



Housing Authority of New Haven

Karen DuBois-Walton, Ph.D.
President

AGENDA

SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, JANUARY 17TH, 2023 at 4:00 P.M.
<https://v.ringcentral.com/join/215683616>
Dial: 1-650-4191505
Access Code / Meeting ID: 215 683 616

1. Roll Call
2. Approval of the minutes from December 20, 2022
3. Bills and Communications
4. Public Comments (3 Minutes per Individual /15 Minutes per Group)
5. President's Report

ACTION ITEMS

FINANCE COMMITTEE: *None*

P&D COMMITTEE:

1. **Resolution 01-01/23-S;** Resolution Authorizing Contract Award to Tri-Con Construction Managers, LLC for Cornell Scott Ridge I, 437 M & N Eastern Street Fire Damage Repairs in the Amount Not to Exceed \$251,990.00 for Completion in 180 Calendar Days from Notice to Proceed
2. **Resolution 01-02/23-S;** Resolution Authorizing A Memorandum Of Understanding With Queach Corp To Provide 65 Units Of Housing Development With 52 Affordable Elderly And Disabled At Stone Street In New Haven, CT
3. **Resolution 01-03/23-S;** Resolution Authorizing MTW Commitment In The Amount Of Up To \$3,500,000 For The 34 Level Street Hud 202 Elderly Housing Development
4. **Resolution 01-04/23-S;** Resolution Authorizing An Exclusive Eighteen (18) Month Option To Purchase Agreement Between The Authority D/B/A Elm City Communities ("ECC") And The Glendower Group, Inc., ("Glendower") With Respect To Real Property Identified As 34 Level Street, New Haven, Connecticut, To Permit Glendower To Apply For, Among Other Things, Hud Section 202 Supportive Housing For The Elderly Capital Advance Funding

SERVICES COMMITTEE:

5. **Resolution 01-05/23-S;** Resolution Authorizing Contract Award to Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for a total contract not to exceed amount of \$344,941.50 for a period of three (3) years beginning February 1, 2023 and ending January 31, 2026, with an option to renew for two (2) additional years
6. **Resolution 01-06/23-S;** Resolution Ratifying Change Order # 2 Agency-Wide Elevator Services Agreement with Eagle Elevator Company, Inc. to increase the contract amount by \$75, 000 bringing the new contract amount from \$343,785.00 to \$418,785.00
7. **Resolution 01-07/23-S;** Resolution Authorizing Contract Award to New Haven Village Suites for Temporary Emergency Relocation Hotel Services at McConaughy Terrace, Westville Manor, Essex Townhouse, Scattered Sites, Crawford Manor, and Robert T. Wolfe for a total contract not to exceed amount of \$49,425.00 for a period of five (5) years February 1, 2023, and ending January 31, 2028
8. **Resolution 01-08/23-S;** Resolution Authorizing Approval of Change Order Number Two (2) to add additional funding to the contract with Reitman Personnel for Temporary Staffing for several positions to include Administrative, Maintenance and Higher Level Staffing services to HANH, Glendower and 360 Management Group in the amount of \$62,343.74 for a contract not to exceed amount of \$1,358,734.14

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, DECEMBER 20TH 2022 at 4:00 P.M.

Those present included:

William Kilpatrick, Chairman
Erik Clemons, Commissioner
Alberta Witherspoon, Commissioner
Danya Keene, Commissioner
Shanae Draughn
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 4:14 p.m.

At Roll Call, Shanae Draughn was present in person in the boardroom along with Chairman Kilpatrick, Commissioner Keene, Commissioner Clemons and Commissioner Witherspoon.

Approval of the Minutes from the Tuesday, November 15, 2022 Regular Meeting:

Motion to approve the minutes was moved by Commissioner Keene and seconded by Commissioner Witherspoon.

Bills and Communications:

Accounts Payable Processing Report totaling \$ 106,570.83 (listed on page 2), 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 December 20, 2022, Board of Commissioners meeting.

Bank Book Check Register totaling \$ 2,314,704.03 (listed on page 11). This list consists of invoices that have been paid from November 1 – November 30, 2022. A. Prete Construction Company, Inc (\$ 155,552) for Scattered Site & Crawford Manor; JLY Enterprises LLC (\$ 139,313) for Scattered Sites Renovations; Mechanical Heating and Air Conditioning, Inc (\$ 42,540) for various sites HVAC services. Banton Construction Company (\$59,129) for Robert T Wolfe Phase 2; Christopher Williams Architects, LLC (\$ 11,725) for Multiple Sites and Scattered Sited Safety; HD Supply Facilities Maintenance, Ltd (\$11,166) agency-wide supplies; Home Depot (\$ 87,207) agency-wide materials; Anthem Blue Cross/Blue Shield (\$212,899) for medical insurance; United Illuminating (\$ 120,633) for various sites; Southern Connecticut Gas (\$ 16,829) for agency-wide gas service; Regional Water Authority (\$ 104,088) For agency-wide services; Water Pollution Control (\$208,801) for agency- wide services.

The total of both registers is \$ 2,421,274.86

**Read into the record by Shanae Draughn
Accepted as stated.**

Public Comments: *None*

President's Report

To: ECC/HANH Board of Commissioners
From: Karen DuBois-Walton, Ph.D., President
Date: December 20, 2022
RE: President's December 2022 Report

I. Administrative

Happy Holidays! It is hard to imagine that we are at the final month of 2022. So many community partners step forward to ensure our families have a happy holiday season. Thank you to those who provide thanksgiving meals and holiday gifts.

December always marks the submission of our MTW Annual Report. I am proud to bring this year's report for your approval as it summarizes that work of the entire MTW team as we work toward the goals outlined in the MTW 2022 Annual Plan. Notably, we served over 6,200 families which represents a 29% increase in families served since our baseline year in 2001 and we continue to serve families at the very lowest income levels at substantially the same numbers. Our efforts have preserved and redeveloped over 2,500 units of quality affordable housing. Our cost effectiveness measures have demonstrated the ability to process 59% higher voucher volume since baseline while experiencing only a 40% increase in administrative costs related to inspections. Families engaged in our self sufficiency programs demonstrated \$129,000 in debt reduction, earned an average credit score of 648 and average income of \$45,000 annually. And excitingly, in our CARES program 18 families graduated to self sufficiency, no longer requiring housing subsidy. These are all promising signs related to the MTW initiatives that we undertake.

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

- Contract extension with Hartford Truck & Equipment off State of Ct. contract # 17PSX0118 set to expire on January 31, 2023, for Snow Removal Equipment August 31, 2022 to January 31, 2023.(PO# 21814-13464)
- Contract extension with F. W. Webb off State of Ct. contract # 15PSX0193 set to expire on December 31, 2023, for Plumbing and Heating Supplies December 31, 2022, to December 31, 2023.(PO# 22219-13719)
- No Cost Time Extension for Robert T. Wolfe PH1—Common Area Improvements: Change Order #9, contract extended to January 31, 2023 to accommodate long lead time items.
- No Cost Time Extension for Robert T. Wolfe PH2: Life Health and Safety Upgrades-- contract extended to January 30, 2023 to complete unforeseen mold abatement and related construction.

- No Cost Time Extension for Essex Fence and Basement Abatement to June 5, 2023 to replace fencing after Essex Envelope and Bathroom and Flooring Upgrades and maintain new warranty.
- No Cost Time Extension for 546 Woodward Avenue Reroofing until December 30, 2022 for structural repairs; completion prior to winter weather.
- **No Cost Time Extension for Westville Manor Snow Removal Contract with 212 Exchange Street until March 31 2023**
- **No Cost Time Extension for McConnaughy Snow Removal Contract with Nobe Construction until March 31, 2023**
- **No Cost time extension with AM PM Door & Installation for door repair services from December 31 to March 31, 2023 in order to re-procure services PO # 21154-13106 .**
- **No Cost time extension with Off The Wall Graffiti Removal for graffiti removal services from December 19, 2022 to March 31, 2023 PO # 21864-13495.**

II. Finance

October 2022 YTD Financials

The financial report covers one months (October 1 through October 31) of data. Total Revenues are \$10,912,522 and Total Expenses are \$,8,250,375 (including depreciation expense of \$163,569). The excess of revenue over expenses is reduced by \$(777,754) capitalized expenditures/notes activity. Depreciation expense add-back is \$163,569. The HANH Net Surplus of \$2,047,961 was as follows:

MTW Programs

- Low Income Public Housing

Net surplus is \$445,032 versus a budget net deficit of \$(72,766) for an overall favorable variance of \$517,798

- Section 8 Housing Choice Voucher

Net deficit is \$(41,978) versus a budget deficit of \$(64,346). The favorable variance is \$22,368.

Non-MTW Programs

- Business Activities showed deficit of \$(38,276) compared with a budgeted deficit of \$(67,422), resulting in a favorable variance of \$29,146.
- Central Office Cost Center shows a net surplus of \$734,085 compared to a budgeted surplus of \$204,534 resulting in a favorable variance of \$529,551.

October 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	98,950	161,818	62,868	8,000	-	(8,000)	-	-	-	106,950	161,818	54,868	
70600 HUD REVENUE	9,454,956	8,911,553	(543,403)	22,222	19,190	(3,032)	-	-	-	9,477,178	8,930,743	(546,435)	
70000 OTHER REVENUE	71,833	64,305	(7,528)	1,678,856	2,613,891	935,034	(778,157)	(858,235)	80,078	972,533	1,819,961	847,428	
70000 TOTAL REVENUE	9,625,739	9,137,676	(488,063)	1,709,078	2,633,081	924,003	(778,157)	(858,235)	80,078	10,556,661	10,912,522	355,861	
91000 OPERATING ADMINISTRATIVE	1,213,395	1,102,173	(111,222)	699,091	483,150	(215,941)	(778,157)	(858,235)	80,078	1,134,329	727,087	407,242	
92500 TENANTS SERVICES	19,186	6,967	(12,220)	211,559	100,223	(111,336)	-	-	-	230,745	107,189	123,555	
93000 UTILITIES	151,924	146,165	(5,759)	33,584	26,852	(6,732)	-	-	-	185,508	173,017	12,491	
94000 MAINTENANCE	319,902	342,777	(22,875)	68,058	30,458	(37,600)	-	-	-	387,960	373,236	14,725	
95000 PROTECTIVE SERVICES	16,385	15,603	(781)	2,414	1,074	(1,340)	-	-	-	18,798	16,677	2,121	
96000 GENERAL EXPENSE	128,223	-	(128,223)	35,652	12,127	(23,524)	-	-	-	163,875	12,127	151,748	
96100 INSURANCE PREMIUMS	65,761	47,639	(18,122)	403	-	(403)	-	-	-	66,164	47,639	18,525	
96200 OTHER	30,228	144,589	(114,361)	-	-	-	-	-	-	30,228	144,589	(114,361)	
96800 SEVERANCE EXPENSE	-	-	-	710,417	708,194	(2,223)	-	-	-	710,417	708,194	2,223	
96900 TOTAL OPERATING EXPENSES	1,945,004	1,805,913	139,091	1,761,177	1,362,078	399,099	(778,157)	(858,235)	80,078	2,928,024	2,309,756	618,269	
97100 EXTRAORDINARY MAINTENANCE	126,747	-	(126,747)	2,701	-	(2,701)	-	-	-	129,448	-	129,448	
97200 CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-	-	-	-	-	
97300 HAP EXPENSE	6,286,638	5,777,051	(509,588)	-	-	-	-	-	-	6,286,638	5,777,051	509,588	
97400 DEPRECIATION EXPENSE	261,653	147,577	(114,076)	26,130	15,992	(10,138)	-	-	-	287,783	163,569	124,214	
90000 OTHER EXPENSES	6,675,038	5,924,628	750,411	28,831	15,992	12,839	-	-	-	6,703,869	5,940,619	763,250	
TOTAL EXPENSES	8,620,043	7,730,541	889,502	1,790,008	1,378,070	411,939	(778,157)	(858,235)	80,078	9,631,893	8,250,375	1,381,519	
RAD/DEV - MTW Fund Expenditures	(626,319)	(777,754)	151,435	-	-	-	-	-	-	(626,319)	(777,754)	151,435	
Investment in the financing of affordable housing Dev	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve for interest on N/R	-	-	-	-	-	-	-	-	-	-	-	-	
10010 Operating Transfer In	175,255	84,430	(90,825)	191,912	373,904	(181,992)	-	-	-	367,167	458,334	(91,167)	
10020 Operating Transfer Out	(953,398)	(458,334)	(495,064)	-	-	-	-	-	-	(953,398)	(458,334)	(495,064)	
10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES	(398,765)	255,478	(654,242)	110,982	1,628,915	(1,517,933)	-	-	-	(287,783)	1,884,393	(2,172,175)	
ADJ FOR DEPREICAIION EXPENSE	261,653	147,577	(114,076)	26,130	15,992	(10,138)	-	-	-	287,783	163,569	124,214	
350 SURPLUS / (DEFICIT)	(137,112)	403,054	(540,166)	137,112	1,644,907	(1,507,795)	-	-	-	(0)	2,047,961	(2,047,961)	

III. Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for December 2022 is 91.5%. 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 September 2022 is 59%. 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%	58.41%	-10.46%
September	72.80%	59.0%	-13.8%
October	71.75%	59.0%	-12.75%
November	70.47%	60.0%	-10.47%
December	62.56%	61.77%	-0.79
Average	78.07%	61.04%	-17.02

IV. Community and Economic Development (CED) Monthly Report

CARES Program Highlights

- **M. Turner:** Resident was given the green light to pursue her homeownership goal. She is current working two jobs, has improved her credit score and has managed to save throughout her participation in the program. Ms. Turner has been pre-qualified by Liberty Bank for \$250,000.
- **B. Torres:** Resident was given the green light to pursue her homeownership goal. She has improved her credit score and has managed to save throughout her participation in the program.

FSS Resident Highlights:

FSS/CARES Programs saw 3 residents successfully complete the program –

- **LG:** Resident closed on a \$223,00 house on November 10th and was able to accrue \$8,209 in escrow during her time in the program.
- **SP:** Resident enrolled in the program in 2017 with a yearly salary of \$30,209. Through her participation in the FSS program she achieved her employment and income goals and she now brings in \$102,018 per year. Her FICO score rose to 660, and she was able to save \$1,504.77 for unexpected expenses. She has also accrued \$14,902 in escrow.
- **TL:** Resident graduated from CARES and plans to move to Atlanta Georgia after the new year. During her time in the program, she has earned BA and MA degrees and has increased her credit score from 520 to 640. Ms. Lowe is currently working for DCF and her adult son who attended our OSHA training now works full time as a security guard for Children Center on Whitney Ave. She has \$6,000 in savings and will receive \$14,573.00 in REEF funds.

ECC Believes Program Highlights

- This month we have received great feedback from STEP intern T.M in regards to Youth financial literacy workshops. She stated “ I enjoy the workshops because I am learning how I can build my credit in a responsible way”. This months workshops were on The ABCs of Credit & Borrowing and Real World Expenses.
- Recruitment began for a Youth Mentoring Program at Eastview Terrace with Urban Community Alliance in December.
- Church Partnerships with Youth Without Limits and Bridges of Hope offer over 30 youth at St Anthony 1 and 2 and Eastview with afterschool programming.

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. ECC was awarded the Fire Loss Prevention Grant, September 19, 2022. This is a cooperative venture with the Planning and Modernization, Finance, and Operations Departments. Work has begun reducing ECC liability risk and making our communities safer.

HUD Emergency Safety and Security Grant:

P&M also applied 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, and the full amount was awarded, October 3, 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. We are now working directly with the HUD Washington LBP and Housing Related Hazards Team and the our Regional Office regarding applicability of coverage for the grants as we progress through the construction and ongoing abatement design and procurement of contractors.

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:

- Obligated all **\$986,260**, 2017 LBP Grant funding by 9/6/2022 deadline.
- 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 (**32 units lead safe**) ...all known lead components have been removed from 32 units, not just encapsulated. Of the remaining 3 units (total of 35 units at Essex), all have encapsulated lead, to be removed in the new Essex Envelope Scope of work, in the process of window replacement.
 - 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, CO and Smoke detectors, vermin and Radon to mitigate or remove. Work on the multiple hazards started, and units with identified Radon, throughout the LIPH portfolio have been mitigated with installed piping and exhaust fan systems

and confirmation testing. All properties have been inspected for needed CO and Smoke detectors and designs for more reliable hardwired systems is in process. Vermin are being addressed in conjunction with other construction projects. Mold is being addressed largely in the scattered sites AMPs, some properties with Lead Abatement work, others, separately.

Solicitations Awarded in 2022:

- **Group B: 3 Single-Family Houses** in the Scattered Site West portfolio (**Construction start on site, September 2, 2022, completion February 28, 2023**)
- **Group C: 8 Units in 4 houses** in the Scattered Site East portfolio--**Solicitations went out for Bid, July 2022 for Construction Completion February 28, 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, originally going to the October Board, for construction start in Spring, 2023; 2 Bids were received. Contractor with lowest responsible Bid is being presented to the BOC, December, 2022.
- **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). Design documents under review, for solicitation in January 2023.

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 Robert T. Wolfe Apartments, a resident reported a child with an elevated blood level (EBL), which ultimately resulted in medical testing which did not confirm evidence of an actual elevated blood level, 5 micrograms/deciliter. ECC proactively retested the building common areas and the child's unit and determined that an elevator floor contained lead dust above the allowable threshold. ECC's trained Lead Interim Controls team has cleaned the area and received environmental clearance by an accredited Environmental consultant. The local Department of Public Health is responsible for investigating the likely source of lead for the child. ECC remains committed to the health of our residents, especially the most vulnerable, young children. We did not wait for the official confirmation of an Elevated blood level to ensure the site was safe. Children's elevated blood levels should not be the tests which trigger safety measures.

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, throughout the portfolio, not using the Lead Grant monies.

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. We will be starting to make these available, again. Ongoing Lead Management Plans are being developed for completed Construction projects, as required by the HUD regulations.

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 installed. 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, 2022. Time extended due to long lead times on equipment. Contract work is completed.

- **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 work is largely completed pending delivery of a long lead-time item., now scheduled for completion in January. The project was rebid. A contract for Phase 2, for resident interior improvements was awarded, and preconstruction surveys were completed in March, 2020. 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. These additional conditions are the result of new and worse conditions from over the two year period while Covid restrictions on entering units were in place. Phase II contract work will be completed in January 30, 2023, time extended due to unforeseen conditions.
- **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 was 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. A report for Eastview I was requested and provided to aid ECC in determining a plan for future renovations.

- **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; Contract was extended to allow for new fencing to be temporarily removed under warranty to make room for siding replacement. Contract end date will align with Essex Envelope project.
- **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 and windows. Work will proceed on the envelope (roof, siding, windows) and follow up with interior work, only when all materials have been received. In response to long lead time item schedules some exterior work will begin which does not require resident relocation. Scheduled for construction completion, June 5, 2023.
- **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, and insurance betterment payment received.
- **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. Roofing condition requires corrective structural fortification. Project was out for bid with bids due before Thanksgiving. Due to receiving only one bid, ECC resolicited the project and bids are due January 4, 2023.
- **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 awarded. Project was completed in 30 days from the notice to proceed. Construction in the field was completed September 19th. Project scheduled for punch list and will be in the closeout phase as of December 19, 2022.
- **57 Mountaintop:** Scattered Sites East single-family home with extensive mold, requiring relocation of the household residents. Joint project between Operations Department and Planning & Modernization (P&M). Operations to address immediate mold abatement and miscellaneous housing upgrades to allow resident to return to the house. P&M has contracted with an Architect and Environmental consultant to design a remedy for long term remediation of the moisture source(s) which fed the mold and miscellaneous building and site upgrades. Operations has performed much of the needed immediate work, and the design for remediation is underway.
- **George Crawford Structural Evaluation:** ECC is conducting a structural evaluation of 90 Park Street, which is on the National Register of Historic Places. This structural evaluation will not only provide information on the condition of the structure of the building for current life safety, but will also provide information valuable to any future plans for the building. A contract has been finalized with a structural engineering firm, and project has begun.
- **546 Woodward Avenue:** ECC Contractor with Notice To Proceed has completed the roof work and is currently scheduled for substantial completion review.

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), consists of 45 units and Glendower Farnam Courts 9%, LLC consists 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 and updated O&M Manuals with survey.
 - Conversion targeted for the 1st quarter of 2023.
- **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 building construction was completed in May 2022. Fencing and the playground installation began 9-12-22.
 - 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.
 - Conversion targeted for the 1st quarter of 2023.
- **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. This application was not awarded. The application will be resubmitted under the CHFA 2023 9% LIHTC round (due January 11, 2023).
 - Anticipated closing in 4th 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 December 2022. Targeting October 2022 CHFA board approval.
- Closing targeted for December 8, 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.
- Conversion targeted for first quarter 2023.

- **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 in 1st quarter of 2022.
- 92 total units, 66 rehab 26 new construction.
- Closing targeted for the 2nd quarter of 2023

- **McConaughy Terrace 9%**

- Submitted a LIHTC application to CHFA on November 12, 2021.
- Application was awarded under the 2021 competitive LIHTC round. The 9% LIHTC award also included approval of the 4% award.
- Closing anticipated to be on the 1st quarter of 2023.
- Phase includes the rehab of 130 units, 26 to be market rate.
- Closing targeted for the 3rd 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. Project was not awarded.
- Application will be resubmitted under the DOH DEP round.
- Anticipated closing in 1st quarter of 2024.

MEMORANDUM

TO: Board of Commissioners

DATE: December 20, 2022

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

RE: RESOLUTION OF OFFICIAL INTENT TO REIMBURSE EXPENDITURES WITH THE PROCEEDS OF TAX-EXEMPT BONDS

ACTION Recommend that the Board of Commissioner adopt Resolution #12-75/22-R

TIMING: Immediately

DISCUSSION: The Internal Revenue Service has promulgated regulations (the “Regulations”) under the Internal Revenue Code of 1986, as amended (the “Code”) that govern the allocation of the proceeds of tax-exempt debt issued to reimburse expenditures paid by a borrower of tax-exempt debt, prior to the issuance of such debt. Such Regulations set forth the circumstances under which allocations of proceeds to reimburse such prior expenditures shall be treated as an expenditure of proceeds on the date of such allocations.

The purpose of this official intent requirement is to provide objective evidence that on the date of this declaration, the issuer intended to reimburse the expenditure.

The Authority expects to issue its bonds (the “Bonds”) in the maximum principal amount of \$22,500,000 which proceeds will be loaned to the Owner to finance the Scattered Site East Project which will be in furtherance of the purposes of the Authority in that it will result in the creation and/or preservation of housing to be made available to persons of low or moderate income.

The issuance of the Bonds by the Authority will be in furtherance of the purposes of the Act, will result in an increase in employment in the City and will provide quality affordable housing in the City.

FISCAL IMPACT: \$22,500,000 Bond Revenue

STAFF: Edward Lachance, Vice President

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #12-75/22-R

**RESOLUTION OF OFFICIAL INTENT TO REIMBURSE EXPENDITURES WITH THE PROCEEDS
OF TAX-EXEMPT BONDS**

WHEREAS, the Internal Revenue Service has promulgated regulations (the “Regulations”) under the Internal Revenue Code of 1986, as amended (the “Code”) that govern the allocation of the proceeds of tax-exempt debt issued to reimburse expenditures paid by a borrower of tax-exempt debt, prior to the issuance of such debt; and

WHEREAS, such Regulations set forth the circumstances under which allocations of proceeds to reimburse such prior expenditures shall be treated as an expenditure of proceeds on the date of such allocations; and

WHEREAS, generally, in order to satisfy the Regulations and be able to reimburse expenditures (except for certain de minimis expenditures and preliminary costs as defined in the Regulations) with the proceeds of tax-exempt debt, the issuer of tax-exempt debt must, among other things, declare not later than sixty (60) days after the date of such expenditure, a reasonable official intent to so reimburse; and

WHEREAS, the purpose of this official intent requirement is to provide objective evidence that on the date of this declaration, the issuer intended to reimburse the expenditure; and

WHEREAS, the Housing Authority of the City of New Haven (the “Authority”) intends to finance the renovation, reconstruction and all expenditures and related costs in connection therewith including, but not limited to, demolition and construction, the purchase and installation of appliances and related site work of approximately 128 units of housing located on numerous sites in the City of New Haven, Connecticut, the addresses of which are attached hereto as Exhibit A and the owner of which (the “Owner”) will be an entity formed by the Glendower Group (the “Scattered Site East Project”); and

WHEREAS, the Authority expects to issue its bonds (the “Bonds”) in the maximum principal amount of \$22,500,000 which proceeds will be loaned to the Owner to finance the Scattered Site East Project which will be in furtherance of the purposes of the Authority in that it will result in the creation and/or preservation of housing to be made available to persons of low or moderate income.

NOW THEREFORE, be it resolved that the Authority declares its official intent as follows:

Section 1. The Authority reasonably expects to incur expenditures in connection with the Project of which a functional description is as set forth above.

Section 2. The Authority hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the “Regulations”), to reimburse expenditures paid sixty days prior to and any time after the date of passage of this resolution in connection with the development of the Project with the proceeds of the Bonds the maximum principal amount of which shall be \$22,500,000. The Bonds shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The Authority hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as

of this date. The Executive Director or his/her designee is hereby authorized to pay Scattered Site East Project expenses, if any, in accordance herewith pending the issuance of the Bonds.

Section 3. This resolution shall take effect immediately upon passage.

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 December 20, 2022.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Exhibit A

The following are the street addresses of the housing intended to be included in the Scattered Site East Project, all in New Haven Connecticut

17 Orchard St
398 Concord St
264 Clifton
16 Eastern
625 Russell
1042 Townsend Avenue
169 Weybosset Street
147 Burwell
351 Concord
44 Glen Haven Road
140 Harrington Avenue
102 Kenny Drive
25 Palmieri Avenue
1332 Quinnipiac Avenue
33 Stuyvesant Avenue
121 Stuyvesant Avenue
6 Townsend Avenue
20 Westminster Street
280 Weybosset Street
21 Fiore Street
174 Farren Avenue
1767 Quinnipiac Avenue
20 Skyview Lane
546 Woodward Avenue
8 Terrace Street
90 Terrace Street
1091 Townsend Avenue
859 Woodward Avenue
23 Chamberlain Street, Apartments A-J (David Echols Court)
1378 Quinnipiac Avenue (Kingswood I)
54 Kingswood (Kingswood II)
1361 Quinnipiac Ave, Apartments A-L (St. Anthony I / Building)
1363 Quinnipiac Ave, Apartments A-P (St. Anthony II / Building)
425 Eastern Street, Apartments A-P (Cornell Scott Ridge)
63-73 Fulton Street (63-73 Fulton Street)

MEMORANDUM

TO: Board of Commissioners

DATE: December 20, 2022

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

RE: Resolution Authorizing Contract Award to Link General Contracting, Inc. for Scattered Site Home Exterior and Interior Renovations-Group A in the Amount Not to Exceed \$644,061.83 for Completion in 300 Calendar Days from Notice to Proceed

ACTION: Recommend that the Board of Commissioners adopt Resolution #12-74/22-R

TIMING: Immediately

DISCUSSION: ECC/HANH received three HUD competitive capital fund grants to address lead-based paint and housing-related hazards in public housing properties. Under prior contracts, lead hazards were addressed at Essex Townhouses and at 17 units in Scattered Sites West properties. 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.

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. At the July meeting, the Board authorized contract awards for Groups B and C. Group A includes one Scattered Sites East property with two units: 759 Quinnipiac Avenue.

On July 18, 2022, ECC/HANH publicly issued Invitation for Bids #PM-22-IFB-653 for Scattered Site Home Exterior and Interior Renovations-Group A. Bids were due August 24, 2022. ECC/HANH received and reviewed two bids.

ECC/HANH is recommending contract award to Link General Contracting, Inc. who submitted the most responsive and responsible bid in the amount of \$644,061.83 for completion in 300 calendar days from Notice to Proceed.

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 Link General Contracting, Inc. in the amount not to exceed \$644,061.83 for Scattered Site Home Exterior and Interior Renovations-Group A for completion in 300 calendar days from Notice to Proceed.

FISCAL IMPACT: \$644,061.83

SOURCE OF FUNDS: CFP Lead Based Paint Grants 2017 & 2020, \$436,803.; CFP Housing-Related Hazards Grant 2020, \$180,981; CFP Annual Grant 2022, \$26,278.

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

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #12-74/22-R

RESOLUTION AUTHORIZING CONTRACT AWARD TO LINK GENERAL CONTRACTING, INC. FOR SCATTERED SITE HOME EXTERIOR AND INTERIOR RENOVATIONS-GROUP A IN THE AMOUNT NOT TO EXCEED \$644,061.83 FOR COMPLETION IN 300 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, at the July meeting, the Board authorized contract awards for Groups B and C; and

WHEREAS, Group A includes one Scattered Sites East property with two units: 759 Quinnipiac Avenue; and

WHEREAS, bids were due August 24, 2022; and

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

WHEREAS, ECC/HANH is recommending contract award to Link General Contracting, Inc. who submitted the most responsive and responsible bid in the amount not to exceed \$644,061.83 for completion in 300 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 Link General Contracting, Inc. in the amount not to exceed \$644,061.83 for

Scattered Site Home Exterior and Interior Renovations-Group A be completed in 300 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-653 to Link General Contracting, Inc. in the amount not to exceed \$644,061.83 for Scattered Site Home Exterior and Interior Renovations-Group A to be completed in 300 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 December 20, 2022.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: December 20, 2022

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

RE: Resolution Authorizing Change Orders #10 & #11 to BRD Builders, LLC Essex Exterior Envelope and Dwelling Unit Improvements Contract in the Combined Amount Not to Exceed \$119,273.16 Bringing the Adjusted Contract Value From \$2,282,943.49 to \$2,402,216.65 and Extending Contract Time to June 5, 2023

ACTION: Recommend that the Board of Commissioners adopt Resolution #12-73/22-R

TIMING: Immediately

DISCUSSION: At Essex Townhouses, 1134 Quinnipiac Avenue, ECC/HANH determined a need to upgrade the development including roofs, gutters, windows, doors, siding, bathrooms, flooring, etc.

