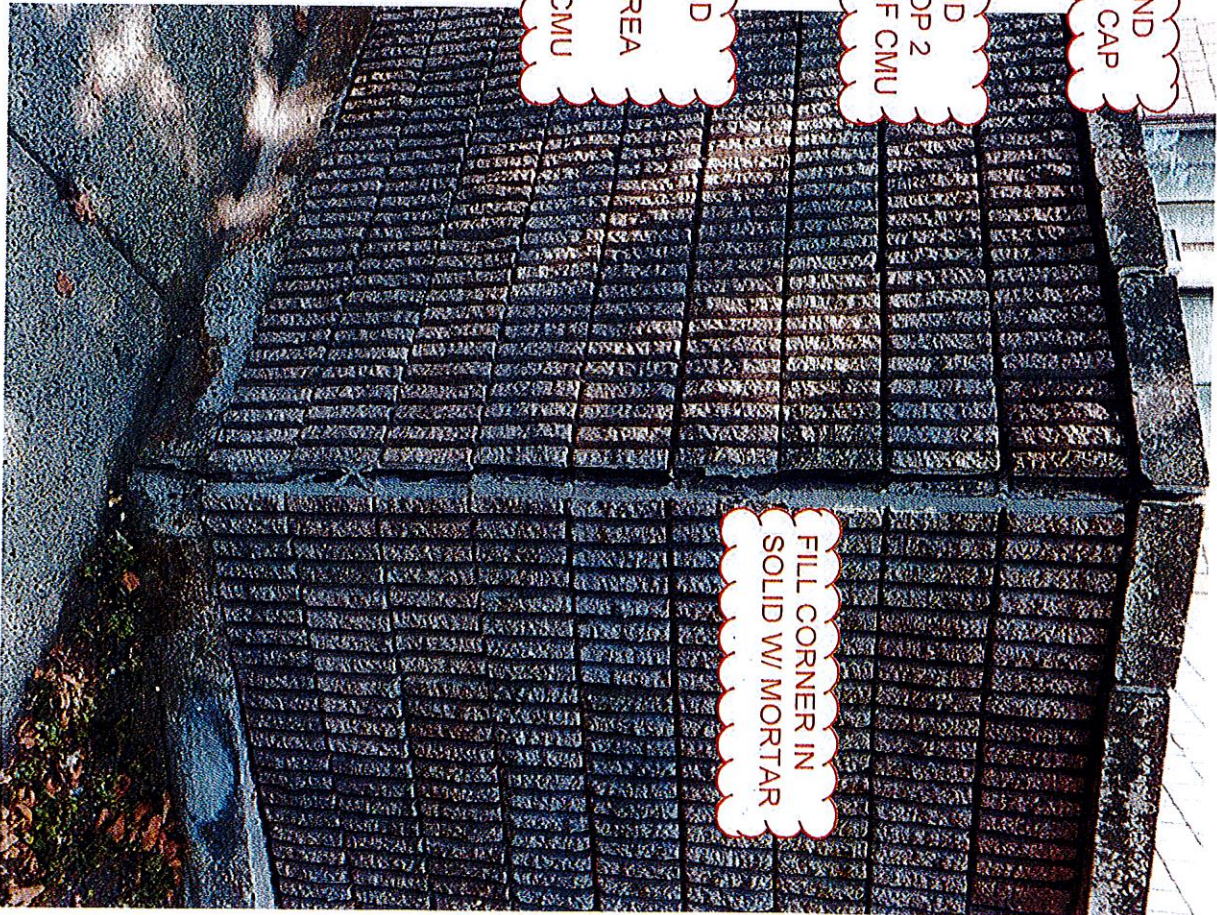
Tel. No.: _____
Fax No.: _____
E-Mail: _____



SALVAGE AND RE-INSTALL CAP

REMOVE AND SALVAGE TOP 2 COURSES OF CMU

REMOVE AND RE-BUILD HATCHED AREA USING SALVAGED CMU



FILL CORNER IN SOLID W/ MORTAR

1/11/2022

RT WOLFFE MASONRY WALL REPAIR

SKA-04

MEMORANDUM

To: Board of Commissioners

Date: August 16, 2022

From: Karen DuBois-Walton, President

RE: Resolution Authorizing ECC/HANH to enter into a contract with Patterson and Associates for Intelligent Document Management beginning August 17, 2022, and ending August 16, 2027, in the amount of \$1,503,333.00

ACTION: Recommend that the Board of Commissioners adopt Resolution Number 08-44/22-R

TIMING: Immediately

DISCUSSION: In July 2020, Elm City Communities issued an RFP for an enterprise level Electronic Document Management System (EDMS) to better serve our residents, potential residents, and internal staff while simultaneously supporting remote work. We received three responses including ImageSoft, A&A, and Patterson and Associates. Based on capability, price, and implementation timeframe, Patterson and Associates provided the best solution for ECC.

The Board of Commissioners approved Resolution Number 12-113/20-R on December 15, 2020 in the amount of \$49,140.00 for one year with four renewal options for a total contract value of \$245,700.00 over 5 years beginning January 1, 2021 and ending December 31, 2025.

After using the platform and learning about newer technology available through the platform to further streamline processes, ECC issued a new solicitation in February 2022 to supersede the previous contract. The new technology will reduce time to process the documents and includes the following:

- A cloud-based enterprise grade Intelligent Document Management System (IDMS) configurable for all departments.
- Artificial Intelligence
- Automations
- Scalability to accommodate substantial growth

- Accommodate document imaging
- Optical Character Recognition OCR
- Automated file naming, tagging, storage and retrieval of documents
- Shared documents to increase efficiency of operations, reduce storage costs, and allow for enhanced remote and Social Distance document receipt and management.
- Workflow Solutions and Operational Reporting
- Automated document file management workflow
- Low-Code/No Code Platform to extend capabilities and automation
- Robotic Process Automation (assign repetitive tasks to robots)
- Electronic Signature Outbound/Inbound Phone Surveys (Automated and tied to a dashboard to understand how well you serve the community)
- Advanced AI Indexing and Data Capture for Documents
- For large quantities of documents, services to configure/ setup categorization of documents using AI readers to generate meta-data for the filing of documents in the IDMS.
- Video Virtual
- Video Based Procedures Guides - Remote work has increased the need and benefits of video based procedures to help guide and train staff
- Consulting Services - PAC is a PHA Specialty Consulting Practice
- eFile retention automation by document / file types
- Connectors to hundreds of popular solutions for maximum integration flexibility.
- Workflow at a glance

This functionality will greatly reduce time to process documents and give visibility to the exact stage of a document in the workflow process..

ECC/HANH is requesting approval of a contract to begin August 17, 2022, for three years ending August 16, 2025 in the amount of \$963,561.00 with an option to renew for two additional years in the amount of \$539,772.00 for a total contract amount of \$ 1,503,333.00 ending August 16, 2027.

FISCAL IMPACT: \$ 1,503,333 over 5 years (IT budget)

STAFF: Donna Piccirilli, VP Information Technology/CIO

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution # 08-44/22-R

Resolution authorizing ECC/HANH to enter into a contract Patterson and Associates for Intelligent Document Management beginning August 17, 2022 and ending August 16, 2027 in the amount of \$1,503,333.00

WHEREAS, In July 2020, Elm City Communities issued an RFP for an enterprise level Electronic Document Management System (EDMS) to better serve our residents, potential residents, and internal staff while simultaneously supporting remote work. We received three responses including ImageSoft, A&A, and Patterson and Associates. Based on capability, price, and implementation timeframe, Patterson and Associates provided the best solution for ECC, and

WHEREAS, The Board of Commissioners approved Resolution Number 12-113/20-R on December 15, 2020 in the amount of \$49,140.00 for one year with four renewal options for a total contract value of \$245,700.00 over 5 years beginning January 1, 2021 and ending December 31, 2025, and

WHEREAS, After using the platform and learning about newer technology available through the platform to further streamline processes, ECC issued a new solicitation in February 2022 to supersede the previous contract. The new technology will reduce time to process the documents and includes the following:

- A cloud-based enterprise grade Intelligent Document Management System (IDMS) configurable for all departments.
- Artificial Intelligence
- Automations
- Scalability to accommodate substantial growth
- Accommodate document imaging
- Optical Character Recognition OCR
- Automated file naming, tagging, storage and retrieval of documents
- Shared documents to increase efficiency of operations, reduce storage costs, and allow for enhanced remote and Social Distance document receipt and management.
- Workflow Solutions and Operational Reporting
- Automated document file management workflow
- Low-Code/No Code Platform to extend capabilities and automation
- Robotic Process Automation (assign repetitive tasks to robots)
- Electronic Signature Outbound/Inbound Phone Surveys (Automated and tied to a dashboard to understand how well you serve the community)
- Advanced AI Indexing and Data Capture for Documents

- For large quantities of documents, services to configure/ setup categorization of documents using AI readers to generate meta-data for the filing of documents in the IDMS.
- Video Virtual
- Video Based Procedures Guides - Remote work has increased the need and benefits of video based procedures to help guide and train staff
- Consulting Services - PAC is a PHA Specialty Consulting Practice
- eFile retention automation by document / file types
- Connectors to hundreds of popular solutions for maximum integration flexibility.
- Workflow at a glance

, and

WHEREAS, ECC/HANH is requesting approval of a contract to begin August 17, 2022, for three years ending August 16, 2025 in the amount of \$963,561.00 with an option to renew for two additional years for a total contract amount of \$ 1,503,333.00 ending August 16, 2027.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that:

1. The Board authorizes the President to take such action and execute such documents as necessary to implement the provisions of this Resolution.
2. This Resolution shall take effective immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on August 16, 2022.

