



Housing Authority of New Haven  
**Karen DuBois-Walton, Ph.D.**  
President

## AGENDA

REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN  
360 ORANGE STREET NEW HAVEN CT 06511  
TUESDAY, JULY 18<sup>TH</sup>, 2023 at 4:00 P.M.  
<https://v.ringcentral.com/join/215683616>  
**Dial: 1-650-419-1505**  
**Access Code / Meeting ID: 215 683 616**

1. Roll Call
2. Approval of the Minutes from June 20<sup>th</sup>, 2023
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 07-50/23-R; Resolution Authorizing Amendment to Fifth Year Contract Option with Fuss & O'Neill, Inc. in the Amount Not to Exceed \$375,000 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) Bringing the Adjusted 5-Year Contract Value from \$555,801.25 to \$930,801.25 through June 22, 2024
2. Resolution 07-51/23-R; Resolution Authorizing Amendment to Indefinite Quantities Contract (IQC) with Lothrop Associates, LLP for Agency Wide Architectural & Engineering Services in the Amount Not to Exceed \$350,000 Bringing the Adjusted 5-Year Contract Value From \$416,787.50 to \$766,787.50 until September 30, 2024
3. Resolution 07-52/23-R; Resolution Authorizing a Predevelopment Loan Agreement Between the Housing Authority of the City of New Haven ("The Authority") and The Glendower Group, Inc. of an Affiliate Thereof for Certain Qualified Predevelopment Expenses for Newhallville Redevelopment in an Amount not to Exceed \$830,000 for the Period Commencing July 18, 2023 and Ending December 31, 2026

#### **SERVICES COMMITTEE:**

1. Resolution 07-53/23-R; Clarification and, the extent necessary amendment of Resolutions 09-81/20-R, 01-04/21-S, and 09-81/20R, and authorizing and to the extent necessary, reauthorizing agreement for Broker/Agent of

Record/Consultant Services with Corporate Benefit Consultants for Medical Services, Prescription Drug Coverage, Vision Care, Dental Care, Life Insurance, STD, LTD and AD & D for a period of five (5) years beginning on October 13, 2020 and ending on October 12, 2025

2. Resolution 07-54/23-R; Resolution Authorizing Change Order #3 to Carasoft Technology Corporation (formerly known as Talx) for Government Agency Universal Membership Agreement Contract in the Amount Not to Exceed \$100,000 for outstanding invoice and remaining year term until October 1, 2023
3. Resolution 07-55/23-R; Resolution Authorizing Change Order Number Three (3) to the Contract with Crumbie Law Group, LLC for legal services for Summary Process of Nuisance and Lease Violations in the amount of \$47,000.00 bringing the contract to a not to exceed amount \$142,470.00 to a not to exceed amount of \$189,960.00
4. Resolution 07-56/23-R; Resolution Authorizing Ratification of Change Order Number Two (2) to the Contract with Mechanical Heating & Air Conditioning Company for Emergency On-Call and Preventative Maintenance HVAC Services at Scattered Sites Properties, Westville Manor, George Crawford Manor, McConaughy Terrace and 295 Wilmot Road and exercising the Two (2) year option to renew in the amount of \$151,333.68 bringing the total amount from \$317, 000.52 to \$468,334.20 for the period beginning June 17, 2023 and ending on June 16 , 2025

**Executive Session**

To discuss a personnel matter

**ADJOURNMENT**

MINUTES  
REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN  
360 ORANGE STREET NEW HAVEN CT 06511  
TUESDAY, JULY 18<sup>TH</sup> 2023 at 4:00 P.M.

Those present included:

William Kilpatrick, Chairman  
Alberta Witherspoon, Commissioner  
Erik Clemons  
Karen DuBois-Walton, Secretary  
Shenae Draughn  
John Rafferty  
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 4:09 p.m.

At Roll Call, Karen DuBois-Walton was present in person in the boardroom along with Commissioner Clemons, Chairman Kilpatrick, and Commissioner Witherspoon.

**Approval of the Minutes from the Tuesday, June 20, 2023 Regular Meeting:**

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

**Bills and Communications:**

**Aged Accounts Payable Report totaling \$ 89,278 (listed on page 4), 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 June 20, 2023, Board of Commissioners meeting.**

**Bank Book Check Register totaling \$ 3,718,693 (listed on page 13). This list consists of invoices that have been paid from May 1 – May 31, 2023. A. Prete Construction Company, Inc (\$ 480,155) for Crawford Health & Safety #8 and Scattered site # 6& 7; Marcum LLP (\$ 138,850) Agency-wide audits; BRD Builders, LLC (\$ 425,574) for Essex Improvements; New Haven Village Suites (\$ 76,370) for Essex and Crawford Manor relocations; Tri-Con Construction Manager, Llc (\$82,388) for 437 M&N Eastern Street; The Computer Company Inc (\$ 54,626) for various IT services agency-wide; KJR Consulting (\$ 52,291) for Agency-wide Leadership Consulting; Home Depot (\$ 103,835) for agency-wide materials; JLY Enterprises LLC (\$ 45,750) for Scattered Sites; HD Supply Facilities Maintenance, Ltd (\$12,679) agency-wide supplies; United Illuminating (\$ 132,800) for various sites; Southern Connecticut Gas (\$ 81,495) for agency-wide gas service; Regional Water Authority (\$ 67,624) For agency-wide services.**

The total of both registers is \$ 4,160,743.82

Read into the record by Karen DuBois-Walton  
Accepted as stated

Public Comments: *None*

President's Report

To: ECC/HANH Board of Commissioners  
From: Karen DuBois-Walton, Ph.D., President  
Date: June 20, 2023  
RE: President's June 2023 Report  
I. Administrative

Happy Spring!

Our team continues to work toward our strategic pillars:

- 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
- Cost effective and cost-efficient delivery of services in ways that maximize impact in our community (jobs, contracting, economic development) and
- Spark policy change that creates growth in housing market especially for families in need of affordable housing

Today we bring for your review and approval the MTW 2024 Annual Plan in which we continue to build upon our initiatives that expand housing choice, improve family self-sufficiency and create greater cost efficiencies. I draw your attention to our updated short- and long-term goals. While we propose no new initiatives this year, we take this annual process as an opportunity to refine and fine tune all that we have underway. Additionally, we embarked upon a more robust community engagement process this year with proactive outreach to the community, attending community meetings, actively engaging our residents and more. As a result, we engaged many more voices and use this as a template for community engagement moving forward.

We look forward to hosting the HUD MTW and Field Office teams for our upcoming MTW site visit which will be held on June 21<sup>st</sup>. On May 31<sup>st</sup>, we hosted a review team from Standard & Poors as part of the review of the agency's credit rating. Thank you to Jack Rafferty who led the process and all team members who contributed. We anticipate the updated rating later this summer.

It has also been a busy month of grant writing and submission. The Glendower Group team led the submission of a Choice Neighborhood Initiative (CNI) Planning Grant for the Wolfe at Union Square project. Receipt of this award will significantly aid in our planning effort for the redevelopment of Robert T. Wolfe on Union Ave. while maintaining a connection to the City of New Haven and State of CT's investments around the New Haven train station. Additionally, the Executive Office team led the submission of our Round 2 application in the Enterprise/Wells Fargo Housing Affordability Breakthrough Challenge. Having successfully made it through Round 1 with over 400 applicants, we are among 40 applications to advance. Our breakthrough challenge application focusing on expanding our successful CARES program to the TBV HCV program.

Our Mobility Works contract is well underway exploring new ways of expanding housing choice for families seeking to use their tenant based voucher. We have submitted a request to the Department of Housing for approval to administer vouchers in surrounding areas to support our mobility efforts.

On May 17<sup>th</sup>, I was invited to present as part of a panel at the CT Coalition to End Homelessness' Annual Training Institute at the CT Convention Center on efforts to create an equitable homeless response and affordable housing system. This tremendous opportunity offered a chance to highlight the work that our team has conducted in partnership with CEIO and now, as that partnership has ended, is continuing on our own, to create equitable outcomes for our families.

The ECC/HANH/GG/360 MGT team participated this year in the Freddy Fixer Parade and was excited to have received 2<sup>nd</sup> Place for Best Float. This historic parade is one of the country's oldest African American parade and is rooted in community empowerment and environmental justice. Community participation in this manner is key to our mission as an integral part of this community and I thank team member Haley Vincent who volunteered her time on this committee year-round and to all members of our team who helped to build our float, came out to participate with our contingent and who recruited their friends to join us. All are welcome to join us next year!



There are two additional upcoming events that will spotlight our role in this community in advancing housing affordability. First, on Wednesday June 21<sup>st</sup>, I will serve as a panelist for the opening keynote session of DOCOMOMO's National Symposium being held at 5:30 pm at the Yale Art Gallery. Secondly, as part of the International Festival of Arts and Ideas, I will moderate a panel on Saturday June 24<sup>th</sup> at 1 pm at Gateway Community College on "Understanding Housing Insecurity".

On the legislative front, we tracked housing bills that were debated up until the final hours of the session. We are disappointed that our PHA jurisdiction bill did not advance to a floor vote this session. In the waning hours of the session SB 998 was debated and closely watched as it became the vehicle for many housing items that are priorities for ECC.

We continue to track the CHRO case involving a former employee. Legal counsel has been assigned by our insurer and the case is pending. We anticipate the first mediation session to be held this month.

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

- No Cost Time Extension with JLY Construction, LLC, for Group C Lead Abatement for Extension of contract time for 30 days from June 23, 2023 to July 23, 2023 for not relocating residents throughout the 2022 holiday season, Thanksgiving through the Winter holidays.
- No Cost Time Extension with Banton Construction for completion of Robert T. Wolfe PH1 remaining scope of work from January 30, 2023, to July 1, 2023 for installation of three ventilation fans associated with the existing trash compactor.
- No Cost Time Extension with Bureau Veritas Technical Assessments for Agencywide Physical Needs Assessments—Change Order #2, Extended contract time one (1) year from July 7, 2023 to July 6, 2024 to accommodate future agencywide needs assessment requirements.

- **No Cost Time Extension with Consolidated Electric, LLC for electrical upgrade for St. Anthony I & II CCTV system from April 30, 2023 June 30, 2023 due to supply chain issues. (PO# 22275-13738)**
- **No Cost Time Extension with AM PM Door Repair Services set to expire on June 30, 2023 for Door Repair Services June 30, 2023 to July 31, 2023 in order to re-procure. (PO# 21154-13104)**
- **No Cost Time Extension for Crawford Life Health and Safety Upgrades—Change Order #11, Extended contract time to November 17, 2023 to accommodate long lead time items from 4/2/2023 to November 17, 2023.**
- **No Cost Time Extension with Consolidated Electric, LLC for electrical upgrade for St. Anthony I & II CCTV system from December 31, 2023 April 30, 2023 due to supply chain issues. (PO# 22275-13738)**
- **No Cost Time Extension with Ed the Tree Man off State of Ct. contract set to expire on April 30, 2023 for Tree Removal Services January 31, 2023 to April 30, 2023. (PO# 22247-13731)**
- **No Cost Time Extension with Hartford Truck & Equipment for Snow Removal Equipment off State of Ct. contract # 17PSX0118 March 31, 2023 to August 31, 2023. (PO# 21814-13464)**
- **Contract extension with Stanley Convergent Solutions for Door Access Controls Cooperative Purchasing Agreement from February 22, 2023, to September 30, 2023. (PO# 22327-13769)**
- **Contract extension of time with CSC for pay per use laundry services from February 28, 2023 to September 30, 2023 (PO# 21814-13128)**
- **Contract extension with Stanton Equipment for Snow Removal Equipment from April 1, 2023 to June 1, 2023. (PO# 21183-13464)**
- **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 McConaughy 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)**
- **No Cost time extension for the two (2) year option to renew with Hooker & Holcomb Investment Advisors, Inc for Broker / Agent of Record / Consultant Services for HANH's Pension plan services for a period beginning on October 14, 2023 and ending on October 13, 2025.**
- **No Cost time extension for the two (2) year option to renew with Corporate Benefits Consultants for Broker / Agent of Record / Consultant Services for HANH's Medical, Prescription Drug Coverage, Vision Care, and Dental Care, Life Insurance, STD, LTD and AD & D plan services for a period beginning on October 14, 2023 and ending on October 13, 2025.**

## II. Finance

### April 2023 YTD Financials

The financial report covers seven months (October 1 through April 30) of data. Total Revenues are \$71,811,776 and Total Expenses are \$62,047,051 (including depreciation expense of \$1,344,667). The excess of revenue over expenses is reduced by \$(7,217,910) capitalized expenditures. Depreciation expense add-back is \$1,344,667. The HANH Net Surplus of \$3,891,482 was as follows:

### MTW Programs

#### ➤ Low Income Public Housing

Net surplus is \$1,777,457 versus a budget net deficit of \$(509,362) for an overall favorable variance of \$2,286,819

#### ➤ Section 8 Housing Choice Voucher

Net deficit is \$(216,672) versus a budget deficit of \$(450,421). The favorable variance is \$233,750.

### Non-MTW Programs

➤ Business Activities showed deficit of \$(558,761) compared with a budgeted deficit of \$(471,953), resulting in a unfavorable variance of \$86,807.

➤ Central Office Cost Center shows a net surplus of \$2,889,458 compared to a budgeted surplus of \$1,431,737 resulting in a favorable variance of \$1,457,721.