On September 21, 2021, the Board of Commissioners authorized contract award to BRD Builders, LLC who submitted the most responsive and responsible bid in the amount of \$1,919,761.30 for completion in 180 calendar days from Notice to Proceed.

As work progressed, ECC/HANH authorized Change Order #1 for Pella fiberglass casement windows in the amount of \$16,816.24 extending contract time to November 26, 2022; Change Order #2 for PVC trim at fascias and rakes in the amount of \$20,881.26; Change Order #3 for continuous hinges at full and half bath hollow metal door frames in the amount of \$8,633.52; Change Order #4 for bathroom tub surrounds that will provide a more sustainable wall surface in the amount of \$135,230.28 extending contract time until January 25, 2023 in anticipation of long lead-time delivery; Change Order #5 to add bathroom grab bar blocking in the amount of \$3,627.26 extending contract time until January 29, 2023; and Change Order #6 for material cost increase for bathroom vanity tops in the amount of \$4,428.98. These combined changes were under 10% and did not require prior Board approval. Following authorization of Change Order #6, the adjusted contract value increased from \$1,919,761.30 to \$2,109,378.84.

On September 20, 2022, the Board authorized Change Order #7 for bathroom ceramic tile for improved sustainability in the amount of \$86,220.24 extending contract time until March 29, 2023 and Change Order #8 for roofing installation on roof crickets in the amount of \$30,064.41 extending contract time until May 4, 2023. Following authorization of Change Order #7 and Change Order #8, the adjusted contract value increased from \$2,109,378.84 to \$2,225,663.49.

On October 18, 2022, the Board authorized Change Order #9 in the amount of \$57,280.00 for additional roof sheathing exceeding the contract allowance on buildings D, E, F and G. Following authorization of Change Order #9, the adjusted contract value increased from \$2,225,663.49 to \$2,282,943.49.

ECC/HANH is now recommending authorization of Change Order #10 in the amount of \$114,908.07 for exterior plywood sheathing at CMU fire separation walls extending contract time until June 5, 2023 and Change Order #11 in the amount of \$4,365.09 to add 2-inch flat transition strips at all sliding patio doors. Following authorization of Change Orders #10 and #11, the adjusted contract value will increase from \$2,282,943.49 to \$2,402,216.65.

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 Orders #10 and #11 to contract #PM-21-C-524 with BRD Builders, LLC in the combined amount not to exceed \$119,273.16 for Essex Exterior Envelope and Dwelling Unit Improvements bringing the adjusted contract value from \$2,282,943.49 to \$2,402,216.65 extending time until June 5, 2023.

FISCAL IMPACT: \$119,273.16

SOURCE OF FUNDS: CFP Housing Related Hazards Grant 2020, \$119,273.16

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

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #12-73/22-R

RESOLUTION AUTHORIZING CHANGE ORDERS #10 & #11 TO BRD BUILDERS, LLC ESSEX EXTERIOR ENVELOPE AND DWELLING UNIT IMPROVEMENTS CONTRACT IN THE COMBINED AMOUNT NOT TO EXCEED \$119,273.16 BRINGING THE ADJUSTED CONTRACT VALUE FROM \$2,282,943.49 TO \$2,402,216.65 AND EXTENDING CONTRACT TIME UNTIL JUNE 5, 2023

WHEREAS, at Essex Townhouses, 1134 Quinnipiac Avenue, ECC/HANH determined a need to upgrade the development including roofs, gutters, windows, doors, siding, bathrooms, flooring, etc.; and

WHEREAS, on September 21, 2021, the Board of Commissioners authorized contract award to BRD Builders, LLC who submitted the most responsive and responsible bid in the amount of \$1,919,761.30 for completion in 180 calendar days from Notice to Proceed; and

WHEREAS, as work progressed, ECC/HANH authorized:

- Change Order #1 for Pella fiberglass casement windows in the amount of \$16,816.24 extending contract time to November 26, 2022
- Change Order #2 for PVC trim at fascias and rakes in the amount of \$20,881.26
- Change Order #3 for continuous hinges at full and half bath hollow metal door frames in the amount of \$8,633.52
- Change Order #4 for bathroom tub surrounds that will provide a more sustainable wall surface in the amount of \$135,230.28 extending contract time until January 25, 2023, and
- Change Order #5 to add bathroom grab bar blocking in the amount of \$3,627.26 extending contract time until January 29, 2023;
- Change Order #6 for material cost increase for bathroom vanity tops in the amount of \$4,428.98; and

WHEREAS, these combined changes were under 10% and did not require prior Board approval; and

WHEREAS, on September 20, 2022, the Board authorized Change Order #7 for bathroom ceramic tile for improved sustainability in the amount of \$86,220.24 extending contract time until March 29, 2023 and Change Order #8 for roofing installation on roof crickets in the amount of \$30,064.41 extending contract time until May 4, 2023; and

WHEREAS, following authorization of Change Order #7 and Change Order #8, the adjusted contract value increased from \$2,109,378.84 to \$2,225,663.49; and

WHEREAS, on October 18, 2022, the Board authorized Change Order #9 in the amount of \$57,280.00 for additional roof sheathing exceeding the contract allowance on buildings D, E, F and G. Following authorization of Change Order #9, the adjusted contract value increased from \$2,225,663.49 to \$2,282,943.49; and

WHEREAS, ECC/HANH is now recommending authorization of Change Order #10 in the amount of \$114,908.07 for exterior plywood sheathing and CMU fire separation walls extending contract time until June 5, 2023 and Change Order #11 in the amount of \$4,365.09 to add 2-inch flat transition strips at all sliding patio doors at insect damage; and

WHEREAS, following authorization of Change Orders #10 and #11, the adjusted contract value will increase from \$2,282,943.49 to \$2,402,216.65; 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 Orders #10 and #11 to contract #PM-21-C-524 with BRD Builders, LLC in the combined amount not to exceed \$119,273.16 for Essex Exterior Envelope and Dwelling Unit Improvements bringing the adjusted contract value from \$2,282,943.49 to \$2,402,216.65 extending time until June 5, 2023.

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

- 1) Change Orders #10 and #11 to contract #PM-21-C-524 with BRD Builders, LLC in the combined amount not to exceed \$119,273.16 for Essex Exterior Envelope and Dwelling Unit Improvements bringing the adjusted contract value from \$2,282,943.49 to \$2,402,216.65 extending time until June 5, 2023 are hereby authorized.
- 2) The Executive Director-President be and hereby is authorized, empowered and directed to execute and deliver agreements 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 December 20, 2022.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: All Board of Commissioners

FROM: John Rafferty, CFO

RE: Bills and Communications

DATE: January 17, 2023

Attached please find the following Two (2) lists:

Aged Accounts Payable Report totaling **\$ 248,370.47** (listed on page 1), 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 January 17, 2023 Board of Commissioners meeting.

Bank Book Check Register totaling **\$ 3,835,800.33** (listed on page 13). This list consists of invoices that have been paid from December 1 – December 31, 2022. A. Prete Construction Company, Inc (\$ 963,182) for Scattered Site, Crawford Manor & RAD III; JLY Enterprises LLC (\$ 59,276) for Scattered Sites Renovations; Housing Insurance (\$ 698,181) for insurance annual premiums; Banton Construction Company (\$24,555) for Robert T Wolfe Phase 2; City of New Haven (\$89,882) for Trash, Fuel, LCI and Youth at work program; HD Supply Facilities Maintenance, Ltd (\$43,932) agency-wide supplies; Home Depot (\$ 59,998) agency-wide materials; Anthem Blue Cross/Blue Shield (\$214,437) for medical insurance; United Illuminating (\$ 163,265) for various sites; Southern Connecticut Gas (\$ 47,566) for agency-wide gas service; Regional Water Authority (\$ 63,006) For agency-wide services; Water Pollution Control (\$208,801) for agency-wide services.

The total of both registers is **\$ 4,084,170.80**
Attachments

Aged Accounts

Vendor Name	Invoice #	Inv. Date	Due Date	Amount Due
State Of Connecticut	<u>HOS1248</u>	12/31/2022	01/30/2023	\$ 428.96
Haz-Pros Inc	<u>#3 Agency</u>	12/21/2022	01/20/2023	\$ 2,808.18
Enviromed Services, Inc.	<u>22480</u>	12/31/2022	01/30/2023	\$ 1,595.00
Enviromed Services, Inc.	<u>22479</u>	12/31/2022	01/30/2023	\$ 1,595.00
A. Prete Construction Company, Inc	<u>#3</u>	12/31/2022	01/30/2023	\$ 94,998.36
A. Prete Construction Company, Inc	<u>#3</u>	12/31/2022	01/30/2023	\$ 52,548.00
A. Prete Construction Company, Inc	<u>#3</u>	12/31/2022	01/30/2023	\$ 3,957.00
A. Prete Construction Company, Inc	<u>#3</u>	12/31/2022	01/30/2023	\$ (15,150.64)
Haz-Pros Inc	<u>#3 Agency</u>	12/21/2022	01/20/2023	\$ 3,043.08
Haz-Pros Inc	<u>#3 Agency</u>	12/21/2022	01/20/2023	\$ 3,167.03
JLY Enterprises LLC	<u>#3</u>	12/12/2022	01/11/2023	\$ 4,816.50
JLY Enterprises LLC	<u>#3</u>	12/12/2022	01/11/2023	\$ 17,905.53
JLY Enterprises LLC	<u>#3</u>	12/12/2022	01/11/2023	\$ (11,042.28)
JLY Enterprises LLC	<u>#3</u>	12/12/2022	01/11/2023	\$ 28,988.78
JLY Enterprises LLC	<u>#3</u>	12/12/2022	01/11/2023	\$ 58,711.97

\$ 248,370.47



Type	Check No.	DD No.	Date	Amount	Status	Void Date	Recorded Payee
Check	177614	0	12/01/2022	\$ (78.00)	Posted		Adrienne Simpson
DD	177615	28749	12/01/2022	\$ (36.00)	Posted		Afrika Lynette Canady
Check	177616	0	12/01/2022	\$ (56.00)	Posted		Alice J. Foskey
DD	177617	28750	12/01/2022	\$ (123.00)	Posted		Ana Falero
Check	177618	0	12/01/2022	\$ (19.00)	Posted		Arriana Santana
Check	177619	0	12/01/2022	\$ (52.00)	Posted		Artavia Boone
Check	177620	0	12/01/2022	\$ (52.00)	Posted		Ayshnee Butler
DD	177621	28751	12/01/2022	\$ (132.00)	Posted		Brenda Leisa Dickey
Check	177622	0	12/01/2022	\$ (132.00)	Posted		Brenda Sparks
DD	177623	28752	12/01/2022	\$ -	Posted	12/07/2022	Candi Foley
Check	177624	0	12/01/2022	\$ (169.00)	Posted		Carle Washington
Check	177625	0	12/01/2022	\$ (52.00)	Posted		Carmen Lozada
Check	177626	0	12/01/2022	\$ (169.00)	Posted		Cassandra Moore
Check	177627	0	12/01/2022	\$ (56.00)	Posted		Chantel Whitehead
Check	177628	0	12/01/2022	\$ (106.00)	Posted		Ciera S Lewis
Check	177629	0	12/01/2022	\$ (56.00)	Posted		Clorissa Rivera
Check	177630	0	12/01/2022	\$ (64.00)	Posted		Connie J Tyson
Check	177631	0	12/01/2022	\$ (132.00)	Posted		Connie Mills
Check	177632	0	12/01/2022	\$ (49.00)	Posted		Curnjah Howard
Check	177633	0	12/01/2022	\$ (52.00)	Posted		Dione Bennett
Check	177634	0	12/01/2022	\$ (56.00)	Posted		Donna Willett
Check	177635	0	12/01/2022	\$ (49.00)	Posted		Ericka Alis Cannon
Check	177636	0	12/01/2022	\$ (169.00)	Posted		Faith H Thompson
Check	177637	0	12/01/2022	\$ (132.00)	Posted		Gerardo Flores
Check	177638	0	12/01/2022	\$ (130.00)	Posted		Helen Suggs
Check	177639	0	12/01/2022	\$ (156.00)	Posted		Hope Brodie
Check	177640	0	12/01/2022	\$ (99.00)	Posted		Iniara Allen
DD	177641	28753	12/01/2022	\$ (169.00)	Posted		Iris Nereida Santana
DD	177642	28754	12/01/2022	\$ (169.00)	Posted		Isabel Fuentes
Check	177643	0	12/01/2022	\$ (120.00)	Posted		Jacqueline Banks
Check	177644	0	12/01/2022	\$ (49.00)	Posted		Jada Nyla Burnett
Check	177645	0	12/01/2022	\$ (23.00)	Posted		Jasmine Mcghee
Check	177646	0	12/01/2022	\$ (56.00)	Posted		Jessica Gentile
Check	177647	0	12/01/2022	\$ (56.00)	Posted		Jessica S Johnson
Check	177648	0	12/01/2022	\$ (56.00)	Posted		Jonte Sykes
Check	177649	0	12/01/2022	\$ (132.00)	Posted		Joslyn Lockwood
Check	177650	0	12/01/2022	\$ (47.00)	Posted		Kiara Carmichael
Check	177651	0	12/01/2022	\$ (169.00)	Posted		Latoya D Garrett
Check	177652	0	12/01/2022	\$ (49.00)	Posted		Leslie Mckiver
Check	177653	0	12/01/2022	\$ (40.00)	Posted		Malika-Akata Ada
Check	177654	0	12/01/2022	\$ (52.00)	Posted		Marcilena Perez
Check	177655	0	12/01/2022	\$ (47.00)	Posted		Margie Roman
Check	177656	0	12/01/2022	\$ (56.00)	Posted		Maria L Correa
Check	177657	0	12/01/2022	\$ (159.00)	Posted		Maria R Langston
DD	177658	28755	12/01/2022	\$ (112.00)	Posted		Mary A Lopez
Check	177659	0	12/01/2022	\$ (4.00)	Posted		Maryann Jones
Check	177660	0	12/01/2022	\$ (16.00)	Posted		Mayra Quiles
Check	177661	0	12/01/2022	\$ (56.00)	Posted		Migdalia Flores
Check	177662	0	12/01/2022	\$ (160.00)	Posted		Nancy Marilyn Estrada
Check	177663	0	12/01/2022	\$ (102.00)	Posted		Natalie Rodriguez
Check	177664	0	12/01/2022	\$ (52.00)	Posted		Natasha White
Check	177665	0	12/01/2022	\$ (56.00)	Posted		Natasha C Clay
Check	177666	0	12/01/2022	\$ (99.00)	Posted		Natasha Laureano
Check	177667	0	12/01/2022	\$ (56.00)	Posted		Nykia Lashelle Wilder

Check	177668	0	12/01/2022	\$	(160.00)	Posted		Olga Mojica
Check	177669	0	12/01/2022	\$	(43.00)	Posted		Olivia Camp
DD	177670	28756	12/01/2022	\$	(56.00)	Posted		Pamela Greene
Check	177671	0	12/01/2022	\$	(48.00)	Posted		Patty Burruss
Check	177672	0	12/01/2022	\$	(16.00)	Posted		Paula A Barnes
Check	177673	0	12/01/2022	\$	(159.00)	Posted		Perry Flowers
Check	177674	0	12/01/2022	\$	(82.00)	Posted		Preziosa Flores
Check	177675	0	12/01/2022	\$	(1.00)	Posted		Raquel Austin
Check	177676	0	12/01/2022	\$	(82.00)	Posted		Rehossem Djirangaye
Check	177677	0	12/01/2022	\$	(47.00)	Posted		Reneta Mitchell
Check	177678	0	12/01/2022	\$	(18.00)	Posted		Robyn Louise Green
Check	177679	0	12/01/2022	\$	(169.00)	Posted		Rosa Santiago
DD	177680	28757	12/01/2022	\$	(37.00)	Posted		Rosaura Luciano
Check	177681	0	12/01/2022	\$	(49.00)	Posted		Roscheyla Prieto-Quinones
Check	177682	0	12/01/2022	\$	(16.00)	Posted		Sandy M Gaskin
Check	177683	0	12/01/2022	\$	(123.00)	Posted		Sarah M Kendrick
Check	177684	0	12/01/2022	\$	(98.00)	Posted		Sean Michael Flowers
Check	177685	0	12/01/2022	\$	(52.00)	Posted		Shamira White
Check	177686	0	12/01/2022	\$	(74.00)	Posted		Shanay Nicole Bartlett
Check	177687	0	12/01/2022	\$	(56.00)	Posted		Shanice M. Calloway
Check	177688	0	12/01/2022	\$	(23.00)	Posted		Sharron E Fogle
Check	177689	0	12/01/2022	\$	(56.00)	Posted		Shatora McCotter
Check	177690	0	12/01/2022	\$	(52.00)	Posted		Sheila K Grant
Check	177691	0	12/01/2022	\$	(52.00)	Posted		Sherita Tucker
Check	177692	0	12/01/2022	\$	(169.00)	Posted		Sor Perez
Check	177693	0	12/01/2022	\$	(19.00)	Posted		Stephanie Santiago
DD	177694	28758	12/01/2022	\$	(99.00)	Posted		Susan Davis
Check	177695	0	12/01/2022	\$	(49.00)	Posted		Synitra Culbreath
Check	177696	0	12/01/2022	\$	(104.00)	Posted		Taccarra Smith
Check	177697	0	12/01/2022	\$	(56.00)	Posted		Tamika Bennett
Check	177698	0	12/01/2022	\$	(219.00)	Posted		Tamika Bratton
Check	177699	0	12/01/2022	\$	(19.00)	Posted		Tania Montanez
Check	177700	0	12/01/2022	\$	(25.00)	Posted		Tanya A. Solomon
Check	177701	0	12/01/2022	\$	(235.00)	Posted		Tanya Carmon
Check	177702	0	12/01/2022	\$	(49.00)	Posted		Tatiana Bojka
Check	177703	0	12/01/2022	\$	(88.00)	Posted		Teneshia Monique Harrington
Check	177704	0	12/01/2022	\$	(99.00)	Posted		Terese Edwina Stevenson
DD	177705	28759	12/01/2022	\$	(76.00)	Posted		Thelma Goodwin
Check	177706	0	12/01/2022	\$	(99.00)	Posted		Tiffaine Brodie
Check	177707	0	12/01/2022	\$	(312.00)	Posted		Tonya Perkins
Check	177708	0	12/01/2022	\$	(128.00)	Posted		Trenna Soares
Check	177709	0	12/01/2022	\$	(128.00)	Posted		Trevon Highsmith
Check	177710	0	12/01/2022	\$	(23.00)	Posted		Tyquanna Whitaker
Check	177711	0	12/01/2022	\$	(52.00)	Posted		Tyrell J Pearson
Check	177712	0	12/01/2022	\$	(56.00)	Posted		Tyshonna Hobby
DD	177713	28760	12/01/2022	\$	(104.00)	Posted		Valeka Williams
Check	177714	0	12/01/2022	\$	(112.00)	Posted		Vanessa Myers
DD	177715	28761	12/01/2022	\$	-	Posted	12/07/2022	Victoria C Allen
DD	177716	28762	12/01/2022	\$	(41.00)	Posted		Yolanda Marte
Check	177717	0	12/01/2022	\$	(47.00)	Posted		Yvette Gray
Check	177718	0	12/01/2022	\$	(19.00)	Posted		Zaira Leticia Salinas Ramos
Check	177719	0	12/01/2022	\$	(56.00)	Posted		Zulady Alicea-Reyes
Check	177724	0	12/02/2022	\$	(5,000.00)	Posted		Fred V Leone
Check	177725	0	12/06/2022	\$	(50.00)	Posted		Angel Pedraza-Torres
Check	177726	0	12/06/2022	\$	(50.00)	Posted		Angel Luis Martinez
Check	177727	0	12/06/2022	\$	(50.00)	Posted		Angela Davis
Check	177728	0	12/06/2022	\$	(50.00)	Posted		Corrina Deloughery
DD	0	28763	12/06/2022	\$	(565,510.00)	Posted		Housing Insurance Services, Inc.
Check	177732	0	12/06/2022	\$	(792.00)	Posted		La Quinta Inn & Suites
Check	177729	0	12/06/2022	\$	(25.00)	Posted		Miriam Santiago
Check	177730	0	12/06/2022	\$	(100.00)	Posted		Sasha Feliciano
Check	177731	0	12/06/2022	\$	(1,439.28)	Posted		Teletrac Navman US LTD
DD	0	28764	12/07/2022	\$	(11,330.01)	Posted		A&A Office System, Inc
Check	177759	0	12/07/2022	\$	(850.00)	Posted		Ace Van & Storage, Inc.
Check	177842	0	12/07/2022	\$	(850.00)	Posted		Ace Van & Storage, Inc.

Check	177853	0	12/07/2022	\$ (850.00)	Posted	Ace Van & Storage, Inc.
DD	0	28777	12/07/2022	\$ (6,481.00)	Posted	Administrator, Unemployment Compensation
Check	177760	0	12/07/2022	\$ (718.82)	Posted	Aflac
DD	0	28778	12/07/2022	\$ (516.42)	Posted	Amanda McCrea
Check	177843	0	12/07/2022	\$ (33.00)	Posted	Aramark Refreshment Services
DD	0	28779	12/07/2022	\$ (529.44)	Posted	Ashley Shemone Keen
DD	0	28765	12/07/2022	\$ (109.50)	Posted	Berchem Moses PC
Check	177761	0	12/07/2022	\$ (1,320.00)	Posted	Blosky & Associates
DD	0	28780	12/07/2022	\$ (19,025.90)	Posted	Brookside 2 Associates LLC
DD	0	28781	12/07/2022	\$ (24,748.42)	Posted	Brookside I Associates LLC
Check	177829	0	12/07/2022	\$ (104.00)	Posted	Candi Foley
Check	177844	0	12/07/2022	\$ (411.41)	Posted	Canon Solutions America Inc.
DD	0	28782	12/07/2022	\$ (137.96)	Posted	Carahsoft Technology Corporation
DD	0	28799	12/07/2022	\$ (34,179.56)	Posted	Cdw Government Inc
Check	177802	0	12/07/2022	\$ (10,036.33)	Posted	City of New Haven
Check	177803	0	12/07/2022	\$ (2,585.23)	Posted	City of New Haven
Check	177899	0	12/07/2022	\$ (27,238.91)	Posted	City of New Haven
DD	0	28766	12/07/2022	\$ (579.50)	Posted	Cohen Key Shop
DD	0	28783	12/07/2022	\$ (3,849.05)	Posted	Cohen Key Shop
Check	177845	0	12/07/2022	\$ (14,947.44)	Posted	Colonial Life & Accident Insurance
Check	177762	0	12/07/2022	\$ (294.85)	Posted	Comcast Cable
Check	177763	0	12/07/2022	\$ (294.85)	Posted	Comcast Cable
Check	177764	0	12/07/2022	\$ (501.70)	Posted	Comcast Cable
Check	177765	0	12/07/2022	\$ (624.21)	Posted	Comcast Cable
Check	177766	0	12/07/2022	\$ (586.70)	Posted	Comcast Cable
Check	177767	0	12/07/2022	\$ (586.70)	Posted	Comcast Cable
Check	177768	0	12/07/2022	\$ (386.70)	Posted	Comcast Cable
Check	177769	0	12/07/2022	\$ (586.70)	Posted	Comcast Cable
Check	177770	0	12/07/2022	\$ (309.70)	Posted	Comcast Cable
Check	177771	0	12/07/2022	\$ (386.70)	Posted	Comcast Cable
Check	177772	0	12/07/2022	\$ (389.70)	Posted	Comcast Cable
Check	177831	0	12/07/2022	\$ (500.24)	Posted	Comcast Cable
Check	177832	0	12/07/2022	\$ (402.72)	Posted	Comcast Cable
Check	177854	0	12/07/2022	\$ (301.12)	Posted	Comcast Cable
Check	177773	0	12/07/2022	\$ (87.33)	Posted	Corporate Mailing Services LLC
Check	177846	0	12/07/2022	\$ (85.71)	Posted	Corporate Mailing Services LLC
DD	0	28769	12/07/2022	\$ (17,855.09)	Posted	Crumbie Law Group, LLC
Check	177855	0	12/07/2022	\$ (153.70)	Posted	De Lage Landen Financial Services, Inc
Check	177833	0	12/07/2022	\$ (2,219.15)	Posted	Delta Dental of New Jersey, Inc
Check	177774	0	12/07/2022	\$ (525.32)	Posted	Deluxe Business Form
Check	177856	0	12/07/2022	\$ (4,500.00)	Posted	DePino, Nunez & Biggs, LLC
DD	0	28800	12/07/2022	\$ (413.93)	Posted	ECC Group III RAD, LLC
Check	177834	0	12/07/2022	\$ (2,500.00)	Posted	Fred V Leone
Check	177775	0	12/07/2022	\$ (82.42)	Posted	Frontier Communications of Company
Check	177776	0	12/07/2022	\$ (138.40)	Posted	Frontier Communications of Company
Check	177777	0	12/07/2022	\$ (63.80)	Posted	Frontier Communications of Company
Check	177778	0	12/07/2022	\$ (149.93)	Posted	Frontier Communications of Company
Check	177779	0	12/07/2022	\$ (63.80)	Posted	Frontier Communications of Company
Check	177780	0	12/07/2022	\$ (103.43)	Posted	Frontier Communications of Company
Check	177781	0	12/07/2022	\$ (103.43)	Posted	Frontier Communications of Company
Check	177782	0	12/07/2022	\$ (63.80)	Posted	Frontier Communications of Company
Check	177783	0	12/07/2022	\$ (211.30)	Posted	Frontier Communications of Company
Check	177784	0	12/07/2022	\$ (118.37)	Posted	Frontier Communications of Company
Check	177785	0	12/07/2022	\$ (222.28)	Posted	Frontier Communications of Company
Check	177786	0	12/07/2022	\$ (148.10)	Posted	Frontier Communications of Company
Check	177787	0	12/07/2022	\$ (189.45)	Posted	Frontier Communications of Company
Check	177788	0	12/07/2022	\$ (308.03)	Posted	Frontier Communications of Company
Check	177789	0	12/07/2022	\$ (62.36)	Posted	Frontier Communications of Company
Check	177790	0	12/07/2022	\$ (62.36)	Posted	Frontier Communications of Company
Check	177791	0	12/07/2022	\$ (62.36)	Posted	Frontier Communications of Company
Check	177792	0	12/07/2022	\$ (62.36)	Posted	Frontier Communications of Company
Check	177793	0	12/07/2022	\$ (101.15)	Posted	Frontier Communications of Company
Check	177794	0	12/07/2022	\$ (178.63)	Posted	Frontier Communications of Company
Check	177795	0	12/07/2022	\$ (101.15)	Posted	Frontier Communications of Company
Check	177796	0	12/07/2022	\$ (102.68)	Posted	Frontier Communications of Company