 Karen DuBois-Walton,
 Secretary/President

 Date

REVIEWED:
 MCCARTER & ENGLISH, LLP
 GENERAL COUNSEL

By: _____
 Rolan Joni Young, Esq.
 A Senior Partner

Solution Description	Per License/Envelope	Units	Annual Cost	Support	Total Recurring Cost	Estimated Annual Subscription Increase %	Professional Services Estimate (Non-Recurring)
ECM Solution, Cloud-Based *	\$ 50.00	120	\$ 72,000	\$ 13,320	\$ 85,320	3.7%	
Workflow Management and Automations, AI, Advanced w/ Dashboards (Nintex Cloud)	Nintex Workflow Cloud	Platform	\$ 35,000	\$ 7,500	\$ 42,500	5.00%	\$ 30,000
No-Code/Low-Code Platform (Cloud) (Nintex)	Included	Process	included	\$ 15,000	\$ 15,000	5.00%	25,000
Robotic Process Automations (RPA) (Nintex)	Included	Process	included	\$ 15,000	\$ 15,000	5.00%	
DocuSign Electronic Signature **	\$ 3.85	10,000 (per negotiation)	\$ 38,500	\$ 1,500	\$ 40,000	3.7%	
Outbound - Inbound Phone Surveys	\$.40	60,000	\$ 24,000	\$ 5,000	\$ 29,000	3.7%	
Advanced AI Indexing and Data Capture for Documents (Per Page if needed)	\$ 0.10	100,000	\$ 10,000	\$ 5,000	Not Applicable		
Video Virtual 360 & Services (Units/Bldgs)	\$ 1,750.00	20 pack	\$ 35,000	Not Applicable	\$ Not Applicable		
Video Based Procedures Guides ***	\$ 9.00	100	\$ 10,800	Not Applicable	\$ 10,800	3.7%	
Consulting	\$ 145.00	1200	\$ 174,000	Not Applicable	Not Applicable	3.7%	
TOTALS			399,300	62,320	237,620		\$ 55,000
Three Year Cost	\$ 963,561.00						
Fourth Year Cost	\$ 264,984.00						
Fifth Year Cost	\$ 274,788.00						
TOTAL CONTRACT	\$ 1,503,333.00						
Net Effect	\$						

* Includes DocuWare pre-configured AP/HR/Intelligence

** PAC e-signature alternative a superior and a better fit for ECC's technology stack. Also, 10,000 units per negotiation meeting request. PAC will also offer an additional 2,500 signature the first year.

*** License fees only.


 Craig D. Patterson, President and CEO

August 4, 2022

MEMORANDUM

To: Board of Commissioners

Date: August 16, 2022

From: Karen DuBois-Walton Ph.D., President

RE: Resolution Authorizing Approval to correct the start date on resolution #06-30/22 for Key & Lock Services with Cohens Key Shop for the period beginning May 25, 2021, and ending on May 24, 2023, in order to coincide with the contract start date

ACTION: Recommend that the Board of Commissioners adopt Resolution Number # 08-45/22-R

TIMING: Immediately

DISCUSSION: HANH has determined a need for Key and Lock Services. On March 2, 2020, a solicitation was issued with a return date of March 31, 2020. HANH received one (1) bid: Cohen's Key Shop in the amount of \$82,802.15.

HANH staff has conducted the due diligence required under our procurement Policy and HUD Procurement Manual, as well as evaluated the bid submitted by Cohen's Key Shop and has determined that the bid is in the competitive range. A contract award for Cohen's Key Shop is hereby requested

Resolution number #04-32/20-R authorized Cohen's Key Shop for Key and Lock Services Agency Wide for a total contract amount \$82,802.15 for the Period Beginning on May 1, 2020, and Ending on April 30, 2021, with two (2) one (1) year options to renew.

On June 21, 2022, the board approved Resolution # 06-30/22R for a change order in March 2021 where there should have been a Board action. As such, HANH seeks ratification of exercising the two one-year options for the period beginning May 1, 2021, and ending on April 30, 2023, with no option to renew; and increasing the contract value from \$82,802.15 to a not to exceed amount of \$248,406.45

HANH is now requesting approval to correct the start date on resolution #06-30/22 for Key & Lock Services with Cohens Key Shop for the period beginning May 25, 2021, and ending on May 24, 2023, in order to coincide with the contract start date.

In accordance with resolution number #10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution.

FISCAL IMPACT: No Fiscal Impact

SOURCE OF FUNDS: Operations

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION NUMBER # 08-45/22-R

Resolution Authorizing Approval to correct the start date on resolution #06-30/22 for Key & Lock Services with Cohens Key Shop for the period beginning May 25, 2021, and ending on May 24, 2023, in order to coincide with the contract start date.

WHEREAS, HANH has determined a need for Key and Lock Service Agency Wide; and

WHEREAS, On March 2, 2020, a solicitation was issued with a return date of March 31, 2020; and

WHEREAS, HANH received one (1) bid: Cohen's Key Shop in the amount of \$82,802.15; and

WHEREAS, HANH staff has conducted the due diligence required under our procurement Policy and HUD Procurement Manual, as well as evaluated the bid submitted by Cohen's Key Shop and has determined that the bid is in the competitive range; and

WHEREAS, Resolution Number 04-32/20-R authorized Cohen's Key Shop for Key and Lock Services Agency Wide for a total contract amount \$82,802.15 for the Period Beginning on May 1, 2020 and Ending on April 30, 2021 with two (2) one (1) year options to renew; and

WHEREAS, HANH entered a change order in March 2021 where there should have been a Board action; and

WHEREAS, HANH seeks ratification of exercising the two one-year options for the period beginning May 1, 2021 and ending on April 30, 2023, with no option to renew; and increasing the contract value from \$82,802.15 to a not to exceed amount of \$248,406.45; and

WHEREAS, on June 21, 2022, the board approved Resolution # 06-30/22R for a change order in March 2021 where there should have been a Board action. As such, HANH seeks ratification of exercising the two one-year options for the period beginning May 1, 2021, and ending on April 30, 2023, with no option to renew; and increasing the contract value from \$82,802.15 to a not to exceed amount of \$248,406.45; and

WHEREAS, HANH is now requesting approval to correct the start date on resolution #06-30/22 for Key & Lock Services with Cohens Key Shop for the period beginning May 25, 2021, and ending on May 24, 2023, in order to coincide with the contract start date; and

WHEREAS, in accordance with resolution 10-129/18-R for the Revised Procurement Policy approved by the Board of Commissioners on October 16, 2018, all Contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000.00 (whichever is

higher) and which results in a total contract greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN THAT:

1. Approval to correct the start date on resolution #06-30/22 for Key & Lock Services with Cohens Key Shop for the period beginning May 25, 2021, and ending on May 24, 2023, in order to coincide with the contract start date.
2. The President be and hereby is authorized, empowered and directed to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this resolution.
3. The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on August 16, 2022.

Karen DuBois-Walton, Ph. D.

Secretary/President

Date

REVIEWED:

MCCARTER & ENGLISH, LLP

GENERAL COUNSEL

By: _____

Rolan Joni Young, Esq.