April 2023	MTW			NON-MTW			ELIMS			Total		
	Budget	Actual	Variance	Budget	Actual	Variance	Budget	Actual	Variance	Budget	Actual	Variance
70500 TENANT REVENUE	728,816	1,193,886	465,071	56,000	-	(56,000)	-	-	-	784,816	1,193,886	409,071
70600 HUD REVENUE	66,184,693	61,353,651	(4,831,042)	155,554	136,612	(18,942)	-	-	-	66,340,247	61,490,263	(4,849,984)
70000 OTHER REVENUE	466,667	893,896	427,229	11,751,995	12,473,601	721,605	(6,092,465)	(5,944,845)	147,620	6,126,197	7,422,651	1,296,455
71600 GAIN/LOSS ON SALE OF CAPITAL ASSETS	-	1,704,976	1,704,976	-	-	-	-	-	-	-	1,704,976	1,704,976
<b>70000 TOTAL REVENUE</b>	<b>67,380,175</b>	<b>65,146,409</b>	<b>(2,233,766)</b>	<b>11,963,549</b>	<b>12,610,213</b>	<b>646,663</b>	<b>(6,092,465)</b>	<b>(5,944,845)</b>	<b>147,620</b>	<b>73,251,259</b>	<b>71,811,776</b>	<b>(1,439,483)</b>
91000 OPERATING ADMINISTRATIVE	8,493,764	8,177,546	(316,218)	4,893,637	4,302,058	(591,579)	(6,092,465)	(5,944,845)	147,620	7,294,936	6,534,758	(760,178)
92500 TENANTS SERVICES	134,304	28,605	(105,699)	1,480,910	1,018,607	(462,303)	-	-	-	1,615,214	1,047,212	(568,002)
93000 UTILITIES	1,063,469	1,208,362	144,893	235,087	226,245	(8,842)	-	-	-	1,298,556	1,434,607	136,051
94000 MAINTENANCE	2,239,315	3,094,338	855,023	476,407	300,722	(175,685)	-	-	-	2,715,723	3,395,060	679,338
95000 PROTECTIVE SERVICES	114,692	84,212	(30,480)	16,897	5,526	(11,371)	-	-	-	131,589	89,738	(41,850)
96000 GENERAL EXPENSE	1,109,160	37,244	(1,071,916)	249,561	249,609	48	-	-	-	1,358,720	286,852	(1,071,868)
96100 INSURANCE PREMIUMS	460,326	539,500	79,174	2,823	-	(2,823)	-	-	-	463,149	539,500	76,351
96200 OTHER	-	955,455	955,455	-	-	-	-	-	-	-	955,455	955,455
96800 SEVERANCE EXPENSE	-	-	-	4,972,917	5,743,381	770,464	-	-	-	4,972,917	5,743,381	770,464
<b>96900 TOTAL OPERATING EXPENSES</b>	<b>13,615,030</b>	<b>14,125,262</b>	<b>510,232</b>	<b>12,328,239</b>	<b>11,846,148</b>	<b>(482,091)</b>	<b>(6,092,465)</b>	<b>(5,944,845)</b>	<b>147,620</b>	<b>19,850,804</b>	<b>20,026,564</b>	<b>175,761</b>
97100 EXTRAORDINARY MAINTENANCE	887,229	-	(887,229)	18,909	-	(18,909)	-	-	-	906,138	-	(906,138)
97200 CASUALTY LOSSES - NON CAPITALIZED	-	31,518	31,518	-	-	-	-	-	-	-	31,518	31,518
97300 HAP EXPENSE	44,006,468	40,644,302	(3,362,167)	-	-	-	-	-	-	44,006,468	40,644,302	(3,362,167)
97400 DEPRECIATION EXPENSE	1,831,570	968,631	(862,939)	182,908	376,036	193,128	-	-	-	2,014,478	1,344,667	(669,811)
<b>90000 OTHER EXPENSES</b>	<b>46,725,268</b>	<b>41,644,451</b>	<b>(5,080,817)</b>	<b>201,817</b>	<b>376,036</b>	<b>174,218</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>46,927,085</b>	<b>42,020,487</b>	<b>(4,906,598)</b>
<b>TOTAL EXPENSES</b>	<b>60,340,298</b>	<b>55,769,713</b>	<b>(4,570,585)</b>	<b>12,530,056</b>	<b>12,222,184</b>	<b>(307,873)</b>	<b>(6,092,465)</b>	<b>(5,944,845)</b>	<b>147,620</b>	<b>66,777,889</b>	<b>62,047,051</b>	<b>(4,730,837)</b>
RAD/DEV - MTW Fund Expenditures	(4,384,231)	(4,512,460)	(128,229)	(4,103,618)	(2,705,450)	1,398,168	-	-	-	(8,487,849)	(7,217,910)	1,269,939
Investment in the financing of affordable housing Dev	-	-	-	-	-	-	-	-	-	-	-	-
Reserve for interest on NVR	-	-	-	-	-	-	-	-	-	-	-	-
10010 Operating Transfer In	1,226,786	434,992	(791,794)	5,447,000	4,272,082	(1,174,918)	-	-	-	6,673,785	4,707,074	(1,966,711)
10020 Operating Transfer Out	(6,673,785)	(4,707,074)	1,966,711	-	-	-	-	-	-	(6,673,785)	(4,707,074)	1,966,711
<b>10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES</b>	<b>(2,791,354)</b>	<b>592,154</b>	<b>(3,383,507)</b>	<b>776,875</b>	<b>1,954,661</b>	<b>1,177,786</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(2,014,479)</b>	<b>2,546,815</b>	<b>(4,561,294)</b>
ADJ FOR DEPRECIATION EXPENSE	1,831,570	968,631	(862,939)	182,908	376,036	193,128	-	-	-	2,014,478	1,344,667	(669,811)
<b>350 SURPLUS / (DEFICIT)</b>	<b>(959,783)</b>	<b>1,560,785</b>	<b>2,520,568</b>	<b>959,783</b>	<b>2,330,697</b>	<b>1,370,914</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(0)</b>	<b>3,891,482</b>	<b>3,891,482</b>



### III.Operations

#### A. Vacancy Rate

HANH's current occupancy rate for the month for May 2023 is 97.76%. 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 May 2023 is 66.33%. 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 2022	CY 2023	Variance
January	65.57%	64.54%	-1.03
February	65.59%	69.55%	3.96
March	63.10%	65.13%	2.03
April	53.41%	66.46	13.05
May	67.34%	66.33	-1.01
June	60.22%		
July	59.09%		
August	58.41%		
September	59.0%		
October	59.0%		
November	60.0%		
December	61.77%		
Average	61.04%	66.40%	5.36

### IV.Community and Economic Development (CED) Monthly Report

#### CARES/FSS Program Highlights

- K C began the FSS program on December 1, 2027, and as of current month, May 2023, she has achieved all of her goals. She began working for M & J Company as a seasonal employee, earning \$18, 261, and as of right now, her household's income is \$83,199. KC took with her \$5,772 that she accrued in escrow while she participated in FSS.

- NL FSS homeowner received \$2,350 in SEHOP capital improvement funds to fix her basement stairs as it was a safety hazard
- 6 Participants reported an increase in Credit Score
- Upcoming Graduates -12 in CARES are scheduled to graduate- pending leases

### **ECC Believes Program Highlights**

- STEP students celebrate Mental Health awareness month share anxiety training and self care tips with the agency with overwhelming positive feedback from staff
- Parks and Recreation and PAL camp registration began
- Youth services planning for summer planning (National Summer learning week, Juneteenth Luncheon, Live Girl ice cream social, Father's day event, reading kick off and more!)
- Bridges of Hope celebrates another successful year with their end of year cookout (over 20+ residents attended)
- STEP students host Mothers Day Appreciation Dinner – Special guest/ Mom Ms. Solomon read her poems, dinner served, each intern presented and shared their STEP experience and introduced their guests.

### **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. Installation of cannisters has been completed in both Crawford and Wolfe high rise buildings.

#### **HUD Emergency Safety and Security Grants:**

P&M also applied to HUD for 2022 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. Contracts for the two (2) camera systems were submitted for BOC approval in May, 2023, and funds were obligated on time. ECC has until 9/25/2024 to expend the funds.

P&M is also applying to HUD for 2023 funding to address security upgrades at Essex Townhouses, a family development with 35 apartments. If awarded, funding will go to replacement of antiquated camera system and damaged access control gates repair and replacement. Application is due 6/28/2023.

### ***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 3<sup>rd</sup> Quarterly benchmark report has been sent to the HUD Washington and our Regional offices. We worked

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 and expended all \$986,260 of the 2017 LBP Grant funding.**
- **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.**
- **Applied for six-month extension for obligation deadline on the HUD LBP 2020 Grant; pending response from HUD. Continuing work to obligate remaining lead monies in anticipation of receipt of extension approval.**
- **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:**
  - **Lead Groups 1, 2 and 3: 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, happening June, 2023.**
  - **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 2<sup>nd</sup> 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. With the obligation of Group D houses (21), only one 2-family house of the original 299 properties remains to be addressed by Planning and**

**Modernization: 759 Quinnipiac Avenue, identified as Group A. The cost of construction for Group A came in above the TDC for the 2 units. Project currently under redesign.**

- **Other Housing Related Hazards: ECC added elimination of other Housing Related Hazards upon receipt of a 3<sup>rd</sup> 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:**
- **All 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. CO and Smoke detector project was put out for solicitation and received no bids. A smaller project is currently out for Solicitation as a pilot. 57 Mountaintop is out for solicitation for mold abatement.**

#### **Solicitations Awarded:**

- **Group B: 3 Single-Family Houses in the Scattered Site West portfolio (Construction start, September 2, 2022; Now Completed)**
- **Group C: 8 Units in 4 houses in the Scattered Site East portfolio--Solicitations went out for Bid, July 2022: Construction Completion July 23, 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 was awarded the contract in December, 2022. The Contractor withdrew and the project is resolicited, bids due March 17, 2023. Two (2) viable bids were received, however, no contract was awarded due to cost for bids being too high. Scope removal plans and resolicitations scheduled in July.**
- **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). 3 bids received, for solicitation in February, 2023, including some mold abatement, bids due March 20, 2023. Rebid solicited with 3 bids received. Contract for BOC approval, May, 2023. Contract awarded.**

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 HUD regulations.

### *P&M Projects 2020-2023*

- **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. Installation of Fire Alarm Panel 100% complete as of June, 2023.
- **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. Substantial completion, scheduled, July 1, 2023. A contract for Phase 2, for resident interior improvements was awarded, and preconstruction surveys were completed in March, 2020. Scope of work: Replacement of 10-unit bathrooms and miscellaneous other life health and safety improvements throughout the majority of the residential units. Work began on the 8<sup>th</sup> and 7<sup>th</sup> floors in February, 2022, and progressed through the 1<sup>st</sup> floor. Additional life health and safety items have been identified, and were 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 reached Substantial completion in January 3, 2023.. All PH 1 work is complete, save one long lead time item and closeout. PH 2 is completed and in closeout.
- **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 10/31/2023 to allow for new fencing to be temporarily removed under warranty for siding replacement and container access. 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 began on the roofs and windows. Work proceeded on the envelope (roof, siding, windows, sliding glass doors) and continues 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, October 31, 2023. Interior work in 13 of 35 units is completed.

- 437 M&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 were due January 4, 2023. Contract awarded and NOA provided. Building closed in and interior work begun. Project anticipated completion in 100 days from Notice to Proceed, almost 3 months sooner than contract end date.
- 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. A solicitation is out to perform the mold preventative and restorative work needed.
- 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 was finalized with a structural engineering firm, and a final report has been submitted. A design for report recommendations are part of corrective work in advance of and in coordination with future development plans.
- 546 Woodward Avenue: ECC Contractor with Notice To Proceed has completed the roof work and is currently in closeout.

## **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 to permanent completed on February 28, 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 1<sup>st</sup> 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.
    - Demolition of all buildings was completed in March 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 1<sup>st</sup> quarter of 2022.
    - 92 total units, 66 rehab 26 new construction.
    - Closing targeted for the 3<sup>rd</sup> 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 1<sup>st</sup> quarter of 2023.
  - Phase includes the rehab of 130 units, 104 RAD units, and 26 to be market rate.
  - Closing targeted for the 3<sup>rd</sup> 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: June 20, 2023

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

RE: Resolution Authorizing Amendment to Fifth Year Contract Option with EnviroMed Services, Inc. in the Amount Not to Exceed \$100,000.00 for Agency Wide Environmental Consulting Services Under an Indefinite Quantities Contract (IQC) Bringing the Adjusted 5-Year Contract Value from \$455,801.25 to \$555,801.25 through June 23, 2024

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**ACTION:** Recommend that the Board of Commissioners adopt Resolution # 06-41/23-R

**TIMING:** Immediately

**DISCUSSION:** Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call environmental consulting services agency wide. On February 20, 2019, ECC/HANH issued Request for Proposals #PM-19-RFP-206 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist ECC/HANH to develop and carry out projects on an as-needed basis per assigned Task Orders.

On July 16, 2019, the Board authorized Resolution #07-48/19-R clarifying and amending previously adopted Resolution that authorized contract award to EnviroMed Services, Inc. for Agency wide environmental consulting services under an indefinite quantities contract (IQC) in the annual amount not to exceed \$91,160.25 for one year with four more one-year options to renew for a maximum five-year Board authorized amount not to exceed \$455,801.25.

On March 31, 2020, the Board authorized Resolution #03-14/20-S approving a second-year contract option in the amount of \$91,160.25 for an amended two-year contract value not to exceed \$182,320.50 through June 23, 2021.

On March 16, 2021, the Board authorized Resolution 03-16/21-R authorizing third through fifth year options in the amount not to exceed \$273,480.75 bringing the five-year not to exceed contract amount from \$182,320.50 to \$455,801.25 and extending the contract until June 23, 2024.

ECC/HANH projects that the need for environmental consulting, testing and abatement monitoring in the fifth and final contract year will exceed the current maximum and is recommending an additional \$100,000.00 be added to the contract

**bringing the five-year not to exceed contract amount from \$455,801.25 to \$555,801.25 through June 23, 2024.**

**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 an amendment to the fifth-year option to contract #PM-19-C-206 (A) with EnviroMed Services, Inc. in the amount not to exceed \$100,000.00 bringing the amended five-year contract value to \$555,801.25 through June 23, 2024.**

**FISCAL IMPACT: \$100,000.00**

**SOURCE OF FUNDS: CFP 2023; 360 Management; HCV; MTW; LIPH**

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

ELM CITY COMMUNITIES  
Housing Authority of the City of New Haven

RESOLUTION #06-41/23-R

RESOLUTION AUTHORIZING AMENDMENT TO FIFTH YEAR CONTRACT OPTION WITH ENVIROMED SERVICES, INC. IN THE AMOUNT NOT TO EXCEED \$100,000.00 FOR AGENCY WIDE ENVIRONMENTAL CONSULTING SERVICES UNDER AN INDEFINITE QUANTITIES CONTRACT (IQC) BRINGING THE ADJUSTED 5-YEAR CONTRACT VALUE FROM \$455,801.25 TO \$555,801.25 THROUGH JUNE 23, 2024

**WHEREAS, Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call environmental consulting services agency wide; and**

**WHEREAS, on February 20, 2019, ECC/HANH issued Request for Proposals #PM-19-RFP-206 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist ECC/HANH to develop and carry out projects on an as-needed basis per assigned Task Orders; and**

**WHEREAS, on July 16, 2019, the Board adopted Resolution #07-48/19-R clarifying and amending previously adopted Resolution that authorized contract award to EnviroMed Services, Inc. for Agency wide environmental consulting services under an indefinite quantities contract (IQC) in the annual amount not to exceed \$91,160.25 for one year with four more one-year options to renew for a maximum five-year Board authorized amount not to exceed \$455,801.25; and**

**WHEREAS, on March 31, 2020, the Board adopted Resolution #03-14/20-S approving a second-year contract option in the amount of \$91,160.25 for an amended two-year contract value not to exceed \$182,320.50 through June 23, 2021; and**

**WHEREAS, on March 16, 2021, the Board authorized Resolution 03-16/21-R authorizing third through fifth year options in the amount not to exceed \$273,480.75 bringing the five-year not to exceed contract amount from \$182,320.50 to \$455,801.25 and extending the contract until June 23, 2024; and**

**WHEREAS, ECC/HANH projects that the need for environmental consulting, testing and abatement monitoring in the fifth and final contract year will exceed the current maximum and is recommending an additional \$100,000.00 be added to the contract bringing the five-year not to exceed contract amount from \$455,801.25 to \$555,801.25 through June 23, 2024; 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; and**

**WHEREAS, we request Board of Commissioners authorization to execute an amendment to the fifth year option to contract #PM-19-C-206 (A) with EnviroMed Services, Inc. in the amount not to exceed \$100,000.00 bringing the amended five-year contract value to \$555,801.25 through June 23, 2024.**

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

- 1) **An amendment to the fifth and final year option to the Agency wide environmental consulting services contract #PM-19-C-206 (A) with EnviroMed Services, Inc. in the amount not to exceed \$100,000.00 bringing the amended five-year contract value from \$455,801.25 to \$555,801.25 through June 23, 2024 plus 60 calendar days for contract close out is authorized.**
- 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) **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 June 20, 2023.**

\_\_\_\_\_  
**Karen DuBois-Walton, Ph. D.**  
**Secretary/President**

\_\_\_\_\_  
**Date**

**REVIEWED:  
MCCARTER & ENGLISH. LLP  
GENERAL COUNSEL**

**By:** \_\_\_\_\_  
**Rolan Joni Young, Esq.**  
**A Partner**

**Motion to approve resolution was moved by Commissioner Witherspoon and seconded by Commissioner Clemons second. Motion passed unanimously.**

MEMORANDUM

TO: Board of Commissioners

DATE: June 20, 2023

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

RE: Resolution Authorizing Amendment to Fifth Year Contract Option with Fuss & O'Neill, Inc. in the Amount Not to Exceed \$100,000.00 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) Bringing the Adjusted 5-Year Contract Value from \$455,801.25 to \$555,801.25 through June 22, 2024

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**ACTION:** Recommend that the Board of Commissioners adopt Resolution # 06-42/23-R

**TIMING:** Immediately

**DISCUSSION:** Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call environmental consulting services agency wide. On February 20, 2019, ECC/HANH issued Request for Proposals #PM-19-RFP-206 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist ECC/HANH to develop and carry out projects on an as-needed basis per assigned Task Orders.