Check	177885	0	12/07/2022	\$	(103.43)	Posted	Frontier Communications of Company
Check	177857	0	12/07/2022	\$	(3,209.37)	Posted	Glendower Farnam Courts 1 LLC
Check	177805	0	12/07/2022	\$	(468.62)	Posted	HD Supply Facilities Maintenance, Ltd
Check	177847	0	12/07/2022	\$	(895.34)	Posted	HD Supply Facilities Maintenance, Ltd
Check	177804	0	12/07/2022	\$	(1,100.05)	Posted	Hearst Media Services Connecticut, LLC
DD	0	28767	12/07/2022	\$	(160.00)	Posted	Holly A Bryk
DD	0	28770	12/07/2022	\$	(40.00)	Posted	Holly A Bryk
DD	0	28784	12/07/2022	\$	(200.00)	Posted	Holly A Bryk
Check	177797	0	12/07/2022	\$	(2,371.79)	Posted	Home Depot
Check	177848	0	12/07/2022	\$	(275.00)	Posted	Home Depot
Check	177858	0	12/07/2022	\$	(2,843.83)	Posted	Home Depot
Check	177886	0	12/07/2022	\$	(1,654.30)	Posted	Home Depot
Check	177898	0	12/07/2022	\$	(4,691.64)	Posted	Home Depot
DD	0	28785	12/07/2022	\$	(1,280.65)	Posted	Home Services & More, LLC
DD	0	28771	12/07/2022	\$	(6,728.91)	Posted	Housing Authority of the City of New Haven
DD	0	28772	12/07/2022	\$	(2,700.00)	Posted	Housing Development Fund, Inc.
DD	0	28773	12/07/2022	\$	(69,332.00)	Posted	Housing Insurance Services, Inc.
DD	0	28786	12/07/2022	\$	(6,019.74)	Posted	Infoshred, LLC
DD	0	28787	12/07/2022	\$	(529.44)	Posted	Jasmine Yvonne Johnson
Check	177849	0	12/07/2022	\$	(529.44)	Posted	Jazmin Boria
DD	0	28788	12/07/2022	\$	(529.44)	Posted	Jerry L. Blue
Check	177798	0	12/07/2022	\$	(150.00)	Posted	Johnson Controls Inc
Check	177859	0	12/07/2022	\$	(150.00)	Posted	Johnson Controls Inc
Check	177850	0	12/07/2022	\$	(516.42)	Posted	Keara Locke
DD	0	28801	12/07/2022	\$	(8,333.33)	Posted	Kelly Group Consultants LLC
DD	0	28789	12/07/2022	\$	(225.17)	Posted	Kone Inc.
Check	177835	0	12/07/2022	\$	(1,093.82)	Posted	Laz Parking
Check	177887	0	12/07/2022	\$	(26,000.00)	Posted	LCPtracker, Inc
DD	0	28802	12/07/2022	\$	(2,400.00)	Posted	Moore's Yard Care
Check	177806	0	12/07/2022	\$	(2,170.83)	Posted	Novogradac & Company LLP
Check	177807	0	12/07/2022	\$	(829.52)	Posted	Online Information Services, Inc
DD	0	28774	12/07/2022	\$	(5,676.39)	Posted	Otis Elevator Company
DD	0	28803	12/07/2022	\$	(4,120.00)	Posted	Otis Elevator Company
Check	177836	0	12/07/2022	\$	(364.00)	Posted	Postmaster
Check	177808	0	12/07/2022	\$	(188.41)	Posted	Regional Water Authority
Check	177809	0	12/07/2022	\$	(709.79)	Posted	Regional Water Authority
Check	177860	0	12/07/2022	\$	(7,013.31)	Posted	Regional Water Authority
Check	177861	0	12/07/2022	\$	(1,176.96)	Posted	Regional Water Authority
Check	177837	0	12/07/2022	\$	(1,424.18)	Posted	Ricoh USA Inc
DD	0	28768	12/07/2022	\$	(5,507.35)	Posted	Ringcentral, Inc
DD	0	28790	12/07/2022	\$	(12,656.34)	Posted	Rockview 1 Associates LLC
DD	0	28791	12/07/2022	\$	(516.42)	Posted	Rosa Maria Gonzalez
DD	0	28775	12/07/2022	\$	(10,400.00)	Posted	Rubino Enterprises LLC
DD	0	28792	12/07/2022	\$	(516.42)	Posted	Sarah Esther Garcia
DD	0	28793	12/07/2022	\$	(529.44)	Posted	Schatara McKiver
DD	0	28794	12/07/2022	\$	(529.44)	Posted	Shayla Foreman
Check	177752	0	12/07/2022	\$	(447.29)	Posted	Southern Connecticut Gas
Check	177751	0	12/07/2022	\$	(166.60)	Posted	Southern Connecticut Gas
Check	177750	0	12/07/2022	\$	(186.20)	Posted	Southern Connecticut Gas
Check	177749	0	12/07/2022	\$	(130.60)	Posted	Southern Connecticut Gas
Check	177748	0	12/07/2022	\$	(902.45)	Posted	Southern Connecticut Gas
Check	177747	0	12/07/2022	\$	(1,010.46)	Posted	Southern Connecticut Gas
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Check	177745	0	12/07/2022	\$	(1,203.56)	Posted	Southern Connecticut Gas
Check	177744	0	12/07/2022	\$	(554.13)	Posted	Southern Connecticut Gas
Check	177743	0	12/07/2022	\$	(991.73)	Posted	Southern Connecticut Gas
Check	177742	0	12/07/2022	\$	(1,651.56)	Posted	Southern Connecticut Gas
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Check	177739	0	12/07/2022	\$	(713.31)	Posted	Southern Connecticut Gas
Check	177738	0	12/07/2022	\$	(1,830.79)	Posted	Southern Connecticut Gas
Check	177737	0	12/07/2022	\$	(1,627.34)	Posted	Southern Connecticut Gas
Check	177736	0	12/07/2022	\$	(1,190.82)	Posted	Southern Connecticut Gas
Check	177735	0	12/07/2022	\$	(838.35)	Posted	Southern Connecticut Gas
Check	177733	0	12/07/2022	\$	(792.91)	Posted	Southern Connecticut Gas

Check	177734	0	12/07/2022	\$	(524.23)	Posted		Southern Connecticut Gas
Check	177799	0	12/07/2022	\$	(17.75)	Posted		Southern Connecticut Gas
Check	177810	0	12/07/2022	\$	(1,325.56)	Posted		Southern Connecticut Gas
Check	177811	0	12/07/2022	\$	(375.98)	Posted		Southern Connecticut Gas
Check	177812	0	12/07/2022	\$	(1,158.24)	Posted		Southern Connecticut Gas
Check	177813	0	12/07/2022	\$	(110.10)	Posted		Southern Connecticut Gas
Check	177814	0	12/07/2022	\$	(198.47)	Posted		Southern Connecticut Gas
Check	177815	0	12/07/2022	\$	(784.99)	Posted		Southern Connecticut Gas
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Check	177818	0	12/07/2022	\$	(965.80)	Posted		Southern Connecticut Gas
Check	177819	0	12/07/2022	\$	(127.45)	Posted		Southern Connecticut Gas
Check	177862	0	12/07/2022	\$	(657.85)	Posted		Southern Connecticut Gas
Check	177863	0	12/07/2022	\$	(243.47)	Posted		Southern Connecticut Gas
Check	177864	0	12/07/2022	\$	(315.11)	Posted		Southern Connecticut Gas
Check	177865	0	12/07/2022	\$	(116.26)	Posted		Southern Connecticut Gas
Check	177866	0	12/07/2022	\$	(162.17)	Posted		Southern Connecticut Gas
Check	177867	0	12/07/2022	\$	(599.28)	Posted		Southern Connecticut Gas
Check	177868	0	12/07/2022	\$	(357.10)	Posted		Southern Connecticut Gas
Check	177869	0	12/07/2022	\$	(536.85)	Posted		Southern Connecticut Gas
Check	177870	0	12/07/2022	\$	(469.13)	Posted		Southern Connecticut Gas
Check	177871	0	12/07/2022	\$	(546.65)	Posted		Southern Connecticut Gas
Check	177872	0	12/07/2022	\$	(357.11)	Posted		Southern Connecticut Gas
Check	177873	0	12/07/2022	\$	(1,766.44)	Posted		Southern Connecticut Gas
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Check	177838	0	12/07/2022	\$	(2,425.33)	Posted		Standard Insurance Company.
Check	177839	0	12/07/2022	\$	(4,692.50)	Posted		Stanley Convergent Security Solutions, Inc.
Check	177874	0	12/07/2022	\$	(3,190.00)	Posted		State Of Connecticut
Check	177840	0	12/07/2022	\$	(450.00)	Posted		Tarin Evans
DD	0	28804	12/07/2022	\$	(21,960.36)	Posted		Trinity New Haven Housing LP
DD	0	28795	12/07/2022	\$	(8,547.44)	Posted		Trinity New Haven Housing Three LP
DD	0	28796	12/07/2022	\$	(19,104.09)	Posted		Trinity New Haven Housing Two Limited Partnership
DD	0	28797	12/07/2022	\$	(16,380.74)	Posted		Trinity Rowe Limited Partnership
Check	177758	0	12/07/2022	\$	(103.77)	Posted		United Illuminating
Check	177757	0	12/07/2022	\$	(49.24)	Posted		United Illuminating
Check	177756	0	12/07/2022	\$	(295.89)	Posted		United Illuminating
Check	177755	0	12/07/2022	\$	-	Posted	01/03/2023	United Illuminating
Check	177754	0	12/07/2022	\$	(333.08)	Posted		United Illuminating
Check	177753	0	12/07/2022	\$	(663.88)	Posted		United Illuminating
Check	177820	0	12/07/2022	\$	(6,795.53)	Posted		United Illuminating
Check	177821	0	12/07/2022	\$	(527.32)	Posted		United Illuminating
Check	177822	0	12/07/2022	\$	(254.75)	Posted		United Illuminating
Check	177823	0	12/07/2022	\$	(307.48)	Posted		United Illuminating
Check	177824	0	12/07/2022	\$	(278.66)	Posted		United Illuminating
Check	177825	0	12/07/2022	\$	(596.73)	Posted		United Illuminating
Check	177826	0	12/07/2022	\$	(384.76)	Posted		United Illuminating
Check	177827	0	12/07/2022	\$	(71.29)	Posted		United Illuminating
Check	177828	0	12/07/2022	\$	(230.80)	Posted		United Illuminating
Check	177875	0	12/07/2022	\$	(1,730.96)	Posted		United Illuminating
Check	177876	0	12/07/2022	\$	(1,691.58)	Posted		United Illuminating
Check	177877	0	12/07/2022	\$	(169.35)	Posted		United Illuminating
Check	177878	0	12/07/2022	\$	(1,074.82)	Posted		United Illuminating
Check	177879	0	12/07/2022	\$	(2,299.62)	Posted		United Illuminating
Check	177880	0	12/07/2022	\$	(248.60)	Posted		United Illuminating
Check	177881	0	12/07/2022	\$	(876.29)	Posted		United Illuminating
Check	177882	0	12/07/2022	\$	(1,055.93)	Posted		United Illuminating
Check	177883	0	12/07/2022	\$	(501.46)	Posted		United Illuminating
Check	177884	0	12/07/2022	\$	(7.54)	Posted		United Illuminating
Check	177888	0	12/07/2022	\$	(14,652.48)	Posted		United Illuminating
Check	177889	0	12/07/2022	\$	(20.19)	Posted		United Illuminating
Check	177890	0	12/07/2022	\$	(179.44)	Posted		United Illuminating
Check	177891	0	12/07/2022	\$	(374.45)	Posted		United Illuminating
Check	177892	0	12/07/2022	\$	(4,583.86)	Posted		United Illuminating
Check	177893	0	12/07/2022	\$	(540.11)	Posted		United Illuminating
Check	177894	0	12/07/2022	\$	(1,084.97)	Posted		United Illuminating

Check	177895	0	12/07/2022	\$	(380.89)	Posted	United Illuminating
Check	177896	0	12/07/2022	\$	(855.77)	Posted	United Illuminating
DD	0	28776	12/07/2022	\$	(4,354.30)	Posted	United Mechanical Resources Inc.
DD	0	28798	12/07/2022	\$	(5,861.96)	Posted	United Mechanical Resources Inc.
Check	177841	0	12/07/2022	\$	(2,018.17)	Posted	Verizon Wireless
Check	177830	0	12/07/2022	\$	(212.00)	Posted	Victoria C Allen
Check	177801	0	12/07/2022	\$	(237.57)	Posted	W.B. Mason Company Inc
Check	177851	0	12/07/2022	\$	(442.85)	Posted	W.B. Mason Company Inc
Check	177897	0	12/07/2022	\$	(17.95)	Posted	W.B. Mason Company Inc
Check	177900	0	12/07/2022	\$	(5,790.00)	Posted	W.B. Mason Company Inc
Check	177852	0	12/07/2022	\$	(64.00)	Posted	Yale Termite & Pest Elimination Corp.
Check	177901	0	12/08/2022	\$	(125.00)	Posted	Porsha B Brown
DD	0	28817	12/09/2022	\$	(1,480.00)	Posted	212 Exchange Street LLC
DD	0	28832	12/09/2022	\$	(12,596.80)	Posted	360 Management Group. Co.
DD	0	28825	12/09/2022	\$	(1,981.32)	Posted	A&A Office System, Inc
DD	0	28829	12/09/2022	\$	(2,714.00)	Posted	Afscme Local 713/afscme Council 4
Check	177927	0	12/09/2022	\$	(184.00)	Posted	Afscme Local 818
DD	0	28830	12/09/2022	\$	(56.00)	Posted	AFSCME PEOPLE Committee
Check	177907	0	12/09/2022	\$	(2,583.29)	Posted	Aramark Refreshment Services
Check	177909	0	12/09/2022	\$	(397.56)	Posted	Aramark Refreshment Services
DD	0	28805	12/09/2022	\$	(841.50)	Posted	Black Rock Truck Group, Inc
DD	0	28806	12/09/2022	\$	(306.00)	Posted	Cohen Key Shop
DD	0	28826	12/09/2022	\$	(1,296.50)	Posted	Cohen Key Shop
Check	177902	0	12/09/2022	\$	(5,000.00)	Posted	Columbus House, Inc
Check	177910	0	12/09/2022	\$	(325.20)	Posted	Comcast Cable
Check	177928	0	12/09/2022	\$	(590.37)	Posted	Comcast Cable
Check	177929	0	12/09/2022	\$	(192.86)	Posted	Corporate Mailing Services LLC
DD	0	28807	12/09/2022	\$	(2,057.00)	Posted	Crumbie Law Group, LLC
DD	0	28812	12/09/2022	\$	(4,475.00)	Posted	Crumbie Law Group, LLC
DD	0	28808	12/09/2022	\$	(11,107.20)	Posted	EccoVia, Inc
Check	177911	0	12/09/2022	\$	(1,590.48)	Posted	F.W. Webb Company
Check	177926	0	12/09/2022	\$	(1,535.12)	Posted	F.W. Webb Company
Check	177920	0	12/09/2022	\$	(158.78)	Posted	Frontier Communications of Company
Check	177919	0	12/09/2022	\$	(62.36)	Posted	Frontier Communications of Company
Check	177918	0	12/09/2022	\$	(101.15)	Posted	Frontier Communications of Company
Check	177917	0	12/09/2022	\$	(62.36)	Posted	Frontier Communications of Company
Check	177916	0	12/09/2022	\$	(182.59)	Posted	Frontier Communications of Company
Check	177915	0	12/09/2022	\$	(78.36)	Posted	Frontier Communications of Company
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Check	177912	0	12/09/2022	\$	(263.60)	Posted	Frontier Communications of Company
Check	177930	0	12/09/2022	\$	(308.95)	Posted	Frontier Communications of Company
Check	177921	0	12/09/2022	\$	(716.21)	Posted	HD Supply Facilities Maintenance, Ltd
DD	0	28809	12/09/2022	\$	(25.00)	Posted	Infoshred, LLC
DD	0	28818	12/09/2022	\$	(2,299.72)	Posted	Infoshred, LLC
Check	177903	0	12/09/2022	\$	(85.98)	Posted	Iris M. Rodriguez
DD	0	28827	12/09/2022	\$	(374.79)	Posted	Knight's Inc
DD	0	28813	12/09/2022	\$	(565.00)	Posted	La Voz Hispana Newsprint
DD	0	28819	12/09/2022	\$	(1,130.00)	Posted	La Voz Hispana Newsprint
Check	177931	0	12/09/2022	\$	(435.20)	Posted	Legal Shield
DD	0	28810	12/09/2022	\$	(16,665.00)	Posted	M.A.C Computer Consulting, Inc
Check	177922	0	12/09/2022	\$	(88.00)	Posted	Mad Tents LLC
DD	0	28820	12/09/2022	\$	(18,000.00)	Posted	McCarter & English, LLP
Check	177932	0	12/09/2022	\$	(548.08)	Posted	Metropolitan Life Insurance Company USA
DD	0	28831	12/09/2022	\$	(1,200.00)	Posted	Moore's Yard Care
DD	0	28821	12/09/2022	\$	(478.81)	Posted	Northwest Interpreters, Inc.
DD	0	28814	12/09/2022	\$	(8,666.68)	Posted	NuEnergen, LLC
DD	0	28828	12/09/2022	\$	(8,666.68)	Posted	NuEnergen, LLC
Check	177904	0	12/09/2022	\$	(113.88)	Posted	Online Information Services, Inc
DD	0	28822	12/09/2022	\$	(125.00)	Posted	Palace Garage dba York Service Center
DD	0	28815	12/09/2022	\$	(1,200.00)	Posted	Penfield Communications
DD	0	28811	12/09/2022	\$	(133.84)	Posted	Ringcentral, Inc
DD	0	28816	12/09/2022	\$	(30,675.00)	Posted	Rubino Enterprises LLC
DD	0	28824	12/09/2022	\$	(38,175.00)	Posted	Rubino Enterprises LLC
Check	177905	0	12/09/2022	\$	(167.78)	Posted	Sunwealth Project Pool 14 LLC

Check	177925	0	12/09/2022	\$ (25.00)	Posted		Tara F Howard
DD	0	28823	12/09/2022	\$ (43,225.05)	Posted		The Computer Company Inc
Check	177908	0	12/09/2022	\$ (1,910.09)	Posted		Torello Tire Inc.
Check	177923	0	12/09/2022	\$ (873.33)	Posted		Torello Tire Inc.
Check	177933	0	12/09/2022	\$ (86.00)	Posted		United Way of Greater New Haven
Check	177906	0	12/09/2022	\$ (515.28)	Posted		W.B. Mason Company Inc
Check	177924	0	12/09/2022	\$ (1,224.45)	Posted		W.B. Mason Company Inc
DD	0	28833	12/13/2022	\$ (1,820.00)	Posted		212 Exchange Street LLC
DD	0	28834	12/13/2022	\$ (142,069.43)	Posted		360 Management Group. Co.
Check	177945	0	12/13/2022	\$ (75.00)	Posted		Adelaida Roman
Check	177935	0	12/13/2022	\$ (159.04)	Posted		Aramark Refreshment Services
DD	0	28839	12/13/2022	\$ (7,900.63)	Posted		Carahsoft Technology Corporation
Check	177946	0	12/13/2022	\$ (100.00)	Posted		Cerese M. Downing
Check	177947	0	12/13/2022	\$ (50.00)	Posted		Charmaine Slaughter
Check	177959	0	12/13/2022	\$ -	Posted	01/10/2023	City of New Haven
DD	0	28838	12/13/2022	\$ (13,656.95)	Posted		CWPM, LLC
Check	177948	0	12/13/2022	\$ (175.00)	Posted		Dakota Curry
Check	177949	0	12/13/2022	\$ (75.00)	Posted		Denise Warner
Check	177936	0	12/13/2022	\$ (1,250.00)	Posted		Eagle Elevator Company, Inc.
DD	0	28840	12/13/2022	\$ (2,220.00)	Posted		Eastview Terrace LLC
Check	177960	0	12/13/2022	\$ (11,619.00)	Posted		ECC Group I RAD, LLC
DD	0	28841	12/13/2022	\$ (630.00)	Posted		ECC Group II RAD, LLC
DD	0	28842	12/13/2022	\$ (124.99)	Posted		ECC Group III RAD, LLC
DD	0	28843	12/13/2022	\$ (3,817.00)	Posted		ECC Group IV RAD, LLC
Check	177937	0	12/13/2022	\$ (70.11)	Posted		Federal Express Corp.
Check	177938	0	12/13/2022	\$ (2,150.27)	Posted		Frontier Communications of Company
Check	177950	0	12/13/2022	\$ (50.00)	Posted		Glenda L Ingram
Check	177961	0	12/13/2022	\$ (39.00)	Posted		Glendower Farnam Courts II 4%, LLC
Check	177962	0	12/13/2022	\$ (796.00)	Posted		Glendower Farnam Courts II 9%, LLC
Check	177939	0	12/13/2022	\$ (16,866.62)	Posted		HD Supply Facilities Maintenance, Ltd
Check	177940	0	12/13/2022	\$ (647.91)	Posted		Home Depot
DD	0	28835	12/13/2022	\$ (152.00)	Posted		Housing Authority of the City of New Haven
Check	177941	0	12/13/2022	\$ (15,914.48)	Posted		Housing Authority Risk Retention Group, Inc
DD	0	28836	12/13/2022	\$ (110.93)	Posted		Infoshred, LLC
Check	177951	0	12/13/2022	\$ (75.00)	Posted		Irina M Bravo
Check	177952	0	12/13/2022	\$ (75.00)	Posted		Jamila Lakisha McElveen
Check	177953	0	12/13/2022	\$ (100.00)	Posted		Jerraya D Prince
Check	177954	0	12/13/2022	\$ (23.63)	Posted		Johnson Controls US Holdings LLC
Check	177955	0	12/13/2022	\$ (25.00)	Posted		Kimberly Guy
Check	177944	0	12/13/2022	\$ (25.00)	Posted		Louis Decrescenzo
Check	177965	0	12/13/2022	\$ -	Posted	12/13/2022	Louis Decrescenzo
Check	177963	0	12/13/2022	\$ (332.88)	Posted		Online Information Services, Inc
Check	177964	0	12/13/2022	\$ (70.08)	Posted		Online Information Services, Inc
Check	177956	0	12/13/2022	\$ (50.00)	Posted		Rocheli Ortiz
DD	0	28837	12/13/2022	\$ (3,350.00)	Posted		Rubino Enterprises LLC
Check	177957	0	12/13/2022	\$ (150.00)	Posted		Shardae Demetria Borrero
Check	177942	0	12/13/2022	\$ (389.63)	Posted		Skyview Ridgefield LLC
Check	177943	0	12/13/2022	\$ (3,738.81)	Posted		Torello Tire Inc.
Check	177966	0	12/13/2022	\$ (500.00)	Posted		W.B. Mason Company Inc
Check	177934	0	12/13/2022	\$ -	Posted	12/13/2022	Zoi's On Orange
Check	177958	0	12/13/2022	\$ (891.95)	Posted		Zoi's On Orange
Check	177967	0	12/14/2022	\$ (511.42)	Posted		Aramark Refreshment Services
Check	177975	0	12/14/2022	\$ (144,859.00)	Posted		Cirma
DD	0	28844	12/14/2022	\$ (83.00)	Posted		Cohen Key Shop
Check	177968	0	12/14/2022	\$ (1,607.41)	Posted		Home Depot
Check	177977	0	12/14/2022	\$ (3,066.63)	Posted		Home Depot
Check	177978	0	12/14/2022	\$ (3,435.69)	Posted		Home Depot
Check	177979	0	12/14/2022	\$ (1,977.48)	Posted		Home Depot
Check	177969	0	12/14/2022	\$ (75.00)	Posted		Luis M Morales
Check	177970	0	12/14/2022	\$ (20.15)	Posted		Nydia E Jimenez
Check	177971	0	12/14/2022	\$ (1,414.84)	Posted		Regional Water Authority
Check	177972	0	12/14/2022	\$ (2,154.16)	Posted		Regional Water Authority
Check	177973	0	12/14/2022	\$ (75.00)	Posted		Ronisha Yvette Baskin
Check	177974	0	12/14/2022	\$ (100.00)	Posted		Stefanie Torres
Check	177976	0	12/14/2022	\$ (197.00)	Posted		Yale New Haven Hospital

DD	0	28858	12/15/2022	\$ (705,147.30)	Posted		A. Prete Construction Company, Inc
Check	177980	0	12/15/2022	\$ (200.00)	Posted		Ace Van & Storage, Inc.
DD	0	28859	12/15/2022	\$ (200.00)	Posted		Al Mccoy Langston
Check	177981	0	12/15/2022	\$ (200.00)	Posted		Alberta W Golden
Check	177982	0	12/15/2022	\$ (200.00)	Posted		Alberta Witherspoon
Check	177983	0	12/15/2022	\$ (200.00)	Posted		Alicia M Spencer
Check	178004	0	12/15/2022	\$ (200.00)	Posted		Angela Dixon
Check	178005	0	12/15/2022	\$ (200.00)	Posted		Annette Yancey
Check	177984	0	12/15/2022	\$ (200.00)	Posted		Avis Grant
Check	178006	0	12/15/2022	\$ (200.00)	Posted		Billy Ray Mathews
Check	177985	0	12/15/2022	\$ (8,992.50)	Posted		Blosky & Associates
Check	177986	0	12/15/2022	\$ (200.00)	Posted		Brenda J Harris
Check	177987	0	12/15/2022	\$ (200.00)	Posted		Bruce Gatling
Check	178007	0	12/15/2022	\$ (200.00)	Posted		Christy A Pedini
DD	0	28845	12/15/2022	\$ (478.40)	Posted		Cohen Key Shop
Check	178008	0	12/15/2022	\$ (71.02)	Posted		Corporate Mailing Services LLC
DD	0	28846	12/15/2022	\$ (2,125.00)	Posted		Crumbie Law Group, LLC
DD	0	28847	12/15/2022	\$ (18,854.16)	Posted		CWPM, LLC
Check	178009	0	12/15/2022	\$ (200.00)	Posted		David Anderson
DD	0	28860	12/15/2022	\$ (200.00)	Posted		Deborah Hudson
DD	0	28861	12/15/2022	\$ (200.00)	Posted		Dennis Nathaniel Jenkins
Check	178010	0	12/15/2022	\$ (200.00)	Posted		Donna Santiago
Check	177988	0	12/15/2022	\$ (200.00)	Posted		Doris J Doward
DD	0	28862	12/15/2022	\$ (1,655.00)	Posted		Enviromed Services, Inc.
Check	177989	0	12/15/2022	\$ (200.00)	Posted		Eric D Jowers
Check	178011	0	12/15/2022	\$ (200.00)	Posted		Gail Pressley
Check	178012	0	12/15/2022	\$ (114.79)	Posted		Gayatri Rana
Check	177990	0	12/15/2022	\$ (200.00)	Posted		Hector A Lozada-Osorio
Check	177991	0	12/15/2022	\$ (80.62)	Posted		Home Depot
DD	0	28848	12/15/2022	\$ (380.00)	Posted		Home Services & More, LLC
DD	0	28849	12/15/2022	\$ (2,319.00)	Posted		Housing Insurance Services, Inc.
Check	177992	0	12/15/2022	\$ (200.00)	Posted		Janet Poole
DD	0	28863	12/15/2022	\$ (59,275.75)	Posted		JLY Enterprises LLC
Check	177993	0	12/15/2022	\$ (1,657.89)	Posted		Johnson Controls US Holdings LLC
DD	0	28864	12/15/2022	\$ (200.00)	Posted		Jonathan Stewart
Check	178013	0	12/15/2022	\$ (200.00)	Posted		Judy Cosby
Check	178014	0	12/15/2022	\$ -	Posted	12/16/2022	Keith Davis
Check	177994	0	12/15/2022	\$ (200.00)	Posted		Kelly Nichols
Check	177995	0	12/15/2022	\$ (24.69)	Posted		Kimberly Johansen
DD	0	28850	12/15/2022	\$ (1,220.00)	Posted		Kone Inc.
Check	178015	0	12/15/2022	\$ (200.00)	Posted		Lagreta Riles
DD	0	28865	12/15/2022	\$ (200.00)	Posted		Larry Mcneil
DD	0	28866	12/15/2022	\$ (200.00)	Posted		Lavern Davis
DD	0	28851	12/15/2022	\$ (200.00)	Posted		Linda Cross
Check	177996	0	12/15/2022	\$ (200.00)	Posted		Luz E Torres
Check	178016	0	12/15/2022	\$ (200.00)	Posted		Major Banks
Check	177997	0	12/15/2022	\$ (200.00)	Posted		Maritza Baez
Check	178017	0	12/15/2022	\$ (200.00)	Posted		Marta Laboy
DD	0	28852	12/15/2022	\$ (1,080.00)	Posted		McCarter & English, LLP
Check	178018	0	12/15/2022	\$ (200.00)	Posted		Miguel Avila
DD	0	28867	12/15/2022	\$ (14,455.00)	Posted		Nobe Construction Company
Check	178019	0	12/15/2022	\$ -	Posted	12/29/2022	Noraima Avila
Check	178020	0	12/15/2022	\$ (200.00)	Posted		Olivia Lewis
Check	178021	0	12/15/2022	\$ (1,083.29)	Posted		OTC Brands, INC
DD	0	28853	12/15/2022	\$ (200.00)	Posted		Patricia Mabry
DD	0	28868	12/15/2022	\$ (200.00)	Posted		Patricia Thorpe
DD	0	28854	12/15/2022	\$ (200.00)	Posted		Pedro Octavio Jimenez
DD	0	28855	12/15/2022	\$ (660.00)	Posted		Penfield Communications
DD	0	28869	12/15/2022	\$ (200.00)	Posted		Perry Lamar Gary
Check	177998	0	12/15/2022	\$ (1,720.00)	Posted		Postmaster
Check	178022	0	12/15/2022	\$ -	Posted	12/16/2022	Ralph Berryman
Check	178023	0	12/15/2022	\$ (200.00)	Posted		Richard Bailey
Check	177999	0	12/15/2022	\$ (200.00)	Posted		Roberto Roman-Negron
DD	0	28856	12/15/2022	\$ (6,400.00)	Posted		Rubino Enterprises LLC
Check	178024	0	12/15/2022	\$ (200.00)	Posted		Russell Roberson