A Senior Partner

THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

Contract Number OP-20-C-339

Contract for Provision of **KEYS AND LOCKS SERVICES**

This Agreement (the "Agreement") is made by and between the **HOUSING AUTHORITY OF THE CITY OF NEW HAVEN**, a public body corporate and politic with an office located at 360 Orange Street, New Haven, Connecticut 06511 (hereinafter, "Authority" or "HANH"), and **COHEN'S KEY SHOP, INC.**, a **CONNECTICUT** limited liability company with offices located at **127 Fitch Street, New Haven, CT 06515** ("Contractor").

W I T N E S S E T H:

Whereas, the Authority is operating low income housing programs with federal funds pursuant to the National Housing Act of 1937, as amended (the "1937 Act"); and

Whereas, the Authority requires of **KEYS AND LOCKS SERVICES** and desires to retain said Contractor to provide such services; and

Whereas, Contractor desires to provide such services and to enter into an agreement with the Authority with a firm-fixed price of **\$82,802.15**

Now, therefore, the Authority and Contractor, in consideration of the foregoing, mutually agree and covenant:

1.0 Procedures

The extent and character of the services to be provided by Contractor shall be subject to the general control and approval of the Executive Director of the Authority or her authorized representative(s). Contractor shall not comply with requests and/or orders issued by anyone other than the Executive Director or her authorized representative(s), provided, however, that Contractor shall comply with the directions and requests of the Board of Commissioners of the Authority, which shall take precedence over the directions and requests of the Executive Director.

2.0 Scope of Services

Contractor shall provide the services as set forth in the Scope of Services attached hereto as **Schedule A-1**. For the purposes hereof, the Scope of Services is sometimes referred to as the Scope of Work. The cumulative total of services provided under this Agreement shall not exceed **\$82,802.15** as set forth in the Fee Schedule attached hereto as **Schedule A-2**.

2.1 Subcontracting

The Contractor shall be fully responsible for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by them. All Subcontractors shall be approved in writing by HANH.

3.0 Delays

If delay is foreseen Contractor shall give notice to the Authority. Contractor shall keep the Authority advised at all times of the status of services being performed. Default in promised completion date (without accepted reasons) or failure to meet specifications shall permit the Authority to purchase supplies, equipment or services elsewhere and charge full increase in cost and handling to the defaulting Contractor.

4.0 Material Safety Data Sheets

As mandated by applicable state and federal law, the Authority will not receive any materials, products, or chemicals which may be hazardous to an employee's health unless accompanied by a Material Safety Data Sheet when received.

5.0 Insurance

Contractor shall maintain insurance coverage in accordance with the following:
General Liability:

Limits of Liability:

\$1,000,000 each occurrence – Bodily Injury and Property Damage Combined

\$1,000,000 each occurrence – Personal Injury and Advertising Injury

\$1,000,000 Products and Completed Operations Aggregate

\$2,000,000 General Aggregate per location

\$1,000,000 All Risk Legal Liability

The Housing Authority of the City of New Haven shall be added as an additional named insured as its interests may appear.

For Contractors that provide professional services, Professional Liability Insurance in the amount of \$1,000,000 per occurrence.

All policies of insurance shall:

- a) Be written with companies authorized to do business in the State of Connecticut, having a Financial Strength Rating ("FSR") of **Superior, Excellent, or Good** and a Financial Size Category ("FSC") rating of "**X**" or greater as rated by the most recent Best's Insurance Rating Guide;
- b) Name HANH as an additional insured;
- c) Be written on an occurrence basis, except for Workers' Compensation, including Employer's Liability Insurance;
- d) Be endorsed to allow severability of interests and rights of cross-claim; and
- e) Provide that the insurance must not be canceled, or its coverage reduced, without at least 30 days prior written notice to HANH.

Immediately after execution of this Agreement and prior to its employees' starting work, and from time to time thereafter on demand from HANH, the Contractor must provide HANH with satisfactory certificates of insurance evidencing that such insurance is in effect. Such certificates must be sent to:

The Housing Authority of the City of New Haven
360 Orange Street
New Haven, CT 06511
Attention: Contract Specialist

Waiver of Subrogation – Contractor waives all rights of subrogation and recovery against the Authority and any and all subcontractors of all tiers to the extent of any loss or damage which is insured under the Authority's policies of insurance. Notwithstanding the foregoing, and not by way of limitation of the same, Contractor waives its rights of subrogation and recovery for damage to any property or equipment against the Authority and any and all subcontractors of all tiers. The Contractor and each subcontractor shall require all subcontractors to similarly waive their rights of subrogation and recovery in each of their respective contracts with respect to their work.

Workers' Compensation and Employers' Liability

Coverage A – Statutory Benefits Liability imposed by the Workers' Compensation and/or Occupational disease statute of the State of Connecticut and any other governmental authority having jurisdiction over the work performed hereunder.

Coverage B – Employers’ Liability

Limits	\$1,000,000 bodily injury each accident \$1,000,000 bodily injury by disease – each employee \$1,000,000 bodily injury by disease – policy limit
--------	--

Automobile Liability Comprehensive Form

Limits	\$1,000,000 Any Automobile (Owned, Non-owned and Hired Vehicles)
--------	--

6.0 Hold Harmless

The Authority shall not be liable for any damage or injury to the person or property of Contractor, employees, agents, partners, representative, or a by-stander. To the fullest extent permitted by law, Contractor shall indemnify and hold harmless the Authority and its agents and employees from and against all claims, damages, losses and expenses, including, but not limited to, attorney’s fees arising out of Contractor’s work under this Agreement, (i) arising out of or resulting from any violation, or alleged violation by Contractor, of State, Federal, or local law, rule, or regulation; or (ii) attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom. Such indemnity shall only apply to any such claim, damage, loss or expense, caused in whole or in part, by any act or omission (negligent or otherwise) by Contractor, any Subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable.

6.1 Safety

Contractor and subcontractors performing services for the Authority are required and shall comply with all Occupational Safety and Health Administration (OSHA), State and County Safety and Occupational Health Standards and any other applicable rules and regulations. Contractor and subcontractors shall be held responsible for the safety of their employees and any unsafe acts or conditions that may cause injury or damage to any persons or property within and around the work site area under this agreement.

6.2 Notice of Required Disability Legislation Compliance

The Authority is required to comply with state and federal disability legislation, the Rehabilitation Act of 1993 Section 504, and the Americans with Disabilities Act ("ADA").

Specifically, the Authority may not, through its contractual and/or financial arrangements, directly or indirectly avoid compliance with Title II of the Americans with Disabilities Act, Public Law 101-336, which prohibits discrimination by public entities on the basis of disability. Subtitle A protects qualified individuals with disability from discrimination on the basis of disability in the services, programs, or activities of all State and local governments. It extends the prohibition of discrimination in federally assisted programs established by the Rehabilitation

Act of 1973 Section 504 to all activities of State and local governments, including those that do not receive Federal financial assistance, and incorporates specifically the Americans with Disabilities Act.

6.3 Exemption from Taxes

The Authority is exempt from state sales tax and federal excise tax. Tax Exemption Certificates indicating the Authority's tax exempt status will be furnished by the Authority on request.

6.4 Invoicing and Payment

Contractor shall invoice the Authority for services rendered hereunder in accordance with the Fee Schedule attached hereto as **Schedule A-2**. All invoices will be paid net 30 days by the Authority unless any items thereon are questioned, in which event payment will be withheld pending verification of the amount claimed and the validity of the claim. Contractor shall provide complete cooperation during any such investigation.

All invoices shall be forwarded to the following address:

Accounts Payable-HANH
PO Box 1870
New Haven, CT 06508-1870

6.5 Payments to Subcontractors

Within seven (7) days after receipt of amounts paid by the Authority for work performed by a subcontractor under this Agreement, Contractor shall either:

a. Pay the Subcontractor for the proportionate share of the total payment received from the Authority attributable to the work performed by the Subcontractor under this Agreement; or

b. Notify the Authority and Subcontractor, in writing, of his intention to withhold all or a part of the Subcontractor's payment and the reason for non-payment.

Contractor shall pay interest to the Subcontractor on all amounts owed that remain unpaid beyond the seven-day period except for amounts withheld as allowed in item (b) above. Unless otherwise provided under the terms of this Agreement, interest shall accrue at the rate of one percent (1%) per month. Contractor shall include in each of its subcontracts a provision requiring each Subcontractor to include or otherwise be subject to the same payment and interest requirements as set forth above with respect to each lower-tier subcontractor. The Contractor's obligation to pay an interest charge to a Subcontractor pursuant to this provision may not be construed to be an obligation of the Authority.