On July 16, 2019, the Board adopted Resolution #07-50/19-R clarifying and amending previously adopted Resolution that authorized contract award to Fuss & O'Neill, Inc. for Agency wide environmental consulting services under an indefinite quantities contract (IQC) in the annual amount not to exceed \$91,160.25 for one year with four more one-year options to renew for a maximum five-year Board authorized amount not to exceed \$455,801.25.

On March 31, 2020, the Board adopted Resolution #03-15/20-S approving a second year contract option in the amount of \$91,160.25 for an amended two-year contract value not to exceed \$182,320.50 through June 22, 2021.

On March 16, 2021, the Board authorized Resolution #03-17/21-R authorizing third through fifth year options in the amount not to exceed \$273,480.75 bringing the five-year not to exceed contract amount from \$182,320.50 to \$455,801.25 and extending the contract until June 22, 2024.

ECC/HANH projects that the need for environmental consulting, testing and abatement monitoring in the fifth and final contract year will exceed the current

**maximum and is recommending an additional \$100,000.00 be added to the contract bringing the five-year not to exceed contract amount from \$455,801.25 to \$555,801.25 through June 22, 2024.**

**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 an amendment to the fifth-year option to contract #PM-19-C-206 (B) with Fuss & O'Neill, Inc. in the amount not to exceed \$100,000.00 bringing the amended five-year contract value to \$555,801.25 through June 22, 2024.**

**FISCAL IMPACT: \$100,000.00**

**SOURCE OF FUNDS: CFP 2019; CFP 2020; Glendower; 360 Management; RAD; MTW; LIPH**

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

ELM CITY COMMUNITIES  
Housing Authority of the City of New Haven

RESOLUTION #06-42/23-R

**RESOLUTION AUTHORIZING AMENDMENT TO FIFTH YEAR CONTRACT OPTION WITH FUSS & O'NEILL, INC. IN THE AMOUNT NOT TO EXCEED \$100,000.00 FOR AGENCY WIDE ENVIRONMENTAL CONSULTING SERVICES UNDER AN INDEFINITE QUANTITIES CONTRACT (IQC) BRINGING THE ADJUSTED CONTRACT VALUE FROM \$455,801.25 TO \$555,801.25 THROUGH JUNE 22, 2024**

**WHEREAS, Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call environmental consulting services agency wide; and**

**WHEREAS, on February 20, 2019, ECC/HANH issued Request for Proposals #PM-19-RFP-206 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist ECC/HANH to develop and carry out projects on an as-needed basis per assigned Task Orders; and**

**WHEREAS, on July 16, 2019, the Board adopted Resolution #07-50/19-R clarifying and amending previously adopted Resolution that authorized contract award to Fuss & O'Neill, Inc. for Agency wide environmental consulting services under an indefinite quantities contract (IQC) in the annual amount not to exceed \$91,160.25 for one year with four more one-year options to renew for a maximum five-year Board authorized amount not to exceed \$455,801.25; and**

**WHEREAS, on March 31, 2020, the Board adopted Resolution #03-15/20-S approving a second year contract option in the amount of \$91,160.25 for an amended two-year contract value not to exceed \$182,320.50 through June 22, 2021; and**

**WHEREAS, on March 16, 2021, the Board authorized Resolution #03-17/21-R authorizing third through fifth year options in the amount not to exceed \$273,480.75 bringing the five-year not to exceed contract amount from \$182,320.50 to \$455,801.25 and extending the contract until June 22, 2024; and**

**WHEREAS, ECC/HANH projects that the need for environmental consulting, testing and abatement monitoring in the fifth and final contract year will exceed the current maximum and is recommending an additional \$100,000.00 be added to the contract bringing the five-year not to exceed contract amount from \$455,801.25 to \$555,801.25 through June 22, 2024; 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; and**

**WHEREAS, we request Board of Commissioners authorization to execute an amendment to the fifth-year option to contract #PM-19-C-206 (B) with Fuss & O'Neill, Inc. in the amount not to exceed \$100,000.00 bringing the amended five-year contract value to \$555,801.25 through June 22, 2024.**



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

- 1) **An amendment to the fifth and final year option to the Agency wide environmental consulting services contract #PM-19-C-206 (B) with Fuss & O'Neill, Inc. in the amount not to exceed \$100,000.00 bringing the amended five-year contract value from \$455,801.25 to \$555,801.25 through June 22, 2024 plus 60 calendar days for contract close out is authorized.**
- 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) **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 June 20, 2023.**

\_\_\_\_\_  
**Karen DuBois-Walton, Ph. D.**  
**Secretary/President**

\_\_\_\_\_  
**Date**

**REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL**

**By:** \_\_\_\_\_  
**Rolan Joni Young, Esq.**  
**A Partner**

**Motion to approve resolution was moved by Commissioner Witherspoon and seconded by Commissioner Clemons second. Motion passed unanimously.**

MEMORANDUM

TO: Board of Commissioners

DATE: June 20, 2023

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

RE: Resolution Authorizing Contract Award to Village Suites, LLC for Hotels for Temporary and Emergency Housing in the Amount Not to Exceed \$457,917 for One Year

---

**ACTION:** Recommend that the Board of Commissioners adopt Resolution #06-43/23-R

**TIMING:** Immediately

**DISCUSSION:** ECC/HANH has an ongoing need for temporary lodging facilities to house residents when emergency circumstances or renovation activities render apartments uninhabitable.

**On March 27, 2023, ECC/HANH publicly issued Invitation for Bids #PM-23-IFB-751 for Hotels for Temporary and Emergency Housing. Bids were due April 18, 2023. ECC/HANH received and reviewed 1 bid. ECC/HANH decided to re-solicit to elicit greater competition.**

**On May 22, 2023, ECC/HANH publicly issued Invitation for Bids #PM-23-IFB-775 for Hotels for Temporary and Emergency Housing Re-Bid. Bids were due June 2, 2023. ECC/HANH received and reviewed two (2) bids. As per the solicitation, ECC/HANH reserved the right to contract with several vendors to meet the relocation needs ECC/HANH is recommending contract award to Village Suites, LLC who submitted the lowest responsive and responsible bid for the hotel services with full kitchens in the amount of \$457,917.**

**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 Village Suites, LLC in the amount not to exceed \$457,917 for Hotels for Temporary and Emergency Housing for a period of one year.**

**FISCAL IMPACT: \$ 457,917.00**

**SOURCE OF FUNDS: CFP Lead Based Paint Grant 2020, CFP Housing-Related Hazards Grant 2020, CFP Annual Grants 2022 and 2023**

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

ELM CITY COMMUNITIES  
Housing Authority of the City of New Haven

Resolution #06-43/23-R

RESOLUTION AUTHORIZING CONTRACT AWARD TO VILLAGE SUITES, LLC FOR HOTELS FOR TEMPORARY AND EMERGENCY HOUSING IN THE AMOUNT NOT TO EXCEED \$457, 917 FOR ONE YEAR

**WHEREAS, ECC/HANH has an ongoing need for temporary lodging facilities to house residents when emergency circumstances or renovation activities render apartments uninhabitable; and**

**WHEREAS, on March 27, 2023, ECC/HANH publicly issued Invitation for Bids #PM-23-IFB-751 for Hotels for Temporary and Emergency Housing; and**

**WHEREAS, bids were due April 18, 2023; and**

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

**WHEREAS, ECC/HANH decided to re-solicit to elicit greater competition; and**

**WHEREAS, on May 22, 2023, ECC/HANH publicly issued Invitation for Bids #PM-23-IFB-775 for Hotels for Temporary and Emergency Housing Re-Bid; and**

**WHEREAS, bids were due June 2, 2023; and**

**WHEREAS, ECC/HANH received and reviewed two (2) bids; and**

**WHEREAS, ECC/HANH reserved the right to contract with several vendors to meet the relocation needs; and**

**WHEREAS, ECC/HANH is recommending contract award to Village Suites, LLC , who submitted the lowest responsive and responsible bid for hotel services with full kitchens in the amount of \$457,917; 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 Village Suites, LLC in the amount not to exceed \$457,917 for Hotels for Temporary and Emergency Housing for one year.**

**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-23-C-775 to Village Suites, LLC in the amount not to exceed \$457,917 for Hotels for Temporary and Emergency Housing for one year with four more one-year options to renew is hereby authorized.**
- 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) **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 June 20, 2023.**

\_\_\_\_\_  
**Karen DuBois-Walton, Ph. D.**  
**Secretary/President**

\_\_\_\_\_  
**Date**

**REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL**

**By:** \_\_\_\_\_  
**Rolan Joni Young, Esq.**  
**A Partner**

**Motion to approve resolution was moved by Commissioner Witherspoon and seconded by Commissioner Clemons second. Motion passed unanimously.**

MEMORANDUM

TO: Board of Commissioners

DATE: June 20, 2023

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

RE: Resolution Authorizing Contract Award to Springhill Suites Milford Concessions, LLC for Hotels for Temporary and Emergency Housing in the Amount Not to Exceed \$231,000 for One Year

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**ACTION:** Recommend that the Board of Commissioners adopt Resolution #06-44/23-R

**TIMING:** Immediately

**DISCUSSION:** ECC/HANH has an ongoing need for temporary lodging facilities to house residents when emergency circumstances or renovation activities render apartments uninhabitable.

On March 27, 2023, ECC/HANH publicly issued Invitation for Bids #PM-23-IFB-751 for Hotels for Temporary and Emergency Housing. Bids were due April 18, 2023. ECC/HANH received and reviewed 1 bid. ECC/HANH decided to re-solicit to elicit greater competition.

On May 22, 2023, ECC/HANH publicly issued Invitation for Bids #PM-23-IFB-775 for Hotels for Temporary and Emergency Housing Re-Bid. Bids were due June 2, 2023. ECC/HANH received and reviewed two (2) bids. ECC/HANH reserved the right to contract with several vendors to meet the relocation needs, and is recommending contract award to Springhill Suites Milford Concessions, LLC who submitted the lowest responsive and responsible bid for hotel services with kitchenettes, in the amount of \$231,000.

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 Springhill Suites Milford Concessions, LLC in the amount not to exceed \$231,000 for Hotels for Temporary and Emergency Housing for one year.

**FISCAL IMPACT:** \$231,000.00

**SOURCE OF FUNDS:** CFP Lead Based Paint Grant 2020, CFP Housing-Related Hazards Grant 2020, CFP Annual Grants 2022 and 2023

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

ELM CITY COMMUNITIES  
Housing Authority of the City of New Haven

Resolution #06-44/23-R

RESOLUTION AUTHORIZING CONTRACT AWARD TO SPRINGHILL SUITES MILFORD CONCESSIONS, LLC FOR HOTELS FOR TEMPORARY AND EMERGENCY HOUSING IN THE AMOUNT NOT TO EXCEED \$231,000 FOR ONE YEAR

**WHEREAS, ECC/HANH has an ongoing need for temporary lodging facilities to house residents when emergency circumstances or renovation activities render apartments uninhabitable; and**

**WHEREAS, on March 27, 2023, ECC/HANH publicly issued Invitation for Bids #PM-23-IFB-751 for Hotels for Temporary and Emergency Housing; and**

**WHEREAS, bids were due April 18, 2023; and**

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

**WHEREAS, ECC/HANH decided to re-solicit to elicit greater competition; and**

**WHEREAS, on May 22, 2023, ECC/HANH publicly issued Invitation for Bids #PM-23-IFB-775 for Hotels for Temporary and Emergency Housing Re-Bid; and**

**WHEREAS, bids were due June 2, 2023; and**

**WHEREAS, ECC/HANH received and reviewed two (2) bids; and**

**WHEREAS, ECC/HANH reserved the right to contract with several vendors to meet the relocation needs; and**

**WHEREAS, ECC/HANH is recommending contract award to Springhill Suites Milford Concessions, LLC who submitted the lowest responsive and responsible bid for hotel services with kitchenettes in the amount of \$231,000; 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 Springhill Suites Milford Concessions, LLC in the amount not to exceed \$231,000 for Hotels for Temporary and Emergency Housing for one year.**

**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-23-C-775 to Springhill Suites Milford Concessions, LLC in the amount not to exceed \$231,000 for Hotels for Temporary and Emergency Housing for one year with four more one-year options to renew is hereby authorized.**
- 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) 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 June 20, 2023.

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

\_\_\_\_\_  
Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner

Motion to approve resolution was moved by Commissioner Witherspoon and seconded by Commissioner Clemons second. Motion passed unanimously.



MEMORANDUM

TO: Board of Commissioners

DATE: June 20, 2023

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

RE: Resolution Ratifying Change Order #3 to New Haven Village Suites Contract for Temporary Emergency Relocation Services in the Amount of \$100,000.00 Bringing the Adjusted 5-year Contract Value from \$498,125.00 to a Not to Exceed Amount of \$598,125.00 Through November 2, 2027

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**ACTION:** Recommend that the Board of Commissioners adopt Resolution #06-45/23-R

**TIMING:** Immediately

**DISCUSSION:** ECC/HANH has a continuing need for temporary hotel services to accommodate residents when circumstances arise making their apartments temporarily uninhabitable. ECC/ HANH issued two solicitations:

- OP-22-IFB-626 issued June 27, 2022 with responses due August 11, 2022. There were no bids.
- OP-22-IFB-667 issued September 21, 2022 with responses due November 2, 2022. ECC/HANH received one bid.

On January 17, 2023, the Board of Commissioners authorized contract award to New Haven Village Suites who submitted the most responsive and responsible bid on November 2, 2022 in the amount of \$49,425 per year for a period of five years beginning February 1, 2023 through January 31, 2028.

The pre-solicitation cost estimate included a forecast of routine relocation needs in the course of day-to-day operations for e.g., fire, burst pipes, elevator out of service, etc. and did not include a projection for temporary housing needs for modernization contracts requiring residents to vacate their apartments for a period of time while abatement and renovation activities occur. During the 1<sup>st</sup> and 2<sup>nd</sup> quarter of FY2023, costs were accrued to relocate residents at Essex Townhouses, Crawford Manor and Robert T Wolfe modernization projects without a contract for hotel services. Residents were relocated and costs incurred by the New Haven Village Suites, under a City of New Haven agreement which does not apply to CFP funded projects, and therefore were paid for by MTW funding. Residents are still in the hotel as construction on their units continues.