Check	178025	0	12/15/2022	\$ (200.00)	Posted		Sean Holland
Check	178000	0	12/15/2022	\$ (200.00)	Posted		Shantour Jackson
Check	178001	0	12/15/2022	\$ (592.50)	Posted		Stanley Convergent Security Solutions, INc.
Check	178026	0	12/15/2022	\$ (200.00)	Posted		Stevie Jackson
Check	178002	0	12/15/2022	\$ (85.00)	Posted		Supreme Corporation
Check	178027	0	12/15/2022	\$ (200.00)	Posted		Teethenia Stroud
DD	0	28870	12/15/2022	\$ (200.00)	Posted		Teresa Nela Caporale
DD	0	28857	12/15/2022	\$ (24,815.39)	Posted		United Mechanical Resources Inc.
Check	178003	0	12/15/2022	\$ (1,825.86)	Posted		W.B. Mason Company Inc
DD	0	28871	12/15/2022	\$ (200.00)	Posted		Willard E. Ford
Check	178028	0	12/16/2022	\$ (200.00)	Posted		Keith Davis
Check	178029	0	12/16/2022	\$ (200.00)	Posted		Ralph Berryman
Check	178032	0	12/16/2022	\$ -	Posted	12/16/2022	United Illuminating
Check	178031	0	12/16/2022	\$ -	Posted	12/16/2022	United Illuminating
Check	178030	0	12/16/2022	\$ -	Posted	12/16/2022	United Illuminating
Check	178034	0	12/16/2022	\$ -	Posted	12/16/2022	United Illuminating
Check	178033	0	12/16/2022	\$ -	Posted	12/16/2022	United Illuminating
Check	178035	0	12/16/2022	\$ (28,839.26)	Posted		United Illuminating
Check	178036	0	12/20/2022	\$ (27,238.91)	Posted		City of New Haven
Check	178037	0	12/20/2022	\$ (22,782.71)	Posted		City of New Haven
Check	178040	0	12/20/2022	\$ (15,167.57)	Posted		Colonial Life & Accident Insurance
Check	178038	0	12/20/2022	\$ (227.33)	Posted		Federal Express Corp.
Check	178041	0	12/20/2022	\$ -	Posted	12/21/2022	John Marquez
Check	178039	0	12/20/2022	\$ (1,747.20)	Posted		T-Mobile
DD	0	28872	12/21/2022	\$ (258,034.50)	Posted		A. Prete Construction Company, Inc
DD	0	28873	12/21/2022	\$ (24,554.66)	Posted		Banton Construction Company
DD	0	28874	12/21/2022	\$ (2,100.00)	Posted		Christopher Williams Architects, LLC
DD	0	28875	12/21/2022	\$ (8,595.00)	Posted		Enviromed Services, Inc.
Check	178043	0	12/21/2022	\$ (1,250.00)	Posted		Hands On Moving, LLC
Check	178044	0	12/21/2022	\$ (18,230.43)	Posted		Home Depot
Check	178042	0	12/21/2022	\$ (660.00)	Posted		Jerris Luncheonette Inc
DD	0	28876	12/21/2022	\$ (825.92)	Posted		Silver, Petrucelli & Associates, Inc.
Check	178161	0	12/22/2022	\$ (920.96)	Posted		Aflac
Check	178219	0	12/22/2022	\$ (150.00)	Posted		Angel Luis Martinez
Check	178220	0	12/22/2022	\$ (25.00)	Posted		Angulas Foster
Check	178221	0	12/22/2022	\$ (1,427.05)	Posted		Autoscribe Corporation
Check	178222	0	12/22/2022	\$ (150.00)	Posted		Brenda Rivera
Check	178223	0	12/22/2022	\$ (100.00)	Posted		Cerese M. Downing
Check	178224	0	12/22/2022	\$ (50.00)	Posted		Charmaine Slaughter
DD	0	28878	12/22/2022	\$ -	Posted	12/22/2022	Cohen Key Shop
DD	0	28885	12/22/2022	\$ (1,136.65)	Posted		Cohen Key Shop
Check	178045	0	12/22/2022	\$ (193.35)	Posted		Comcast Cable
Check	178046	0	12/22/2022	\$ (293.35)	Posted		Comcast Cable
Check	178047	0	12/22/2022	\$ (293.35)	Posted		Comcast Cable
Check	178048	0	12/22/2022	\$ (293.35)	Posted		Comcast Cable
Check	178049	0	12/22/2022	\$ (193.35)	Posted		Comcast Cable
Check	178050	0	12/22/2022	\$ (338.38)	Posted		Comcast Cable
Check	178051	0	12/22/2022	\$ (293.35)	Posted		Comcast Cable
Check	178052	0	12/22/2022	\$ (413.95)	Posted		Comcast Cable
Check	178053	0	12/22/2022	\$ (22,573.00)	Posted		Council Of Large Public Housing Authorities
Check	178217	0	12/22/2022	\$ (1,340.00)	Posted		CSG Advisors Incorporated
Check	178225	0	12/22/2022	\$ (75.00)	Posted		Denise Warner
DD	0	28877	12/22/2022	\$ (124.99)	Posted		ECC Group IV RAD, LLC
Check	178226	0	12/22/2022	\$ (50.00)	Posted		Eduardo Diaz
Check	178227	0	12/22/2022	\$ (12,288.00)	Posted		Frankson Fence Company
Check	178070	0	12/22/2022	\$ (78.46)	Posted		Frontier Communications of Company
Check	178069	0	12/22/2022	\$ (97.36)	Posted		Frontier Communications of Company
Check	178068	0	12/22/2022	\$ (119.21)	Posted		Frontier Communications of Company
Check	178067	0	12/22/2022	\$ (205.95)	Posted		Frontier Communications of Company
Check	178066	0	12/22/2022	\$ (326.28)	Posted		Frontier Communications of Company
Check	178065	0	12/22/2022	\$ (112.58)	Posted		Frontier Communications of Company
Check	178064	0	12/22/2022	\$ (155.50)	Posted		Frontier Communications of Company
Check	178063	0	12/22/2022	\$ (239.26)	Posted		Frontier Communications of Company
Check	178062	0	12/22/2022	\$ (118.67)	Posted		Frontier Communications of Company
Check	178061	0	12/22/2022	\$ (78.46)	Posted		Frontier Communications of Company

Check	178060	0	12/22/2022	\$	(118.67)	Posted		Frontier Communications of Company
Check	178059	0	12/22/2022	\$	(121.38)	Posted		Frontier Communications of Company
Check	178058	0	12/22/2022	\$	(78.46)	Posted		Frontier Communications of Company
Check	178057	0	12/22/2022	\$	(118.67)	Posted		Frontier Communications of Company
Check	178056	0	12/22/2022	\$	(165.83)	Posted		Frontier Communications of Company
Check	178055	0	12/22/2022	\$	(168.87)	Posted		Frontier Communications of Company
Check	178054	0	12/22/2022	\$	(138.40)	Posted		Frontier Communications of Company
Check	178228	0	12/22/2022	\$	(845.72)	Posted		Frontier Communications of Company
Check	178229	0	12/22/2022	\$	(50.00)	Posted		Glenda L Ingram
Check	178077	0	12/22/2022	\$	(656.55)	Posted		HD Supply Facilities Maintenance, Ltd
Check	178162	0	12/22/2022	\$	(21,584.70)	Posted		HD Supply Facilities Maintenance, Ltd
Check	178230	0	12/22/2022	\$	(1,117.56)	Posted		HD Supply Facilities Maintenance, Ltd
Check	178218	0	12/22/2022	\$	(16.90)	Posted		Home Depot
DD	0	28879	12/22/2022	\$	-	Posted	12/22/2022	Home Services & More, LLC
DD	0	28886	12/22/2022	\$	(862.00)	Posted		Home Services & More, LLC
Check	178231	0	12/22/2022	\$	(75.00)	Posted		Irina M Bravo
Check	178232	0	12/22/2022	\$	(75.00)	Posted		Jamila Lakisha McElveen
Check	178233	0	12/22/2022	\$	(100.00)	Posted		Jerraya D Prince
Check	178234	0	12/22/2022	\$	(175.00)	Posted		Jessica Rayne Hoheb
Check	178235	0	12/22/2022	\$	(881.51)	Posted		Johnson Controls US Holdings LLC
Check	178236	0	12/22/2022	\$	(75.00)	Posted		Jose Rodriguez
DD	0	28880	12/22/2022	\$	-	Posted	12/22/2022	Juathena Foreman
DD	0	28887	12/22/2022	\$	(1,797.00)	Posted		Juathena Foreman
DD	0	28881	12/22/2022	\$	-	Posted	12/22/2022	KJR Consulting
DD	0	28888	12/22/2022	\$	(7,570.11)	Posted		KJR Consulting
Check	178237	0	12/22/2022	\$	(75.00)	Posted		Luis M Morales
Check	178238	0	12/22/2022	\$	(75.00)	Posted		Melinda Vallanilla
Check	178239	0	12/22/2022	\$	(75.00)	Posted		Miriam Santiago
Check	178240	0	12/22/2022	\$	(300.00)	Posted		Monique Allen
DD	0	28882	12/22/2022	\$	-	Posted	12/22/2022	Moore's Yard Care
DD	0	28889	12/22/2022	\$	(1,200.00)	Posted		Moore's Yard Care
Check	178241	0	12/22/2022	\$	(7,227.60)	Posted		New Reach, Inc.
DD	0	28883	12/22/2022	\$	-	Posted	12/22/2022	Otis Elevator Company
DD	0	28890	12/22/2022	\$	(24,105.00)	Posted		Otis Elevator Company
Check	178242	0	12/22/2022	\$	(125.00)	Posted		Porsha B Brown
Check	178243	0	12/22/2022	\$	(3,200.00)	Posted		Quadient Finance USA, INC
Check	178078	0	12/22/2022	\$	(611.79)	Posted		Regional Water Authority
Check	178079	0	12/22/2022	\$	(124.64)	Posted		Regional Water Authority
Check	178080	0	12/22/2022	\$	(6,058.92)	Posted		Regional Water Authority
Check	178081	0	12/22/2022	\$	(1,211.65)	Posted		Regional Water Authority
Check	178082	0	12/22/2022	\$	(1,990.23)	Posted		Regional Water Authority
Check	178083	0	12/22/2022	\$	(1,551.84)	Posted		Regional Water Authority
Check	178084	0	12/22/2022	\$	(1,313.14)	Posted		Regional Water Authority
Check	178085	0	12/22/2022	\$	(1,354.93)	Posted		Regional Water Authority
DD	0	28884	12/22/2022	\$	-	Posted	12/22/2022	Roberta Black
Check	178252	0	12/22/2022	\$	(75.00)	Posted		Roberta Black
Check	178244	0	12/22/2022	\$	(50.00)	Posted		Rocheli Ortiz
Check	178245	0	12/22/2022	\$	(75.00)	Posted		Ronisha Yvette Baskin
Check	178246	0	12/22/2022	\$	(300.00)	Posted		Sasha Feliciano
Check	178247	0	12/22/2022	\$	(125.00)	Posted		Shanda Ferrucci
Check	178248	0	12/22/2022	\$	(150.00)	Posted		Shardae Demetria Borrero
Check	178086	0	12/22/2022	\$	(2,680.59)	Posted		Southern Connecticut Gas
Check	178087	0	12/22/2022	\$	(1,285.61)	Posted		Southern Connecticut Gas
Check	178088	0	12/22/2022	\$	(426.84)	Posted		Southern Connecticut Gas
Check	178089	0	12/22/2022	\$	(1,150.08)	Posted		Southern Connecticut Gas
Check	178163	0	12/22/2022	\$	(553.09)	Posted		Southern Connecticut Gas
Check	178164	0	12/22/2022	\$	(1,835.52)	Posted		Southern Connecticut Gas
Check	178165	0	12/22/2022	\$	(15.64)	Posted		Southern Connecticut Gas
Check	178166	0	12/22/2022	\$	(3,169.74)	Posted		Southern Connecticut Gas
Check	178167	0	12/22/2022	\$	(198.47)	Posted		Southern Connecticut Gas
Check	178168	0	12/22/2022	\$	(1,528.50)	Posted		Southern Connecticut Gas
Check	178169	0	12/22/2022	\$	(910.81)	Posted		Southern Connecticut Gas
Check	178090	0	12/22/2022	\$	(308.42)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178091	0	12/22/2022	\$	(2,134.86)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178092	0	12/22/2022	\$	(631.39)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC

Check	178093	0	12/22/2022	\$ (2,542.89)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178094	0	12/22/2022	\$ (790.94)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178095	0	12/22/2022	\$ (313.35)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178170	0	12/22/2022	\$ (1,165.77)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178171	0	12/22/2022	\$ (4,785.52)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178172	0	12/22/2022	\$ (3,078.39)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178173	0	12/22/2022	\$ (156.10)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178174	0	12/22/2022	\$ (2.44)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178175	0	12/22/2022	\$ (154.98)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178176	0	12/22/2022	\$ (471.41)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178177	0	12/22/2022	\$ (1,971.54)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178178	0	12/22/2022	\$ (1,718.43)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178179	0	12/22/2022	\$ (142.97)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178180	0	12/22/2022	\$ (1,396.49)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178181	0	12/22/2022	\$ (542.11)	Posted		Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	178249	0	12/22/2022	\$ (300.00)	Posted		Stefanie Torres
Check	178250	0	12/22/2022	\$ (180.00)	Posted		Supreme Corporation
Check	178251	0	12/22/2022	\$ (125.00)	Posted		Tameka McKnight
Check	178076	0	12/22/2022	\$ (42.93)	Posted		United Illuminating
Check	178075	0	12/22/2022	\$ (17.37)	Posted		United Illuminating
Check	178074	0	12/22/2022	\$ (28.13)	Posted		United Illuminating
Check	178073	0	12/22/2022	\$ (316.79)	Posted		United Illuminating
Check	178072	0	12/22/2022	\$ (118.87)	Posted		United Illuminating
Check	178071	0	12/22/2022	\$ (37.24)	Posted		United Illuminating
Check	178096	0	12/22/2022	\$ (6,206.46)	Posted		United Illuminating
Check	178097	0	12/22/2022	\$ (842.66)	Posted		United Illuminating
Check	178098	0	12/22/2022	\$ (1,076.11)	Posted		United Illuminating
Check	178099	0	12/22/2022	\$ (308.49)	Posted		United Illuminating
Check	178100	0	12/22/2022	\$ (43.92)	Posted		United Illuminating
Check	178101	0	12/22/2022	\$ (3,432.40)	Posted		United Illuminating
Check	178102	0	12/22/2022	\$ (18.34)	Posted		United Illuminating
Check	178103	0	12/22/2022	\$ (3,971.24)	Posted		United Illuminating
Check	178104	0	12/22/2022	\$ (144.86)	Posted		United Illuminating
Check	178182	0	12/22/2022	\$ (118.27)	Posted		United Illuminating
Check	178183	0	12/22/2022	\$ (819.17)	Posted		United Illuminating
Check	178184	0	12/22/2022	\$ (337.39)	Posted		United Illuminating
Check	178185	0	12/22/2022	\$ (28.41)	Posted		United Illuminating
Check	178186	0	12/22/2022	\$ (17.88)	Posted		United Illuminating
Check	178187	0	12/22/2022	\$ (429.52)	Posted		United Illuminating
Check	178188	0	12/22/2022	\$ (189.15)	Posted		United Illuminating
Check	178189	0	12/22/2022	\$ (345.52)	Posted		United Illuminating
Check	178190	0	12/22/2022	\$ (287.19)	Posted		United Illuminating
Check	178191	0	12/22/2022	\$ (250.20)	Posted		United Illuminating
Check	178192	0	12/22/2022	\$ (134.86)	Posted		United Illuminating
Check	178193	0	12/22/2022	\$ (499.78)	Posted		United Illuminating
Check	178194	0	12/22/2022	\$ (523.23)	Posted		United Illuminating
Check	178195	0	12/22/2022	\$ (585.81)	Posted		United Illuminating
Check	178196	0	12/22/2022	\$ (18,632.79)	Posted		United Illuminating
Check	178197	0	12/22/2022	\$ (1,749.24)	Posted		United Illuminating
Check	178198	0	12/22/2022	\$ (3,343.09)	Posted		United Illuminating
Check	178199	0	12/22/2022	\$ (4,287.62)	Posted		United Illuminating
Check	178200	0	12/22/2022	\$ (1,623.18)	Posted		United Illuminating
Check	178201	0	12/22/2022	\$ (2,575.72)	Posted		United Illuminating
Check	178202	0	12/22/2022	\$ (6,083.57)	Posted		United Illuminating
Check	178203	0	12/22/2022	\$ (526.45)	Posted		United Illuminating
Check	178204	0	12/22/2022	\$ (593.84)	Posted		United Illuminating
Check	178205	0	12/22/2022	\$ (1,451.61)	Posted		United Illuminating
Check	178206	0	12/22/2022	\$ (447.66)	Posted		United Illuminating
Check	178207	0	12/22/2022	\$ (1,601.01)	Posted		United Illuminating
Check	178208	0	12/22/2022	\$ (823.00)	Posted		United Illuminating
Check	178209	0	12/22/2022	\$ (1,030.26)	Posted		United Illuminating
Check	178210	0	12/22/2022	\$ (582.00)	Posted		United Illuminating
Check	178211	0	12/22/2022	\$ (154.45)	Posted		United Illuminating
Check	178212	0	12/22/2022	\$ (148.63)	Posted		United Illuminating
Check	178213	0	12/22/2022	\$ (206.06)	Posted		United Illuminating

Check	178214	0	12/22/2022	\$ (132.94)	Posted		United Illuminating
Check	178215	0	12/22/2022	\$ (132.94)	Posted		United Illuminating
Check	178216	0	12/22/2022	\$ (290.98)	Posted		United Illuminating
DD	0	28891	12/27/2022	\$ (59,586.46)	Posted		360 Management Group. Co.
DD	0	28892	12/27/2022	\$ (16,990.22)	Posted		360 Management Group. Co.
DD	0	28893	12/27/2022	\$ (4,068.66)	Posted		360 Management Group. Co.
DD	0	28894	12/27/2022	\$ (1,945.26)	Posted		360 Management Group. Co.
Check	178380	0	12/27/2022	\$ (13,838.73)	Posted		Comcast Cable
Check	178381	0	12/27/2022	\$ (219.00)	Posted		Comcast Cable
Check	178382	0	12/27/2022	\$ (298.26)	Posted		Comcast Cable
Check	178383	0	12/27/2022	\$ (55.33)	Posted		Comcast Cable
Check	178384	0	12/27/2022	\$ -	Posted	01/03/2023	Comcast Cable
Check	178385	0	12/27/2022	\$ -	Posted	01/03/2023	Comcast Cable
Check	178386	0	12/27/2022	\$ -	Posted	01/03/2023	Comcast Cable
Check	178387	0	12/27/2022	\$ -	Posted	01/03/2023	Comcast Cable
Check	178388	0	12/27/2022	\$ -	Posted	01/03/2023	Comcast Cable
Check	178389	0	12/27/2022	\$ -	Posted	01/03/2023	Comcast Cable
Check	178390	0	12/27/2022	\$ -	Posted	01/03/2023	Comcast Cable
Check	178391	0	12/27/2022	\$ -	Posted	01/03/2023	Comcast Cable
Check	178392	0	12/27/2022	\$ -	Posted	01/03/2023	Comcast Cable
Check	178393	0	12/27/2022	\$ -	Posted	01/03/2023	Comcast Cable
Check	178394	0	12/27/2022	\$ -	Posted	01/03/2023	Comcast Cable
Check	178395	0	12/27/2022	\$ -	Posted	01/03/2023	Comcast Cable
Check	178396	0	12/27/2022	\$ -	Posted	01/03/2023	Comcast Cable
Check	178397	0	12/27/2022	\$ -	Posted	01/03/2023	Comcast Cable
Check	178398	0	12/27/2022	\$ -	Posted	01/03/2023	Comcast Cable
Check	178421	0	12/27/2022	\$ (3,363.92)	Posted		Home Depot
Check	178422	0	12/27/2022	\$ (1,444.91)	Posted		Home Depot
DD	0	28895	12/27/2022	\$ (52,350.00)	Posted		Housing Insurance Services, Inc.
DD	0	28896	12/27/2022	\$ (8,670.01)	Posted		Housing Insurance Services, Inc.
Check	178423	0	12/27/2022	\$ (4,782.24)	Posted		Johns Refuse & Recycling, LLC
Check	178253	0	12/27/2022	\$ (333.25)	Posted		Regional Water Authority
Check	178254	0	12/27/2022	\$ (776.47)	Posted		Regional Water Authority
Check	178255	0	12/27/2022	\$ (163.79)	Posted		Regional Water Authority
Check	178256	0	12/27/2022	\$ (238.77)	Posted		Regional Water Authority
Check	178257	0	12/27/2022	\$ (1,874.76)	Posted		Regional Water Authority
Check	178258	0	12/27/2022	\$ (2,754.97)	Posted		Regional Water Authority
Check	178259	0	12/27/2022	\$ (2,917.66)	Posted		Regional Water Authority
Check	178260	0	12/27/2022	\$ -	Posted	12/28/2022	Regional Water Authority
Check	178261	0	12/27/2022	\$ (591.65)	Posted		Regional Water Authority
Check	178262	0	12/27/2022	\$ (1,011.02)	Posted		Regional Water Authority
Check	178263	0	12/27/2022	\$ (974.54)	Posted		Regional Water Authority
Check	178264	0	12/27/2022	\$ (1,243.22)	Posted		Regional Water Authority
Check	178399	0	12/27/2022	\$ (27.12)	Posted		Regional Water Authority
Check	178400	0	12/27/2022	\$ (117.26)	Posted		Regional Water Authority
Check	178401	0	12/27/2022	\$ (787.76)	Posted		Regional Water Authority
Check	178402	0	12/27/2022	\$ (2,391.15)	Posted		Regional Water Authority
Check	178403	0	12/27/2022	\$ (1,023.53)	Posted		Regional Water Authority
Check	178404	0	12/27/2022	\$ (391.22)	Posted		Regional Water Authority
Check	178405	0	12/27/2022	\$ (864.58)	Posted		Regional Water Authority
Check	178406	0	12/27/2022	\$ (136.87)	Posted		Regional Water Authority
Check	178407	0	12/27/2022	\$ (1,194.77)	Posted		Regional Water Authority
Check	178408	0	12/27/2022	\$ (842.50)	Posted		Regional Water Authority
Check	178409	0	12/27/2022	\$ (1,053.96)	Posted		Regional Water Authority
Check	178410	0	12/27/2022	\$ (510.39)	Posted		Regional Water Authority
Check	178411	0	12/27/2022	\$ (519.00)	Posted		Regional Water Authority
Check	178412	0	12/27/2022	\$ (1,355.64)	Posted		Regional Water Authority
Check	178413	0	12/27/2022	\$ (108.34)	Posted		Regional Water Authority
Check	178414	0	12/27/2022	\$ (1,911.11)	Posted		Regional Water Authority
Check	178415	0	12/27/2022	\$ (82.60)	Posted		Regional Water Authority
Check	178416	0	12/27/2022	\$ (968.49)	Posted		Regional Water Authority
Check	178417	0	12/27/2022	\$ (215.42)	Posted		Regional Water Authority
Check	178418	0	12/27/2022	\$ (550.79)	Posted		Regional Water Authority
Check	178419	0	12/27/2022	\$ (3,744.63)	Posted		Regional Water Authority
Check	178420	0	12/27/2022	\$ (2,692.97)	Posted		Regional Water Authority

Check	178265	0	12/27/2022	\$ (2,450.48)	Posted		Standard Insurance Company.
Check	178266	0	12/27/2022	\$ (504.48)	Posted		Standard Insurance Company.
Check	178267	0	12/27/2022	\$ (19,532.63)	Posted		United Illuminating
Check	178269	0	12/28/2022	\$ (75.00)	Posted		Adelaida Roman
Check	178270	0	12/28/2022	\$ (247.96)	Posted		F.W. Webb Company
Check	178268	0	12/28/2022	\$ (160.00)	Posted		Novogradac & Company LLP
Check	178379	0	12/28/2022	\$ (1,761.09)	Posted		Regional Water Authority
Check	178271	0	12/28/2022	\$ (1,784.60)	Posted		Southern Connecticut Gas
Check	178432	0	12/29/2022	\$ (1,364.00)	Posted		AM/PM Glass & Metal Fab., LLC
Check	178443	0	12/29/2022	\$ (214,437.27)	Posted		Anthem Blue Cross/Blue Shield
DD	0	28911	12/29/2022	\$ (447.00)	Posted		Berchem Moses PC
Check	178433	0	12/29/2022	\$ (575.84)	Posted		Canon Solutions America Inc.
DD	0	28912	12/29/2022	\$ (460.70)	Posted		Cohen Key Shop
Check	178434	0	12/29/2022	\$ (612.79)	Posted		Comcast Cable
Check	178444	0	12/29/2022	\$ (299.33)	Posted		Corporate Mailing Services LLC
DD	0	28913	12/29/2022	\$ (5,855.46)	Posted		CWPM, LLC
Check	178435	0	12/29/2022	\$ (166.18)	Posted		De Lage Landen Financial Services, Inc
DD	0	28914	12/29/2022	\$ (220.00)	Posted		Eagle Leasing Company
Check	178436	0	12/29/2022	\$ (119.38)	Posted		Frontier Communications of Company
Check	178424	0	12/29/2022	\$ (200.00)	Posted		Giovanna Latina
Check	178437	0	12/29/2022	\$ (1,626.24)	Posted		HD Supply Facilities Maintenance, Ltd
DD	0	28915	12/29/2022	\$ (120.00)	Posted		Holly A Bryk
Check	178425	0	12/29/2022	\$ (1,954.85)	Posted		Home Depot
Check	178426	0	12/29/2022	\$ (1,727.88)	Posted		Home Depot
Check	178427	0	12/29/2022	\$ (2,749.68)	Posted		Home Depot
Check	178428	0	12/29/2022	\$ (5,336.62)	Posted		Home Depot
Check	178431	0	12/29/2022	\$ (2,327.02)	Posted		Home Depot
Check	178450	0	12/29/2022	\$ (193.74)	Posted		Home Depot
DD	0	28916	12/29/2022	\$ (1,405.00)	Posted		Home Services & More, LLC
DD	0	28917	12/29/2022	\$ (50.00)	Posted		Infoshred, LLC
Check	178429	0	12/29/2022	\$ (200.00)	Posted		Kelly Nichols
DD	0	28921	12/29/2022	\$ (3,467.94)	Posted		Kronos Incorporated
Check	178445	0	12/29/2022	\$ (1,937.57)	Posted		Laz Parking
Check	178446	0	12/29/2022	\$ (200.00)	Posted		Massmutual Va.
DD	0	28922	12/29/2022	\$ (9,800.00)	Posted		Mechanical Heating and Air Conditioning, Inc
Check	178430	0	12/29/2022	\$ (200.00)	Posted		Noraima Avila
DD	0	28918	12/29/2022	\$ (28,927.50)	Posted		Otis Elevator Company
DD	0	28910	12/29/2022	\$ (200.00)	Posted		Paul A Kates
Check	178447	0	12/29/2022	\$ -	Posted	12/30/2022	QUADIENT, INC.
DD	0	28919	12/29/2022	\$ (178.46)	Posted		Ringcentral, Inc
Check	178448	0	12/29/2022	\$ (10,728.73)	Posted		Standard Insurance Company.
Check	178438	0	12/29/2022	\$ (130.00)	Posted		Supreme Corporation
Check	178442	0	12/29/2022	\$ (1,212.09)	Posted		United Illuminating
Check	178441	0	12/29/2022	\$ (182.74)	Posted		United Illuminating
Check	178440	0	12/29/2022	\$ (215.39)	Posted		United Illuminating
Check	178439	0	12/29/2022	\$ (2,472.39)	Posted		United Illuminating
DD	0	28920	12/29/2022	\$ (7,350.86)	Posted		United Mechanical Resources Inc.
Check	178449	0	12/29/2022	\$ (197.00)	Posted		Yale New Haven Hospital
Check	178451	0	12/30/2022	\$ (2,577.87)	Posted		QUADIENT, INC.

Total payments issued \$ (3,835,800.33)

President's Report

To: ECC/HANH Board of Commissioners

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

Date: January 17th, 2023

RE: President's January 2023 Report

I. Administrative

Happy New Year! As we move into a New Year we are moving forward with renewed focus that our work should:

- House more families (more quickly) in the highest quality housing in communities of their choice
- Support residents' ability to live their best life and achieve goals that move them toward greater housing and life choices
- Be cost effective and cost efficient in our delivery of services and in ways that maximize impact in our communities (jobs, contracting, economic development, etc.)
- Spark policy change that creates growth in the housing market especially for families in need of affordable housing.

We anticipate building on progress made and addressing areas in need of improvement in partnership with the Board of Commissioners. As we seek to focus public attention on meaningful affordable housing investments, we continue our statewide advocacy this session with our PHA jurisdiction bill and the new Housing Growth Fund bill both which work in concert to create more opportunity for families. On the city level, we are launching an educational series entitled "Breaking Ground" which seeks to address the reasons for housing costs, the connections between housing, health and economic growth and how local and state policy interact. Stay tuned for more on this exciting series.

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

- Contract extension with Hartford Truck & Equipment off State of Ct. contract # 17PSX0118 set to expire on January 31, 2023, for Snow Removal Equipment August 31, 2022 to January 31, 2023. (PO# 21814-13464)
- Contract extension with F. W. Webb off State of Ct. contract # 15PSX0193 set to expire on December 31, 2023, for Plumbing and Heating Supplies December 31, 2022, to December 31, 2023. (PO# 22219-13719)
- No Cost Time Extension for Robert T. Wolfe PH1—Common Area Improvements: Change Order #9, contract extended to January 31, 2023 to accommodate long lead time items.

- No Cost Time Extension for Robert T. Wolfe PH2: Life Health and Safety Upgrades-- contract extended to January 30, 2023 to complete unforeseen mold abatement and related construction.
- No Cost Time Extension for Essex Fence and Basement Abatement to June 5, 2023 to replace fencing after Essex Envelope and Bathroom and Flooring Upgrades and maintain new warranty.
- No Cost Time Extension for 546 Woodward Avenue Reroofing until December 30, 2022 for structural repairs; completion prior to winter weather.
- **No Cost Time Extension for Westville Manor Snow Removal Contract with 212 Exchange Street until March 31 2023**
- **No Cost Time Extension for McConnaughey Snow Removal Contract with Nobe Construction until March 31, 2023**
- **No Cost time extension with AM PM Door & Installation for door repair services from December 31 to March 31, 2023 in order to re-procure services PO # 21154-13106 .**
- **No Cost time extension with Off The Wall Graffiti Removal for graffiti removal services from December 19, 2022 to March 31, 2023 PO # 21864-13495.**
- New-Contract extension with Home Depot Pro Institution for inventory warehouse management December 31, 2022, to September 30, 2023 (PO# 22329-13790)

II. Finance

November 2022 YTD Financials

The financial report covers one months (October 1 through November 30) of data. Total Revenues are \$18,858,318 and Total Expenses are \$17,111,974 (including depreciation expense of \$340,695). The excess of revenue over expenses is reduced by \$(855,599) capitalized expenditures. Depreciation expense add-back is \$340,695. The HANH Net Surplus of \$1,231,441 was as follows:

MTW Programs

➤ Low Income Public Housing

Net surplus is \$481,877 versus a budget net deficit of \$(145,532) for an overall favorable variance of \$627,409

➤ Section 8 Housing Choice Voucher

Net deficit is \$(116,806) versus a budget deficit of \$(128,692). The favorable variance is \$11,886.