6.6 Assignment of Agreement

This Agreement may not be assigned in whole or in part without the prior written consent of the Authority. Contractor is prohibited from assigning, transferring, conveying, subletting, or otherwise disposing of this Agreement or its rights, title or interest therein or its power to execute such Agreement to any other person, company or corporation without the prior written consent of the Authority. Any violation of this provision by Contractor shall permit the Authority, in its discretion, to terminate this Agreement, in whole or in part, in accordance with the Termination for Cause provisions of this Agreement, section 6.8 herein.

6.7 Modification of Agreement

This Agreement shall not be changed, altered, modified or amended by the parties except in writing executed by both parties. Changes to the Scope of Services shall be made in conformance with Clause 2 of the General Conditions- HUD Form 5370-C.

6.8 Term of Agreement, Termination for Convenience and Termination for Cause

This Agreement shall commence on **MAY 25, 2020** and shall terminate and be completed by **May 25, 2021** agrees that the Term of this Agreement may be extended for up to **TWO (2) YEARS** as determined to be in the best interests of the Authority, provided such extended Term does not, without the consent of HUD, in aggregate exceed a total of five (5) years. Contractor further agrees that the Term of this Agreement may be extended for up to **TWO (2) YEARS** as determined to be in the best interests of the Authority and for a period or successive periods of time which, in aggregate exceed a total of five (5) years, upon the Authority's receipt of such approval from HUD. Notwithstanding the foregoing, no approval by HUD shall be required if payment to the Contractor hereunder is being made from non-federal funds. Authority shall provide Contractor with notice of its intention to extend the Term of this Agreement as provided herein.

The Authority may terminate this Agreement, without cause, at any time and for any reason on giving notice of at least ten (10) business days to the Contractor ("Termination for Convenience"). Upon such Termination for Convenience, the Authority shall pay the Contractor for all services satisfactorily performed up to the official date of termination. The Authority may terminate this Agreement with cause, at any time, on the giving of notice to the Contractor ("Termination for Cause"). Upon such Termination for Cause, the Authority shall make such payments as Authority deems appropriate for work satisfactorily completed. Notwithstanding anything to the contrary contained herein, suspension from participation in any government programs, which suspensions, for the purposes hereof, are defined to include but not be limited to any sanctions imposed by the United States Department of Housing and Urban Development pursuant to 24 CFR Part 24, shall be grounds for termination of this Agreement for cause.

7.0 Contractual Disputes

Contractor shall give written notice to the Authority's Contract Administrator of its intent to file a claim for money or other relief at the time of the occurrence or the beginning of the work upon which the claim is to be based. The written claim shall be submitted to the Contract Administrator no later than sixty (60) days after final payment. If the claim is not disposed of by agreement, the Contracting Officer shall reduce his decision to writing and mail or otherwise forward a copy thereof to Contractor within thirty (30) days of receipt of the claim.

7.1 Severability

In the event that any provision of this Agreement shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

7.2 Applicable Laws

This Agreement shall be governed and construed in accordance with the laws of the State of Connecticut and the laws of the United States.

7.3 Deviations from Scope of Services

If there is any deviation from that prescribed in the Scope of Services, the appropriate line in the scope of services shall be ruled out and the substitution clearly indicated. The Authority reserves the right to determine the responsiveness of any deviation.

7.4 Debarment

By execution of this Agreement, the Contractor hereby certifies that it is not currently debarred by the U.S. Department of Housing and Urban Development or other Federal Agency.

7.5 Compliance with Laws

In the performance of its obligations hereunder, Contractor shall comply with all applicable laws, rules and regulations of the City of New Haven, State of Connecticut and the United States.

7.6 Changed Circumstances

If, at any time after the execution of this Agreement by the parties, HANH is informed of "Changed Circumstances" (as defined in this paragraph) with regard to the Contractor, and HANH, in its sole discretion, determines that under such Changed Circumstances the continuation of this Agreement would be contrary to HANH's best interests, then HANH, in its sole discretion, may terminate this Agreement upon ten (10) day's prior written notice to the Contractor. As used in this paragraph, the term "Changed Circumstances" shall mean: (a) the

initiation of any type of investigation by any federal, state or local governmental department, agency, authority or other instrumentality, or any federal, state or local prosecutor's office, into any activity or operation of the Contractor or any director, officer, principal shareholder, partner or other principal of the Contractor; (b) the return of any federal or state grand jury indictment against the Contractor or any director, officer, principal shareholder, partner or other principal of the Contractor; or (c) the filing of any information by any federal, state or local prosecutor charging the Contractor or any director, officer, principal shareholder, partner or other principal of the Contractor with the commission of any felony. In the event of any termination under this section, the Contractor is entitled to payment as provided under "Termination of Agreement for Convenience," section 6.8 herein.

7.7 Equal Opportunity

(For Services funded wholly or in part with Federal housing or community development funds.) During the performance of the Agreement, the Contractor agrees to comply with Executive Order 11246 and to furnish all reports as required by Executive Order 11246. In addition, for Agreements of \$50,000 or more that are funded wholly or in part with direct Federal assistance, the Contractor agrees to comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 USC 1701u. Section 3 requires that, to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area and contracts for work in connection with the project be awarded to business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.

The Contractor further agrees to comply with the Equal Opportunity and Minority and Women Owned Business Enterprise employment, training and subcontracting requirements set forth in HANH's Bid Conditions for Equal Opportunity that is attached to and made a part of this Agreement.

7.8 Defense and Settlement of Matters to which Indemnity Provisions Apply

HANH agrees to notify the Contractor promptly of any action or claim with respect to which the indemnity provisions of the prior section may apply. The Contractor shall have the exclusive right to control and conduct the defense and settlement of all such actions or claims; provided, however, that (a) if there is a reasonable probability that any action or claim for which the Contractor is to provide indemnity to HANH hereunder may adversely affect HANH or any of its Board of Directors, officers, employees or agents (other than as a result of money damages or other money payments), HANH then has the exclusive right to defend, compromise or settle such action or claim, and (b) the Contractor shall not, without HANH's prior written consent, settle or compromise or consent to the entry of any judgment in connection with any such action or claim if such settlement, compromise or judgment does not include as an unconditional term thereof an unconditional release of HANH and its Members, officers, employees and agents by the claimant or the plaintiff, as the case may be, from all liability regarding such action or claim. The Contractor will use its best efforts upon assuming such control to secure and maintain for HANH

the unrestricted right to the continued use of the product of the Services, including any affected deliverable.

7.9 Promotional Literature

The Contractor agrees that the terms "Housing Authority of the City of New Haven" "HANH" or any derivation thereof must not be utilized in any promotional literature, advertisements or client lists without the express prior written consent of HANH. The Contractor further agrees that it will not describe the Services in any proposals to potential customers of the Contractor or promotional literature or advertisements without the express prior written consent of HANH.

8.0 Confidentiality

The parties anticipate that the Contractor may acquire access to information and data about the operations, the staff and the resident population of HANH (the "Confidential Information"). To the extent that the Contractor or any Subcontractor of the Contractor obtains any Confidential Information, the Contractor agrees that: (a) it will protect and preserve the confidentiality of such Confidential Information with the same care and diligence with which it protects and preserves its own most secret business information; (b) it will use such Confidential Information only in the performance of its obligations arising under this Agreement; and (c) it will make no disclosure of such Confidential Information other than to an employee of HANH or to an employee, Subcontractor or Employee of the Subcontractor of the Contractor in the course of such Contractor employee's, Subcontractor's or Subcontractor's employee's provision of Services under this Agreement. In addition, the Contractor agrees to obtain a written commitment from each employee and Subcontractor that it may use in its performance of this Agreement to be bound by the terms of this section, and the Contractor agrees to make available the original copy of any such commitment upon written request from HANH from time to time. The Contractor agrees that this obligation of confidentiality shall survive the termination or expiration, as the case may be of this Agreement. Upon the termination of this Agreement for any reason, the Contractor must surrender immediately to HANH all materials provided by HANH or prepared by the Contractor under this Agreement; provided, however, that the Contractor may retain a copy of all materials prepared by the Contractor as part of its work papers which shall be treated by the Contractor as Confidential Information.