This oversight was discovered, and Planning and Modernization solicited for a separate contract for modernization work moving forward.

On March 21, 2023, the Board ratified Change Order #1 to contract year 1, changing the contract start date to November 3, 2022 from February 1, 2023, and Change Order #2 in the amount of \$251,000 bringing the adjusted 5-year contract value from \$247,125 to a not to exceed amount of \$498,125 with New Haven Village Suites beginning November 3, 2022 and ending November 2, 2027. Change Order #2 covered back costs owed New Haven Village

**Suites of \$170,489 and the then projected amount of \$80,511.00, for continuing relocation costs for multiple ongoing construction projects until a new contract could be put in place.**

**As of this Board meeting, ECC Planning and Modernization does not have a contract in place for modernization resident relocation. We are now requesting Board ratification for Change Order #3 to cover continuing hotel expenses for resident relocation at Village Suites, LLC, DBA New Haven Village Suites, in the estimated amount of \$100,000.00 until a successful Planning and Modernization hotel procurement is achieved.**

**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.**

**FISCAL IMPACT: \$100,000.00**

**SOURCE OF FUNDS: CFP 2020 Lead Grant; CFP 2020 Housing-Related Hazards Grant; CFP 2023**

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

ELM CITY COMMUNITIES  
Housing Authority of the City of New Haven

Resolution #06-45/23-R

RESOLUTION RATIFYING CHANGE ORDER #3 TO NEW HAVEN VILLAGE SUITES CONTRACT FOR TEMPORARY EMERGENCY RELOCATION SERVICES IN THE AMOUNT OF \$100,000.00 BRINGING THE ADJUSTED 5-YEAR CONTRACT VALUE FROM \$498,125.00 TO A NOT TO EXCEED AMOUNT OF \$598,125.00 THROUGH NOVEMBER 2, 2027

**WHEREAS, ECC/HANH has a continuing need for temporary hotel services to accommodate residents when circumstances arise making their apartments temporarily uninhabitable; and**

**WHEREAS, ECC/ HANH issued two solicitations:**

- **OP-22-IFB-626 issued June 27, 2022 with responses due August 11, 2022. There were no bids**
- **OP-22-IFB-667 issued September 21, 2022 with responses due November 2, 2022. ECC/HANH received one bid; and**

**WHEREAS, on January 17, 2023, the Board of Commissioners authorized contract award to Village Suites, LLC, DBA New Haven Village Suites who submitted the most responsive and responsible bid in the amount of \$49,425 per year for a period of five years beginning February 1, 2023 through January 31, 2028; and**

**WHEREAS, the pre-solicitation cost estimate included a forecast of routine relocation needs in the course of day-to-day operations for e.g., fire, burst pipes, elevator out of service, etc. and did not include a projection for temporary housing needs for modernization contracts requiring residents to vacate their apartments for a period of time while abatement and renovation activities occur; and**

**WHEREAS, ECC/HANH accrued costs to relocate residents under an agreement which does not apply to CFP funded projects, and therefore were paid for by MTW funding; and**

**WHEREAS, residents are still in the hotel as construction on their units continues; and**

**WHEREAS, on March 21, 2023, the Board ratified:**

- **Change Order #1 to contract year 1, changing the contract start date to November 3, 2022 from February 1, 2023, and**
- **Change Order #2 in the amount of \$251,000 bringing the adjusted 5-year contract value from \$247,125 to a**

not to exceed amount of \$498,125 with New Haven Village Suites beginning November 3, 2022 and ending November 2, 2027 to cover back costs owed New Haven Village Suites of \$170,489 and the then projected amount of \$80,511.00, for continuing relocation costs for multiple ongoing construction projects until a new contract could be put in place; and

WHEREAS, as of this Board meeting, ECC Planning and Modernization still does not have a contract in place for modernization resident relocation; and

WHEREAS, we are now requesting Board ratification for Change Order #3 to cover continuing hotel expenses for resident relocation at Village Suites, LLC, DBA New Haven Village Suites in the estimated amount of \$100,000.00 until a successful ECC Planning and Modernization hotel procurement is achieved; 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.

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

- 5) Ratification of Change Order #3 in the amount of \$100,000.00 bringing the adjusted 5-year contract value from \$498,125.00 to a not to exceed amount of \$598,125.00 with New Haven Village Suites is hereby authorized through November 2, 2027.
- 6) The President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend the authorized funds.
- 7) 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.
- 8) 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 June 20, 2023.

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

\_\_\_\_\_  
Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner

Motion to approve resolution was moved by Commissioner Witherspoon and seconded by Commissioner Clemons second. Motion passed unanimously.

MEMORANDUM

To: Board of Commissioners

Date: June 20, 2023

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

RE: Resolution Authorizing a Contract with HD Supply for a variety of commercial supplies and services for Two (2) years for a total not to exceed contract amount of \$200,000.00 for the period beginning October 1, 2023 and ending September 30, 2025

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**ACTION:** Recommend that the Board of Commissioners adopt Resolution # 06-46/23-R

**TIMING:** Immediately

**DISCUSSION:** Elm City Communities (ECC)/The Housing Authority of the City of New Haven (HANH) has determined a need for a leading wholesale distribution company, providing a broad range of products and services to professional customers in the Infrastructure & Energy, Maintenance, Repair & Improvement and Specialty Construction markets that is able to drop ship in a 24-hour period from the time of order.

**HD Supply currently has a US Communities contract which provides government procurement and maintenance professionals access to thousands of competitively solicited approved products. The contract Number is #16154 with the County of Maricopa, Arizona and is to expire December 31, 2026.**

**Justification for procurements with city or State agencies are noted in the A) HUD Procurement Handbook 7460.8 Rev-1, Section 8 (Cooperative Purchasing Agreements); B) Federal Procurement Regulation CFR 85.36 (Page 527); and C) ECC/HANH Procurement Policy (Page 14) Cooperative Purchasing which states “ECC/HANH may enter into state and local intergovernmental agreements to purchase or use common goods and services.”**

**ECC/HANH staff is recommending that the Board of Commissioners authorize a Contract with HD Supply for a variety of commercial supplies and services for Two (2) years for a total not to exceed contract amount of \$200,000.00 for the period beginning October 1, 2023 and ending September 30, 2025.**

**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. ECC/HANH staff is recommending that the Board of Commissioners authorize a Contract with HD Supply for a variety of commercial supplies and services for Two (2) years for a total not to exceed contract amount of \$200,000.00 for the period beginning October 1, 2023 and ending September 30, 2025.**

**FISCAL IMPACT:** \$100,000.00 Operating funds Budgeted for FY 2024  
\$100,000.00 Operating funds Budgeted for FY 2025

**STAFF:** Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES  
Housing Authority of the City of New Haven

Resolution # **06-46/23-R**

Resolution Authorizing a Contract with HD Supply for a variety of commercial supplies and services for Two (2) years for a total not to exceed contract amount of \$200,000.00 for the period beginning October 1, 2023, and ending September 30, 2025

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WHEREAS, Elm City Communities (ECC)/The Housing Authority of the City of New Haven (HANH) has recurring a need for maintenance repair and improvement materials and supplies; and

WHEREAS, HANH has discontinued its central warehouse and transferred to mini warehouses which requires the utilization of drop shipments in a 24-hour time period; and

**WHEREAS, HD Supply currently has a US Communities contract which provides access to thousands of competitively solicited approved products; and**

**WHEREAS, the contract Number is #16154 with the County of Maricopa, Arizona; and**

**WHEREAS, Justification for procurements with city or State agencies are noted in the A) HUD Procurement Hand Book 7460.8 Rev-1, Section 8 (Cooperative Purchasing Agreements); B) Federal Procurement Regulation CFR 85.36 (Page 527); and C) ECC/HANH Procurement Policy (Page 14) Cooperative Purchasing which states “ECC/HANH may enter into state and local intergovernmental agreements to purchase or use common goods and services.”; and**

**WHEREAS, ECC/HANH staff is recommending that the Board of Commissioners authorize a Contract with HD Supply for a variety of commercial supplies and services for Two (2) years for a total not to exceed contract amount of \$200,000.00 for the period beginning October 1, 2023, and ending September 30, 2025; 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. ECC/HANH staff is recommending that the Board of Commissioners authorize a Contract with HD Supply for a variety of commercial supplies and services for Two (2) years for a total not to exceed contract amount of \$200,000.00 for the period beginning October 1, 2023 and ending September 30, 2025.**
2. The Executive Director 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. 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 June 20, 2023.**

\_\_\_\_\_  
**Karen DuBois-Walton, Ph.D.**  
**Secretary/President**

\_\_\_\_\_  
**Date**

**REVIEWED:**  
**MCCARTER & ENGLISH, LLP**  
**GENERAL COUNSEL**

**By:** \_\_\_\_\_  
**Rolan Joni Young, Esq**  
**A Partner**

**Motion to approve resolution was moved by Commissioner Witherspoon and seconded by Commissioner Clemons second. Motion passed unanimously.**

MEMORANDUM

To: Board of Commissioners

Date: June 20, 2023

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

Re: Resolution Authorizing Change Order Number Two (2) to the contract with HD Supply for a variety of commercial supplies for an additional amount of \$57,000.00 bringing the total contract amount from \$300,000 to a not to exceed amount of \$357,000.00

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**ACTION: Recommend that the Board of Commissioners adopt Resolution #06-47/23**

**TIMING: Immediately**

**DISCUSSION:** Elm City Communities (ECC)/The Housing Authority of the City of New Haven (HANH) has determined a need for a leading wholesale distribution company, providing a broad range of products and services to professional customers in the Infrastructure & Energy, Maintenance, Repair & Improvement and Specialty Construction markets that is able to drop ship in a 24-hour period from the time of order.

**HD Supply currently has a US Communities contract which provides government procurement and maintenance professionals access to thousands of competitively solicited approved products. The contract Number is #16154 with the County of Maricopa, Arizona and is to expire December 31, 2026.**

**Justification for procurements with city or State agencies are noted in the A) HUD Procurement Handbook 7460.8 Rev-I, Section 8 (Cooperative Purchasing Agreements); B) Federal Procurement Regulation CFR 85.36 (Page 527); and C) ECC/HANH Procurement Policy (Page 14) Cooperative Purchasing which states “ECC/HANH may enter into state and local intergovernmental agreements to purchase or use common goods and services.”**

**On September 21, 2021, the Board approved Resolution Number # 09-75/21-R to enter into a (1) One Year Contract with HD Supply for a variety of commercial supplies and services for the period beginning October 1, 2021, and ending September 30, 2022, for a total not to exceed contract amount of \$150,000.00 with a (1) one-year option to renew for a total not to exceed contract value of \$300,000.00**

**On September 13, 2022, ECC/HANH authorized Change Order Number (1) for the one-year option to renew year for a total not to exceed contract amount of \$150,000.00 bringing the total contract amount from \$150,000.00 to \$300,000.00 for the period beginning October 1, 2022, and ending September 30, 2023**

**ECC/HANH staff is now recommending that the Board of Commissioners authorize Resolution Authorizing Change Order Number Two (2) to the contract with HD Supply for a variety of commercial supplies for an additional amount of \$57,000.00 bringing the total contract amount from \$300,000 to a not to exceed amount of \$357,000.00.**

**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. ECC/HANH staff is now recommending that the Board of Commissioners authorize Resolution Authorizing Change Order Number Two (2) to the contract with HD Supply for a variety of commercial supplies for an additional amount of \$57,000.00 bringing the total contract amount from \$300,000 to a not to exceed amount of \$357,000.00.**



**FISCAL IMPACT: \$57,000.00 Operating funds Budgeted for FY 2023**

**STAFF: Lee Purvis, Central Operations Manager**

RESOLUTION # 06-47/23

Resolution Authorizing Change Order Number Two (2) to the contract with HD Supply for a variety of commercial supplies for an additional amount of \$57,000.00 bringing the total contract amount from \$300,000 to a not to exceed amount of \$357,000.00.

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WHEREAS, Elm City Communities (ECC)/The Housing Authority of the City of New Haven (HANH) has recurring a need for maintenance repair and improvement materials and supplies; and

WHEREAS, HANH has discontinued its central warehouse and transferred to mini warehouses which requires the utilization of drop shipments in a 24-hour time period; and

**WHEREAS, HD Supply currently has a US Communities contract which provides access to thousands of competitively solicited approved products; and**

**WHEREAS, the contract Number is #16154 with the County of Maricopa, Arizona; and**

**WHEREAS, Justification for procurements with city or State agencies are noted in the A) HUD Procurement Hand Book 7460.8 Rev-1, Section 8 (Cooperative Purchasing Agreements); B) Federal Procurement Regulation CFR 85.36 (Page 527); and C) ECC/HANH Procurement Policy (Page 14) Cooperative Purchasing which states “ECC/HANH may enter into state and local intergovernmental agreements to purchase or use common goods and services.”; and**

**WHEREAS, on September 21, 2021, the Board approved Resolution Number # 09-75/21-R to enter into a (1) One Year Contract with HD Supply for a variety of commercial supplies and services for the period beginning October 1, 2021, and ending September 30, 2022 for a total not to exceed contract amount of \$150,000.00 with a (1) one-year option to renew for a total not to exceed contract value of \$300,000.00; and**

**WHEREAS, on September 13, 2022, ECC/HANH authorized Change Order Number (1) for the one-year option to renew year for a total not to exceed contract amount of \$150,000.00 bringing the total contract amount from \$150,000.00 to \$300,000.00 for the period beginning October 1, 2022, and ending September 30, 2023; and**

**WHEREAS, ECC/HANH staff is now recommending that the Board of Commissioners authorize Change Order Number Two (2) to the contract with HD Supply for a variety of commercial supplies for an additional amount of \$57,000.00 bringing the total contract amount from \$300,000 to a not to exceed amount of \$357,000.00; and**

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

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

1. **ECC/HANH staff is now recommending that the Board of Commissioners authorize Change Order Number Two (2) to the contract with HD Supply for a variety of commercial supplies for an additional amount of \$57,000.00 bringing the total contract amount from \$300,000 to a not to exceed amount of \$357,000.00.**
2. The Executive Director 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. 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 June 20, 2023.**

\_\_\_\_\_  
**Karen DuBois-Walton, Ph.D.**  
**Secretary/President**

\_\_\_\_\_  
**Date**

**REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL**

**By:** \_\_\_\_\_  
**Rolan Joni Young, Esq**  
**A Partner**

**Motion to approve resolution was moved by Commissioner Clemons and seconded by Commissioner Witherspoon second. Motion passed unanimously**

MEMORANDUM

TO: Board of Commissioners  
DATE: June 20, 2023  
FROM: Karen DuBois-Walton, President  
RE: Resolution Authorizing the Workers' Compensation Policy with Connecticut Interlocal Risk Management Agency (CIRMA) commencing on July 1, 2023 and ending on June 30, 2024 in the amount of \$389,302.00

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**ACTION:** Recommend that the Board of Commissioners adopt Resolution # 06-48/23-R

**TIMING:** Immediately

**DISCUSSION:** HANH's Broker / Agent of Record / Consultant, Gallagher Consulting, conducted a competitive procurement to identify a contractor to provide comprehensive insurance for the protection of employees in case of an injury incurred while working. They received five (5) responses. Two (2) responses were quotes and three (3) responses were declines. Upon completion of the review and evaluations of proposals, it was deemed by Gallagher, Consulting, that Connecticut Interlocal Risk Management Agency (CIRMA) had submitted the most responsive proposal for HANH's Workman's Compensation Insurance.