Non-MTW Programs

➤ Business Activities showed deficit of \$(99,262) compared with a budgeted deficit of \$(134,844), resulting in a favorable variance of \$35,582.

➤ Central Office Cost Center shows a net surplus of \$965,632 compared to a budgeted surplus of \$409,068 resulting in a favorable variance of \$556,565.

November 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	208,233	324,979	116,746	16,000	-	(16,000)	-	-	-	224,233	324,979	100,746
70600 HUD REVENUE	18,909,912	16,664,098	(2,245,815)	44,444	42,098	(2,346)	-	-	-	18,954,356	16,706,196	(2,248,160)
70000 OTHER REVENUE	133,333	137,903	4,570	3,357,713	3,341,188	(16,525)	(1,740,704)	(1,651,948)	88,756	1,750,342	1,827,143	76,801
70000 TOTAL REVENUE	19,251,479	17,126,980	(2,124,498)	3,418,157	3,383,286	(34,871)	(1,740,704)	(1,651,948)	88,756	20,928,931	18,858,318	(2,070,613)
91000 OPERATING ADMINISTRATIVE	2,426,790	2,230,589	(196,201)	1,398,182	1,052,361	(345,821)	(1,740,704)	(1,651,948)	88,756	2,084,268	1,631,002	(453,266)
92500 TENANTS SERVICES	38,373	7,642	(30,730)	423,117	199,701	(223,416)	-	-	-	461,490	207,343	(254,147)
93000 UTILITIES	303,848	300,686	(3,162)	67,168	62,276	(4,891)	-	-	-	371,016	362,962	(8,054)
94000 MAINTENANCE	639,804	910,357	270,553	136,116	91,006	(45,111)	-	-	-	775,921	1,001,363	225,442
95000 PROTECTIVE SERVICES	32,769	27,958	(4,811)	4,828	2,781	(2,047)	-	-	-	37,597	30,738	(6,858)
96000 GENERAL EXPENSE	256,447	-	(256,447)	71,303	66,031	(5,272)	-	-	-	327,750	66,031	(261,718)
96100 INSURANCE PREMIUMS	131,522	106,353	(25,168)	806	-	(806)	-	-	-	132,328	106,353	(25,975)
96200 OTHER	60,456	313,456	252,999	-	-	-	-	-	-	60,456	313,456	252,999
96800 SEVERANCE EXPENSE	-	-	-	1,420,833	1,416,664	(4,169)	-	-	-	1,420,833	1,416,664	(4,169)
96900 TOTAL OPERATING EXPENSES	3,890,009	3,897,041	7,033	3,522,354	2,890,820	(631,534)	(1,740,704)	(1,651,948)	88,756	5,671,658	5,135,913	(535,746)
97100 EXTRAORDINARY MAINTENANCE	253,494	20,991	(232,503)	5,403	-	(5,403)	-	-	-	258,897	20,991	(237,906)
97200 CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-	-	-	-	-
97300 HAP EXPENSE	12,573,277	11,614,375	(958,902)	-	-	-	-	-	-	12,573,277	11,614,375	(958,902)
97400 DEPRECIATION EXPENSE	523,306	287,509	(235,797)	52,259	53,187	927	-	-	-	575,565	340,695	(234,870)
90000 OTHER EXPENSES	13,350,077	11,922,874	(1,427,202)	57,662	53,187	(4,475)	-	-	-	13,407,739	11,976,061	(1,431,678)
TOTAL EXPENSES	17,240,085	15,819,916	(1,420,170)	3,580,016	2,944,006	(636,010)	(1,740,704)	(1,651,948)	88,756	19,079,397	17,111,974	(1,967,423)
RAD/DEV - MTW Fund Expenditures	(1,252,638)	(827,399)	425,239	(1,172,462)	(28,200)	1,144,262	-	-	-	(2,425,100)	(855,599)	1,569,501
Investment in the financing of affordable housing Dev	-	-	-	-	-	-	-	-	-	-	-	-
Reserve for interest on N/R	-	-	-	-	-	-	-	-	-	-	-	-
10010 Operating Transfer In	350,510	84,430	(266,080)	1,556,286	402,104	(1,154,182)	-	-	-	1,906,796	486,534	(1,420,262)
10020 Operating Transfer Out	(1,906,796)	(486,534)	1,420,262	-	-	-	-	-	-	(1,906,796)	(486,534)	1,420,262
10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES	(797,530)	77,562	875,092	221,964	813,184	591,219	-	-	-	(575,565)	890,746	1,466,311
ADJ FOR DEPREICATION EXPENSE	523,306	287,509	(235,797)	52,259	53,187	927	-	-	-	575,565	340,695	(234,870)
350 SURPLUS / (DEFICIT)	(274,224)	365,071	639,295	274,224	866,370	592,146	-	-	-	(0)	1,231,441	1,231,441

III. Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for December 2022 is 91.5%. 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 December 2022 is 61.7%. 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%	58.41%	-10.46%
September	72.80%	59.0%	-13.8%
October	71.75%	59.0%	-12.75%
November	70.47%	60.0%	-10.47%
December	62.56%	61.77%	-0.79%
Average	78.07%	61.04%	-17.02

IV. Community and Economic Development (CED) Monthly Report

CARES Program Highlights

- **VO** – FSS Participant has been given the green light to pursue a mortgage as she is employed by Derby School District & Dollar Tree. She has saved well over \$16k and has a credit score of 789.
- **AD** – CARES Participant successfully completed CNA and EKG programs

FSS Resident Highlights:

FSS/CARES Programs saw 2 residents successfully complete the program –

- **SM:** Successfully graduated from FSS Program as of 12/20/2022. She enrolled in the program in 2017 with a yearly salary of \$0. The FSS program assisted her with achieving her goals in several ways. During her time in the program, she started her own cleaning business and was able to raise her income; she now brings in \$222,000 per year. Escrow benefits in the amount of \$6,125 will be disbursed. (See attached letter from Ms. Marshall)
- **CS** – Successfully graduated from FSS Program as of 12/9/2022 as she maintained suitable employment & financial wellness. She graduated with suitable employment as she continues working for Yale NH Hospital and her wages increased from \$24,923 to \$59,186. Escrow benefits in the amount of \$7,551 will be disbursed.

ECC Believes Program Highlights

- Christmas Gifts were secured for 28 ECC/HANH youth through church partnerships, including Youth Without Limits and Bridges of Hope. Both organizations also hosted holiday celebrations for residents.
- Hosted a Blessing Bag Event at Mill River Crossing 16 ECC/HANH teen youth participated to create 43 Blessing Bags containing toiletries and other basic needs to be distributed by YLC members to ECC/HANH Elderly Disabled residents.
- CED also partnered with NH Promise and hosted an information session on Saturday, December 17th. NH Promise and ECC/HANH will be hosting monthly seminars for residents.
- The YLC welcomed a new member T. Cook who participated in the Blessing Bag event and returned to assist with Diaper Bank distribution.

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. ECC was awarded the Fire Loss Prevention Grant, September 19, 2022. This is a cooperative venture with the Planning and Modernization, Finance, and Operations Departments. Work has begun reducing ECC liability risk and making our communities safer.

HUD Emergency Safety and Security Grant:

P&M also applied 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, and the full amount was awarded, October 3, 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. We are now working directly with the HUD Washington LBP and Housing Related Hazards Team and the our Regional Office regarding applicability of coverage for the grants as we progress through the construction and ongoing abatement design and procurement of contractors.

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:

- Obligated all \$986,260, 2017 LBP Grant funding by 9/6/2022 deadline.
- 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 (**32 units lead safe**) ...all known lead components have been removed from 32 units, not just encapsulated. Of the remaining 3 units (total of 35 units at Essex), all have encapsulated lead, to be removed in the new Essex Envelope Scope of work, in the process of window replacement.
 - 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, CO and Smoke detectors, vermin and Radon to mitigate or remove. Work on the multiple hazards started, and units with identified Radon, throughout the LIPH portfolio have been mitigated with installed piping and exhaust fan systems and confirmation testing. All properties have been inspected for needed CO and Smoke detectors and designs for more reliable hardwired systems is in process. Vermin are being addressed in conjunction with other construction projects. Mold is being addressed largely in the scattered sites AMPs, some properties with Lead Abatement work, others, separately.

Solicitations Awarded in 2022:

- **Group B: 3 Single-Family Houses** in the Scattered Site West portfolio (**Construction start on site, September 2, 2022, completion February 28, 2023**)
- **Group C: 8 Units in 4 houses** in the Scattered Site East portfolio--**Solicitations went out for Bid, July 2022 for Construction Completion February 28, 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, originally going to the October Board, for construction start in Spring, 2023; 2 Bids were received. Contractor with lowest responsible Bid is being presented to the BOC, December, 2022.
- **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). Design documents under review, for solicitation in January 2023.

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 Robert T. Wolfe Apartments, a resident reported a child with an elevated blood level (EBL), which ultimately resulted in medical testing which did not confirm evidence of an actual elevated blood level, 5 micrograms/deciliter. ECC proactively retested the building common areas and the child's unit and determined that an elevator floor contained lead dust above the allowable threshold. ECC's trained Lead Interim Controls team has cleaned the area and received environmental clearance by an accredited Environmental consultant. The local Department of Public Health is responsible for investigating the likely source of lead for the child. ECC remains committed to the health of our residents, especially the most vulnerable, young children. We did not wait for the official confirmation of an Elevated blood level to ensure the site was safe. Children's elevated blood levels should not be the tests which trigger safety measures.

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, throughout the portfolio, not using the Lead Grant monies.

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. We will be starting to make these available, again. Ongoing Lead Management Plans are being developed for completed Construction projects, as required by the HUD regulations.

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 installed. 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, 2022. Time extended due to long lead times on equipment. Contract work is completed.
- **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 work is largely completed pending delivery of a long lead-time item., now scheduled for completion in

January. The project was rebid. A contract for Phase 2, for resident interior improvements was awarded, and preconstruction surveys were completed in March, 2020. 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. These additional conditions are the result of new and worse conditions from over the two year period while Covid restrictions on entering units were in place. Phase II contract work will be completed in January 30, 2023, time extended due to unforeseen conditions.

- **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 was 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. A report for Eastview I was requested and provided to aid ECC in determining a plan for future renovations.
- **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; Contract was extended to allow for new fencing to be temporarily removed under warranty to make room for siding replacement. Contract end date will align with Essex Envelope project.
- **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 and windows. Work will proceed on the envelope (roof, siding, windows) and follow up with interior work, only when all materials have been received. In response to long lead time item schedules some exterior work will begin which does not require resident relocation. Scheduled for construction completion, June 5, 2023.
- **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, and insurance betterment payment received.
- **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. Roofing condition requires corrective structural fortification. Project was out for bid with bids due before Thanksgiving. Due to receiving only one bid, ECC resolicited the project and bids are due January 4, 2023.
- **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 awarded. Project was completed in 30 days from the notice to proceed. Construction in the field was completed September 19th. Project scheduled for punchlist and will be in the closeout phase as of December 19, 2022.
- **57 Mountaintop:** Scattered Sites East single-family home with extensive mold, requiring relocation of the household residents. Joint project between Operations Department and Planning & Modernization (P&M). Operations to address immediate mold abatement and miscellaneous housing upgrades to allow resident to return to the house. P&M has contracted with an Architect and Environmental consultant to design a remedy for long term remediation of the moisture source(s) which fed the mold and miscellaneous building and site upgrades. Operations has performed much of the needed immediate work, and the design for remediation is underway.
- **George Crawford Structural Evaluation:** ECC is conducting a structural evaluation of 90 Park Street, which is on the National Register of Historic Places. This structural evaluation will not only provide information on the condition of the structure of the building for current life safety, but will also provide information valuable to any future plans for the building. A contract has been finalized with a structural engineering firm, and project has begun.

- **546 Woodward Avenue:** ECC Contractor with Notice To Proceed has completed the roof work and is currently scheduled for substantial completion review.

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), consists of 45 units and Glendower Farnam Courts 9%, LLC consists 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 and updated O&M Manuals with survey.
- Conversion targeted for the 1st quarter of 2023.

▪ 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 building construction was completed in May 2022. Fencing and the playground installation began 9-12-22.
- 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.
- Conversion targeted for the 1st quarter of 2023.

▪ 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. This application was not awarded. The application will be resubmitted under the CHFA 2023 9% LIHTC round (due January 11, 2023).
- Anticipated closing in 4th 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 December 2022. Targeting October 2022 CHFA board approval.
 - Closing completed on December 23, 2022.
 - Demolition began on January 6, 2023.
 - Final construction completion March 2024
 - **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.
 - Conversion targeted for second quarter 2023.

▪ **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 in 1st quarter of 2022.
 - 92 total units, 66 rehab 26 new construction.
 - Closing targeted for the 3rd quarter of 2023
- **McConaughy Terrace 9%**
 - Submitted a LIHTC application to CHFA on November 12, 2021.
 - Application was awarded under the 2021 competitive LIHTC round. The 9% LIHTC award also included approval of the 4% award.
 - Closing anticipated to be on the 1st quarter of 2023.
 - Phase includes the rehab of 130 units, 26 to be market rate.
 - Closing targeted for the 3rd 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. Project was not awarded.
 - Application will be resubmitted under the DOH DEP round.
 - Anticipated closing in 1st quarter of 2024.

MEMORANDUM

TO: Board of Commissioners

DATE: January 17, 2023

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

RE: Resolution Authorizing Contract Award to Tri-Con Construction Managers, LLC for Cornell Scott Ridge I, 437 M & N Eastern Street Fire Damage Repairs in the Amount Not to Exceed \$251,990.00 for Completion in 180 Calendar Days from Notice to Proceed

ACTION: Recommend that the Board of Commissioners adopt Resolution #01-01/23-S

TIMING: Immediately

DISCUSSION: On June 11, 2022, a fire occurred at Cornell Scott Ridge I that damaged apartments M and N. ECC/HANH worked with architectural and environmental consultants to review the damage and prepare a scope of work.

On October 17, 2022, ECC/HANH issued Solicitation #PM-22-IFB-662 for Cornell Scott Ridge I, 437 M and N Eastern Street Fire Damage Repairs. Bids were due November 22, 2022. ECC/HANH received and reviewed one bid. To elicit greater competition, ECC/HANH re-bid the project and issued Solicitation #PM-22-IFB-700. Bids were due January 4, 2023. ECC/HANH received and reviewed five (5) bids.

ECC/HANH is recommending contract award to Tri-Con Construction Managers, LLC who submitted the most responsive and responsible bid in the amount of \$251,990.00 for completion in 180 calendar days from Notice to Proceed.

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 Tri-Con Construction Managers, LLC in the amount not to exceed \$251,990.00 for Cornell Scott Ridge I, 437 M and N Eastern Street

Fire Damage Repairs for completion in 180 calendar days from Notice to Proceed.

FISCAL IMPACT: \$251,990.00

SOURCE OF FUNDS: Fire Insurance; CFP 2022

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

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

Resolution Number 01-01/23-S

**RESOLUTION AUTHORIZING CONTRACT AWARD TO TRI-CON
CONSTRUCTION MANAGERS, LLC FOR CORNELL SCOTT RIDGE I, 437 M & N
EASTERN STREET FIRE DAMAGE REPAIRS IN THE AMOUNT NOT TO EXCEED
\$251,990.00 FOR COMPLETION IN 180 CALENDAR DAYS FROM NOTICE TO
PROCEED**

WHEREAS, on June 11, 2022, a fire occurred at Cornell Scott Ridge I that damaged apartments M and N; and

WHEREAS, ECC/HANH worked with architectural and environmental consultants to review the damage and prepare a scope of work; and

WHEREAS, on October 17, 2022, ECC/HANH issued Solicitation #PM-22-IFB-662 for Cornell Scott Ridge I, 437 M and N Eastern Street Fire Damage Repairs; and

WHEREAS, bids were due November 22, 2022; and

WHEREAS, ECC/HANH received and reviewed one bid; and

WHEREAS, to elicit greater competition, ECC/HANH re-bid the project and issued Solicitation #PM-22-IFB-700; and

WHEREAS, bids were due January 4, 2023; and

WHEREAS, ECC/HANH received and reviewed five (5) bids; and

WHEREAS, ECC/HANH is recommending contract award to Tri-Con Construction Managers, LLC who submitted the most responsive and responsible bid in the amount of \$251,990.00 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 Tri-Con Construction Managers, LLC in the amount not to exceed \$251,990.00 for Cornell Scott Ridge I, 437 M and N Eastern Street Fire Damage Repairs for completion 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-700 to Tri-Con Construction Managers, LLC in the amount not to exceed \$251,990.00 for Cornell Scott Ridge I, 437 M and N Eastern Street Fire Damage Repairs for completion 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 January 17, 2022.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

DIV	Section	ICE	VASE Management	A Prete Construction	Elm City Carpentry	Kafa Group	Tri Con Construction	AVERAGE
		Division Total	Division Total	Division Total	Division Total	Division Total	Division Total	Division Total
2	EXISTING CONDITIONS TREATMENT OF EXISTING FRAMING SMOKE & WATER							
	SUBTOTAL	\$ 7,175	\$ 41,000	\$ 34,000	\$ 37,000	\$ 13,500	\$ 1,800	\$ 25,460
2	EXISTING CONDITIONS SELECTIVE DEMOLITION AND REMOVALS							
	SUBTOTAL	\$ 18,113	\$ 75,534	\$ 57,000	\$ 65,000	\$ 20,000	\$ 4,800	\$ 44,467
3	CONCRETE							
	SUBTOTAL	\$ 2,650	\$ 9,466	\$ 10,000	\$ 6,900	\$ 15,000	\$ 6,500	\$ 9,573
6	WOOD AND PLASTICS							
	SUBTOTAL	\$ 28,370	\$ 77,507	\$ 27,500	\$ 40,250	\$ 45,600	\$ 23,800	\$ 42,931
7	THERMAL & MOISTURE							
	SUBTOTAL	\$ 47,427	\$ 94,000	\$ 76,200	\$ 46,000	\$ 25,000	\$ 41,225	\$ 56,485
8	OPENINGS							
	SUBTOTAL	\$ 21,033	\$ 31,613	\$ 48,300	\$ 31,000	\$ 14,200	\$ 7,625	\$ 26,548
9	FINISHES							
	SUBTOTAL	\$ 48,794	\$ 74,668	\$ 108,600	\$ 24,000	\$ 55,400	\$ 12,290	\$ 54,992
10	SPECIALTIES							
	SUBTOTAL	\$ 4,895	\$ 7,338	\$ 7,000	\$ 5,750	\$ 15,600	\$ 4,675	\$ 8,073
11	RESIDENTIAL APPLIANCES							
	SUBTOTAL	\$ 2,900	\$ 4,728	\$ 4,750	\$ 7,500	\$ 12,200	\$ -	\$ 5,836
12	RESIDENTIAL CASEWORK							
	SUBTOTAL	\$ 13,672	\$ 21,000	\$ 14,000	\$ 20,000	\$ 10,000	\$ 14,800	\$ 15,960
22	PLUMBING							
	SUBTOTAL	\$ 20,873	\$ 36,400	\$ 41,378	\$ 36,800	\$ 20,000	\$ 30,260	\$ 32,968
23	HVAC							
	SUBTOTAL	\$ 28,312	\$ 18,406	\$ 3,000	\$ 3,500	\$ 32,000	\$ 30,170	\$ 17,415
26	ELECTRICAL							
	SUBTOTAL	\$ 27,235	\$ 55,587	\$ 52,000	\$ 28,750	\$ 20,000	\$ 38,960	\$ 39,059
	SUBTOTAL ALL DIVISIONS-1 THROUGH 33	\$ 271,449	\$ 547,247	\$ 483,728	\$ 352,450	\$ 298,850	\$ 216,905	\$ 379,766
	OVERHEAD AND PROFIT							
	OVERHEAD Limited to 2% OF DIV 1 THROUGH 33	\$ 5,429	\$ 10,945	\$ 9,674	\$ 7,140	\$ 5,974	\$ 4,338	\$ 7,614
	PROFIT Limited to 6% of Div 1 through 33	\$ 16,287	\$ 21,890	\$ 29,024	\$ 21,400	\$ 17,931	\$ 7,592	\$ 19,567
	GENERAL CONDITIONS Limited to 6% of Div 1 through 33	\$ 16,287	\$ 32,835	\$ 29,024	\$ 21,400	\$ 17,931	\$ 7,592	\$ 21,756
	SUBTOTAL WITH MARKUPS	\$ 309,451	\$ 612,917	\$ 551,450	\$ 402,390	\$ 340,686	\$ 236,427	\$ 428,774
	Permit Fees	\$ 6,266	\$ 9,406	\$ 9,138	\$ 9,837	\$ 25,300	\$ 8,984	\$ 12,533
	Payment and Performance Bonds	\$ 4,642	\$ 18,670	\$ 8,636	\$ 12,517	\$ 10,979.67	\$ 6,580	\$ 11,477
	SUBTOTAL PERMITS AND BONDS	\$ 10,908	\$ 28,076	\$ 17,774	\$ 22,354	\$ 36,280	\$ 15,564	\$ 24,010
	GRAND TOTAL-BASE BID	\$ 320,359	\$ 640,993	\$ 569,224	\$ 424,744	\$ 376,965.67	\$ 251,991	\$ 452,784
	ADD/ALTERNATE							
	ADD/ALTERNATE NO. 1 Replace separate cables from existing service entrance in conduit to each panel.	\$ 1,150	\$ 6,427	\$ 5,600	\$ 7,500	\$ 10,400	\$ 875	\$ 6,160
	UNIT PRICES							
	UNIT PRICE NO. 1: Rough framing replacement/ bd ft	\$ 7.00	\$ 3.25	\$ 50.00	\$ 22.00	\$ 75.00	\$ 2.26	\$ 37.56
	UNIT PRICE NO. 2 : Roof sheathing replacement/ sq ft	\$ 4.25	\$ 6.00	\$ 5.50	\$ 15.00	\$ 75.00	\$ 2.50	\$ 25.38



Housing Authority of New Haven

Bid Opening

Solicitation # PM-22-IFB-700 BID: Cornell Scott Ridge I 437 M&N Eastern Street Fire Damage

Opening Date: Wednesday, January 4, 2023 at 3:15 PM

COMPANY NAME / ADDRESS	CONTACT NAME	PHONE	Bid Price- HANH	Bond Amount
Elm City Communities	Linda Fuller	On video		
Elm City Communities	Catherine Hawthorne	On video		
Tri-Con Construction		On Video	\$251,990.00	5%
Elm City Carpentry		On Video	\$424,744.00	5%
A.Prete Construction		On Video	\$569,224.00	5%
Kafa Group			\$376,968.67	
Vase Management		On Video	\$669,067.00	5%

Linda Fuller

Digitally signed by Linda Fuller
DN: cn=Linda Fuller, o=Elm City
Communities, ou,
email=lfuller@elmcitycommunities.
org, c=US
Date: 2023.01.04 19:45:00 -05'00'

Catherine
Hawthorne

Digitally signed by
Catherine Hawthorne
Date: 2023.01.05
13:56:00 -05'00'

TRI-CON CONSTRUCTION MANAGERS LLC

ACTIVE

400 GOODRICH STREET, HAMDEN, CT, 06517, United States
FILING HISTORY



Business Details



General Information



Business Name

TRI-CON CONSTRUCTION MANAGERS LLC

Business status

ACTIVE

Citizenship/place of formation

Domestic/Connecticut

Business address

400 GOODRICH STREET, HAMDEN, CT, 06517, United States

Annual report due

3/31/2023

NAICS code

Finish Carpentry Contractors (238350)

Business ALEI

0704330

Date formed

2/4/2002

Business type

LLC

Mailing address

400 GOODRICH STREET, HAMDEN, CT, 06517, United States

Last report filed

2022

NAICS sub code

Principal Details



Principal Name

BRACK G. POITIER

Principal Title

MEMBER

Principal Business address

400 GOODRICH STREET, HAMDEN, CT, 06517, United States

Principal Residence address

116 HANDY ROAD, HAMDEN, CT, 06518, United States

Principal Name
WILLIAM L. HAYNES

Principal Title
FIMMGR HISTORY

Principal Business address
400 GOODRICH STREET, HAMDEN, CT, 06517, United States

Principal Residence address
23 BROOKSIDE DRIVE, WOODBRIDGE, CT, 06525, United States

Agent details


Agent name
ROY L. DEBARBIERI

Agent Business address
677 STATE ST, NEW HAVEN, CT, 06511, United States

Agent Mailing address
677 STATE ST, 677 STATE ST, NEW HAVEN, CT, 06511, United States

Agent Residence address
15 NORTHWOOD ROAD , MADISON, CT, 06443, United States

Filing History

 <https://ctds.my.salesforce.com/sfc/p/t0000000PNLu/a/t00000031Yhr/N2u4ouQfQkS.N2TnfrAEtmaBZDuI3WJLB1SyFUT4Hzs>

Volume Type
B

Volume
471

Start page
3629

Pages
2

Date generated
2/4/2002

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Volume Type



B

Volume

604

Start page

541

Pages

2

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4/17/2003

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Annual Report(2004)

0002788062

Filing date: 3/9/2004

Filing time:

Volume Type

B

Volume

687

Start page

3696

Pages

2

Date generated

3/9/2004



Annual Report(2005)

0003275417

Filing date: 8/16/2006

Filing time:

Volume Type

B

Volume

948

Start page

146

Pages

2

Date generated

8/16/2006



Annual Report(2006)

0003275419

Filing date: 8/16/2006

Filing time:

Volume Type
FILING HISTORY



Volume

948

Start page

150

Pages

2

Date generated

8/16/2006



Annual Report(2007)

0003397719

Filing date: 2/13/2007

Filing time:

Volume Type

B

Volume

1010

Start page

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Pages

2

Date generated

2/13/2007



Annual Report(2008)

0003646243

Filing date: 3/19/2008

Filing time:

Volume Type

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Volume

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Start page

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Date generated

3/19/2008



Annual Report(2009)

0003923062

Filing date: 4/2/2009

Filing time:

Volume Type

B

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FILING HISTORY

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Date generated

4/2/2009



Annual Report(2010)

0004180846

Filing date: 4/26/2010

Filing time:

Volume Type

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Volume

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Start page

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Pages

2

Date generated

4/26/2010



Annual Report(2011)

0004407482

Filing date: 2/15/2011

Filing time:

Volume Type

B

Volume

1540

Start page

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Pages

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Date generated

2/15/2011



Annual Report(2012)

0004509297

Filing date: 1/23/2012

Filing time:

Volume Type

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Volume

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Start page
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Pages
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FILING HISTORY
Date generated
1/23/2012



Change of Business Address - Business Address Change

0004966995

Filing date: 10/23/2013

Filing time:

Volume Type
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Volume
1861

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Pages
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Date generated
10/23/2013



Annual Report(2013)

0005175499

Filing date: 9/2/2014

Filing time:

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Start page
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Pages
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Date generated
9/2/2014



Annual Report(2014)

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Filing time:

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Volume
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Pages
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Date generated
9/2/2014

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000529880 ▼
Filing date: 2/23/2015 Filing time:


Volume Type
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Start page
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Pages
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Date generated
2/23/2015

 **Change of Business Address - Business Address Change**
0005372908
Filing date: 7/29/2015 Filing time:


Volume Type
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Volume
2087

Start page
3052

Pages
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Date generated
7/29/2015

 **Annual Report(2016)**
0005965199 Filing time:
Filing date: 11/13/2017

Volume Type
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Volume
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Start page
1116

Pages
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Date generated
11/13/2017

Annual Report(2017)



0005965214

Filing date: 11/13/2017

Filing time:

Volume Type

B

FILING HISTORY

Volume
2418

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Pages

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Date generated

11/13/2017



Annual Report(2018)

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Filing date: 5/3/2018

Filing time:

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5/3/2018



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Volume Type

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Pages

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3/26/2019

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Volume Type

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609

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1028

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1/13/2021

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4/6/2022

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Name History



None

Shares



None



You have 2 new alerts
Show / Hide Alerts



Search

All Words

e.g. 1606N020Q02

Select Domain Entity Information +

- All Entity Information
- Entities
- Disaster Response Registry
- Responsibility / Qualification
- Exclusions

Filter By -

Keyword Search

For more information on how to use our keyword search, visit our help guide

- Any Words ?
- All Words ?
- Exact Phrase ?

e.g. 123456789, Smith Corp

Classification



Excluded Individual



Excluded Entity



Entity Name

TRI-CON CONSTRUCTION MANAGERS LLC



Unique Entity ID: TEGLCYGXG9C5

Unique Entity ID

e.g. HTYR9YJHK65L

CAGE / NCAGE

Federal Organizations



Exclusion Type



Exclusion Program



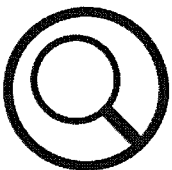
Location



Dates



Reset



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Show / Hide Alerts



Search

All Words

e.g. 1606N020Q02

Select Domain Entity Information +

- All Entity Information
- Entities
- Disaster Response Registry
- Responsibility / Qualification
- Exclusions

Filter By -

Keyword Search

For more information on how to use our keyword search, visit our help guide

- Any Words (i)
- All Words (i)
- Exact Phrase (i)

e.g. 123456789, Smith Corp

Classification



Excluded Individual



First Name

Middle Name

Last Name

SSN / TIN

Add Individual

Brack Poitier



Excluded Entity



Entity Name

TRI-CON CONSTRUCTION MANAGERS LLC



Unique Entity ID: TEGLCYGXG9C5

Unique Entity ID

e.g. HTYR9YJHK65L



CAGE / NCAGE

Federal Organizations



Exclusion Type



Exclusion Program




Location



Dates



Reset 

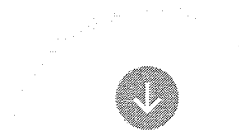


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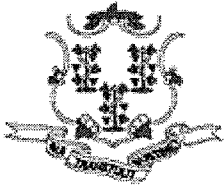
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State of Connecticut

Lookup Detail View

Name and Address

Name	DBA	Address
TRI-CON CONSTRUCTION MANAGERS LLC		400 GOODRICH ST HAMDEN, CT 06517-3125

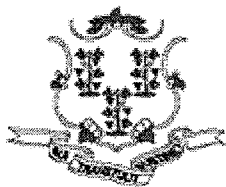
Registration Information

Registration #	Registration Type	First Issuance Date On Record	Effective Date	Expiration Date	Status
HIC.0640412	HOME IMPROVEMENT CONTRACTOR	08/06/2014	12/01/2021	03/31/2023	ACTIVE

Complaints

Notes
No complaints on record

Generated on: 1/4/2023 5:01:15 PM



State of Connecticut

Lookup Detail View

Name and Address

Name	Address
TRI-CON CONSTRUCTION MANAGERS LLC	400 GOODRICH ST HAMDEN, CT 06517-3125

Credential Information

Credential	Credential Type	First Issuance Date On Record	Effective Date	Expiration Date	Status
MCO.0902205	MAJOR CONTRACTOR "Major Contractor" means (1) any person engaged in the business of construction, structural repair, structural alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b, or (2) any person who, under the direction of a general contractor, performs or offers to perform any work that impacts upon the structural integrity of a structure or addition, including repair, alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b. Such work includes, but is not limited to, roofing, masonry and structural frame work.	08/25/2006	07/01/2022	06/30/2023	ACTIVE

Other Occupational and Home Improvement Licenses Held

Credential	Credential Type	First Issuance Date On Record	Effective Date	Expiration Date	Status	Reason
MCO.0902205	<p>MAJOR CONTRACTOR</p> <p>“Major Contractor” means (1) any person engaged in the business of construction, structural repair, structural alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b, or (2) any person who, under the direction of a general contractor, performs or offers to perform any work that impacts upon the structural integrity of a structure or addition, including repair, alteration, dismantling or demolition of a structure or addition that exceeds the threshold limits provided in section 29-276b. Such work includes, but is not limited to, roofing, masonry and structural frame work.</p>	08/25/2006	07/01/2022	06/30/2023	ACTIVE	NONE

Occupational Safety and Health Administration OSHA

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Establishment Search

Reflects inspection data through 12/30/2022

This page enables the user to search for OSHA enforcement inspections by the name of the establishment. Information may also be obtained for a specified inspection or inspections within a specified SIC.