8.1 Final Payment and Release

Prior to HANH's final payment to the Contractor, whether upon completion of the Services or as a result of HANH's right to terminate this Agreement as provided in this Agreement, and as a condition precedent to such final payment, the Contractor must execute and deliver to HANH, in a form acceptable to HANH, a release by the Contractor of HANH from all claims against HANH arising under and by virtue of this Agreement, other than such good-faith claims, if any, reasonably believed by the Contractor to be owed, as may be specifically excepted by the Contractor in stated amounts set forth in the release. In the event that a release is not forthcoming to HANH, the acceptance, without formal written exception, by the Contractor of a check with notice advising that the check is designated as "Final Payment" is, and operates as, a

release of HANH from any and all claims by, and all liability to, the Contractor in connection with the Services and for every act, omission and neglect of HANH and others relating to or arising out of this Agreement.

8.2 Agreement Execution

Unless signed by Contractor and returned to the Authority by **MAY 22, 2020**, this Agreement shall be of no force and effect, Contractor shall be deemed to have rejected the Agreement, and Authority shall contract with other parties to provide the services/supplies to have been provided hereunder. Notwithstanding the foregoing, Contractor's execution and return of this Agreement to the Authority within the timeframe set forth hereinabove shall not, nor shall it be construed to create, any obligation on the part of the Authority to execute this Agreement.

8.3 Agreement Documents

This Agreement shall consist of the following documents: The Invitation for Bid ("IFB"), dated, February 28, 2020 issued March 2, 2020 (as amended by addenda # 2, dated March 24, 2020 and issued March 24, 2020) and on file with the Authority are incorporated herein by this reference, the Contractor's Proposal, in response to Solicitation # OP-20-IFB-339 dated March 31, 2020 and on file with the Authority, is hereby incorporated herein by the reference, the Scope of Work, attached as **Schedule A-1**, the Fee Schedule , attached as **Schedule A-2**, the HUD General Contract Conditions for Non-Construction, attached as **Exhibit A**, Compliance with Equal Opportunity Provisions, attached as **Exhibit B**, Compliance with Section 3, attached as **Exhibit C**, HANH Supplement to HUD General Conditions of the Contract for Non-Construction, attached as **Exhibit D**; all of which are incorporated herein by this reference. Contractor agrees to comply with the terms, conditions and provisions in the above reference documents as if fully set forth herein.

8.4 Conflicts Between Provisions of Agreements and any Other Contract Documents Herein Incorporated

In the event of any conflict between the provisions of this Agreement and the Contractor's Proposal, the provisions of this Agreement shall prevail. Any conflict between the IFB and the Contractor's proposal shall be resolved in favor of the provisions of the IFB.

[INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement on the 19th day of May 2020.

HOUSING AUTHORITY OF THE
CITY OF NEW HAVEN

Karen DuBois-Walton, Ph.D.

By: _____

Karen DuBois-Walton, PhD
Its President

May 19, 2020

Date

COHEN'S KEY SHOP, INC.

Mark A Cohen

By: _____

Mark Cohen
Managing Member

Mark A Cohen

Date

SCHEDULE A-1

The Scope of Work



Part 1 - Scope of Services

The services to be provided include, but are not limited to, the following:

1. Warranty information
2. Provide prior notification in writing of any price increases
3. Provide hours available for walk-in store purchases
4. Provide hourly labor rate for service calls
5. Re-key cylinders
6. Key duplication
7. Duplicate restricted cylinders
8. Duplicate keys requested by HANH
9. Change and repair locks
10. All service requests must be submitted to the successful Contractor by work order.

Part 2 - Minimum Qualifications

The Contractor(s) must have the necessary resources, facilities and ability to furnish the material and/or service requested by HANH.

Part 3- Contract Terms

Contract will be for one (1) year with an option to renew for an additional two (2) one-year options at the discretion of the President/ Contracting Officer and approval of the Contractor.

SCHEDULE A-2

The Fee Schedule

**HANH KEYS & LOCKS COST ESTIMATE
OP-20-IFB-339**

Manufacturer	Item Name and Description	Quantity	Unit Cost	Total Cost
Comparable to existing	Deadbolt Lock with small format interchangeable core (SFIC) (Entrance)	75	\$ 60.25	\$ 4518.75
Equivalent to existing lock	SFIC Cylinder/4Keys Code	800	\$ 51.00	\$ 40,800.00
Comparable to existing	Knob Lock with SFIC (Entrance)	75	\$ 128.00	\$ 9600.00
Equivalent to existing lock	Mortise lock w/shell with SFIC (Entrance)	24	\$ 610.35	\$ 14648.40
Comparable to existing	Duplicate Key	124	\$ 4.25	\$ 527.00
Equivalent to existing lock	Key Blanks	2000	\$ 1.10	\$ 2200.00
Comparable to existing	Duplicate Restricted Key	48	\$ 17.00	\$ 816.00
Equivalent to existing lock	Restricted Cylinder with SFIC	36	\$ 51.00	\$ 1836.00
Hourly Labor Rate	Labor Rate	48 hours	\$ 95.00	\$ 4560.00
Comparable to existing	Re-key Cylinder with SFIC	48	\$ 1450	\$ 696.00
Equivalent to existing lock	Lever Lock with SFIC (Entrance)	10	\$ 194.00	\$ 1940.00
TBD	SFIC Mortise Cylinder Housing	24	\$ 27.50	\$ 660.00
Total				\$ 82802.15

EXHIBIT A

The HUD General Contract Conditions for Non-Construction

General Conditions for Non-Construction Contracts

Section II – (With Maintenance Work)

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

Office of Labor Relations

OMB Approval No. 2577-0157 (exp. 3/31/2020)

Public Reporting Burden for this collection of information is estimated to average 0.08 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600; and to the Office of Management and Budget, Paperwork Reduction Project (2577-0157), Washington, D.C. 20503. Do not send this completed form to either of these addressees.

Applicability. This form HUD-5370C has 2 Sections. These Sections must be inserted into non-construction contracts as described below:

- 1) Non-construction contracts (*without* maintenance) greater than \$100,000 - use Section I;
- 2) Maintenance contracts (including nonroutine maintenance as defined at 24 CFR 905.200) greater than \$2,000 but not more than \$100,000 - use Section II; and
- 3) Maintenance contracts (including nonroutine maintenance), greater than \$100,000 – use Sections I and II.

Section II – Labor Standard Provisions for all Maintenance Contracts greater than \$2,000

1. Minimum Wages

- (a) All maintenance laborers and mechanics employed under this Contract in the operation of the project(s) shall be paid unconditionally and not less often than semi-monthly, and without subsequent deduction (except as otherwise provided by law or regulations), the full amount of wages due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Housing and Urban Development which is attached hereto and made a part hereof. Such laborers and mechanics shall be paid the appropriate wage rate on the wage determination for the classification of work actually performed, without regard to skill. Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination, including any additional classifications and wage rates approved by HUD under subparagraph 1(b), shall be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.
- (b) (i) Any class of laborers or mechanics which is not listed in the wage determination and which is to be employed under the Contract shall be classified in conformance with the wage determination. HUD shall approve an additional classification and wage rate only when the following criteria have been met:
 - (1) The work to be performed by the classification required is not performed by a classification in the wage determination;
 - (2) The classification is utilized in the area by the industry; and
 - (3) The proposed wage rate bears a reasonable relationship to the wage rates contained in the wage determination.
- (ii) The wage rate determined pursuant to this paragraph shall be paid to all workers performing work

in the classification under this Contract from the first day on which work is performed in the classification.

2. Withholding of funds

The Contracting Officer, upon his/her own action or upon request of HUD, shall withhold or cause to be withheld from the Contractor under this Contract or any other contract subject to HUD-determined wage rates, with the same prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics employed by the Contractor or any subcontractor the full amount of wages required by this clause. In the event of failure to pay any laborer or mechanic employed under this Contract all or part of the wages required under this Contract, the Contracting Officer or HUD may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment or advance until such violations have ceased. The Public Housing Agency or HUD may, after written notice to the Contractor, disburse such amounts withheld for and on account of the Contractor or subcontractor to the respective employees to whom they are due.

3. Records

- (a) The Contractor and each subcontractor shall make and maintain for three (3) years from the completion of the work records containing the following for each laborer and mechanic:
 - (i) Name, address and Social Security Number;
 - (ii) Correct work classification or classifications;
 - (iii) Hourly rate or rates of monetary wages paid;
 - (iv) Rate or rates of any fringe benefits provided;
 - (v) Number of daily and weekly hours worked;
 - (vi) Gross wages earned;
 - (vii) Any deductions made; and
 - (viii) Actual wages paid.
- (b) The Contractor and each subcontractor shall make the records required under paragraph 3(a) available for inspection, copying, or transcription by authorized representatives of HUD or the HA and shall permit such representatives to interview employees during working hours on the job. If the Contractor or any subcontractor fails to make the required records available, HUD or its designee may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance or guarantee of funds.