Connecticut Interlocal Risk Management Agency (CIRMA) quoted HANH's Workman's Compensation Insurance premium for a one-year period at an amount not to exceed \$389,302.00 commencing on July 1, 2023 and ending on June 30, 2024. A savings of \$190,134.00 from last year.

This resolution is asking for board approval of the contract with Connecticut Interlocal Risk Management Agency (CIRMA) for a period of one-year commencing on July 1, 2023 and ending on June 30, 2024 at an amount not to exceed \$389,302.00.

In accordance with resolution 07-54/01-R, approved by the Board of commissioners on July 24, 2001, all contracts greater than \$150,000.00 and all change orders in excess of 10% of the contract value must be approved by the Board of Commissioners prior to execution, HANH staff is recommending that the Board of Commissioners approve a contract with Connecticut Interlocal Risk Management Agency (CIRMA) for a total contract amount not to exceed \$389,302.00 for a one year period commencing on July 1, 2023 and ending on June 30, 2024.

**FISCAL IMPACT:** \$389,302.00 in Operating Funds available

**STAFF:** Iris M. Collazo, VP of Talent & Administration

ELM CITY COMMUNITIES  
Housing Authority of the City of New Haven

RESOLUTION #06-48/23-R

RESOLUTION AUTHORIZING A CONTRACT WITH CONNECTICUT INTERLOCAL RISK MANAGEMENT AGENCY (CIRMA) FOR WORKERS COMPENSATION INSURANCE AGENCY WIDE FOR A ONE YEAR PERIOD COMMENCING ON JULY 1, 2023 AND ENDING ON JUNE 30, 2024 FOR A TOTAL NOT TO EXCEED CONTRACT AMOUNT OF \$389,302.00.

**WHEREAS, HANH's Broker / Agent of Record / Consultant, Gallagher Consulting, conducted a competitive procurement to identify a contractor to provide comprehensive insurance for the protection of employees in case of an injury incurred while working; and**

**WHEREAS, HANH's Broker / Agent of Record / Consultant, Gallagher Consulting, received five (5) responses. Two (2) responses were quotes and three (3) responses were declines; and**

WHEREAS, upon completion of the review and evaluations of proposals, it was deemed by Gallagher Consulting., that Connecticut Interlocal Risk Management Agency (CIRMA) had submitted the most responsive proposal for HANH's Workman's Compensation Insurance; and

WHEREAS, Connecticut Interlocal Risk Management Agency (CIRMA) quoted HANH's Workman's Compensation Insurance premium at an amount not to exceed \$389,302.00 for a one-year period commencing on July 1, 2023 and ending on June 30, 2024, a savings of \$190,134.00 from last year; and

WHEREAS, in accordance with resolution 07-54/01-R approved by the Board of Commissioners on July 24, 2001, all contracts greater than \$150, 000, 00 must be approved by the Board of Commissioners; and

**WHEREAS, HANH seeks approval of the contract with Connecticut Interlocal Risk Management Agency (CIRMA) in the amount of \$389,302.00 for a one-year period commencing on July 1, 2023 and ending on June 30, 2024; and**

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN that the contract with Connecticut Interlocal Risk Management Agency (CIRMA) for Workers Compensation Insurance Agency wide for a one year period commencing July 1, 2023 and ending on June 30, 2024 for a total not to exceed contract amount of \$389,302.00 is authorized and the President be and hereby is authorized, empowered and directed to act on behalf of HANH to take all such actions as are necessary or appropriate to cause to be prepared, execute and finalize, upon such terms as the President deems necessary and appropriate and in the best interest of HANH, the agreement contemplated hereby.**

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

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

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on June 20, 2023.

\_\_\_\_\_  
**Karen DuBois-Walton,**  
Secretary/President

\_\_\_\_\_  
Date

**REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL**

By: \_\_\_\_\_  
**Rolan Joni Young, Esq.**  
A Partner

**Motion to approve resolution was moved by Commissioner Witherspoon and seconded by Commissioner Clemons second. Motion passed unanimously.**

## MEMORANDUM

**TO:** Board of Commissioners

**DATE:** June 20, 2023

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

**RE:** Resolution Authorizing the Approval of MTW Annual Plan for FY 2024

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**ACTION:** Recommend that the Board of Commissioners adopt Resolution # 06-49/23-R

**TIMING:** Immediately

**DISCUSSION:** In 2001, the Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) was awarded Moving to Work (MTW) status as part of the federal MTW Demonstration Program.

During ECC/HANH's MTW term, in lieu of the standard PHA Annual Plan and Five-Year Plan documents, ECC/HANH is required to develop and submit to HUD, MTW annual plans and reports that articulate ECC/HANH's key policies, objectives, strategies, impact and outcomes for administration of its federal housing programs to most effectively address local needs, in accordance with the terms of ECC/HANH's MTW Agreement.

The MTW Plan includes the following types of initiatives:

- Initiatives that are proposed for the upcoming fiscal year
- Initiatives that have been approved by HUD in previous years and are still being implemented.
- Initiatives requiring funding flexibility only that have been approved by HUD in previous years and are still being implemented.
- Initiatives that are Not Yet Implemented
- Activities that are on Hold
- Activities that are Closed Out
- Planned Application of MTW Funds

Section II (C) of the Authority's Moving to Work Agreement (the "Agreement") requires that ECC/HANH hold at least one public hearing per Annual MTW submission and make the Annual MTW Plan available for public comment for at least thirty (30) days. ECC/HANH agrees to take into account public comments on the program design, including comments from current tenants/participants to the extent such comments are provided.

The thirty (30) days comment period began on Monday, April 17, 2023, and copies of the Moving to Work (MTW) FY2024 Plan were made available on the agency website, Twitter and Facebook.

**A public hearing was held on Monday, May 15, 2023, at 4:00 pm via RingCentral.**

**1 written comment was received.**

**A presentation on the MTW Annual Plan, where public comments were welcomed, was made to the Resident Advisory Board (RAB) on Wednesday, April 26, 2022, at 5:00 pm.**

**1 comment was received.**

**Presentations were made also at the following Tenant/Resident Council meetings and public meetings:**

- McQueeney TRC, May 8, 2023**
- Ruoppolo TRC, May 16, 2023**
- Westville Manor, May 17, 2023**
- Miller River TRC, May 23, 2023**
- Affordable Housing Commission, May 17, 2023**

**12 comments were received.**

**All comments were considered and responded to.**

**ECC/HANH requests Board approval for the MTW Annual Plan for Fiscal Year 2024. We request the Board's authorization for submission to the U.S. Department of Housing and Urban Development (HUD) the MTW Annual Plan for FY 2024 and all related or required certifications and HUD forms, of which the attached document is a part, as well as all necessary documentation and submissions of the Plan.**

**The Annual MTW Plan is due not later than seventy-five (75) days prior to the start of the Agency's fiscal year, unless otherwise approved by HUD.**

**FISCAL IMPACT: None**

**SOURCE OF FUNDS: MTW Funds**

**STAFF: Evelise Ribeiro, Director of Compliance and Moving to Work Initiatives**

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

**RESOLUTION #06-49/23-R**

**Resolution Authorizing the Approval of MTW Annual Plan for FY 2024**

**WHEREAS, In 2001, the Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) was awarded Moving to Work (MTW) status as part of the federal MTW Demonstration Program, and**

**WHEREAS, In lieu of the standard PHA Annual Plan and Five-Year Plan documents, ECC/HANH is required to develop and submit to HUD, MTW annual plans and reports that articulate ECC/HANH's key policies, objectives, strategies, impact and outcomes for administration of its federal housing programs, in accordance with the terms of ECC/HANH's MTW Agreement, and**

**WHEREAS, Section II (C) of the Authority's Moving to Work Agreement (the "Agreement") requires that ECC/HANH hold at least one public hearing per Annual MTW submission; and make the Annual MTW Plan available for public comment for at least thirty (30) days, and**

**WHEREAS, The MTW Annual Plan for FY 2024 was made available for public review on April 17, 2023, and a public hearing was held on Monday, May 15, 2023; and**

**WHEREAS, ECC/HANH met with the Resident Advisory Board (RAB) on Wednesday, April 26, 2023;**

**WHEREAS, ECC/HANH also held public hearings with presentations of the MTW Plan at the following TRC meetings and the Affordable Housing Commission: McQueeney Towers, Ruoppolo Manor, Westville Manor and Mill River.**

**WHEREAS, ECC/HANH took into consideration 14 comments from the public hearing and meetings and any written correspondence received and have responded accordingly.**

**NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS hereby authorizes the submission to the U.S. Department of Housing and Urban Development (HUD) the Moving to Work Annual Plan for FY 2024 and make the following certifications and agreements with HUD in connection with the submission of the Plan and implementation thereof:**

- 1. ECC/HANH published a notice that a hearing would be held, that the MTW FY2024 Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that ECC/HANH conducted a public hearing on May 15, 2023 to discuss the Plan and invited public comment.**
- 2. ECC/HANH also held public hearings with presentations of the MTW Plan at the following TRC meetings and the Affordable Housing Commission: McQueeney Towers, Ruoppolo Manor, Westville Manor and Mill River.**
- 3. ECC/HANH took into consideration 14 comments and have responded accordingly.**
- 4. ECC/HANH certifies that the Board of Commissioners have reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.**



5. **ECC/HANH will carry out the MTW Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.**
- 6.. **The MTW FY2024 Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which ECC/HANH is located.**
- 7.. **ECC/HANH contains a certification by the appropriate State or local officials that the MTW FY2024 Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for ECC/HANH's jurisdiction and a description of the manner in which the MTW Plan is consistent with the applicable Consolidated Plan.**
8. **ECC/HANH will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require ECC/HANH's involvement and maintain records reflecting these analyses and actions.**
9. **ECC/HANH will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.**
10. **ECC/HANH will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.**
11. **ECC/HANH will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation<sup>2</sup> at 24 CFR Part 135.**
12. **ECC/HANH will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.**
13. **ECC/HANH will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.**
14. **ECC/HANH will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.**
15. **ECC/HANH will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).**
16. **ECC/HANH will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, ECC/HANH will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.**
17. **With respect to public housing ECC/HANH will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.**
18. **ECC/HANH will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit determine compliance with program requirements.**
19. **ECC/HANH will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.**
20. **ECC/HANH will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).**

21. ECC/HANH will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
22. All attachments to the MTW Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of ECC/HANH and at all other times and locations identified by ECC/HANH in its Plan and will continue to be made available at least at the primary business office of ECC/HANH.

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 June 20, 2023

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**Karen DuBois-Walton**  
**President/Secretary**

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**Date**

**REVIEWED:**  
**MCCARTER & ENGLISH, LLP**  
**GENERAL COUNSEL**

By: \_\_\_\_\_  
**Rolan Joni Young, Esq.**  
**A Partner**

**Motion to approve resolution was moved by Commissioner Witherspoon and seconded by Commissioner Clemons second. Motion passed unanimously.**

Motion to adjourn was made at 4:32p.m. by Chairman Kilpatrick and seconded by Commissioner Clemons. Motion passed unanimously.

**ADJOURNMENT**

# MEMORANDUM

**TO: All Board of Commissioners**

**FROM: John Rafferty, CFO**

**RE: Bills and Communications**

**DATE: July 18, 2023**

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Attached please find the following Two (2) lists:

**Aged Accounts Payable Report** totaling **\$ 314,354.41** (listed on page 3), this excludes paid invoices on report). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the paid invoices may be provided at the July 18, 2023, Board of Commissioners meeting.

**Bank Book Check Register** totaling **\$ 3,749,713.35** (listed on page 13). This list consists of invoices that have been paid from June 1 – June 30, 2023. Haynes Construction Company (\$ 173,447) for Glendower Farnum 2B RAD; Columbus House, Inc (\$ 12,500) for tenant services; Nobe Construction Company (\$ 43,00) board ups at McConaughy; Patterson & Associate Consulting, LLC (\$ 33,060) for consulting services; Sylva Developers, LLC (\$ 17,802) for RAD Financial Underwriting Services; McCarter & English, LLP (\$ 124,564) for agency-wide legal services. A.Prete Construction Company, Inc \$427,882) for Crawford Health & Safety; BRD Builders, LLC (\$ 270,431) for Essex Improvements; New Haven Village Suites (\$57,479) for Essex and Crawford Manor relocations; Tri-Con Construction Manager, Llc (\$42,882) for 437 M&N Eastern Street; The Computer Company Inc (\$ 45,511) for various IT services agency-wide; Home Depot (\$ 22,811) for agency-wide materials; HD Supply Facilities Maintenance, Ltd (\$50,253) agency-wide supplies; United Illuminating (\$ 142,336) for various sites; Southern Connecticut Gas \$ 69,833) for agency-wide gas service; Regional Water Authority (\$ 82,647) For agency-wide services.