Note: Please read important information below regarding interpreting search results before using.

Search By:

Your search did not return any results.

Establishment

(This box can also be used to search for a State Activity Number for the following states: NC, SC, KY, IN, OR and WA)

State

OSHA Office

Site Zip Code

Case Status All Closed Open

Violation Status All With Violations Without Violations

Inspection Date

Start Date

End Date

Can't find it?

Wildcard use %
 Basic Establishment Search Instructions
 Advanced Search Syntax

NOTE TO USERS

The Integrated Management Information System (IMIS) was designed as an information resource for in-house use by OSHA staff and management, and by state agencies which carry out federally-approved OSHA programs. Access to this OSHA work product is being afforded via the Internet for the use of members of the public who wish to track OSHA interventions at particular work sites or to perform statistical analyses of OSHA enforcement activity. It is critical that users of the data understand several aspects of the system in order to accurately use the information.

The source of the information in the IMIS is the local federal or state office in the geographical area where the activity occurred. Information is entered as events occur in the course of agency activities. Until cases are closed, IMIS entries concerning specific OSHA inspections are subject to continuing correction and updating, particularly with regard to citation items, which are subject to modification by amended citations, settlement agreements, or as a result of contest proceedings. **THE USER SHOULD ALSO BE AWARE THAT DIFFERENT COMPANIES MAY HAVE SIMILAR NAMES AND CLOSE ATTENTION TO THE ADDRESS MAY BE NECESSARY TO AVOID MISINTERPRETATION.**

The Integrated Management Information System (IMIS) is designed and administered as a management tool for OSHA to help it direct its resources. When IMIS is put to new or different uses, the data should be verified by reference to the case file and confirmed by the appropriate federal or state office. Employers or employees who believe a particular IMIS entry to be inaccurate, incomplete or out-of-date are encouraged to contact the OSHA field office or state plan agency which originated the entry.

UNITED STATES DEPARTMENT OF LABOR

Occupational Safety and Health
 Administration
 200 Constitution Ave NW
 Washington, DC 20210
 ☎ 800-321-6742 (OSHA)
 TTY
 www.OSHA.gov

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White House
 Severe Storm and Flood Recovery
 Assistance
 Disaster Recovery Assistance
 DisasterAssistance.gov
 USA.gov
 No Fear Act Data
 U.S. Office of Special Counsel

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CASE SEARCH BY PARTY NAME

Search by Docket No.
Search by Party Name
Search by Hearing Date

NO CASES FOUND WITH THIS CRITERIA

Last or Business Name : **Soundex :**

First Name :

Case Status : ▼

Location : ▼ *

Party Type : ▼

Max. Records : ▼

Attorney/Firm:

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- Search by the name of an individual or business.
- You can enter a partial last name such as "John" for "Johnson."
- You don't have to enter a first name, but a first initial helps.
- Soundex: Search finds last names of the same and similar sounds but of variant spellings (for example, "Smith" or "Smythe") as well as exact matches.
- Case Status:
 - Active Cases: no judgment recorded.
 - Disposed Cases: a disposition (e.g., judgment, withdrawn, dismissed) is recorded along with a satisfaction of judgment, if noted.
 - If a case is withdrawn, the case will be displayed for one year from the date of the filing of the withdrawal.

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CASE SEARCH BY PARTY NAME

Search by Docket No.
Search by Party Name
Search by Hearing Date

NO CASES FOUND WITH THIS CRITERIA

Last or Business Name : Soundex :

First Name :

Case Status : ▼

Location : ▼ *

Party Type : ▼

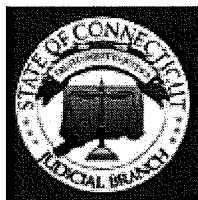
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Attorney/Firm:

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Search Help

- Search by the name of an individual or business.
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 - Disposed Cases: a disposition (e.g., judgment, withdrawn, dismissed) is recorded along with a satisfaction of judgment, if noted.
 - If a case is withdrawn, the case will be displayed for one year from the date of the filing of the withdrawal.

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State of Connecticut
Department of Administrative Services
Supplier Diversity Program

This Certifies

TRI-CON CONSTRUCTION MANAGERS, LLC

400 Goodrich Street Hamden CT 06517

Black American

As a

Small/Minority Business Enterprise

June 22, 2022 through June 22, 2024

Owner(s): BRACK G. POITIER; WILLIAM L. HAYNES

Contact: Brack G Poitier

Telephone: 203-777-6720 Ext:

FAX: (203) 777-6721

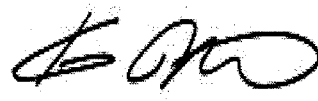
E-Mail: brackgpoitier@tri-con.org

Web Address: WWW.TRI-CON.ORG

****Affiliate Companies:** South Hamden Development LLC; Tri-Con Construction Managers II, LLC



Supplier Diversity Director



Supplier Diversity Specialist

** A contractor awarded a contract or a portion of a contract under the set-aside program shall not subcontract with any person(s) with whom the contractor is affiliated.

MEMORANDUM

TO: BOARD OF COMMISSIONERS

DATE: JANUARY 17, 2023

FROM: KAREN DUBOIS-WALTON, PH.D.

RE: RESOLUTION RATIFYING A MEMORANDUM OF UNDERSTANDING WITH QUEACH CORP TO PROVIDE 65 UNITS OF HOUSING DEVELOPMENT WITH 52 AFFORDABLE ELDERLY AND DISABLED AT STONE STREET IN NEW HAVEN, CT

ACTION: Recommend that the Board of Commissioners adopt Resolution # 01-02/23-S

TIMING: Immediately

DISCUSSION: The purpose of the partnership between Queach and HANH (together being the "Partners") is to create quality affordable housing in the City of New Haven (the "Project") on land currently owned by Queach. The objective is to provide the maximum number of units per zoning that are financially feasible through the 2023 CHFA 9% LIHTC proforma and also creating a unit mix that targets the goals and point categories outlined in the QAP. The Project is designed to meet financial objectives and align with CHFA social, economic, construction and sustainability guidelines.

The development agreement and/or other documentation shall provide guidance for events of default for cause that will permit the non-defaulting party the right to terminate/dissolve the defaulting party's interest in the Partnership following a right to cure period.

Queach shall take the lead in any and all actions necessary for discharging the responsibilities and services necessary for the development of the Project, including but not limited to securing financing and negotiating the terms of said financing, the selection of all project professionals, the establishment of budgets and timetables, the management of the design and construction of the Project, the hiring of said property manager to oversee the lease up and management of the Project to be presented for Glendower's approval.

In furtherance of the development of the Project and in exchange for a membership interest in the Managing Member, HANH will allocate to the Project and shall facilitate the implementation of thirty-eight (38) Project Vouchers.

Subject to the consent and approval of Project lenders and investors, in consideration for HANH's services as set forth herein, the New Owner shall pay to HANH 25% of the total Development Fee, which is anticipated to be an amount equal to \$326,100.00 cash at closing with the balance to be paid through development operating cashflow.

The development agreement and/or other documentation shall provide guidance for events of default for cause that will permit the non-defaulting party the right to terminate/dissolve the defaulting party's interest in the Partnership following a right to cure period.

FISCAL IMPACT: \$326,100.00 cash project income at closing. Balance of the 25% to be paid from cashflow

SOURCE OF FUNDS: N/A

STAFF: Shenae Draughn, Executive Vice President

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution# 01-02/23-S

**RESOLUTION RATIFYING A MEMORANDUM OF UNDERSTANDING WITH
QUEACH CORP TO PROVIDE 65 UNITS OF HOUSING DEVELOPMENT WITH 52
AFFORDABLE ELDERLY AND DISABLED AT STONE STREET IN NEW HAVEN, CT**

WHEREAS, the purpose of the partnership between Queach and HANH (together being the "Partners") is to create quality affordable housing in the City of New Haven (the "Project") on land currently owned by Queach. The objective is to provide the maximum number of units per zoning that are financially feasible through the 2023 CHFA 9% LIHTC proforma and also creating a unit mix that targets the goals and point categories outlined in the QAP; and

WHEREAS, the development agreement and/or other documentation shall provide guidance for events of default for cause that will permit the non-defaulting party the right to terminate/dissolve the defaulting party's interest in the Partnership following a right to cure period; and

WHEREAS, Queach shall take the lead in any and all actions necessary for discharging the responsibilities and services necessary for the development of the Project, including but not limited to securing financing and negotiating the terms of said financing, the selection of all project professionals, the establishment of budgets and timetables, the management of the design and construction of the Project, the hiring of said property manager to oversee the lease up and management of the Project to be presented for Glendower's approval; and

WHEREAS, in furtherance of the development of the Project and in exchange for a membership interest in the Managing Member, HANH will allocate to the Project and shall facilitate the implementation of thirty-eight (38) Project Vouchers for the Project; and

WHEREAS, subject to the consent and approval of Project lenders and investors, in consideration for HANH's services as set forth herein, the New Owner shall pay to HANH 25% of the total Development Fee, which is anticipated to be an amount equal to \$326,100.00 up front at closing and the balance to be paid from cashflow; and

WHEREAS, The development agreement and/or other documentation shall provide guidance for events of default for cause that will permit the non-defaulting party the right to terminate/dissolve the defaulting party's interest in the Partnership following a right to cure period.

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

1. The Memorandum of Understanding with Queach Corp, including all actions undertaken by the Authority thereunder, including project income fee, be and hereby is authorized and directed; and
2. The President be and hereby is authorized, empowered, and directed to execute and deliver the Memorandum and such instruments and documents necessary and appropriate in connection herewith, upon such terms and conditions as set forth in Exhibit A, and upon such additional terms and conditions the President, in consultation with the Chairman of the Board of Commissioners, determine reasonable and in the best interests of the Authority; and
3. The 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 foregoing.
4. 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 January 17, 2023.

Karen DuBois-Walton
Secretary/ President

Date

REVIEWED:

MCCARTER & ENGLISH LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the "MOU") is made and entered into this ___ day of January, 2023, by and between THE QUEACH CORP., a Connecticut corporation with an office located at 1155 Main Street, Branford, Connecticut 06405 ("Queach") and THE GLENDOWER GROUP, INC., a Connecticut non-stock corporation and instrumentality of the Housing Authority of the City of New Haven, with a chief executive office located at 360 Orange Street, New Haven, Connecticut 06511 ("Glendower").

RECITALS:

Queach is the owner of that certain parcel of land with improvements located thereon identified as [Hard Street in New Haven, Connecticut, known as 7-17 Stone Street] (the "Property").

Queach desires to develop the Property into sixty-five (65) units of housing, fifty-two (52) of which shall be affordable for elderly or disabled residents (the "Project").

Glendower is engaged in the business of the development of affordable housing, in particular in New Haven, Connecticut.

Queach has requested the assistance of Glendower with the development of the Project, and Glendower has agreed to consider the provision of such assistance.

The Property will be owned by a single purpose entity ("SPE") organized by Glendower and Queach, with ownership interests in and management of the SPE to be negotiated and agreed upon by Queach and Glendower.

Queach and Glendower do each desire to set forth the initial terms and conditions pursuant to which they will negotiate a Co-Development Agreement, organizational documents for the SPE, and all other agreements related to the foregoing for the development of the Property and the Project.

In furtherance of the Co-development, the owners of Queach have formed West Ridge Apts., LLC to be the SPE, and which shall be managed and controlled by a managing member.

Now therefore, the parties hereby agree as set forth hereinbelow:

1. Purpose of MOU. The purpose of this MOU is to provide a framework for the negotiation of agreements governing the SPE Member, a Co-Development Agreement and such other agreements as may be required to achieve the goals of this MOU.

2. Development Project. The parties intend to work collaboratively to develop the Property into sixty-five (65) units of residential housing, of which fifty-two units (52) shall be affordable housing for elderly or disabled persons.

3. Project Financing. Queach shall apply for 9% Low Income Tax Credits ("LIHTC") from the Connecticut Housing Finance Authority ("CHFA") for the 2023 round of CHFA LIHTC funding. The goal is to develop the maximum number of units allowed by

applicable zoning regulations subject to the limitations of financial feasibility utilizing 9% LIHTC and a unit mix that targets the goals and point categories outlined in the CHFA Qualified Allocation Plan ("QAP"). The Project will be designed to meet financial objectives and align with CHFA social, economic, construction and sustainability guidelines.

4. Ownership Structure. The SPE will own, develop, operate, and engage in a contract for the joint operation and management of the Project. The SPE shall be managed by the managing member (the "Managing Member"), which may be formed as either a limited liability company or general partnership, which shall be comprised of Queach and Glendower or Glendower's affiliated entity (hereinafter collectively referred to as "Glendower"). Queach shall be a manager or general partner of said Managing Member and shall be responsible for such decisions as set forth in agreements to be negotiated between Queach and Glendower. Glendower shall have an ownership interest in the Managing Member, and such decision-making authority over the Managing Member as negotiated by the parties. Subject to the conditions and requirements set forth by the tax credit investor, and payment to Glendower of all amounts due, Queach may buy out Glendower's interest in the Managing Member for \$1 at the end of the tax credit compliance period, in which time the balance of the developer's fee owed to Glendower shall be or have been paid in full.

5. Affiliates. The rights and obligations of Queach and Glendower set forth herein shall inure to and be discharged by each of them or their designated affiliated entity. Until such time as either of them designates its affiliate to exercise the rights and discharge their respective responsibilities hereunder, and until the SPE and its Managing Member is organized and in existence, the respective rights and obligations of those entities contained in this Agreement shall inure to and be discharged by Queach and Glendower, as applicable.

6. Roles and Responsibilities. Queach shall take the lead, with oversight by and the consent of Glendower, in any and all actions necessary for discharging the responsibilities and services necessary for the development of the Project, including but not limited to securing financing and negotiating the terms of said financing, the selection of all project professionals, the establishment of budgets and timetables, the management of the design and construction of the Project, the hiring of said property manager to oversee the lease up and management of the Project, all of which shall be subject to the review and approval of Glendower, and consistent and in compliance with all state, local and federal laws, rules and regulations applicable to Glendower.

7. Section 8 Project Based Vouchers. In support of the Project and the development of affordable housing by its instrumentality, Glendower, the Housing Authority of the City of New Haven ("HANH") has indicated that it will allocate up to thirty-eight (38) Project-Based Section 8 Vouchers to the Project, such allocation being subject to all applicable local, state and federal law, rule and regulation regarding the use and allocation of the same, negotiation, execution and delivery of agreements with respect to the same in form and substance satisfactory to HANH, and further subject to authorization by the HANH Board of Commissioners.

8. Procurement. All goods and services for the Project shall be procured in compliance with state and federal regulations applicable to Glendower, including, but not limited to, the procurement of all the general contractor, construction manager. Glendower shall not be required, nor shall it seek any waiver from HUD in connection therewith.

9. Unavailability of 9% LIHTC Funding. If funding is not received from CHFA in the 2023 competitive round for 9% LIHTC, the parties shall each be released of all responsibility and obligation to each other, and without any further action required by HANH, the Section 8 Project-Based Vouchers shall be deemed withdrawn and their allocation to the Project cancelled, and the parties hereto shall be released of all liability, each to the other. In the event that the application for 9% LIHTC funding is successful, and future funding gaps present themselves due to market or economic conditions, Queach and Glendower shall work collaboratively using their best efforts to close potential unforeseen funding gaps. Nothing contained herein shall require Glendower or HANH to provide any funding to the Project, directly or indirectly.

10. Compensation and Fees. In consideration of Glendower's participation in the Project, Glendower shall receive twenty-five percent (25%) of the earned developer's fee of which \$326,100.00 shall be paid in full closing, with the balance being paid from operating cash flow of the Project.

11. Expenses. The fees for all professionals (including, but not by way of limitation, the construction manager, the architect, engineers, consultants, and Queach's legal counsel) and all other pre-development costs previously incurred shall be paid as a Project expense. To the extent that either party engages its own professionals for independent review of this Agreement and any documentation relating to the Project, then that party shall be responsible for the payment of said fees.

12. Guarantees. Nothing contained herein shall require, nor shall it be construed to require, and neither Glendower nor HANH shall be required to provide any guaranty or guarantees, as the case may be, of all or any part of the project, project financing, project funding, or of any or all or any portion of any payment or performance obligation of any party in connection with the development and/or operation of the Project.

13. Termination/Dissolution. The agreements to be negotiated between the parties hereto shall set forth the terms and conditions for termination and events of default. This MOU shall terminate upon the inability of Queach to obtain 9% LIHTC funding from the 2023 round, whereupon each party shall be released from all liability to the other, and the allocation Section 8 Project-Based Vouchers will be deemed to have been released and withdrawn, or upon the parties inability, after good faith efforts, to reach agreement on the organizational agreements for the SPE, the Managing Member, or such other funding agreements for the development of the Project.

14. Governing Law. This MOU shall be governed and construed in accordance with the laws of the State of Connecticut.

15. Cooperation. By the execution of this MOU, Glendower and Queach acknowledge that this is a recitation of a general understanding and mutual intent of the parties to


proceed in good faith and work cooperatively to achieve the objectives described herein, upon the general terms and conditions set forth above.

THE PARTIES have executed this MOU as of the date first hereinabove written.

THE QUEACH CORP.

By: _____
Michael F. Giordano
President

THE GLENDOWER GROUP, INC.

By:  _____
Karen DuBois-Walton
President

MEMORANDUM

TO: Board of Commissioners

DATE: January 17, 2023

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

RE: RESOLUTION AUTHORIZING MTW COMMITMENT IN THE AMOUNT OF UP TO \$3,500,000 FOR THE 34 LEVEL STREET HUD 202 ELDERLY HOUSING DEVELOPMENT

ACTION: Recommend that the Board of Commissioners adopt Resolution #01-03/23-S

TIMING: Immediately

DISCUSSION: To further the goals of the West Rock redevelopment plan, the Housing Authority of the City of New Haven purchased 34 Level Street on February 27, 2020. The property is currently a vacant skilled nursing facility. The subject is comprised of a 43,339 square foot building, constructed on a 6.00-acre site, in New Haven, Connecticut. The improvements were built in 1958, and are in very poor condition, with no functional utility for the current use. The property has been vacant since the nursing home was closed in 2010.

The current redevelopment plan is to demolish the existing building(s) and redevelop a portion of the subject property as a 51-unit elderly development that will allow for the elderly to live independently even as residents may require more assistance with activities of daily living. Through this redevelopment Glendower is planning to construct a 51-unit HUD 202 Elderly Housing Development with the following characteristics:

- Housing that is physically designed to promote the long-term wellness of elderly persons and allow them to age in place; and
- Provision of a robust package of services that support the health and social well-being of elderly persons; and
- The leverage of Capital Advance funds with other financing sources to maximize the number of units created per dollar of HUD funding.

The submission of a 202 Supportive Housing for the Elderly Program application to the US Department of Housing and Urban Development will be submitted no later than January 25, 2023. The proposed use of \$3,500,000 in MTW costs will leverage in excess of \$15,000,000 of non-HANH funds. This is a leverage ratio of approximately 5:1. The total development costs for this proposed 51-unit development is estimated at \$18,717,225. In addition to the requested MTW funds of up to \$3,500,000, sources are anticipated to include the following approximate amounts: \$4,052,688 in HUD 202 Capital Advance funds, \$6,922,300 in 4% LIHTC equity, \$3,547,237 in private lending, and \$25,000 in owner equity.

Should Glendower be successful in obtaining award for the HUD 202 Elderly Program, the Authority MTW contribution shall be in the amount of up to \$3,500,000. The \$3.5MM is the most effective amount to maximize HUD 202 application scoring.

FISCAL IMPACT: Up to \$3,500,000 out of MTW Funds

STAFF: Edward LaChance, Vice President

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #01-03/23-S

**RESOLUTION AUTHORIZING MTW COMMITMENT IN THE AMOUNT OF UP TO
\$3,500,000 FOR THE 34 LEVEL STREET HUD 202 ELDERLY HOUSING
DEVELOPMENT**

WHEREAS, to further the goals of the West Rock redevelopment plan the Housing Authority of the City of New Haven purchased 34 Level Street on February 27, 2020; and

WHEREAS, the property is currently a vacant skilled nursing facility. The subject is comprised of a 43,339 square foot building, constructed on a 6.00-acre site, in New Haven, Connecticut. The improvements were built in 1958, and are in very poor condition, with no functional utility for the current use. The property has been vacant since the nursing home was closed in 2010; and

WHEREAS, The redevelopment plan is to demolish the existing building(s) and redevelop a portion of the subject property as a 50 unit elderly development that will allow for the elderly to live independently even as residents may require more assistance with activities of daily living. Through this redevelopment Glendower is planning to construct a 50-unit HUD 202 Elderly Housing Development with the following characteristics:

- Housing that is physically designed to promote the long-term wellness of elderly persons and allow them to age in place; and
- Provision of a robust package of services that support the health and social well-being of elderly persons; and
- The leverage of Capital Advance funds with other financing sources to maximize the number of units created per dollar of HUD funding; and

WHEREAS, Glendower is seeking authority for the submission of 202 Supportive Housing for the Elderly Program application to the US Department of Housing and Urban Development that is due January 25, 2023.

WHEREAS, The total development costs for this proposed 51-unit development is anticipated to be \$18,717,225. In addition to the requested MTW funds of up to \$3,500,000, sources include the approximate amounts of \$4,052,688 in HUD 202 Capital Advance funds, \$6,922,300 in 4% LIHTC equity, \$3,547,237 in private lending, and \$25,000 in owner equity. The proposed use of \$3,000,000 in MTW costs will leverage in excess of \$15,000,000 of non-HANH funds. This is a leverage ratio of 5:1.

WHEREAS, should Glendower be successful in obtaining award for the Elderly Program the Authority MTW contribution shall be in the amount of up to \$3,500,000.

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

1. The firm commitment of up to \$3,500,000 for the 34 Level Street Elderly Development project is hereby confirmed and acknowledged; and
2. The Executive Director be and is hereby authorized to take any and all such action and execute such documents as necessary to effectuate the terms and conditions of this Resolution.
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 January 17, 2023.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: January 17, 2023

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

RE: **RESOLUTION AUTHORIZING AN EXCLUSIVE EIGHTEEN (18) MONTH OPTION TO PURCHASE AGREEMENT BETWEEN THE AUTHORITY D/B/A ELM CITY COMMUNITIES ("ECC") AND THE GLENDOWER GROUP, INC., ("GLENDOWER") WITH RESPECT TO REAL PROPERTY IDENTIFIED AS 34 LEVEL STREET, NEW HAVEN, CONNECTICUT, TO PERMIT GLENDOWER TO APPLY FOR, AMONG OTHER THINGS, HUD SECTION 202 SUPPORTIVE HOUSING FOR THE ELDERLY CAPITAL ADVANCE FUNDING**

ACTION Recommend that the Board of Commissioners adopt Resolution #01-04/23-S

TIMING: Immediately

BACKGROUND/

DISCUSSION: This Resolution authorizes ECC to grant Glendower or an instrumentality or affiliate of either Glendower or ECC, an exclusive option agreement (the "Option Agreement") to purchase the 34 Level Street property, to permit Glendower to apply to HUD for funding under the Section 202 Supportive Housing for the Elderly Program, as well as other possible funders. The term of the option is for eighteen (18) months, and may be terminated by ECC if HUD fails to award funding under the Section 202 Supportive Housing for the Elderly Program or HUD determines that the Property is environmentally unacceptable. The option payment by Glendower to ECC is \$1.00. If Glendower decides to exercise its right to purchase 34 Level Street pursuant to the Option Agreement, the purchase price for the property will be \$1,170,000.00.

FISCAL IMPACT: Payment of Option Payment of \$1.00.
Payment of Purchase Price by Glendower to ECC of \$1,170,000.00

STAFF: Shenae Draughn, Senior Vice President

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution # 01-04/23-S

RESOLUTION AUTHORIZING AN EXCLUSIVE EIGHTEEN (18) MONTH OPTION TO PURCHASE AGREEMENT BETWEEN THE AUTHORITY D/B/A ELM CITY COMMUNITIES ("ECC") AND THE GLENDOWER GROUP, INC., ("GLENDOWER") WITH RESPECT TO REAL PROPERTY IDENTIFIED AS 34 LEVEL STREET, NEW HAVEN, CONNECTICUT, TO PERMIT GLENDOWER TO APPLY FOR, AMONG OTHER THINGS, HUD SECTION 202 SUPPORTIVE HOUSING FOR THE ELDERLY CAPITAL ADVANCE FUNDING

WHEREAS, this Resolution is to authorize the grant to Glendower or an instrumentality or affiliate of either Glendower or ECC, an exclusive option agreement (the "Option Agreement") to purchase the 34 Level Street property; and

WHEREAS, the option is necessary to permit Glendower to apply to HUD for funding under the Section 202 Supportive Housing for the Elderly Program, as well as other possible funders; and

WHEREAS, the proposed term of the option is for eighteen (18) months; and

WHEREAS, the option may be terminated by ECC if HUD fails to award funding under the Section 202 Supportive Housing for the Elderly Program or HUD determines that the Property is environmentally unacceptable; and

WHEREAS, the proposed option payment by Glendower to ECC is \$1.00; and

WHEREAS, if Glendower decides to exercise its right to purchase 34 Level Street pursuant to the Option Agreement, the purchase price for the property will be \$1,170,000.00.

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

1. The grant of an exclusive option agreement as described hereinabove by ECC to Glendower, to purchase 34 Level Street be and hereby is authorized; and
2. The President be and hereby is authorized and directed to execute and deliver an Option Agreement in the form attached hereto as Exhibit A, and upon such other terms and conditions as the President, in consultation with legal counsel to ECC, determines necessary and appropriate and in the best interests of ECC; and
3. This Resolution shall take effect immediately.

[CERTIFICATION FOLLOWS]

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 January 17, 2023.

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

Date

REVIEWED:
McCarter & English, LLP
General Counsel

By: _____
Rolan Joni Young, Esq.
A Partner

EXHIBIT A

Form of Option Agreement

EXCLUSIVE OPTION TO PURCHASE AGREEMENT

THIS EXCLUSIVE OPTION TO PURCHASE AGREEMENT (hereinafter referred to as the "Option Agreement"), is made as of the ____ day of _____, 2021 by and between the **HOUSING AUTHORITY OF THE CITY OF NEW HAVEN**, a public body corporate and politic with a chief executive office located at 360 Orange Street, New Haven, Connecticut 06511 (the "Authority"), and **THE GLENDOWER GROUP, INC.**, a Connecticut limited liability company with an office located at 360 Orange Street, New Haven, Connecticut 06511 (the "Company"), its successors and assigns.