4. Apprentices and Trainees

- (a) Apprentices and trainees will be permitted to work at less than the predetermined rate for the work they perform when they are employed pursuant to and individually registered in:
 - (i) A bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration (ETA), Office of

Apprenticeship Training, Employer and Labor Services (OATELS), or with a state apprenticeship agency recognized by OATELS, or if a person is employed in his/her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by OATELS or a state apprenticeship agency (where appropriate) to be eligible for probationary employment as an apprentice; A

- (ii) A trainee program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, ETA; or
- (iii) A training/trainee program that has received prior approval by HUD.

- (b) Each apprentice or trainee must be paid at not less than the rate specified in the registered or approved program for the apprentice's/trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices and trainees shall be paid fringe benefits in accordance with the provisions of the registered or approved program. If the program does not specify fringe benefits, apprentices/trainees must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification.
- (c) The allowable ratio of apprentices or trainees to journeyman on the job site in any craft classification shall not be greater than the ratio permitted to the employer as to the entire work force under the approved program.
- (d) Any worker employed at an apprentice or trainee wage rate who is not registered in an approved program, and any apprentice or trainee performing work on the job site in excess of the ratio permitted under the approved program, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed.
- (e) In the event OATELS, a state apprenticeship agency recognized by OATELS or ETA, or HUD, withdraws approval of an apprenticeship or trainee program, the employer will no longer be permitted to utilize apprentices/trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

5. Disputes concerning labor standards

- (a) Disputes arising out of the labor standards provisions contained in Section II of this form HUD-5370-C, other than those in Paragraph 6, shall be subject to the following procedures. Disputes within the meaning of this paragraph include disputes between the Contractor (or any of its subcontractors) and the HA, or HUD, or the employees or their representatives, concerning payment of prevailing wage rates or proper classification. The procedures in this section may be initiated upon HUD's own motion, upon referral of the HA, or upon request of the Contractor or subcontractor(s).
 - (i) A Contractor and/or subcontractor or other interested party desiring reconsideration of findings of violation by the HA or HUD relating to the payment of straight-time prevailing wages or classification of work shall request such reconsideration by letter postmarked within 30 calendar days of the date of notice of findings issued by the HA or HUD. The request shall set

forth those findings that are in dispute and the reasons, including any affirmative defenses, with respect to the violations. The request shall be directed to the appropriate HA or HUD official in accordance with instructions contained in the notice of findings or, if the notice does not specify to whom a request should be made, to the Regional Labor Relations Officer (HUD). The HA or HUD official shall, within 60 days (unless otherwise indicated in the notice of findings) after receipt of a timely request for reconsideration, issue a written decision on the findings of violation. The written decision on reconsideration shall contain instructions that any appeal of the decision shall be addressed to the Regional Labor Relations Officer by letter postmarked within 30 calendar days after the date of the decision. In the event that the Regional Labor Relations Officer was the deciding official on reconsideration, the appeal shall be directed to the Director, Office of Labor Relations (HUD). Any appeal must set forth the aspects of the decision that are in dispute and the reasons, including any affirmative defenses, with respect to the violations. The Regional Labor Relations Officer shall, within 60 days (unless otherwise indicated in the decision on reconsideration) after receipt of a timely appeal, issue a written decision on the findings. A decision of the Regional Labor Relations Officer may be appealed to the Director, Office of Labor Relations, by letter postmarked within 30 days of the Regional Labor Relations Officer's decision. Any appeal to the Director must set forth the aspects of the prior decision(s) that are in dispute and the reasons. The decision of the Director, Office of Labor Relations, shall be final.

- (b) Disputes arising out of the labor standards provisions of paragraph 6 shall not be subject to paragraph 5(a) of this form HUD-5370C. Such disputes shall be resolved in accordance with the procedures of the U.S. Department of Labor set forth in 29 CFR Parts 5, 6 and 7. Disputes within the meaning of this paragraph 5(b) include disputes between the Contractor (or any of its subcontractors) and the HA, HUD, the U.S. Department of Labor, or the employees or their representatives.

6. Contract Work Hours and Safety Standards Act

The provisions of this paragraph 6 are applicable only where the amount of the prime contract exceeds \$100,000. As used in this paragraph, the terms "laborers" and "mechanics" includes watchmen and guards.

- (a) **Overtime requirements.** No Contractor or subcontractor contracting for any part of the Contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.
- (b) **Violation; liability for unpaid wages; liquidated damages.** In the event of any violation of the provisions set forth in paragraph 6(a), the Contractor and any

subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to the District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the provisions set forth in paragraph (a) of this clause, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by provisions set forth in paragraph (a) of this clause.

- (c) **Withholding for unpaid wages and liquidated damages.** HUD or its designee shall upon its own action or upon written request of an authorized representative of the U.S. Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such Contract or any federal contract with the same prime Contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime Contractor such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the provisions set forth in paragraph (b) of this clause.

7. Subcontracts

The Contractor or subcontractor shall insert in any subcontracts all the provisions contained in this Section II and also a clause requiring the subcontractors to include these provisions in any lower tier subcontracts. The prime Contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all the provisions contained in these clauses.

8. Non-Federal Prevailing Wage Rates

Any prevailing wage rate (including basic hourly rate and any fringe benefits), determined under state law to be prevailing, with respect to any employee in any trade or position employed under the Contract, is inapplicable to the contract and shall not be enforced against the Contractor or any subcontractor, with respect to employees engaged under the contract whenever such non-Federal prevailing wage rate, exclusive of any fringe benefits, exceeds the applicable wage rate determined by the Secretary of HUD to be prevailing in the locality with respect to such trade or position.

EXHIBIT B

Compliance with Equal Opportunity Provisions

ELM CITY COMMUNITIES

FEDERAL EXECUTIVE ORDER 11246
COMPLIANCE REQUIREMENTS

COMPLIANCE WITH EQUAL OPPORTUNITY PROVISIONS: A Legal Necessity

It is the policy of the United States Government to require that agencies, with which it contracts, such as the Elm City Communities (ECC), as well as subcontractors of these contracting agencies, provide equal opportunity for employment to all qualified persons. Contractors and subcontractors with the Federal government must take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action includes but is not limited to employment, upgrading, demotion or transfer, recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training (including apprenticeship). The Housing Authority and its contractors and subcontractors must make good faith efforts to comply with this policy because it is required by Federal law, including the Civil Rights Acts of 1964 and 1968, Executive Order 11246, and regulations pursuant thereto. **Procedures and minimum standards for compliance shall conform to the ECC attachment titled “Bid Conditions for Equal Opportunity in Employment”.**

EXHIBIT C

Compliance with Section 3

Section 3 Clause

This contract is subject to the following conditions under Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3).

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701 a (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

E. The contractor will certify that any vacant employment positions, including training positions,

that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

EXHIBIT D

HANH Supplement to HUD General Conditions of the Contract Document for
Non-Construction

HANH SUPPLEMENT TO HUD GENERAL CONDITIONS
OF THE CONTRACT DOCUMENT FOR NON-CONSTRUCTION –
PUBLIC HOUSING PROGRAMS (HUD FORM HUD-5370-C)
(REVISION 10/2006)

1. DEFINITIONS

- A. "PHA" means the Housing Authority of the City of New Haven.
- B. The term "day" means calendar day unless otherwise stated in each instance in which it is otherwise used.
- C. "Contract" means the Agreement between the Authority and the Contractor.

2. NOTICE

Written notice shall be deemed to have been duly served if delivered in person to the individual or member of the firm or entity or to an officer of the corporation for whom it was intended, or if delivered at or sent by registered or certified mail to the last business address known to him who gives the notice.

3. CONTRACT DOCUMENTING OFFICER'S INTERPRETATION

Paragraph 9 of the General Conditions is modified to require that the Contract Documenting Officer's interpretation of any discrepancy or dispute as to the meaning, application, or intent of the Contractor's Proposal which is part of the Agreement shall be issued in writing and shall be binding on all parties.

4. ADDITIONAL REMEDY FOR DEFAULT

If the Contractor defaults or neglects to carry out the work in accordance with the Agreement and fails within five days after receipt of written notice from the PHA specifying the work neglected or defaulted and notifying the Contractor to commence and continue correction of such default or neglect with diligence and promptness, the PHA may, after the five-day period specified above, without prejudice to any other remedy it may have and without the necessity for terminating the Agreement, make good such deficiencies utilizing its own forces or by retaining independent Contractor(s) or agent(s) to do so by such means as the PHA shall determine in its sole discretion and judgment. The Contractor shall be liable to the PHA for the PHA's costs in correcting such default or neglect or failure. The PHA may deduct the amount charged the Contractor from payments to be made to the Contractor and, if the payments then or thereafter due are not sufficient to cover such amount, the Contractor shall pay the difference to the PHA.