The total of both registers is **\$ 4,064,067.76**  
Attachments

Elm City Communities

**Aged Accounts Payable Report**

<b>Vendor Name</b>	<b>Invoice #</b>	<b>Inv. Date</b>	<b>Due Date</b>	<b>Amount Due</b>
Online Information Services, Inc	<u>1199969</u>	06/30/2023	07/30/2023	232.14
Online Information Services, Inc	<u>1199971</u>	06/30/2023	07/30/2023	275.94
Verizon Wireless	<u>9937528490</u>	06/18/2023	07/18/2023	5,105.72
City of New Haven	<u>June 2023 bulk trash</u>	06/30/2023	07/30/2023	3,615.02
City of New Haven	<u>June 2023 Fuel</u>	06/30/2023	07/30/2023	8,832.76
F.W. Webb Company	<u>80566505</u>	04/26/2023	05/17/2023	12.99
Hearst Media Services Connecticut, LLC	<u>2780012-06182023</u>	06/30/2023	07/30/2023	51.84
Verizon Wireless	<u>9937550420</u>	06/18/2023	07/18/2023	1,456.43
F.W. Webb Company	<u>80566505</u>	04/26/2023	05/17/2023	29.34
Hearst Media Services Connecticut, LLC	<u>2780012-06182023</u>	06/30/2023	07/30/2023	117.08
F.W. Webb Company	<u>80566505</u>	04/26/2023	05/17/2023	15.91
Hearst Media Services Connecticut, LLC	<u>2780012-06182023</u>	06/30/2023	07/30/2023	63.49
Holly A Bryk	<u>23-0569</u>	04/04/2023	05/04/2023	40.00
F.W. Webb Company	<u>80566505</u>	04/26/2023	05/17/2023	13.57
Hearst Media Services Connecticut, LLC	<u>2780012-06182023</u>	06/30/2023	07/30/2023	54.16
F.W. Webb Company	<u>80566505</u>	04/26/2023	05/17/2023	5.11
Hearst Media Services Connecticut, LLC	<u>2780012-06182023</u>	06/30/2023	07/30/2023	20.38
F.W. Webb Company	<u>80566505</u>	04/26/2023	05/17/2023	13.87
Hearst Media Services Connecticut, LLC	<u>2780012-06182023</u>	06/30/2023	07/30/2023	55.33
Regional Water Authority	<u>247 CCF</u>	06/20/2023	07/20/2023	1,336.43
F.W. Webb Company	<u>80566505</u>	04/26/2023	05/17/2023	3.36
Fuss & O'Neill, Inc.	<u>0250237</u>	04/26/2023	05/26/2023	5,700.00
Fuss & O'Neill, Inc.	<u>0250237</u>	04/26/2023	05/26/2023	175.00

Hearst Media Services Connecticut, LLC	<u>2780012-06182023</u>	06/30/2023	07/30/2023	13.40
F.W. Webb Company	<u>80566505</u>	04/26/2023	05/17/2023	7.60
Fuss & O'Neill, Inc.	<u>0250237</u>	04/26/2023	05/26/2023	10,750.00
Fuss & O'Neill, Inc.	<u>0250237</u>	04/26/2023	05/26/2023	3,932.50
Hearst Media Services Connecticut, LLC	<u>2780012-06182023</u>	06/30/2023	07/30/2023	30.28
JLY Enterprises LLC	<u>#7 Scattered Sites Gr</u>	06/06/2023	07/06/2023	23,238.53
JLY Enterprises LLC	<u>#7 Scattered Sites Gr</u>	06/06/2023	07/06/2023	(21,209.51)
JLY Enterprises LLC	<u>#7 Scattered Sites Gr</u>	06/06/2023	07/06/2023	31,401.03
JLY Enterprises LLC	<u>#7 Scattered Sites Gr</u>	06/06/2023	07/06/2023	157,455.54
Hearst Media Services Connecticut, LLC	<u>2780008-06182023</u>	06/30/2023	07/30/2023	406.92
Verizon Wireless	<u>9937528490</u>	06/18/2023	07/18/2023	2,948.55
Reno & Cavanaugh, Pllc	<u>60952</u>	05/31/2023	06/30/2023	261.00
Reno & Cavanaugh, Pllc	<u>60955</u>	05/31/2023	06/30/2023	12,196.50
Reno & Cavanaugh, Pllc	<u>60956</u>	05/31/2023	06/30/2023	4,959.00
La Voz Hispana Newsprint	<u>051823-25A</u>	05/19/2023	06/18/2023	625.00
La Voz Hispana Newsprint	<u>061523-23C</u>	06/16/2023	07/16/2023	565.00
La Voz Hispana Newsprint	<u>061523-23E</u>	06/16/2023	07/16/2023	565.00
Penfield Communications	<u>12896</u>	06/14/2023	07/14/2023	660.00
Penfield Communications	<u>12892</u>	06/14/2023	07/14/2023	660.00
Reno & Cavanaugh, Pllc	<u>60949</u>	05/31/2023	06/30/2023	1,339.50
Reno & Cavanaugh, Pllc	<u>60951</u>	05/31/2023	06/30/2023	2,088.31
Reno & Cavanaugh, Pllc	<u>60950</u>	05/31/2023	06/30/2023	304.50
United Illuminating	<u>281-A08 CCF 466</u>	04/07/2023	05/07/2023	0.00
Regional Water Authority	<u>214-035 CCF 3765</u>	06/16/2023	07/16/2023	15,565.90
Regional Water Authority	<u>214-035 CCF 7451</u>	06/26/2023	07/26/2023	30,984.31
United Illuminating	<u>281-A08 CCF 466</u>	04/07/2023	05/07/2023	29.56
Southern Connecticut Gas	<u>220-012 CCF 2038.567</u>	06/28/2023	07/26/2023	1,997.90
United Illuminating	<u>281-A08 CCF 466</u>	04/07/2023	05/07/2023	16.03
United Illuminating	<u>281-A08 CCF 466</u>	04/07/2023	05/07/2023	13.67
United Illuminating	<u>281-A08 CCF 466</u>	04/07/2023	05/07/2023	5.15
F.W. Webb Company	<u>80257818</u>	03/31/2023	05/11/2023	978.38
United Illuminating	<u>281-A08 CCF 466</u>	04/07/2023	05/07/2023	13.97

Southern Connecticut Gas	<u>232-000 CCF 95</u>	06/28/2023	07/26/2023	169.77
United Illuminating	<u>281-A08 CCF 466</u>	04/07/2023	05/07/2023	3.38
United Illuminating	<u>281-A08 CCF 466</u>	04/07/2023	05/07/2023	7.65
Aramark Refreshment Services	<u>90505475</u>	04/27/2023	05/27/2023	1.04
Postmaster	<u>POSTAGE FUNDING</u>	06/03/2023	07/03/2023	2,203.41
Postmaster	<u>POSTAGE FUNDING</u>	06/03/2023	07/03/2023	1,411.02
Otis Elevator Company	<u>NKX16853001</u>	06/27/2023	07/27/2023	528.75

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**Total Amount Due**

**314,354.41**



Type	Check No.	DD No.	Date	Amount	Status	Void Date	Recorded Payee
Check	182100	0	06/01/2023	\$ (1.00)	Posted		Raquel Austin
Check	182082	0	06/01/2023	\$ (4.00)	Posted		Maryann Jones
Check	182052	0	06/01/2023	\$ (16.00)	Posted		Evelyn Santiago
Check	182083	0	06/01/2023	\$ (16.00)	Posted		Mayra Quiles
Check	182107	0	06/01/2023	\$ (16.00)	Posted		Sandy M Gaskin
Check	182097	0	06/01/2023	\$ (16.00)	Posted		Paula A Barnes
Check	182104	0	06/01/2023	\$ (18.00)	Posted		Robyn Louise Green
Check	182119	0	06/01/2023	\$ (19.00)	Posted		Sor Perez
Check	182032	0	06/01/2023	\$ (19.00)	Posted		Arriana Santana
Check	182127	0	06/01/2023	\$ (19.00)	Posted		Tania Montanez
Check	182121	0	06/01/2023	\$ (19.00)	Posted		Stephanie Santiago
DD	182106	29739	06/01/2023	\$ (22.00)	Posted		Rosaura Luciano
Check	182066	0	06/01/2023	\$ (23.00)	Posted		Jasmine Mcghee
Check	182128	0	06/01/2023	\$ (25.00)	Posted		Tanya A. Solomon
DD	182144	29744	06/01/2023	\$ (41.00)	Posted		Yolanda Marte
Check	182075	0	06/01/2023	\$ (43.00)	Posted		Lindsay Derubis
Check	182094	0	06/01/2023	\$ (43.00)	Posted		Olivia Camp
Check	182145	0	06/01/2023	\$ (47.00)	Posted		Yvette Gray
Check	182103	0	06/01/2023	\$ (47.00)	Posted		Reneta Mitchell
Check	182070	0	06/01/2023	\$ (47.00)	Posted		Kiara Carmichael
Check	182096	0	06/01/2023	\$ (48.00)	Posted		Patty Burruss
Check	182063	0	06/01/2023	\$ (49.00)	Posted		Jada Nyla Burnett
Check	182074	0	06/01/2023	\$ (49.00)	Posted		Leslie Mckiver
Check	182130	0	06/01/2023	\$ (49.00)	Posted		Tatiana Bojka
Check	182124	0	06/01/2023	\$ (49.00)	Posted		Synitra Culbreath
DD	182109	29740	06/01/2023	\$ (52.00)	Posted		Sean Michael Flowers
Check	182139	0	06/01/2023	\$ (52.00)	Posted		Tyrell J Pearson
Check	182118	0	06/01/2023	\$ (52.00)	Posted		Sherita Tucker
Check	182041	0	06/01/2023	\$ (52.00)	Posted		Carmen Lozada
Check	182042	0	06/01/2023	\$ (52.00)	Posted		Caroline Contreras
Check	182112	0	06/01/2023	\$ (52.00)	Posted		Shana Johnson
Check	182089	0	06/01/2023	\$ (52.00)	Posted		Natasha White
Check	182051	0	06/01/2023	\$ (52.00)	Posted		Ericka Alis Cannon
DD	182029	29731	06/01/2023	\$ (52.00)	Posted		Afrika Lynette Canady
DD	182049	29734	06/01/2023	\$ (52.00)	Posted		Dione Bennett
Check	182114	0	06/01/2023	\$ (52.00)	Posted		Shaquonda Rashaya Hunte
Check	182035	0	06/01/2023	\$ (52.00)	Posted		Bianca Mariana Villanueva
Check	182039	0	06/01/2023	\$ (52.00)	Posted		Candi Foley
Check	182059	0	06/01/2023	\$ (52.00)	Posted		Iris Hernandez-Cepeda
Check	182033	0	06/01/2023	\$ (52.00)	Posted		Artavia Boone
Check	182111	0	06/01/2023	\$ (52.00)	Posted		Shamira White
Check	182034	0	06/01/2023	\$ (52.00)	Posted		Ayshnee Butler
Check	182076	0	06/01/2023	\$ (52.00)	Posted		Marcilena Perez
Check	182117	0	06/01/2023	\$ (52.00)	Posted		Sheila K Grant
DD	182095	29738	06/01/2023	\$ (56.00)	Posted		Pamela Greene
Check	182134	0	06/01/2023	\$ (56.00)	Posted		Tina McDonald
Check	182120	0	06/01/2023	\$ (56.00)	Posted		Stephanie Green
Check	182067	0	06/01/2023	\$ (56.00)	Posted		Jonte Sykes
Check	182085	0	06/01/2023	\$ (56.00)	Posted		Migdalia Flores
Check	182090	0	06/01/2023	\$ (56.00)	Posted		Natasha C Clay
Check	182092	0	06/01/2023	\$ (56.00)	Posted		Nykia Lashelle Wilder
Check	182113	0	06/01/2023	\$ (56.00)	Posted		Shanice M. Calloway
Check	182140	0	06/01/2023	\$ (56.00)	Posted		Tyshonna Hobby
Check	182050	0	06/01/2023	\$ (56.00)	Posted		Donna Willett
Check	182047	0	06/01/2023	\$ (56.00)	Posted		Clorissa Rivera
Check	182146	0	06/01/2023	\$ (56.00)	Posted		Zulady Alicea-Reyes
Check	182078	0	06/01/2023	\$ (59.00)	Posted		Maria L Correa
Check	182138	0	06/01/2023	\$ (59.00)	Posted		Tyquanna Whitaker
Check	182116	0	06/01/2023	\$ (59.00)	Posted		Shatora McCotter
Check	182030	0	06/01/2023	\$ (59.00)	Posted		Alice J. Foskey
Check	182115	0	06/01/2023	\$ (59.00)	Posted		Sharron E Fogle
Check	182086	0	06/01/2023	\$ (59.00)	Posted		Mikalla Davis
Check	182135	0	06/01/2023	\$ (69.00)	Posted		Tonya Perkins
DD	182133	29742	06/01/2023	\$ (76.00)	Posted		Thelma Goodwin

Check	182028	0	06/01/2023	\$	(78.00)	Posted	Adrienne Simpson
Check	182102	0	06/01/2023	\$	(82.00)	Posted	Rehossem Djirangaye
Check	182099	0	06/01/2023	\$	(82.00)	Posted	Preziosa Flores
Check	182064	0	06/01/2023	\$	(85.00)	Posted	Jamie Marie Devlin
Check	182101	0	06/01/2023	\$	(87.00)	Posted	Raven Taylor
Check	182065	0	06/01/2023	\$	(87.00)	Posted	Jannisha Marquisha Bowman
DD	182123	29741	06/01/2023	\$	(99.00)	Posted	Susan Davis
Check	182058	0	06/01/2023	\$	(99.00)	Posted	Iniara Allen
Check	182132	0	06/01/2023	\$	(99.00)	Posted	Terese Edwina Stevenson
Check	182091	0	06/01/2023	\$	(99.00)	Posted	Natasha Laureano
Check	182088	0	06/01/2023	\$	(102.00)	Posted	Natalie Rodriguez
DD	182141	29743	06/01/2023	\$	(104.00)	Posted	Valeka Williams
Check	182125	0	06/01/2023	\$	(104.00)	Posted	Taccarra Smith
Check	182046	0	06/01/2023	\$	(106.00)	Posted	Ciera S Lewis
Check	182036	0	06/01/2023	\$	(107.00)	Posted	Brandi R Burgess
Check	182143	0	06/01/2023	\$	(109.00)	Posted	Victoria C Allen
Check	182142	0	06/01/2023	\$	(112.00)	Posted	Vanessa Myers
Check	182062	0	06/01/2023	\$	(120.00)	Posted	Jacqueline Banks
DD	182031	29732	06/01/2023	\$	(123.00)	Posted	Ana Falero
Check	182108	0	06/01/2023	\$	(123.00)	Posted	Sarah M Kendrick
Check	182136	0	06/01/2023	\$	(128.00)	Posted	Trenna Soares
Check	182087	0	06/01/2023	\$	(128.00)	Posted	Nancy Marilyn Estrada
Check	182137	0	06/01/2023	\$	(128.00)	Posted	Trevon Highsmith
Check	182056	0	06/01/2023	\$	(130.00)	Posted	Helen Suggs
Check	182080	0	06/01/2023	\$	(132.00)	Posted	Martha Moore
DD	182037	29733	06/01/2023	\$	(132.00)	Posted	Brenda Leisa Dickey
Check	182038	0	06/01/2023	\$	(132.00)	Posted	Brenda Sparks
Check	182054	0	06/01/2023	\$	(132.00)	Posted	Gerardo Flores
Check	182048	0	06/01/2023	\$	(132.00)	Posted	Connie Mills
Check	182069	0	06/01/2023	\$	(132.00)	Posted	Joslyn Lockwood
Check	182045	0	06/01/2023	\$	(137.00)	Posted	Chevonne Boone
DD	182081	29737	06/01/2023	\$	(138.00)	Posted	Mary A Lopez
Check	182122	0	06/01/2023	\$	(154.00)	Posted	Stephanie Sumler
Check	182077	0	06/01/2023	\$	(156.00)	Posted	Maria Ivette Martinez
Check	182057	0	06/01/2023	\$	(156.00)	Posted	Hope Brodie
Check	182084	0	06/01/2023	\$	(156.00)	Posted	Mecca Malia Anderson
Check	182071	0	06/01/2023	\$	(158.00)	Posted	Lakeisha Massey
Check	182079	0	06/01/2023	\$	(159.00)	Posted	Maria R Langston
Check	182098	0	06/01/2023	\$	(159.00)	Posted	Perry Flowers
Check	182093	0	06/01/2023	\$	(160.00)	Posted	Olga Mojica
Check	182044	0	06/01/2023	\$	(160.00)	Posted	Catalina Soto
DD	182060	29735	06/01/2023	\$	(162.00)	Posted	Iris Nereida Santana
Check	182105	0	06/01/2023	\$	(169.00)	Posted	Rosa Santiago
DD	182061	29736	06/01/2023	\$	(169.00)	Posted	Isabel Fuentes
Check	182073	0	06/01/2023	\$	(169.00)	Posted	Latoya D Garrett
Check	182043	0	06/01/2023	\$	(169.00)	Posted	Cassandra Moore
Check	182053	0	06/01/2023	\$	(169.00)	Posted	Faith H Thompson
Check	182055	0	06/01/2023	\$	(169.00)	Posted	Gianakos Jenkins
Check	182040	0	06/01/2023	\$	(169.00)	Posted	Carle Washington
Check	182068	0	06/01/2023	\$	(206.00)	Posted	Joshua C Martin
Check	182072	0	06/01/2023	\$	(212.00)	Posted	Lakia Hutchinson
Check	182129	0	06/01/2023	\$	(234.00)	Posted	Tanya Carmon
Check	182179	0	06/01/2023	\$	(240.00)	Posted	State Of Connecticut
Check	182126	0	06/01/2023	\$	(245.00)	Posted	Tamika Bratton
Check	182131	0	06/01/2023	\$	(310.00)	Posted	Teneshia Monique Harrington
Check	182110	0	06/01/2023	\$	(364.00)	Posted	Shalanda Rena Wiggins
DD	0	29758	06/01/2023	\$	(549.93)	Posted	Sarah Esther Garcia
DD	0	29756	06/01/2023	\$	(549.93)	Posted	Keara Locke
DD	0	29759	06/01/2023	\$	(639.55)	Posted	Schatara McKiver
DD	0	29754	06/01/2023	\$	(639.55)	Posted	Jasmine Yvonne Johnson
Check	182176	0	06/01/2023	\$	(639.55)	Posted	Jazmin Boria
DD	0	29751	06/01/2023	\$	(639.55)	Posted	Ashley Shemone Keen
DD	0	29760	06/01/2023	\$	(639.55)	Posted	Shayla Foreman
DD	0	29755	06/01/2023	\$	(639.55)	Posted	Jerry L. Blue
Check	182177	0	06/01/2023	\$	(1,250.00)	Posted	Nicole D Suggs
Check	182175	0	06/01/2023	\$	(1,720.21)	Posted	Chamberlain Court Condominium Association, Inc.
DD	0	29761	06/01/2023	\$	(6,720.00)	Posted	Solar Youth Inc.
DD	0	29763	06/01/2023	\$	(9,225.45)	Posted	Trinity New Haven Housing Three LP
Check	182178	0	06/01/2023	\$	(9,806.83)	Posted	Standard Insurance Company.
DD	0	29757	06/01/2023	\$	(12,959.12)	Posted	Rockview 1 Associates LLC
DD	0	29765	06/01/2023	\$	(15,351.89)	Posted	Trinity Rowe Limited Partnership
DD	0	29752	06/01/2023	\$	(22,971.49)	Posted	Brookside 2 Associates LLC
DD	0	29762	06/01/2023	\$	(25,920.46)	Posted	Trinity New Haven Housing LP