WHEREAS, the Authority is the owner of that certain real property and improvements located thereon identified as 34 Level Street, New Haven, Connecticut, all as more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Company desires to purchase the Property from the Authority to permit the Company to redevelop the Property, which redevelopment is planned to, upon completion, include approximately fifty (50) affordable residential housing units (the "Development"); and

WHEREAS, the Company intends, among other things, to apply to the United States Department of Housing and Urban Development ("HUD") for a Capital Advance under the HUD Section 202 Supportive Housing for Elderly Program to construct approximately fifty (50) residential units (the "Section 202 units"), which, if approved by HUD, will be built, owned, and operated by the Company or an affiliate thereof; and

WHEREAS, the Company will also apply for, among other things, low-income housing tax credits to, in part, fund the construction of the Development; and

WHEREAS, the Authority desires to grant to the Company, and the Company desires to receive the grant of, an exclusive option to purchase the Property; and

WHEREAS, the term of the option to purchase the Property shall be a for a period of eighteen (18) months; and

WHEREAS, the option payment to be paid by the Company for the option granted hereunder shall be \$1.00.00; and

WHEREAS, in the event that Glendower exercises its option to purchase the Property, the purchase price for the Property shall be \$1,170,000.00; and

WHEREAS, the Authority may terminate Glendower's option to purchase the Property if Glendower fails to receive an award for funding from HUD as described hereinabove, or if HUD determines that the Property is environmentally unacceptable.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Authority and Glendower do hereby agree as follows:

1. Grant of Option; Option Payment. The Authority hereby grants to the Company, and the Company hereby accepts the grant of the exclusive right and option to purchase the Property upon the general terms and conditions set forth hereinbelow. For the grant of the Option, Company shall pay Authority One Thousand and No/100 Dollars (\$1,000.00).

2. Agreement to Sell. Upon the Company's exercise of the option to purchase granted hereunder, Authority and Company hereby agree to enter into a purchase agreement (the "Purchase Agreement") for the Property. The Purchase Agreement will contain the terms outlined in Section 3 of this Option Agreement, and shall otherwise be agreed to by the Authority and the Company, subject to HUD's approval and all third-party investors and lenders.

3. Agreement Terms. The Agreement shall contain the following terms:

A. Purchase Price. One Million One Hundred Seventy Thousand and No/100 Dollars (\$1,170,000), but not to exceed seventy-five (75) percent of the "as-is" appraised value of the Property, payable on financial closing.

B. Warranty Deed; Marketable Title. Title shall conveyed by Authority to Company by good and sufficient warranty deed conveying record and marketable title as defined by the Connecticut Standards of Title.

C. Closing Date. The closing date shall be on a date established by Company.

D. Adjustments. Real property taxes and assessments, and all other costs of the Property shall be adjusted in the manner as is customary in New Haven County, New Haven, Connecticut.

4. Term of Option Agreement. This Option Agreement shall expire eighteen (18) months from the date Glendower submits an application for a Section 202 Capital Advance to HUD for the Property under the 2020 NOFA; provided, however, that the Authority may sooner terminate the option to purchase if HUD does not award Glendower a Capital Advance according to the 2020 NOFA or HUD determines that the Property is environmentally unacceptable

5. Costs and Expenses. All costs and expenses of title examination, and preparation and recording of the deed (other than for the Authority's review of same), shall be paid by the Company.

7. Possession. Possession of the Property shall be delivered to the Company immediately at closing on the purchase subject to the terms and conditions of the Purchase Agreement.

8. Risk of Loss or Damage. All risk of loss or damage to the Property by fire or other casualty shall remain with the Authority until Closing..

9. Notices. All notices, requests, demands, approvals, or other communications given hereunder or in connection with this Option Agreement shall be in writing. They shall be deemed given when delivered by hand or sent by registered or certified mail, return receipt requested, addressed as follows:

If to Authority:

Housing Authority of the City of New Haven
360 Orange Street
New Haven, CT 06511
Attn: Karen DuBois-Walton, President

With a copy to:

McCarter & English. LLP
185 Asylum Street
Hartford, CT 06103
Attn: Rolan Joni Young, Esq.

If to Company:

The Glendower Group, Inc.
360 Orange Street
New Haven, CT 06511
Attn: Karen DuBois-Walton, President

With a copy to:

McCarter & English. LLP
185 Asylum Street
Hartford, CT 06103
Attn: Rolan Joni Young, Esq.

10. *Assignment.* This Option Agreement shall be assigned by Company to an affiliate or instrumentality of the Authority or the Company, without the prior written consent of the Authority. Except as provided hereinbefore, this Option Agreement may not be assigned by the Company except upon the prior written consent of the Authority.

11. *Counterparts.* This Option Agreement may be executed in counterparts, each of which shall be deemed original, but all of which, together, shall constitute one instrument.

12. *Interpretation and Governing Law.* This Option Agreement shall not be construed against the party who prepared it but shall be construed as though prepared by both parties. This Option Agreement shall be construed, interpreted, and governed by the laws of the State of Connecticut and the United States.

13. *Severability.* If any portion of this Option Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, in such case, such portion shall be deemed severed from this Option Agreement, and the remaining parts shall continue in full force as though such invalid or unenforceable provision had not been part of this Option Agreement.

14. *Parties Bound.* No officer, director, shareholder, employee, agent, or other person authorized to act for and on behalf of either party shall be personally liable for any obligation, express or implied, hereunder.

15. *Modification of Option Agreement.* This Option Agreement may be amended or modified only in writing and executed by each of the parties hereto.

16. *Conflict of Interest.* The Company has no conflict of interest and shall inform the Authority of any subsequent potential conflict of interest that would: (1) cause the Authority to violate its obligations under

applicable regulations, its Annual Contributions Contract with HUD, or 24 CFR Part 85, or (2) impair Company's ability to effectuate orderly progress of the Redevelopment.

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

18. Headings. The headings in this Option Agreement are inserted for convenience only and shall not be used to define, limit, or describe the Option Agreement's scope or any of the obligations herein.

19. Construction. Whenever in this Option Agreement a pronoun is used, it shall be construed to represent either the singular or the plural, either the masculine or the feminine, as the case shall demand.

20. Disclaimer. The Option Agreement is made on an "as is" basis, and the Company expressly acknowledges that in consideration of the agreements of the Authority set forth herein, except as otherwise specified herein or in the Purchase Agreement, the Authority **MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING BUT IN NO WAY LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY.** The Company acknowledges, warrants, and represents to the Authority that the Authority has made no representations, agents, or employees to induce the Company to enter into this transaction other than as expressly stated herein.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Authority and Company have each duly executed, or caused to be executed, this Option Agreement as of the date first written below.

WITNESSED:

AUTHORITY:

HOUSING AUTHORITY OF THE
CITY OF NEW HAVEN

By: _____

Karen DuBois-Walton
President

COMPANY:

THE GLENDOWER GROUP, INC.

By: _____

Karen DuBois-Walton
Its President

STATE OF CONNECTICUT)
)
COUNTY OF NEW HAVEN)

ss. _____

On this the ___ day of _____, 2021, before me, the undersigned officer, personally appeared Karen DuBois-Walton, who acknowledged herself to be the President of the Housing Authority of the City of New Haven, a public body corporate and politic, and she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained as her free act and deed and the free act and deed of the Housing Authority of the City of New Haven, by signing the name of the Housing Authority of the City of New Haven by herself as President.

In witness whereof I hereunto set my hand.

Printed Name:
Notary Public/ My Commission Expires:
Commissioner of Superior Court

STATE OF CONNECTICUT)
)
COUNTY OF NEW HAVEN)

ss. _____

On this the ___ day of _____, 2021, before me, the undersigned officer, personally appeared Karen DuBois-Walton, who acknowledged herself to be the President of The Glendower Group, Inc., a corporation, and she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained as her free act and deed and the free act and deed of the corporation, by signing the name of the corporation by herself as such officer.

In witness whereof I hereunto set my hand.

Printed Name:
Notary Public/ My Commission Expires:
Commissioner of Superior Court

EXHIBIT A

Property Description

MEMORANDUM

TO: Board of Commissioners

DATE: January 17, 2023

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

RE: Resolution Authorizing Contract Award to Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for a total contract not to exceed amount of \$344,941.50 for a period of three (3) years beginning February 1, 2023 and ending January 31, 2026, with an option to renew for two (2) additional years

ACTION: Recommend that the Board of Commissioners adopt Resolution #01-05/23-S

TIMING: Immediately

DISCUSSION: 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 and or emergency service at McConaughy Terrace, Valley Townhouses, 90 Park Street, 49 Union Ave, Scattered Site Properties, 295 Wilmot Road and Westville Manor.

HANH publicly solicited for this service two times over the past two months. The first solicitation was sent out on November 7, 2022, with a return date of December 5, 2022. There was one response received and due to the lack of competition the solicitation was sent back out to bid.

The second solicitation was sent out on December 14, 2022, with a return date of December 29, 2022. Again, there was one response received, however due the numerous attempts to obtain greater competition on this bid and the urgent need for plumbing services, HANH is recommending contract award. Home Services & More, LLC, submitted the lowest responsible bid in the amount of \$114,980.50 yearly.

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. HANH is now seeking approval to enter into a Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for a total contract not to exceed amount of \$344,941.50 for a period of three (3) years beginning February 1, 2023, and ending January 31, 2026, with an option to renew for two (2) additional years.

FISCAL IMPACT: \$114,980.50 Operating Fund Budgeted FY 2023

FISCAL IMPACT: \$114,980.50 Operating Fund Budgeted FY 2024

FISCAL IMPACT: \$114,980.50 Operating Fund Budgeted FY 2025

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

Resolution #01-05/23-S

Resolution Authorizing Contract Award to Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for a total contract not to exceed amount of \$344,941.50 for a period of three (3) years beginning February 1, 2023 and ending January 31, 2026, with an option to renew for two (2) additional years

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 and or emergency service at McConaughy Terrace, Valley Townhouses, 90 Park Street, 49 Union Ave, Scattered Site Properties, 295 Wilmot Road and Westville Manor; and

WHEREAS, HANH publicly solicited for this service two times over the past two months. The first solicitation was sent out on November 7, 2022, with a return date of December 5, 2022. There was one response received and due to the lack of competition the solicitation was sent back out to bid; and

WHEREAS, the second solicitation was sent out on December 14, 2022, with a return date of December 29, 2022. Again, there was one response received, however due the numerous attempts to obtain greater competition on this bid and the urgent need for plumbing services, HANH is recommending contract award. Home Services & More, LLC, submitted the lowest responsible bid in the amount of \$114,980.50; and

WHEREAS, HANH is now seeking approval to enter into a Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for a total contract not to exceed amount of \$344,941.50 for a period of three (3) years beginning February 1, 2023, and ending January 31, 2026 with an option to renew for two (2) additional years; 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 Authorizing Contract Award to Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for a total contract not to exceed amount of \$ 344,941.50 for a period of three (3) years beginning February 1, 2023, and ending January 31, 2026, with an option to renew for two (2) additional years is approved.
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.

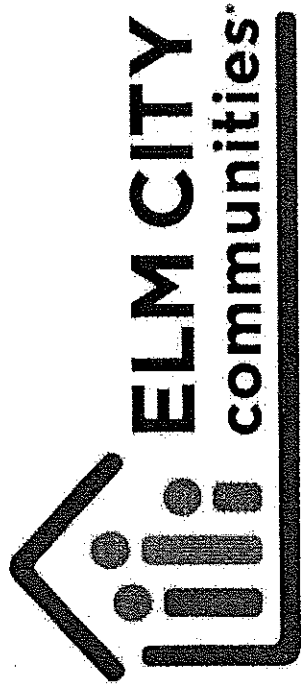
I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, January 17, 2023.

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

Date

REVIEWED:
McCarter and English

By: _____
Rolan Joni Young, Esq.
A Partner



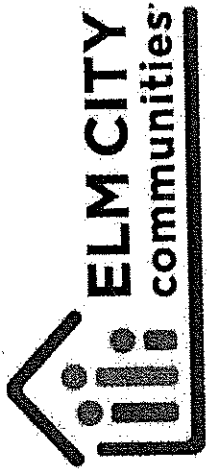
Housing Authority of New Haven

OP-22-IFB-705
Invitation for Bids

Plumbing Repair Services

Issue Date: December 14, 2022

Karen DuBois-Walton, Ph.D.
President



Housing Authority of New Haven

Invitation for Bids

OP-22-IFB-705

Plumbing Repair Services

Company Name: Home Services + More LLC. ^{PBA} Mr. Rooter Plumbing

Address: 2-Commerce Drive

City, State & Zip Code: North Branford CT 06477

Telephone: 203-777-7718

Fax Number: 203-315-8629

Contact Person Name: Vincent Beedle

Email Address: Vinny.Beedle@Comcast.net

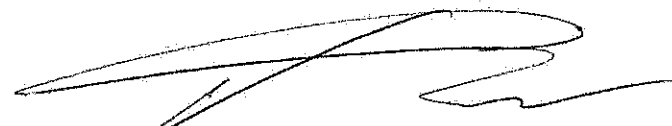
Date Submitted: 12-26-22

Karen DuBois-Walton
President

A large, stylized handwritten signature in black ink, followed by the date "12-26-22" written vertically to the right of the signature.

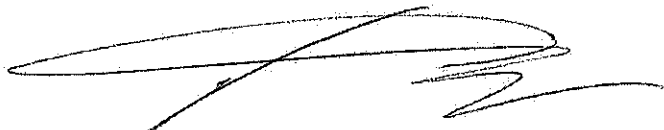
Bid Sheet
Scattered Site Properties

Preventive Maintenance				A	B	A X B
Name of Development	Location	Building Story Level	Item	Quantity	Inspection Per Item Annual	Total Cost
Essex Townhouses 1134 Quinniplac Avenue	Exterior	3	Storm Drain Jetting	35	\$ 275.00	\$ 9,625.00
Kingswood Drive 54-63 Kingswood Drive	Exterior	1	Storm Drain Jetting	8	\$ 275.00	\$ 2,200.00
Essex Townhouses 1134 Quinniplac Ave	Exterior	2	Storm Drain Jetting	35	\$ 275.00	\$ 9,625.00
Scott Ridge 425-437 Eastern Street	Exterior	2	Storm Drain Jetting	32	\$ 275.00	\$ 8,800.00
17 Orchard	Exterior		Storm Drain Jetting	2	\$ 275.00	\$ 550.00
Kingswood Drive 54-63 Kingswood Drive	Exterior	1	Storm Drain Jetting	8	\$ 275.00	\$ 2,200.00
398-400 Concord Street	Exterior	2	Storm Drain Jetting	2	\$ 275.00	\$ 550.00
16 Eastern Street	Exterior	2	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
169 Weybosset Street	Exterior	1	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
264 Clifton Street	Exterior	2	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
54 Downing Street	Exterior	2	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
625 Russell Street	Exterior	2	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
1042 Townsend Avenue	Exterior	2	Storm Drain Jetting	1	\$ 275.00	\$ 275.00



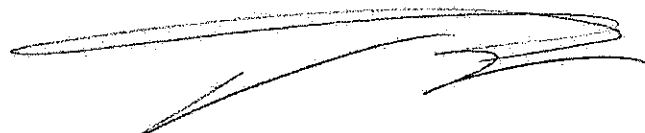
12-26-22

102 Kenny Drive	Exterior	1	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
1332 Quinipiac Avenue	Exterior	1	Main Drain		\$ 162.50	\$ 275.00
20-24 Westminster Street	Exterior	1	Storm Drain Jetting	2	\$ 275.00	\$ 550.00
25 Palmeri Avenue	Exterior	1	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
280 Weybosset Street	Exterior	1	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
76 Glen Haven Road	Exterior	1	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
121 Stuyvesant Street	Exterior	1	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
140 Harrington Avenue	Exterior	2	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
147 Burwell Street	Exterior	1	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
33 Stuyvesant Street	Exterior	2	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
351 Concord Street	Exterior	2	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
6 Townsend Avenue	Exterior	1	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
63-73 Fulton Street	Exterior	2	Storm Drain Jetting	5	\$ 275.00	\$ 1,375.00
David Echols Court 23 Chamberlain Street	Exterior	2	Storm Drain Jetting	10	\$ 275.00	\$ 2,750.00



12-26-22

Chamberlain Courts 14,26,30B,32a/b,34a/b,44	Exterior	2	Storm Drain Jetting	8	\$ 275.00	\$ 2,200.00
174 Farren Avenue A/B	Exterior	2	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
1767 Quinnpiac Avenue	Exterior	1	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
20 Skyview Lane	Exterior	1	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
21-23 Fiore Street	Exterior	1	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
57 Mountain Top Lane	Exterior	1	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
St. Anthony's I-2 1361-1363 Quinnpiac Ave	Exterior	2	Storm Drain Jetting	28	\$ 275.00	\$ 7,700.00
546 Woodward Avenue	Exterior	2	Storm Drain Jetting	3	\$ 275.00	\$ 825.00
8-10 Terrace Street	Exterior	2	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
90-92 Terrace Street	Exterior	2	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
1091 Townsend Avenue	Exterior	2	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
1368 Quinnpiac Avenue 1368-1378 Quinnpiac Ave	Exterior	1	Storm Drain Jetting	4	\$ 275.00	\$ 1,100.00
859 Woodward Avenue	Exterior	2	Storm Drain Jetting	1	\$ 275.00	\$ 275.00
759 Quinnpiac Avenue	Exterior	1	Storm Drain Jetting	1	\$ 275.00	\$ 275.00



12-26-22

Total Preventive Maintenance \$ 57,200.00

Materials	A x B x C			A x E		D + F	
	A QUANTITY	B NUMBER OF HOURS	C Fully Loaded Labor Rate	D Total Labor Cost	E MATERIAL UNIT COST	F TOTAL MATERIAL COSTS	TOTAL REPAIR COSTS
40 Gallon Hot Water Tank	3	4	\$ 394.00	\$ 1,182.00	\$ 875.00	\$ 2,625.00	\$ 3,807.00
30 Gallon Hot Water Tank	2	5	\$ 492.50	\$ 985.00	\$ 940.00	\$ 1,880.00	\$ 2,865.00
Replace Shower Diverter	8	1	\$ 98.50	\$ 98.50	\$ 198.00	\$ 1,584.00	\$ 1,682.50
*Total labor rate must include overhead and profit (A fully loaded cost)						Repair Costs	\$ 8,354.50

General and Emergency hourly rate must include overhead and profit (a fully loaded costs)

For Services during regular business hours

General Hourly Rate - Master Plumber

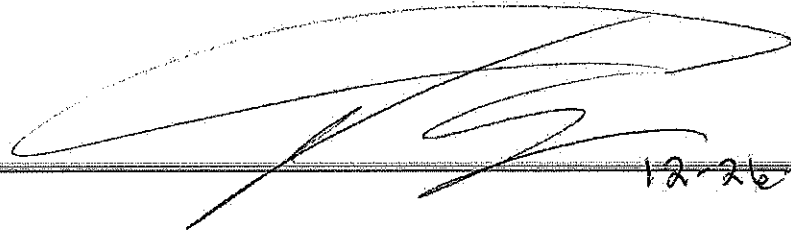
General Hourly Rate - Helper

For Services outside of Normal Business Hours/Weekends/Holidays

Emergency Hourly Rate - Master Plumber

Emergency Hourly Rate - Helper

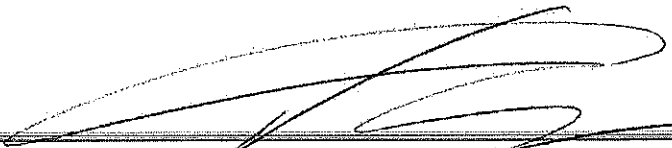
A Hourly Rate	B Estimated Annual Hours	A x B Total
\$ 98.50	40	\$ 3,940.00
\$ 47.50	20	\$ 950.00
\$ 98.50	40	\$ 3,940.00
\$ 47.50	20	\$ 950.00
Total Hours		\$ 9,780.00
Grand Total of all Services		\$ 75,334.50



12-26-22

**Bid Sheet
West Side Properties**

Preventive Maintenance				A	B	A X B
Name of Development	Location	Building Story Level	Item	Quantity	Inspection Per Item Annual	Cost
McConaughy Terrace	Exterior	2	Main Drain	24	\$ 162.50	\$ 3,900. ⁰⁰
	Exterior	2	Storm Drain Jetting	12	\$ 275. ⁰⁰	\$ 3,300. ⁰⁰
Westville Manor	Exterior	2	Main Drain	12	\$ 162.50	\$ 1,950. ⁰⁰
	Exterior	2	Storm Drain Jetting	12	\$ 275. ⁰⁰	\$ 3,300. ⁰⁰
Valley Townhouses	Exterior	2	Main Drain	1	\$ 162.50	\$ 162.50
	Exterior	2	Storm Drain Jetting	1	\$ 275. ⁰⁰	\$ 275. ⁰⁰
295 Wilmot Road	Exterior	2	Main Drain	1	\$ 162.50	\$ 162.50
	Exterior	2	Storm Drain Jetting	1	\$ 275. ⁰⁰	\$ 275. ⁰⁰
Scattered Site West	Exterior		Main Drain	10	\$ 162.50	\$ 1,625. ⁰⁰
	Exterior		Storm Drain Jetting	6	\$ 275. ⁰⁰	\$ 1,650. ⁰⁰
Total Preventive Maintenance						\$ 16,600.⁰⁰


12-26-22

	A	B	A x B x C		E	A x E	D + F
Materials	QUANTITY	NUMBER OF HOURS	Fully Loaded Labor Rate	Total Labor Cost	MATERIAL UNIT COST	TOTAL MATERIAL COSTS	TOTAL REPAIR COSTS
40 Gallon Hot Water Tank	4	4	\$ 394.00	\$ 1,576.00	\$ 875.00	\$ 3,500.00	\$ 5,076.00
Replace Shower Diverter	4	1	\$ 98.50	\$ 394.00	\$ 198.00	\$ 792.00	\$ 1,186.00
* Total labor rate must include overhead and profit (A fully loaded cost)						Repair Costs	\$ 6,262.00

General and Emergency hourly rate must include overhead and profit (a fully loaded costs)

For Services during regular business hours

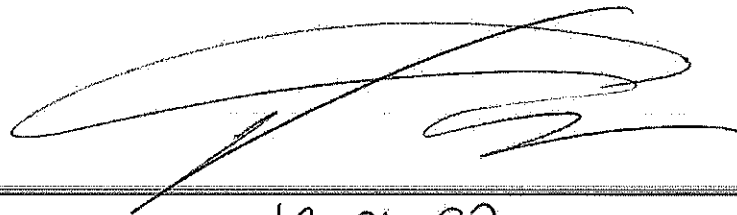
General Hourly Rate - Master Plumber

General Hourly Rate - Helper

For Services outside of Normal Business Hours/Weekends/Emergency Hourly Rate - Master Plumber

Emergency Hourly Rate - Helper

A	B	A x B
Hourly Rate	Estimated Annual Hours	Total
\$ 98.50	60	\$ 5,910.00
\$ 47.50	30	\$ 1,425.00
\$ 98.50	20	\$ 1,970.00
\$ 47.50	20	\$ 950.00
Total Hours		\$ 10,255.00
Grand Total of all Services		\$ 33,117.00



12-26-22

**Bid Sheet
Elderly & Disabled**

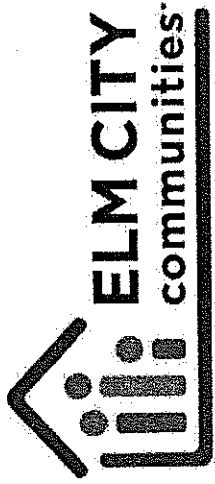
Preventive Maintenance

				A	B	A X B
Name of Development	Location	Building Story Level	Item	Quantity	Inspection Per Item Annual	Total Cost
George Crawford Manor	Basement	15	Main Drain	4	\$ 162.50	\$ 650.00
	Basement	15	Drain Jetting	2	\$ 275.00	\$ 550.00
	Roof Top	15	Stack Drain	2	\$ 275.00	\$ 550.00
Robert T. Wolfe	1st Floor	8	Main Drain	4	\$ 162.50	\$ 650.00
	Curb	8	Drain Jetting	2	\$ 275.00	\$ 550.00
	Roof Top	8	Stack Drain	2	\$ 275.00	\$ 550.00
Total Preventive Maintenance						\$ 3,500.00

General and Emergency hourly rate must include overhead and profit (a fully loaded costs)

		A	B	A x B
		Hourly Rate	Estimated Annual Hours	Total
For Services during regular business hours:	General Hourly Rate - Master Plumber	\$ 98.50	12	\$ 1,182.00
	General Hourly Rate - Helper	\$ 47.50	2	\$ 95.00
For Services outside of Normal Business Hours/WEmergency	Hourly Rate - Master Plumber	\$ 98.50	12	\$ 1,182.00
	Emergency Hourly Rate - Helper	\$ 47.50	12	\$ 570.00
Total Hours:				\$ 3,029.00
Grand Total of all Services:				\$ 6,529.00

 12-26-22



Housing Authority of New Haven

REFERENCE AND PAST PERFORMANCE FORM
(NOTE: Reproduce Additional Sheets as Required)

List previous work/services rendered by your company which are 1) **DIRECTLY** related to the scope of work/services required by Housing Authority of New Haven, Request for Proposals, Request for Qualifications or Invitation For Bid and 2) equal to or greater than the dollar magnitude applicable to the scope of work/services quoted in your proposal.

NOTE: A Minimum of three (3) reference sheets is required. A questionnaire will be emailed to each reference. If a questionnaire is not returned by a reference, the offeror receives a zero (0) score for that reference. Offerors are highly encouraged to work closely with their references to ensure that the questionnaires are returned in a timely manner.

1. Name of Reference Company for which services were rendered:

Regional Water Authority

2. Location of work (address) where services were performed:

Various

3. Scope of work that was performed:

Plumbing

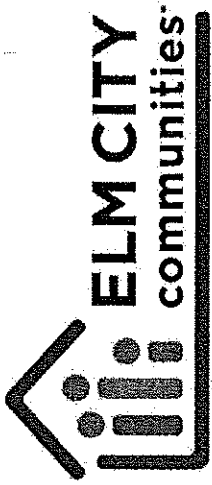
Year of completion: 16 years - ongoing

4. Contact Person: John Cusack

Phone No: 203-401-2572

Email Address: jcusack@rwater.com

5. Cost of Project: CONTINUOUS



Housing Authority of New Haven

REFERENCE AND PAST PERFORMANCE FORM
(NOTE: Reproduce Additional Sheets as Required)

List previous work/services rendered by your company which are 1) **DIRECTLY** related to the scope of work/services required by Housing Authority of New Haven, Request for Proposals, Request for Qualifications or Invitation For Bid and 2) equal to or greater than the dollar magnitude applicable to the scope of work/services quoted in your proposal.

NOTE: A Minimum of three (3) reference sheets is required. A questionnaire will be emailed to each reference. If a questionnaire is not returned by a reference, the offeror receives a zero (0) score for that reference. Offerors are highly encouraged to work closely with their references to ensure that the questionnaires are returned in a timely manner.

1. Name of Reference Company for which services were rendered:

Housing Authority of the City of New Haven

2. Location of work (address) where services were performed:

Various

3. Scope of work that was performed:

Plumbing

Year of completion:

14 years - ongoing

4. Contact Person:

Monica Wolfork

Phone No:

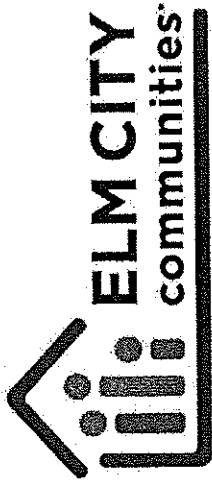
203-410-9330

Email Address:

mwolfork@newhavenhousing.org

5. Cost of Project:

Continuous



Housing Authority of New Haven

REFERENCE AND PAST PERFORMANCE FORM
(NOTE: Reproduce Additional Sheets as Required)

List previous work/services rendered by your company which are 1) **DIRECTLY** related to the scope of work/services required by Housing Authority of New Haven, Request for Proposals, Request for Qualifications or Invitation For Bid and 2) equal to or greater than the dollar magnitude applicable to the scope of work/services quoted in your proposal.

NOTE: A Minimum of three (3) reference sheets is required. A questionnaire will be emailed to each reference. If a questionnaire is not returned by a reference, the offeror receives a zero (0) score for that reference. Offerors are highly encouraged to work closely with their references to ensure that the questionnaires are returned in a timely manner.