5. DEFAULT

- A. If the Contractor is adjudged bankrupt, or if he makes a general assignment for the benefit of his creditors, or if a receiver is appointed on account of his insolvency, or if he persistently or repeatedly refuses or fails to supply enough properly skilled workmen or proper materials or labor, or persistently disregards laws, ordinances, rules, regulations, or orders of any public authority having jurisdiction, or otherwise is guilty of a substantial violation of a provision of the Agreement, the PHA may, without prejudice to any right or remedy, terminate the employment of the Contractor, as provided in Clause 3 of the General Conditions.
- B. If the unpaid balance of the Agreement Price exceeds the cost of finishing the work, such excess shall be paid to the Contractor. If such costs exceed the unpaid balance, the Contractor shall pay the difference to the PHA.

6. NO DAMAGE FOR DELAY

The Contractor agrees to make no claim for damages for delay in the performance of this Agreement occasioned by any act or omission to act by the PHA or by any of its representatives and agrees that any such claim shall be fully compensated for by an extension of time to complete performance of the work as provided herein.

7. SUBCONTRACTORS

- A. The Contractor shall not contract with any proposed subcontractor who has not been accepted in writing by the PHA. As soon as practicable prior to the award of each subcontractor, the Contractor shall notify the PHA in writing of the name of each subcontractor proposed, and furnish such written information as PHA may require concerning the proposed subcontractor, together with the proposed subcontractor's non-collusive affidavit in the form prescribed by the PHA. Any objection shall be expressed in writing by the PHA within ten (10) days after receipt.
- B. The PHA may, without claim for extra cost by the Contractor, disapprove any subcontractor for cause on the basis of its own determination or because of the fact that the proposed subcontractor is listed as ineligible to receive awards of Contract Documents from the United States on a current list or lists furnished by HUD. Identification of firms that have previously been deemed ineligible can be obtained by contacting the Housing Authority's Purchasing Department at 203-498-8800 X1245.

8. SUBCONTRACTOR PAYMENTS

The Contractor shall regularly make required payments to his subcontractors. The PHA and its agents have no obligation to pay or see to the payment of any money to any subcontractor.

9. STATE SALES TAX

This project is exempt from the State Sales Tax; therefore, no State Sales Tax shall be included in the cost of this project, nor will the PHA pay any State Sales Tax.

10. CONTRACTOR'S COOPERATION IN DEFENSE OF CLAIMS OR ACTION AGAINST THE PHA

In the event that a claim is made or any action brought in any way relating to the services in the Agreement hereunder, Contractor shall diligently render any and all assistance which the PHA may require of the Contractor.

11. CONTINUING LIABILITY OF CONTRACTOR

Notwithstanding any other provision of this Agreement, termination of the Agreement by the PHA shall not relieve the Contractor of liability to the PHA for damages sustained by the PHA by virtue of Contractor's breach of Agreement, and Contractor's liability therefore shall survive any termination. PHA may withhold payment to Contractor or Contractor's fees hereunder for the purpose of setoff against such damages until such time as the exact amount of damages due to the PHA from Contractor is determined.

12. EXCLUSIVE LIABILITY TO CONTRACTOR

Contractor shall look solely to the funds of the PHA for this Agreement for the satisfaction of any remedy of Contractor for failure of PHA to perform any of PHA's obligations hereunder. No employee, agent, or other person authorized to act for and on behalf of the PHA shall have any personal liability for any such failure under this Agreement or otherwise.

13. **RELEASE BY ACCEPTANCE OF FINAL PAYMENT**
The acceptance by Contractor, or any person claiming under the Agreement, of any final payment hereunder shall be deemed a release to PHA of and from all claims by Contractor, its successor, legal, representatives, and assigns for anything done or furnished under this Agreement.
14. **LIMITATION OF TIME OF ACTION**
No action shall lie or be maintained against the PHA upon any claim based upon this Agreement or arising out of anything done in connection with this Agreement unless such action shall be commenced within six months after the sooner of (i) termination of this Agreement, or (ii) the date the claim arises. Failure of the Contractor to commence suit within such period shall constitute a waiver of the claim involved.
15. **CONTRACTOR'S EMPLOYEE AND LIABILITIES**
It is understood that persons engaged or employed by Contractor as employees, agents, or independent Contractors shall be engaged or employed by Contractor and not by PHA; and Contractor alone is responsible for their work, direction, compensation and personal conduct. Nothing included in any provision of this Agreement shall impose any liability or duty upon PHA to persons, firms, or corporations employed or engaged by Contractor in any capacity whatsoever, make PHA liable to any such person, firms, or corporations, or to any government, for the acts, omissions, liabilities, obligations, and taxes, of whatsoever nature, of Contractor or of its employees, agents, or independent Contractors. Contractor shall resist and defend all suits by attorneys reasonably satisfactory to PHA and shall pay all judgments, costs, expenses, and fees related thereto. Contractor's obligations under this Section shall survive any termination of this Agreement.
16. **CONTRACTOR NOT AN AGENT**
Nothing in this Agreement shall be deemed to appoint Contractor as an agent for or representative of the PHA, and Contractor is not authorized to act on behalf of the PHA with respect to any matters except those specifically set forth in this Agreement. The PHA shall not have any liability or duty to any person, firm corporation, or governmental body for any act of omission or commission, liability, or obligation of Contractor, whether arising from Contractor's actions under this Agreement or otherwise.
17. **CONFLICT OF INTEREST**
Contractor covenants that neither it nor any of its directors, officers, partners, or employees has any interest, nor shall acquire any interest, directly or indirectly, which would conflict in any manner or degree with the performance of the services hereunder. Contractor further covenants that in the performance of this Agreement, no person having such interest shall be employed by it.
18. **WAIVERS, SUCCESSORS**
 - A. The Failure of the PHA to insist in any one of more cases upon the strict performance of any of the Contractor's obligations under his Contract Document or to exercise any right or remedy herein contained shall not be construed as a waiver or a relinquishment for the future of such obligation, right or remedy. No waiver by the PHA of any provision of this Agreement shall be deemed to have been made unless set forth in writing and signed by PHA. In addition to the other related remedies herein provided, PHA shall be entitled to restrain by injunction the violation or threatened

violation of Contractor's obligations under this Agreement and to obtain specific performance by Contractor of its obligations under this Agreement.

- B. The terms, covenants, agreements, provisions, and conditions contained herein shall bind and inure to the benefit of the parties hereto, their successors and assigns.

19. PROVISIONS OF LAW CONTROLLING

It is the intention of the parties that each and every provision of law required to be inserted and set forth in this Agreement shall be so inserted, and if any such provision has not been inserted, through mistake or otherwise, it shall be deemed incorporated herein.

20. COMPLIANCE WITH ALL LAWS

In all work to be performed and services to be rendered under this Agreement, Contractor agrees to comply with the provisions of all applicable Federal, State and Local laws, rules and regulations (including the Occupational Safety and Health Act of 1970 and the Construction Safety Act of 1969), the administrative policies and procedures of the PHA, and all rules and regulations and ordinances of the City of New Haven which may affect such work or services.

21. ANTITRUST

The Contractor hereby assigns, sells, and transfers to the PHA all right, title, and interest in and to any claims and causes of action arising under the antitrust laws of the United States of America of that State of Connecticut relating to the particular goods or services purchased or procured by the PHA under this Agreement.

22. FORUM PROVISION; CHOICE OF LAW, CONSENT TO JURISDICTION AND VENUE

This Agreement shall be deemed to be executed in the City of New Haven, State of Connecticut, regardless of the domicile of the Contractor. The parties agree that any and all claims asserted by or against the PHA arising under this Contract Document or related thereto shall be heard and determined wither in the courts of the United States located in Connecticut ("Federal Course") or in the courts of the State of Connecticut ("Connecticut State Courts") located in the City and County of New Haven, Connecticut. To effect this agreements and intent, the Contractor agrees:

A. If the PHA initiates any action against the Contractor in Federal Court or in Connecticut State Courts, service of process may be made on the Contractor either in person, wherever such Contractor may be found, or by registered mail addressed to the Contractor at its address as set forth in this Contract Document, or sot such other address as the Contractor may provide to the PHA in writing; and

B. With respect to any action between the PHA and the Contractor in Connecticut State Courts, the Contractor hereby expressly waives and relinquishes any rights it might otherwise have (i) to move to dismiss on grounds of forum non conveniens, (ii) to remove to Federal Court, and (iii) to move for a change of venue to Connecticut State Court outside New Haven County.