DD	0	29753	06/01/2023	\$	(26,701.49)	Posted		Brookside I Associates LLC
DD	0	29764	06/01/2023	\$	(29,430.84)	Posted		Trinity New Haven Housing Two Limited Partnership
Check	182174	0	06/01/2023	\$	(219,068.16)	Posted		Anthem Blue Cross/Blue Shield
DD	0	29768	06/02/2023	\$	-	Posted	06/07/2023	Hands On Moving, LLC
Check	182204	0	06/02/2023	\$	(14.69)	Posted		United Illuminating
Check	182201	0	06/02/2023	\$	(15.42)	Posted		United Illuminating
Check	182241	0	06/02/2023	\$	(15.64)	Posted		Southern Connecticut Gas
Check	182199	0	06/02/2023	\$	(15.99)	Posted		United Illuminating
Check	182200	0	06/02/2023	\$	(21.36)	Posted		United Illuminating
Check	182202	0	06/02/2023	\$	(27.80)	Posted		United Illuminating
Check	182206	0	06/02/2023	\$	(36.40)	Posted		United Illuminating
Check	182244	0	06/02/2023	\$	(37.88)	Posted		United Illuminating
Check	182239	0	06/02/2023	\$	(37.98)	Posted		Southern Connecticut Gas
Check	182198	0	06/02/2023	\$	(45.67)	Posted		United Illuminating
Check	182238	0	06/02/2023	\$	(56.20)	Posted		Southern Connecticut Gas
Check	182205	0	06/02/2023	\$	(78.29)	Posted		United Illuminating
Check	182240	0	06/02/2023	\$	(85.51)	Posted		Southern Connecticut Gas
Check	182197	0	06/02/2023	\$	(107.05)	Posted		Southern Connecticut Gas
Check	182243	0	06/02/2023	\$	(108.02)	Posted		Southern Connecticut Gas
Check	182189	0	06/02/2023	\$	(113.04)	Posted		Southern Connecticut Gas
Check	182220	0	06/02/2023	\$	(152.60)	Posted		United Illuminating
Check	182236	0	06/02/2023	\$	(154.10)	Posted		Southern Connecticut Gas
Check	182237	0	06/02/2023	\$	(174.24)	Posted		Southern Connecticut Gas
Check	182226	0	06/02/2023	\$	(187.58)	Posted		United Illuminating
Check	182187	0	06/02/2023	\$	(207.36)	Posted		Southern Connecticut Gas
Check	182233	0	06/02/2023	\$	(234.29)	Posted		Water Pollution Control
Check	182193	0	06/02/2023	\$	(236.24)	Posted		Southern Connecticut Gas
Check	182194	0	06/02/2023	\$	(236.38)	Posted		Southern Connecticut Gas
Check	182222	0	06/02/2023	\$	(240.43)	Posted		United Illuminating
Check	182208	0	06/02/2023	\$	(273.39)	Posted		United Illuminating
Check	182219	0	06/02/2023	\$	(276.13)	Posted		United Illuminating
Check	182209	0	06/02/2023	\$	(285.08)	Posted		United Illuminating
Check	182223	0	06/02/2023	\$	(349.54)	Posted		United Illuminating
Check	182211	0	06/02/2023	\$	(351.75)	Posted		United Illuminating
Check	182210	0	06/02/2023	\$	(397.03)	Posted		United Illuminating
Check	182224	0	06/02/2023	\$	(404.38)	Posted		United Illuminating
Check	182225	0	06/02/2023	\$	(431.02)	Posted		United Illuminating
Check	182229	0	06/02/2023	\$	(435.49)	Posted		Water Pollution Control
Check	182215	0	06/02/2023	\$	(467.64)	Posted		United Illuminating
Check	182213	0	06/02/2023	\$	(498.27)	Posted		United Illuminating
Check	182227	0	06/02/2023	\$	(500.33)	Posted		United Illuminating
Check	182182	0	06/02/2023	\$	(523.36)	Posted		Regional Water Authority
Check	182221	0	06/02/2023	\$	(556.75)	Posted		United Illuminating
Check	182217	0	06/02/2023	\$	(598.46)	Posted		United Illuminating
Check	182191	0	06/02/2023	\$	(600.63)	Posted		Southern Connecticut Gas
Check	182196	0	06/02/2023	\$	(613.32)	Posted		Southern Connecticut Gas
Check	182232	0	06/02/2023	\$	(616.57)	Posted		Water Pollution Control
Check	182190	0	06/02/2023	\$	(625.93)	Posted		Southern Connecticut Gas
Check	182195	0	06/02/2023	\$	(649.90)	Posted		Southern Connecticut Gas
Check	182192	0	06/02/2023	\$	(663.12)	Posted		Southern Connecticut Gas
Check	182203	0	06/02/2023	\$	(669.87)	Posted		United Illuminating
Check	182214	0	06/02/2023	\$	(689.30)	Posted		United Illuminating
Check	182184	0	06/02/2023	\$	(692.34)	Posted		Regional Water Authority
Check	182212	0	06/02/2023	\$	(693.81)	Posted		United Illuminating
Check	182207	0	06/02/2023	\$	(719.39)	Posted		United Illuminating
Check	182218	0	06/02/2023	\$	(723.65)	Posted		United Illuminating
Check	182235	0	06/02/2023	\$	(737.29)	Posted		Water Pollution Control
Check	182183	0	06/02/2023	\$	(834.90)	Posted		Regional Water Authority
Check	182216	0	06/02/2023	\$	(1,068.55)	Posted		United Illuminating
Check	182188	0	06/02/2023	\$	(1,228.47)	Posted		Southern Connecticut Gas
Check	182242	0	06/02/2023	\$	(1,384.13)	Posted		Southern Connecticut Gas
Check	182186	0	06/02/2023	\$	(1,384.74)	Posted		Southern Connecticut Gas
Check	182185	0	06/02/2023	\$	(1,522.47)	Posted		Regional Water Authority
DD	0	29767	06/02/2023	\$	(1,615.00)	Posted		Enviromed Services, Inc.
Check	182228	0	06/02/2023	\$	(1,828.80)	Posted		Water Pollution Control
Check	182230	0	06/02/2023	\$	(1,914.31)	Posted		Water Pollution Control
Check	182231	0	06/02/2023	\$	(2,175.87)	Posted		Water Pollution Control
Check	182181	0	06/02/2023	\$	(5,283.70)	Posted		Regional Water Authority
Check	182234	0	06/02/2023	\$	(6,419.07)	Posted		Water Pollution Control
DD	0	29769	06/02/2023	\$	(8,100.00)	Posted		Rubino Enterprises LLC
Check	182180	0	06/02/2023	\$	(17,940.00)	Posted		Ace Van & Storage, Inc.
DD	0	29766	06/02/2023	\$	(49,383.40)	Posted		McCarter & English, LLP
Check	182246	0	06/05/2023	\$	(75.00)	Posted		Jamila Lakisha McElveen

Check	182248	0	06/05/2023	\$	(100.00)	Posted		Zaira Leticia Salinas Ramos
Check	182247	0	06/05/2023	\$	(125.00)	Posted		Shanda Ferrucci
Check	182245	0	06/05/2023	\$	(175.00)	Posted		Dakota Curry
Check	182250	0	06/05/2023	\$	(1,821.12)	Posted		WSP USA Inc.
Check	182249	0	06/05/2023	\$	(173,447.11)	Posted		Haynes Construction Company
DD	0	29771	06/06/2023	\$	-	Posted	06/09/2023	Hands On Moving, LLC
Check	182280	0	06/06/2023	\$	(72.29)	Posted		Corporate Mailing Services LLC
Check	182269	0	06/06/2023	\$	(85.00)	Posted		Supreme Corporation
Check	182281	0	06/06/2023	\$	(85.07)	Posted		Dean Falcone
Check	182284	0	06/06/2023	\$	(87.00)	Posted		Yale New Haven Hospital
DD	0	29770	06/06/2023	\$	(106.95)	Posted		Carahsoft Technology Corporation
Check	182253	0	06/06/2023	\$	(108.05)	Posted		Answer Plus Communications
Check	182279	0	06/06/2023	\$	(110.34)	Posted		Corporate Mailing Services LLC
Check	182258	0	06/06/2023	\$	(116.08)	Posted		Comcast Cable
Check	182259	0	06/06/2023	\$	(116.08)	Posted		Comcast Cable
Check	182271	0	06/06/2023	\$	(155.00)	Posted		Yale New Haven Hospital
Check	182265	0	06/06/2023	\$	(166.67)	Posted		Johnson Controls Inc
Check	182270	0	06/06/2023	\$	(177.41)	Posted		Torello Tire Inc.
Check	182283	0	06/06/2023	\$	(178.70)	Posted		Housing Authority Risk Retention Group, Inc
Check	182260	0	06/06/2023	\$	(198.35)	Posted		Comcast Cable
Check	182282	0	06/06/2023	\$	(222.90)	Posted		Gary Hogan
Check	182276	0	06/06/2023	\$	(246.50)	Posted		Torello Tire Inc.
Check	182251	0	06/06/2023	\$	(283.20)	Posted		Aflac
Check	182254	0	06/06/2023	\$	(289.76)	Posted		Aramark Refreshment Services
Check	182256	0	06/06/2023	\$	(299.85)	Posted		Comcast Cable
Check	182257	0	06/06/2023	\$	(299.85)	Posted		Comcast Cable
Check	182266	0	06/06/2023	\$	(335.63)	Posted		Johnson Controls US Holdings LLC
DD	0	29772	06/06/2023	\$	(419.00)	Posted		Home Services & More, LLC
Check	182273	0	06/06/2023	\$	(502.23)	Posted		HD Supply Facilities Maintenance, Ltd
Check	182261	0	06/06/2023	\$	(703.83)	Posted		F.W. Webb Company
Check	182278	0	06/06/2023	\$	(743.28)	Posted		Yale Termite & Pest Elimination Corp.
Check	182262	0	06/06/2023	\$	(765.00)	Posted		Frankson Fence Company
DD	0	29773	06/06/2023	\$	(1,000.00)	Posted		Housing Insurance Services, Inc.
Check	182272	0	06/06/2023	\$	(1,048.20)	Posted		F.W. Webb Company
DD	0	29776	06/06/2023	\$	(1,066.00)	Posted		Home Services & More, LLC
Check	182252	0	06/06/2023	\$	(1,109.90)	Posted		AM/PM Glass & Metal Fab., LLC
Check	182268	0	06/06/2023	\$	(1,330.00)	Posted		Novogradac & Company LLP
Check	182274	0	06/06/2023	\$	(1,351.54)	Posted		Home Depot
Check	182275	0	06/06/2023	\$	(2,311.75)	Posted		Standard Insurance Company.
Check	182255	0	06/06/2023	\$	(3,451.00)	Posted		Best Western Executive Hotel
Check	182277	0	06/06/2023	\$	(4,187.05)	Posted		W.B. Mason Company Inc
DD	0	29775	06/06/2023	\$	(4,607.03)	Posted		United Mechanical Resources Inc.
Check	182264	0	06/06/2023	\$	(5,038.26)	Posted		Home Depot
DD	0	29777	06/06/2023	\$	(5,924.02)	Posted		Ringcentral, Inc
Check	182267	0	06/06/2023	\$	(6,282.75)	Posted		Northeast Generator
DD	0	29774	06/06/2023	\$	(13,160.00)	Posted		MajorWorks LLC
Check	182263	0	06/06/2023	\$	(15,646.77)	Posted		HD Supply Facilities Maintenance, Ltd
Check	182285	0	06/07/2023	\$	(580.00)	Posted		Hands On Moving, LLC
DD	0	29783	06/08/2023	\$	-	Posted	06/08/2023	Willco Sales & Service Inc.
Check	182323	0	06/08/2023	\$	(24.89)	Posted		Southern Connecticut Gas
Check	182305	0	06/08/2023	\$	(27.12)	Posted		Regional Water Authority
Check	182306	0	06/08/2023	\$	(27.12)	Posted		Regional Water Authority
Check	182327	0	06/08/2023	\$	(31.28)	Posted		Southern Connecticut Gas
Check	182286	0	06/08/2023	\$	(52.01)	Posted		Alex Martinez
Check	182359	0	06/08/2023	\$	(63.27)	Posted		Water Pollution Control
Check	182291	0	06/08/2023	\$	(63.67)	Posted		Kimberly Johansen
Check	182328	0	06/08/2023	\$	(80.25)	Posted		Southern Connecticut Gas
Check	182298	0	06/08/2023	\$	(88.82)	Posted		Frontier Communications of Company
Check	182301	0	06/08/2023	\$	(88.82)	Posted		Frontier Communications of Company
Check	182302	0	06/08/2023	\$	(88.82)	Posted		Frontier Communications of Company
Check	182340	0	06/08/2023	\$	(90.75)	Posted		Southern Connecticut Gas
Check	182321	0	06/08/2023	\$	(95.10)	Posted		Southern Connecticut Gas
Check	182325	0	06/08/2023	\$	(109.96)	Posted		Southern Connecticut Gas
Check	182297	0	06/08/2023	\$	(129.03)	Posted		Frontier Communications of Company
Check	182300	0	06/08/2023	\$	(129.03)	Posted		Frontier Communications of Company
Check	182303	0	06/08/2023	\$	(129.03)	Posted		Frontier Communications of Company
Check	182322	0	06/08/2023	\$	(135.05)	Posted		Southern Connecticut Gas
Check	182313	0	06/08/2023	\$	(141.68)	Posted		Southern Connecticut Gas
Check	182294	0	06/08/2023	\$	(143.97)	Posted		Frontier Communications of Company
Check	182357	0	06/08/2023	\$	(148.37)	Posted		United Illuminating
Check	182341	0	06/08/2023	\$	(155.62)	Posted		Southern Connecticut Gas
Check	182293	0	06/08/2023	\$	(169.00)	Posted		Rosa Santiago
Check	182295	0	06/08/2023	\$	(172.31)	Posted		Frontier Communications of Company