1. Name of Reference Company for which services were rendered:

Savin Rock Communities

2. Location of work (address) where services were performed:

Various

3. Scope of work that was performed:

Plumbing

Year of completion:

10+ - ongoing

4. Contact Person:

Eric Stokes

Phone No:

203-934-8671

Email Address:

estokes@savinrockcommunities.org

5. Cost of Project:

CONTINUOUS

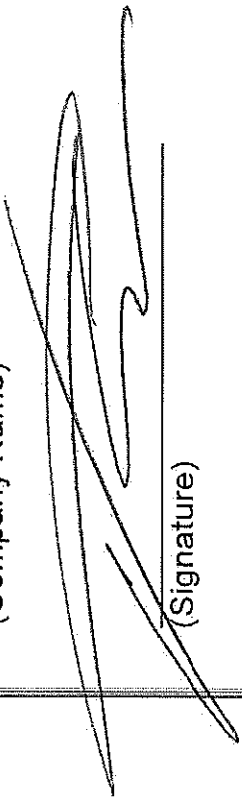
ELM CITY COMMUNITIES
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

ACKNOWLEDGEMENT OF ADDENDA FORM

Bidder has received the following Addenda, the receipt of which is hereby acknowledged:

- Addendum Number: _____ Date Received: _____
- Addendum Number: _____ Date Received: _____
- Addendum Number: _____ Date Received: _____
- Addendum Number: _____ Date Received: _____
- Addendum Number: _____ Date Received: _____

Home Services + More LLC
(Company Name)


(Signature)

Vincent Beede
(Printed or Typed Name)

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Home Services + More LLC

Program/Activity Receiving Federal Grant Funding

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

V. Kent Beadle

Title

owner

Signature

Date (mm/dd/yyyy)

12-26-22

ELM CITY COMMUNITIES
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

FORM OF NON-COLLUSIVE AFFIDAVIT
(PRIME BIDDER)

State of CT
County of New Haven
WALTER BECKWITH, being first duly sworn, deposes and says that:

- 1) He/She is owner, partner, officer, representative or agent of Home Services + More LLC dba Mr. Rooters Plumbing, the party making the forgoing proposal or bid;
- 2) He/She is fully informed respecting the preparation and contents of the attached proposal or bid and all circumstances regarding the same;
- 3) Said proposal or bid is genuine and is not a collusive or sham proposal or bid;
- 4) Neither the said bidder nor any of its officers, partner, owners, agents representatives, employees or parties-in-interest, including this affiant has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other bidder, firm or person to submit a collusive or sham bid or proposal in connection with the Contract for which the attached proposal or bid has been submitted or to refrain from bidding in connection with said Contract, or has in any manner directly or indirectly, sought by firm or person to fix the price or prices in the attached proposal or bid or of any other bidder, or to fix any overhead, profit or cost element of the bid price or this or any other bidder or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Housing Authority of the City of New Haven or any person interested in the proposed Contract;

- 5) The price or prices quoted in the attached proposals or bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of this Bidder or any of its agents, representatives, owners, employees, or parties-in-interest, including this affiant; and

- 6) All statements in said proposal or bid are true.

(Signature)

(Title)

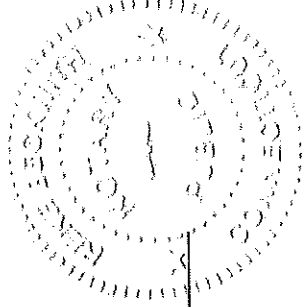
Subscribed and sworn to before me
this 26th day of December, 2022.

Walter Beckwith
(Notary Public)

My Commission expires: May 31, 2027

RENE BECKWITH
NOTARY PUBLIC

My Commission Expires May 31, 2027



MEMORANDUM

TO: Board of Commissioners

DATE: January 17, 2023

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

RE: Resolution Authorizing Approval of Change Order Number Two (2) to the Contract with Eagle Elevator Company, Inc to increase the contract amount by \$158,404.03 as a result of a fire at Crawford Manor causing damage to both elevators and add additional funds needed to reconcile outstanding invoices and future services bringing the new contract amount from \$343,785.00 to \$502,189.03 with the option to renew for an additional two (2) year period.

ACTION: Recommend that the Board of Commissioners adopt Resolution #01-06/23-S

TIMING: Immediately

DISCUSSION: Resolution 10-100/20-R authorized a contract award to Eagle Elevator Repair Service agency wide for a total contract not to exceed amount of \$329,385.00 for a three (3) year period beginning October 1, 2020, and ending September 30, 2023, with the option to renew for an additional two (2) year period.

Resolution 02-12/21-R authorized change order number one to amend Eagle Elevator's contract award by adding Fairmont Heights and Ruoppolo Manor to the list of properties and increasing the contract amount for an additional amount of \$14,400.00 bringing the total contract amount to \$343,785.00.

HANH is now seeking approval of Change Order Number Two (2) to the Contract with Eagle Elevator Company, Inc to increase the contract amount by \$158,404.03 as a result of a fire at Crawford Manor causing damage to both elevators and add additional funds needed to reconcile outstanding invoices and future services bringing the new contract amount from \$343,785.00 to \$502,189.03 with the option to renew for an additional two (2) year period

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. HANH is now seeking approval of Change Order Number Two (2) to the Contract with Eagle Elevator Company, Inc to increase the contract amount by \$158,404.03 as a result of a fire at Crawford Manor causing damage to both elevators and add additional funds needed to reconcile outstanding invoices and future services bringing the new contract amount from \$343,785.00 to \$502,189.03 with the option to renew for an additional two (2) year period.

FISCAL IMPACT: \$91,000.00 Budgeted Operating Funds

FISCAL IMPACT: \$67,404.43 Insurance Reimbursement Funds

STAFF: Karen Coleman, Housing Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #01-06/23-S

Resolution Authorizing Approval of Change Order Number Two (2) to the Contract with Eagle Elevator Company, Inc to increase the contract amount by \$158,404.03 as a result of a fire at Crawford Manor causing damage to both elevators and adding additional funds needed to reconcile outstanding invoices and future services bringing the new contract amount from \$343,785.00 to \$502,189.03 with the option to renew for an additional two (2) year period.

WHEREAS, Resolution 10-100/20-R authorized a contract award to Eagle Elevator Repair Service agency wide for a total Contract not to exceed amount of \$329,385.00 for a three (3) year period beginning October 1, 2020, and ending September 30, 2023 with the option to renew for an additional two (2) year period; and

WHEREAS, Resolution 02-12/21-R authorized change order number one to amend Eagle Elevator's Contract award by adding Fairmont Heights and Ruoppolo Manor to the list of properties and increasing the contract amount for an additional amount of \$14,400.00 bringing the total contract amount to \$343,785.00; and

WHEREAS, HANH is now seeking approval of Change Order Number Two (2) to the Contract with Eagle Elevator Company, Inc to increase the contract amount by \$158,404.03 as a result of a fire at Crawford Manor causing damage to both elevators and adding additional funds needed to reconcile outstanding invoices and future services bringing the new contract amount from \$343,785.00 to \$502,189.03 with the option to renew for an additional two (2) year period; and

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

1. Resolution Authorizing Approval of Change Order Number Two (2) to the Contract with Eagle Elevator Company, Inc to increase the contract amount by \$158,404.03 as a result of a fire at Crawford Manor causing damage to both elevators and add additional funds needed to reconcile outstanding invoices and future services bringing the new contract amount from \$343,785.00 to \$502,189.03 with the option to renew for an additional two (2) year period is authorized.
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 January 17, 2023.

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

Date

REVIEWED:
McCarter and English

By: _____
Rolan Joni Young, Esq.
A Partner

Eagle Elevator Company

Contract Start date: 10/20/2020

Contract #OP-20-C-357

Contract Amount \$329,385.00

2/16/2021 Add Fairmont/Ruoppolo 14,400

1/17/2023 C/O #2 75,000

Total Amount: \$418,785

MEMORANDUM

TO: Board of Commissioners

DATE: January 17, 2023

FROM: Karen DuBois-Walton, Executive Director

RE: Resolution Authorizing Contract Award to New Haven Village Suites for Temporary Emergency Relocation Hotel Services at McConaughy Terrace, Westville Manor, Essex Townhouse, Scattered Sites, Crawford Manor, and Robert T. Wolfe for a total contract not to exceed amount of \$49,425.00 for a period of five (5) years beginning February 1, 2023, and ending January 31, 2028

ACTION: Recommend that the Board of Commissioners adopt Resolution #01-07/23-S

TIMING: Immediately

DISCUSSION: Elm City Communities (ECC) / The Housing Authority of the City of New Haven (HANH) has identified a need for Temporary Emergency Relocation for hotel services at McConaughy Terrace, Westville Manor, Essex Townhouse, Scattered Sites, Crawford Manor, and Robert T. Wolfe.

ECC/HANH publicly solicited for this service twice. The first solicitation was sent out on June 27, 2022, with a return date of August 11, 2022. There was no response, therefore, the solicitation was sent back out to bid.

The second solicitation was sent out on September 21, 2022, with a return date of November 2, 2022. There was one response received. ECC/HANH is recommending a contract award with New Haven Village Suites, submitted the lowest responsible bid in the amount of \$49,425.00.

In accordance with resolution 10-129/18-R for 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 (which is higher) and which results in a total contact greater than \$150,000.00 must be approved by the Board of Commissioners prior to execution.

FISCAL IMPACT: \$49,425.00 Budgeted Operating Fund FY 2023
\$49,425.00 Budgeted Operating Fund FY 2024
\$49,425.00 Budgeted Operating Fund FY 2025
\$49,425.00 Budgeted Operating Fund FY 2026
\$49,425.00 Budgeted Operating Fund FY 2027
\$49,425.00 Budgeted Operating Fund FY 2028

STAFF: Karen Coleman, Housing Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #01-07/23-S

**Resolution Authorizing Contract Award to New Haven Village Suites for Temporary
Emergency Relocation Hotel Services at McConaughy Terrace, Westville Manor, Essex Townhouse, Scattered
Sites, Crawford Manor, and Robert T. Wolfe for a total contract not to exceed amount of \$49,425.00 for a period of
five (5) years beginning February 1, 2023, and ending January 31, 2028**

WHEREAS, Elm City Communities (ECC) / The Housing Authority of the City of New Haven (HANH) has identified a need for Temporary Emergency Relocation hotel services at McConaughy Terrace, Westville Manor, Essex Townhouse, Scattered Sites, Crawford Manor, and Robert T. Wolfe; and

WHEREAS, ECC/HANH publicly solicit for this service twice. The first solicitation was sent out on June 27, 2022, with a return date of August 11, 2022. There was no response, therefore, the solicitation was sent back out to bid; and

WHEREAS, the second solicitation was sent out on September 21, 2022, with a return date of November 2, 2022. There was one response received. ECC/HANH is recommending a contract award with New Haven Village Suites, submitted the lowest responsible bid in the amount of \$49, 425.00 for a period of five (5) years beginning February 1, 2023, and ending January 31, 2028; and

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

1. Resolution Authorizing Contract award to New Haven Village Suites for Temporary Emergency Relocation hotel services at McConaughy Terrace, Westville Manor, Essex Townhouse, Scattered Sites, Crawford Manor, and Robert T. Wolfe for a total contract not to exceed amount of \$49,425.00 for a period of five (5) years beginning February 1, 2023, and ending January 31, 2028 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 is authorized, empowered, and directed to take any and all such ancillary action necessary and appropriate to fulfill the intent of the foregoing.
4. 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 January 17, 2023.

Karen DuBois-Walton, Ph. D.
Secretary/Executive Director

Date

REVIEWED:
McCarter and English

By: _____
Rolan Joni Young, Esq.
A Partner



Housing Authority of New Haven

Invitation for Bids

OP-22-IFB-667

Temporary Emergency Relocation

Company Name: NEW HAVEN VILLAGE Suites

Address: 3 Long Wharf

City, State & Zip Code: New Haven, CT 06511

Telephone: 203-777-5337

Fax Number: _____

Contact Person Name: Lorey O'Neill

Email Address: loneill@waterfordhotelgroup.com

Date Submitted: 11/2/2022

Karen DuBois-Walton
President

If Vendor is not offering the service, insert N/A (not applicable)

Bid Sheet

Category 1

124 Hour Stay

Rooms Without Kitchen	Services Provided (Yes/No)	# of Rooms Available	# of Rooms ADA Accessible	Cost Per Day	Estimated # Services Needed Per Year	Total Cost Year 1	Total Cost Year 2	Total Cost Year 3	Total Cost Year 4	Total Cost Year 5
Studio Room (Up to 2 persons)	N/A			\$	50	\$	\$	\$	\$	\$
1 Bed (Up to 2 persons)				\$	75	\$	\$	\$	\$	\$
2 Beds (Up to 4 persons)				\$	100	\$	\$	\$	\$	\$
				Cost Per Day, if any, for Housing a Pet 40 lbs and Under	Estimated # Services Needed Per Year	Total Cost Year 1	Total Cost Year 2	Total Cost Year 3	Total Cost Year 4	Total Cost Year 5
				\$	10	\$	\$	\$	\$	\$

1 Bed (7 days) Stay

Rooms Without Kitchen	Services Provided (Yes/No)	# of Rooms Available	# of Rooms ADA Accessible	Cost Per Day	Estimated # Services Needed Per Year	Total Cost Year 1	Total Cost Year 2	Total Cost Year 3	Total Cost Year 4	Total Cost Year 5
Studio Room (Up to 2 persons)	N/A			\$	50	\$	\$	\$	\$	\$
1 Bed (Up to 2 persons)				\$	75	\$	\$	\$	\$	\$
2 Beds (Up to 4 persons)				\$	100	\$	\$	\$	\$	\$
				Cost Per Day, if any, for Housing a Pet 40 lbs and Under	Estimated # Services Needed Per Year	Total Cost Year 1	Total Cost Year 2	Total Cost Year 3	Total Cost Year 4	Total Cost Year 5
				\$	10	\$	\$	\$	\$	\$

1 Month Stay (30 Days)

Rooms Without Kitchen	Services Provided (Yes/No)	# of Rooms Available	# of Rooms ADA Accessible	Cost Per Day	Estimated # Services Needed Per Year	Total Cost Year 1	Total Cost Year 2	Total Cost Year 3	Total Cost Year 4	Total Cost Year 5
Studio Room (Up to 2 persons)	N/A			\$	35	\$	\$	\$	\$	\$
1 Bed (Up to 2 persons)	I			\$	50	\$	\$	\$	\$	\$
2 Bed (Up to 4 persons)				\$	50	\$	\$	\$	\$	\$

Cost Per Day, if any, for Housing a Pet 40 lbs and Under	Estimated # Services Needed Per Year	Total Cost Year 1	Total Cost Year 2	Total Cost Year 3	Total Cost Year 4	Total Cost Year 5
\$	10	\$	\$	\$	\$	\$

If Vendor is not offering the services, insert N/A (not applicable)

Category 2

1-24 Hour Stay

Rooms With Kitchen	Services Provided (Yes/No)	# of Rooms Available	# of Rooms ADA Accessible	Cost Per Day	Estimated # Services Needed Per Year	Total Cost Year 1	Total Cost Year 2	Total Cost Year 3	Total Cost Year 4	Total Cost Year 5
Studio Room (Up to 2 persons)	YES	63	8	\$ 139.00	10	\$ 1390.00	\$ 1390.00	\$ 1390.00	\$ 1390.00	\$ 1390.00
1 Bed (Up to 2 persons)	YES	63	8	\$ 139.00	40	\$ 5560.00	\$ 5560.00	\$ 5560.00	\$ 5560.00	\$ 5560.00
2 Bed (Up to 4 persons)	YES	14	1	\$ 149.00	40	\$ 5960.00	\$ 5960.00	\$ 5960.00	\$ 5960.00	\$ 5960.00

Cost Per Day, if any, for Housing a Pet 40 lbs and Under	Estimated # Services Needed Per Year	Total Cost Year 1	Total Cost Year 2	Total Cost Year 3	Total Cost Year 4	Total Cost Year 5
\$ 75.00	10	\$ 13,660.00	\$ 13,660.00	\$ 13,660.00	\$ 13,660.00	\$ 13,660.00

1 Week (7 days) Stay

Rooms With Kitchen	Services Provided (Yes / No)	# of Rooms Available	# of Rooms ADA Accessible	Cost Per Day	Estimated # Services Needed Per Year	Total Cost Year 1	Total Cost Year 2	Total Cost Year 3	Total Cost Year 4	Total Cost Year 5
Studio Room (Up to 2 persons)	YES	63	8	\$ 139.00	20	\$ 2,780.00	\$ 2,780.00	\$ 2,780.00	\$ 2,780.00	\$ 2,780.00
1 Bed (Up to 2 persons)	YES	63	8	\$ 139.00	50	\$ 6,950.00	\$ 6,950.00	\$ 6,950.00	\$ 6,950.00	\$ 6,950.00
2 Bed (Up to 4 persons)	YES	14	1	\$ 149.00	75	\$ 11,175.00	\$ 11,175.00	\$ 11,175.00	\$ 11,175.00	\$ 11,175.00
				Cost Per Day, if any, for Housing a Pet 40 lbs and Under	Estimated # Services Needed Per Year	Total Cost Year 1	Total Cost Year 2	Total Cost Year 3	Total Cost Year 4	Total Cost Year 5
				\$ 75.00	10	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00

1 Month Stay (30 Days)

Rooms With Kitchen	Services Provided (Yes / No)	# of Rooms Available	# of Rooms ADA Accessible	Cost Per Day	Estimated # Services Needed Per Year	Total Cost Year 1	Total Cost Year 2	Total Cost Year 3	Total Cost Year 4	Total Cost Year 5
Studio Room (Up to 2 persons)	YES	63	8	\$ 125.00	10	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00
1 Bed (Up to 2 persons)	YES	63	8	\$ 129.00	40	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
2 Beds (Up to 4 persons)	YES	14	1	\$ 139.00	50	\$ 6,750.00	\$ 6,750.00	\$ 6,750.00	\$ 6,750.00	\$ 6,750.00
				Cost Per Day, if any, for Housing a Pet 40 lbs and Under	Estimated # Services Needed Per Year	Total Cost Year 1	Total Cost Year 2	Total Cost Year 3	Total Cost Year 4	Total Cost Year 5
				\$ 75.00	10	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00

Summary	Total Year 1	Total Year 2	Total Year 3	Total Year 4	Total Year 5
Category 1 Without Kitchen	\$ N/A	—————→			
Including Pet Fee	\$	\$	\$	\$	\$
Grand Total	\$	\$	\$	\$	\$
Category 2 With Kitchen	\$ 47,565.00	\$ 47,565.00	\$ 47,565.00	\$ 47,565.00	\$ 47,565.00
Including Pet Fee	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00
Grand Total	\$ 48,315.00	\$ 48,315.00	\$ 48,315.00	\$ 48,315.00	\$ 48,315.00

If Vendor is not offering the service, insert N/A (not applicable)

Category 1

1-24 Hour Stay

Rooms Without Kitchen	Services Provided (Yes / No)	# of Rooms Available
Studio Room (Up to 2 persons)		
1 Bed (Up to 2 persons)		
2 Beds (Up to 4 persons)		

1 Week (7 days) Stay

Rooms Without Kitchen	Services Provided (Yes / No)	# of Rooms Available
Studio Room (Up to 2 persons)		
1 Bed (Up to 2 persons)		
2 Beds (Up to 4 persons)		

1 Month Stay (30 Days)

Rooms Without Kitchen	Services Provided (Yes / No)	# of Rooms Available
Studio Room (Up to 2 persons)		
1 Bed(Up to 2 persons)		
2 Bed (Up to 4 persons)		

If Vendor is not offering the service, insert N/A (not applicable)

Category 2

1-24 Hour Stay

Rooms With Kitchen	Services Provided (Yes / No)	# of Rooms Available
Studio Room (Up to 2 persons)	yes	63
1 Bed (Up to 2 persons)	yes	63
2 Bed (Up to 4 persons)	yes	14

1 Week (7 days) Stay

Rooms With Kitchen	Services Provided (Yes / No)	# of Rooms Available
Studio Room (Up to 2 persons)	yes	63
1 Bed (Up to 2 persons)	yes	63
2 Bed (Up to 4 persons)	yes	14

1 Month Stay (30 Days)

Rooms With Kitchen	Services Provided (Yes / No)	# of Rooms Available
Studio Room (Up to 2 persons)	yes	63
1 Bed (Up to 2 persons)	yes	63
2 Beds (Up to 4 persons)	yes	14

Summary	Total Year 1	Total Year 2
Category 1 Without Kitchen		
Including Pet Fee		
Grand Total		
Category 2 With Kitchen	\$47,175.00	\$47,175.00
Including Pet Fee	\$2,250.00	\$2,250.00
Grand Total	\$49,425.00	\$49,425.00

Bid Sheet

# of Rooms ADA Accessible	Cost Per Day	Estimated # Services Needed Per Year

Cost Per Day, if any, for Housing a Pet 40 lbs and Under	Estimated # Services Needed Per Year

# of Rooms ADA Accessible	Cost Per Day	Estimated # Services Needed Per Year

Cost Per Day, if any, for Housing a Pet 40 lbs and Under	Estimated # Services Needed Per Year

# of Rooms ADA Accessible	Cost Per Day	Estimated # Services Needed Per Year

Cost Per Day, if any, for Housing a Pet 40 lbs and Under	Estimated # Services Needed Per Year

# of Rooms ADA Accessible	Cost Per Day	Estimated # Services Needed Per Year
8	\$139	10
8	\$139	40
1	\$149	40

Cost Per Day, if any, for Housing a Pet 40 lbs and Under	Estimated # Services Needed Per Year
\$75.00	10

# of Rooms ADA Accessible	Cost Per Day	Estimated # Services Needed Per Year
8	\$139	20
8	\$139	50
1	\$149	75

Cost Per Day, if any, for Housing a Pet 40 lbs and Under	Estimated # Services Needed Per Year
\$75.00	10

# of Rooms ADA Accessible	Cost Per Day	Estimated # Services Needed Per Year
yes	125	10
yes	129	40
yes	139	50

Cost Per Day, if any, for Housing a Pet 40 lbs and Under	Estimated # Services Needed Per Year
\$75.00	\$10.00

Total Year 3	Total Year 4	Total Year 5
\$47,175.00	\$47,175.00	\$47,175.00
\$2,250.00	\$2,250.00	\$2,250.00
\$49,425.00	\$49,425.00	\$49,425.00

Total Cost Year 1	Total Cost Year 2	Total Cost Year 3

Total Cost Year 1	Total Cost Year 2	Total Cost Year 3

Total Cost Year 1	Total Cost Year 2	Total Cost Year 3

Total Cost Year 1	Total Cost Year 2	Total Cost Year 3

Total Cost Year 1	Total Cost Year 2	Total Cost Year 3

Total Cost Year 1	Total Cost Year 2	Total Cost Year 3

Total Cost Year 1	Total Cost Year 2	Total Cost Year 3
\$1,390.00	\$1,390.00	\$1,390.00
\$5,560.00	\$5,560.00	\$5,560.00
\$5,960.00	\$5,960.00	\$5,960.00

Total Cost Year 1	Total Cost Year 2	Total Cost Year 3
\$750.00	\$750.00	\$750.00

Total Cost Year 1	Total Cost Year 2	Total Cost Year 3
\$2,780.00	\$2,780.00	\$2,780.00
\$6,950.00	\$6,950.00	\$6,950.00
\$11,175.00	\$11,175.00	\$11,175.00

Total Cost Year 1	Total Cost Year 2	Total Cost Year 3
\$750.00	\$750.00	\$750.00

Total Cost Year 1	Total Cost Year 2	Total Cost Year 3
\$1,250.00	\$1,250.00	\$1,250.00
\$5,160.00	\$5,160.00	\$5,160.00
\$6,950.00	\$6,950.00	\$6,950.00

Total Cost Year 1	Total Cost Year 2	Total Cost Year 3
\$750.00	\$750.00	\$750.00

Total Cost Year 4	Total Cost Year 5
Total Cost Year 4	Total Cost Year 5

Total Cost Year 4	Total Cost Year 5

Total Cost Year 4	Total Cost Year 5

Total Cost Year 4	Total Cost Year 5

Total Cost Year 4	Total Cost Year 5

Total Cost Year 4	Total Cost Year 5
\$1,390.00	\$1,390.00
\$5,560.00	\$5,560.00
\$5,960.00	\$5,960.00

Total Cost Year 4	Total Cost Year 5
\$750.00	\$750.00

Total Cost Year 4	Total Cost Year 5
\$2,780.00	\$2,780.00
\$6,950.00	\$6,950.00
\$11,175.00	\$11,175.00

Total Cost Year 4	Total Cost Year 5
\$750.00	\$750.00

Total Cost Year 4	Total Cost Year 5
\$1,250.00	\$1,250.00
\$5,160.00	\$5,160.00
\$6,950.00	\$6,950.00

Total Cost Year 4	Total Cost Year 5
\$750.00	\$750.00

MEMORANDUM

TO: All Members, Board of Commissioners

FROM: Karen DuBois-Walton, President

DATE: January 17, 2023

RE: Resolution Authorizing Approval of Change Order Number Two (2) to add additional funding to the contract with Reitman Personnel for Temporary Staffing for several positions to include Administrative, Maintenance and Higher Level Staffing services to HANH, Glendower and 360 Management Group in the amount of \$62,343.74 for a contract not to exceed amount of \$1,358,734.14

ACTION: Recommend that the Board of Commissioners Adopt Resolution# 01-08/23-S

TIMING: Immediately

BACKGROUND: On February 20, 2018 the board approved Resolution Number 02-18/18-R to enter into a contract with Reitman Personnel for Temporary Staffing for several positions to include Administrative, Maintenance and Higher-Level Staffing services to HANH, Glendower and 360 Management Group in the amount of \$796,390.40 for one year commencing on March 1, 2018 through February 28, 2019 with (4) one-year options to renew.

The intent of the contract was to secure pricing for job titles within the agency to fill in on an as needed basis to cover employee's absences due to FMLA, Workman's compensation or when needed to fill for special projects.

HANH exercised the 2nd and 3rd year options via the Presidents report for time extension only.

On December 1, 2020 the Board approved Resolution Number 12-106/20-S for Change Order Number One (1) to exercise the 4th and 5th year options commencing March 1, 2021 and ending on February 28, 2023 and adding more funding to the contract with Reitman Personnel for Temporary Staffing in the amount of \$500,000 for the 3rd, 4th and 5th year options to the contract for a contract not to exceed amount of \$1,296,390.40.

This resolution is asking for Board approval for Change Order Number Two (2) to add additional funding to the contract with Reitman Personnel for Temporary Staffing for several positions to include Administrative, Maintenance and Higher Level Staffing services to HANH, Glendower and 360 Management Group in the amount of \$62,343.74 to pay outstanding invoices incurred during the contract terms for a contract not to exceed amount of \$1,358,734.14.

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.

HANH is now seeking approval of Change Order Number Two (2) to the Contract with Reitman Personnel for Temporary Staffing for several positions to include Administrative, Maintenance and Higher Level Staffing services to HANH, Glendower and 360 Management Group in the amount of \$62,343.74 for a contract not to exceed amount of \$1,358,734.14.

Fiscal Impact: \$62,343.74 funded by ECC's Operating Budgets

Staff: Iris M. Collazo, Vice President of Administration

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #01-08/23-S

RESOLUTION AUTHORIZING APPROVAL OF CHANGE ORDER NUMBER TWO (2) TO ADD ADDITIONAL FUNDING TO THE CONTRACT WITH REITMAN PERSONNEL FOR TEMPORARY STAFFING FOR SEVERAL POSITIONS TO INCLUDE ADMINISTRATIVE, MAINTENANCE AND HIGHER-LEVEL STAFFING SERVICES TO HANH, GLENDOWER AND 360 MANAGEMENT GROUP IN THE AMOUNT OF \$62,343.74 FOR A CONTRACT NOT TO EXCEED AMOUNT OF \$1,358,734.14

WHEREAS, On February 20, 2018 the board approved Resolution Number 02-18/18-R to enter into a contract with Reitman Personnel for Temporary Staffing for several positions to include Administrative, Maintenance and Higher-Level Staffing services to HANH, Glendower and 360 Management Group, and

WHEREAS, The intent of the contract was to secure pricing for job titles within the agency to fill in on an as needed basis to cover employee's absences due to FMLA, Workman's compensation or when needed to fill for special projects; and

WHEREAS, The contract approval was in the amount of \$796,390.40 for one year commencing on March 1, 2018 through February 28, 2019 with (4) one-year options to renew; and

WHEREAS, HANH exercised the 2nd and 3rd year options via the Presidents report for time extension only; and

WHEREAS, On December 1, 2020 the board approved Resolution Number 12-106/20-S for Change Order Number One (1) to exercise the 4th and 5th year options commencing March 1, 2021 and ending on February 28, 2023 and adding more funding to the contract with Reitman Personnel for Temporary Staffing in the amount of \$500,000 for the 3rd, 4th and 5th year options to the contract for a contract not to exceed amount of \$1,296,390.40.

WHEREAS, This resolution is asking for Board approval of Change Order Number Two (2) to the Contract with Reitman Personnel for Temporary Staffing for several positions to include Administrative, Maintenance and Higher Level Staffing services to HANH, Glendower and 360 Management Group in the amount of \$62,343.74 for a contract not to exceed amount of \$1,358,734.14.

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.

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

1. Resolution Authorizing Approval of Change Order Number Two (2) to the Contract with Reitman Personnel for Temporary Staffing for several positions to include Administrative, Maintenance and Higher Level Staffing services to HANH, Glendower and 360 Management Group in the amount of \$62,343.74 for a contract not to exceed amount of \$1,358,734.14, is approved.
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 January 17, 2023.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

REITMAN PERSONNEL SERVICES

Contract Name	Contract Begin Date	with 4 Year Options to Renew	Contract Amount	Original Contract Amount	Change Order	2nd yr option	3rd yr option	4th yr option	5th yr option	Reason	Amount	Total Contract not to Exceed
	2/20/2018	YES	\$ 796,390.40	\$ 796,390.40		3/1/2019 - 2/28/2020				Time via Presidents rpt	0	
							3/1/2020 - 2/28/2021			Time via Presidents rpt	0	
					1			3/1/2021 - 2/28/2022	3/1/2022 - 2/28/2023	Exercise 4th & 5th yr options 3/1/2021 - 2/28/2023 and add \$500,000 funding	\$500,000.00	\$1,296,390.40
	1/17/2023				2			3/1/2022 - 2/28/2023		Add additional funding	\$62,343.74	\$1,358,734.14