C. With respect to any action between the PHA and the Contractor in Federal Court located in Connecticut, the Contractor expressly waives and relinquishes any right it might otherwise have to move to transfer the action to a United States Court outside the State of Connecticut.

D. If the Contractor commences any action against the PHA in a court located other than in the City of New Haven and State of Connecticut, upon request of the PHA, the Contractor shall either consent to a transfer of the action to a court of competent jurisdiction located in the City of New

Haven and State of Connecticut or, if the court where the action is initially brought will not or cannot transfer the action, the Contractor shall consent to dismiss such action without prejudice and may thereafter reinstitute the action in a court of competent jurisdiction in the City of New Haven, Connecticut.

If any provision(s) of this Article is held unenforceable for any reason, each and all other provision(s) shall nevertheless remain full force and effect.

23. PROJECT CONTINUOUS PROGRESS

The Contractor shall start Services as required in Agreement, and continue on a full-time work program until completed. The Contractor shall supervise and be responsible for the provisions of all Services as required in Agreement and as directed by the PHA.

24. CONTRACTOR REQUIRED TO PROVIDE TENANT EMPLOYMENT

Contractor is required to conform to HANH Resolution #73-11/83-R authorizing the policy to require Contractors to provide for tenant employment under PHA modernization programs.

RESOLUTION #73—11/83-r, AUTHORIZING A POLICY TO REQUIRE CONTRACTORS TO PROVIDE FOR TENANT EMPLOYMENT UNDER AUTHORITY MODERNIZATION PROGRAMS

WHEREAS, the Authority has and will continue to use Contractors for certain developments and modernization work; and

WHEREAS, there are local, State and Federal guidelines to ensure that there is minority and female participation in Contract Documented work; and

WHEREAS, the Memorandum of Understanding dated November, 1971, between the Authority and the Tenant's Representative Council, Inc., requiring Contractors to make a "good faith effort" to employ tenants while under Contract Document with the Authority is outdated; and

WHEREAS, the Authority is desirous of treating employment opportunities for tenants over and above equal employment opportunity standards wherever possible;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that a policy requiring the utilization of tenants as employees or trainees be made for Contract Documents in excess of \$500,000 and that the Authority:

- A. Place the policy in all bid documents.
- B. Emphasize the policy and its importance at all pre-bid and pre-construction conferences.
- C. Provide administrative assistance (e.g., list of tenants and places to post job postings) to Contractors.
- D. Provide notices of job availability or training programs to the Tenants' Representative Council, Inc.
- E. Require a signed certification can be made by Contractors that an effort has been made to hire or train Authority tenants, giving priority to those residing in the development under modernization and where not possible, reasons why no tenants were hired.

25. PUBLIC AND INDIAN HOUSING LOBBYING – BYRD AMDENDMENT REQUIREMENTS (excerpted from HUD Handbook 7570.1, “Public and Indian Housing Lobbying Handbook,” dated January 1992.)

LEGAL AUTHORITY: Section 319 of the Fiscal Year 1990 Department of the Interior and Related Agencies Appropriations Act, Public Law 101-121, contained a prohibition on the use of any federally appropriated funds to influence or attempt to influence Federal officials in connection with any Federal Contract Document, grant, loan, or cooperative agreement. This law, which became effective December 23, 1989, contained two requirements which are known collectively as the Byrd Amendment requirements. These two requirements apply to Federal Contract Documents, grants and cooperative agreements exceeding \$100,000 and Federal loan guarantees and loan insurance exceeding \$150,000 and are as follows:

A. The PHA/IHA or RMC is required to certify that no federally appropriated funds will be or have been used to influence Federal employees, Members of Congress, and Congressional staff regarding specific grants or Contract Documents; and

B. The PHA/IHA or RMC that uses other than federally appropriated funds for lobbying on behalf of specific projects or proposals is required to submit disclosure documentation when these efforts are intended to influence the decisions of Federal officials.

REGULATORY AUTHORITY: HUD implementing regulations governing the Byrd Amendment are at 24 CFR Part 87. Also refer to the June 15, 1990, Notice by the Office of Management and Budget (OMB) in the Federal Register (55 FR 24540), which provides further information about OMB's interim final guidance, published December 20, 1989.

APPLICABILITY: The Byrd Amendment requirements apply to all Housing Authorities established under State law for the following grants, if the individual grant amount is over \$100,000:

1. Operating Subsidy;
2. Comprehensive Grant Program (CGP);
3. Comprehensive Improvement Assistance Program (CLAP);
4. Development;
5. Major Reconstruction of Obsolete Projects (MROP);
6. Section 23 Leased Housing adjustments;
7. Drug Elimination Grants;
8. Child Care Grants;
9. Resident Management Grants;
10. HOPE Planning Grants;
11. HOPE Implementation Grants;
12. Section 8 Rental Certificate Program;
13. Section 8 Rental Voucher Program;
14. Section 8 Moderate Rehabilitation Program; and
15. Any other grant program under Public and Indian Housing.

PROHIBITION: The PHA is prohibited from using federally appropriated funds for the purpose of influencing or attempting to influence executive or legislative branch personnel in connection with the awarding of any Federal Contract Document, the making of any Federal grant or loan, the

entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal Contract Document, grant, loan, or cooperative agreement regardless of the amount.

CERTIFICATION REQUIREMENTS: The Housing Authority that applies for, or receives, an individual grant exceeding \$100,000 shall submit Form HUD-50071, Certification for Contract Documents, Grants, Loans and Cooperative Agreements, certifying that it has not and will not make any prohibited payment from federally appropriated funds. This certification is required at the time the application for the grant assistance is submitted.

DISCLOSURE REQUIREMENTS: The Housing Authority that applies for, or receives, an individual grant exceeding \$100,000 shall submit Standard Form (SF)-LLL, Disclosure of Lobbying Activities, disclosing any payment made, or agreement to make a payment, with other than federally appropriated funds for influencing or attempting to influence executive or legislative branch personnel in connection with a covered Federal action, as defined below.

Covered Federal Action: A covered Federal action is the award of any Federal Contract Document, the making of any Federal grant or loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal Contract Document, grant, loan, or cooperative agreement.

Timing of Submission: Where required, the Housing Authority shall submit the SF-LLL at the time of application or operating budget submission.

The Housing Authority shall submit a new SF-LLL at the end of each calendar quarter in which there occurs any event that requires disclosure after application or operating budget submission or that materially affects the accuracy of the information contained in any disclosure form previously filed. An event that materially affects the accuracy of the information reported includes:

- A. A cumulative increase of \$25,000 or more in the amount paid or expected to be paid for influencing or attempting to influence a covered Federal action; or
- B. A change in the persons(s) or individual(s) influencing or attempting to influence a covered Federal action; or
- C. A change in the officer(s), employee(s), or Member(s) contacted to influence or attempt to influence a covered Federal action.

RESPONSIBILITIES OF HOUSING AUTHORITY: The Housing Authority is responsible for ensuring that its Contractors, including Architects, engineers and other consultants which are Contractors, submit Form HUD-50071 and, where applicable, the SF-LLL for each Agreement exceeding \$100,000. The Housing Authority shall retain the submitted Forms HUD-50071 in its files, but shall forward the submitted SF-LLL to the HUD Field Office.

RESPONSIBILITIES OF HOUSING AUTHORITY CONTRACTOR: The Housing Authority Contractor is responsible for ensuring that its subcontractors and other sub-recipients submit Form HUD-50071 and, where applicable, the SF-LLL for each subcontract Document or subgrant exceeding \$100,000. The Contractor shall retain the submitted Forms HUD-50071 in his/her files, but shall forward the submitted SF-LLL to the Housing Authority.

26. ECONOMIC OPPORTUNITIES FOR BUSINESSES AND LOW AND VERY LOW-INCOME PERSONS (HUD Act of 1968, Section 3, as amended) Paragraph 40 of the General Conditions is modified as follows: (Applicable to all Agreement):

Clause 21 to read as follows: Training and Employment Opportunities for Resident in the Project Acts (Section 3, HUD Act of 1968; 24 CFR 135) (applicable to Contracts in excess of \$50,000.)