Check	182330	0	06/08/2023	\$	(175.63)	Posted		Southern Connecticut Gas
Check	182299	0	06/08/2023	\$	(176.20)	Posted		Frontier Communications of Company
Check	182348	0	06/08/2023	\$	(178.98)	Posted		Southern Connecticut Gas
Check	182349	0	06/08/2023	\$	(190.79)	Posted		Southern Connecticut Gas
Check	182351	0	06/08/2023	\$	(192.23)	Posted		Southern Connecticut Gas
DD	0	29779	06/08/2023	\$	(196.64)	Posted		LaToya Mills
Check	182292	0	06/08/2023	\$	(200.00)	Posted		Taisha Rivera-Franklin dba Sweet Treats Celebrations, LLC
Check	182296	0	06/08/2023	\$	(230.40)	Posted		Frontier Communications of Company
Check	182324	0	06/08/2023	\$	(232.28)	Posted		Southern Connecticut Gas
Check	182343	0	06/08/2023	\$	(246.10)	Posted		Southern Connecticut Gas
Check	182350	0	06/08/2023	\$	(282.77)	Posted		Southern Connecticut Gas
Check	182326	0	06/08/2023	\$	(303.66)	Posted		Southern Connecticut Gas
Check	182335	0	06/08/2023	\$	(309.65)	Posted		Southern Connecticut Gas
Check	182333	0	06/08/2023	\$	(318.62)	Posted		Southern Connecticut Gas
Check	182352	0	06/08/2023	\$	(361.92)	Posted		Southern Connecticut Gas
Check	182365	0	06/08/2023	\$	(395.00)	Posted		Willco Sales & Service Inc.
Check	182356	0	06/08/2023	\$	(397.74)	Posted		United Illuminating
Check	182329	0	06/08/2023	\$	(402.04)	Posted		Southern Connecticut Gas
Check	182353	0	06/08/2023	\$	(443.74)	Posted		Southern Connecticut Gas
Check	182317	0	06/08/2023	\$	(445.61)	Posted		Southern Connecticut Gas
Check	182308	0	06/08/2023	\$	(498.54)	Posted		Southern Connecticut Gas
Check	182319	0	06/08/2023	\$	(513.48)	Posted		Southern Connecticut Gas
Check	182334	0	06/08/2023	\$	(526.33)	Posted		Southern Connecticut Gas
Check	182307	0	06/08/2023	\$	(575.11)	Posted		Southern Connecticut Gas
Check	182315	0	06/08/2023	\$	(590.82)	Posted		Southern Connecticut Gas
Check	182318	0	06/08/2023	\$	(592.69)	Posted		Southern Connecticut Gas
Check	182314	0	06/08/2023	\$	(597.43)	Posted		Southern Connecticut Gas
Check	182288	0	06/08/2023	\$	(641.25)	Posted		CT's Delicious Dishes LLC
Check	182337	0	06/08/2023	\$	(695.07)	Posted		Southern Connecticut Gas
Check	182290	0	06/08/2023	\$	(735.00)	Posted		KGA Inc
Check	182316	0	06/08/2023	\$	(749.86)	Posted		Southern Connecticut Gas
Check	182338	0	06/08/2023	\$	(804.40)	Posted		Southern Connecticut Gas
Check	182358	0	06/08/2023	\$	(839.21)	Posted		United Illuminating
Check	182336	0	06/08/2023	\$	(853.86)	Posted		Southern Connecticut Gas
Check	182287	0	06/08/2023	\$	(860.30)	Posted		Autoscribe Corporation
Check	182342	0	06/08/2023	\$	(871.92)	Posted		Southern Connecticut Gas
Check	182355	0	06/08/2023	\$	(912.42)	Posted		Southern Connecticut Gas
Check	182331	0	06/08/2023	\$	(1,034.39)	Posted		Southern Connecticut Gas
Check	182345	0	06/08/2023	\$	(1,054.70)	Posted		Southern Connecticut Gas
Check	182344	0	06/08/2023	\$	(1,114.87)	Posted		Southern Connecticut Gas
Check	182346	0	06/08/2023	\$	(1,153.68)	Posted		Southern Connecticut Gas
Check	182354	0	06/08/2023	\$	(1,166.46)	Posted		Southern Connecticut Gas
Check	182304	0	06/08/2023	\$	(1,195.42)	Posted		Regional Water Authority
Check	182347	0	06/08/2023	\$	(1,355.97)	Posted		Southern Connecticut Gas
Check	182332	0	06/08/2023	\$	(1,412.37)	Posted		Southern Connecticut Gas
Check	182312	0	06/08/2023	\$	(1,595.31)	Posted		Southern Connecticut Gas
Check	182309	0	06/08/2023	\$	(2,047.43)	Posted		Southern Connecticut Gas
Check	182339	0	06/08/2023	\$	(2,067.46)	Posted		Southern Connecticut Gas
Check	182364	0	06/08/2023	\$	(2,075.27)	Posted		Water Pollution Control
Check	182311	0	06/08/2023	\$	(2,223.19)	Posted		Southern Connecticut Gas
Check	182362	0	06/08/2023	\$	(2,231.20)	Posted		Water Pollution Control
Check	182310	0	06/08/2023	\$	(2,454.36)	Posted		Southern Connecticut Gas
Check	182363	0	06/08/2023	\$	(2,623.54)	Posted		Water Pollution Control
Check	182320	0	06/08/2023	\$	(3,328.03)	Posted		Southern Connecticut Gas
Check	182289	0	06/08/2023	\$	(7,805.00)	Posted		Emek Security LLC
DD	0	29778	06/08/2023	\$	(7,875.00)	Posted		Can I Live, Inc
Check	182360	0	06/08/2023	\$	(8,845.65)	Posted		Water Pollution Control
Check	182361	0	06/08/2023	\$	(9,464.34)	Posted		Water Pollution Control
DD	0	29781	06/08/2023	\$	(10,280.00)	Posted		212 Exchange Street LLC
DD	0	29782	06/08/2023	\$	(24,100.00)	Posted		Nobe Construction Company
DD	0	29780	06/08/2023	\$	(36,087.00)	Posted		The Computer Company Inc
Check	182367	0	06/09/2023	\$	(204.76)	Posted		Corporate Mailing Services LLC
Check	182366	0	06/09/2023	\$	(1,250.00)	Posted		Nicole D Suggs
Check	182368	0	06/09/2023	\$	(1,403.60)	Posted		Regional Water Authority
DD	0	29784	06/09/2023	\$	(4,475.82)	Posted		Hands On Moving, LLC
Check	182369	0	06/09/2023	\$	(25,545.67)	Posted		United Illuminating
DD	0	29791	06/12/2023	\$	(25.00)	Posted		Infoshred, LLC
Check	182398	0	06/12/2023	\$	(35.11)	Posted		Regional Water Authority
Check	182379	0	06/12/2023	\$	(39.87)	Posted		Regional Water Authority
Check	182383	0	06/12/2023	\$	(49.41)	Posted		Regional Water Authority
Check	182385	0	06/12/2023	\$	(49.41)	Posted		Regional Water Authority
Check	182397	0	06/12/2023	\$	(49.41)	Posted		Regional Water Authority
Check	182404	0	06/12/2023	\$	(73.86)	Posted		United Illuminating

Check	182373	0	06/12/2023	\$	(74.38)	Posted	Frontier Communications of Company
Check	182374	0	06/12/2023	\$	(74.38)	Posted	Frontier Communications of Company
Check	182375	0	06/12/2023	\$	(74.38)	Posted	Frontier Communications of Company
Check	182377	0	06/12/2023	\$	(74.38)	Posted	Frontier Communications of Company
Check	182378	0	06/12/2023	\$	(74.38)	Posted	Frontier Communications of Company
Check	182388	0	06/12/2023	\$	(77.10)	Posted	W.B. Mason Company Inc
Check	182380	0	06/12/2023	\$	(112.70)	Posted	Regional Water Authority
Check	182399	0	06/12/2023	\$	(133.50)	Posted	Southern Connecticut Gas
DD	0	29801	06/12/2023	\$	(142.00)	Posted	Hands On Moving, LLC
Check	182376	0	06/12/2023	\$	(149.87)	Posted	Frontier Communications of Company
Check	182413	0	06/12/2023	\$	(161.85)	Posted	Comcast Cable
Check	182393	0	06/12/2023	\$	(164.00)	Posted	United Site Servcies Northeast, Inc
Check	182386	0	06/12/2023	\$	(166.88)	Posted	Regional Water Authority
Check	182409	0	06/12/2023	\$	(198.35)	Posted	Comcast Cable
Check	182411	0	06/12/2023	\$	(198.35)	Posted	Comcast Cable
Check	182412	0	06/12/2023	\$	(198.35)	Posted	Comcast Cable
Check	182414	0	06/12/2023	\$	(198.35)	Posted	Comcast Cable
Check	182403	0	06/12/2023	\$	(253.38)	Posted	Southern Connecticut Gas
Check	182402	0	06/12/2023	\$	(264.62)	Posted	Southern Connecticut Gas
Check	182384	0	06/12/2023	\$	(272.15)	Posted	Regional Water Authority
Check	182415	0	06/12/2023	\$	(275.52)	Posted	Comcast Cable
Check	182370	0	06/12/2023	\$	(276.17)	Posted	Comcast Cable
Check	182410	0	06/12/2023	\$	(298.35)	Posted	Comcast Cable
Check	182372	0	06/12/2023	\$	(302.90)	Posted	Frontier Communications of Company
Check	182407	0	06/12/2023	\$	(306.12)	Posted	Comcast Cable
Check	182408	0	06/12/2023	\$	(306.12)	Posted	Comcast Cable
Check	182382	0	06/12/2023	\$	(316.37)	Posted	Regional Water Authority
Check	182381	0	06/12/2023	\$	(426.47)	Posted	Regional Water Authority
Check	182401	0	06/12/2023	\$	(434.41)	Posted	Southern Connecticut Gas
Check	182387	0	06/12/2023	\$	(538.90)	Posted	Sunwealth Project Pool 14 LLC
DD	0	29792	06/12/2023	\$	(567.28)	Posted	Kone Inc.
Check	182395	0	06/12/2023	\$	(684.00)	Posted	Fuss & O'Neill, Inc.
Check	182390	0	06/12/2023	\$	(750.00)	Posted	Eagle Elevator Company, Inc.
Check	182396	0	06/12/2023	\$	(818.69)	Posted	Regional Water Authority
Check	182389	0	06/12/2023	\$	(923.93)	Posted	ARAMARK Uniform & Career Apparel
DD	0	29797	06/12/2023	\$	(1,070.00)	Posted	Holly A Bryk
Check	182391	0	06/12/2023	\$	(1,410.44)	Posted	HD Supply Facilities Maintenance, Ltd
DD	0	29789	06/12/2023	\$	(1,445.62)	Posted	Home Services & More, LLC
Check	182371	0	06/12/2023	\$	(1,565.03)	Posted	Frontier Communications of Company
DD	0	29787	06/12/2023	\$	(1,606.50)	Posted	Complete Labor And Staffing LLC
Check	182394	0	06/12/2023	\$	(1,750.00)	Posted	Ace Van & Storage, Inc.
Check	182392	0	06/12/2023	\$	(1,770.31)	Posted	Johnson Controls US Holdings LLC
DD	0	29802	06/12/2023	\$	(1,900.00)	Posted	Lothrop Associates, LLP
DD	0	29794	06/12/2023	\$	(2,059.42)	Posted	Reitman Personnel Services, Inc.
DD	0	29786	06/12/2023	\$	(2,251.50)	Posted	Berchem Moses PC
DD	0	29808	06/12/2023	\$	(2,388.50)	Posted	Crumbie Law Group, LLC
DD	0	29799	06/12/2023	\$	(2,665.00)	Posted	United Mechanical Resources Inc.
DD	0	29790	06/12/2023	\$	(2,700.00)	Posted	Housing Development Fund, Inc.
Check	182400	0	06/12/2023	\$	(3,241.83)	Posted	Southern Connecticut Gas
DD	0	29806	06/12/2023	\$	(4,004.41)	Posted	360 Management Group. Co.
DD	0	29798	06/12/2023	\$	(4,425.00)	Posted	Rubino Enterprises LLC
Check	182405	0	06/12/2023	\$	(5,059.84)	Posted	United Illuminating
Check	182406	0	06/12/2023	\$	(6,478.87)	Posted	United Illuminating
DD	0	29804	06/12/2023	\$	(8,666.67)	Posted	NuEnergex, LLC
DD	0	29796	06/12/2023	\$	(10,277.61)	Posted	Crumbie Law Group, LLC
DD	0	29793	06/12/2023	\$	(12,491.67)	Posted	Otis Elevator Company
DD	0	29785	06/12/2023	\$	(12,647.13)	Posted	360 Management Group. Co.
DD	0	29788	06/12/2023	\$	(13,569.56)	Posted	CWPM, LLC
DD	0	29795	06/12/2023	\$	(17,800.00)	Posted	Rubino Enterprises LLC
DD	0	29805	06/12/2023	\$	(26,679.00)	Posted	The Glendower Group, Inc
DD	0	29807	06/12/2023	\$	(27,032.46)	Posted	Housing Authority of the City of New Haven
DD	0	29800	06/12/2023	\$	(31,101.00)	Posted	Enviromed Services, Inc.
DD	0	29803	06/12/2023	\$	(43,718.00)	Posted	New Haven Village Suites
Check	182416	0	06/13/2023	\$	(35.00)	Posted	Gayatri Rana
Check	182418	0	06/13/2023	\$	(660.00)	Posted	Jerris Luncheonette Inc
Check	182420	0	06/13/2023	\$	(3,190.00)	Posted	State Of Connecticut
Check	182419	0	06/13/2023	\$	(5,895.00)	Posted	Phada
Check	182417	0	06/13/2023	\$	(35,239.65)	Posted	Housing Authority Risk Retention Group, Inc
Check	182423	0	06/14/2023	\$	(2,595.06)	Posted	Yale Termite & Pest Elimination Corp.
DD	0	29810	06/14/2023	\$	(8,850.00)	Posted	Rubino Enterprises LLC
DD	0	29809	06/14/2023	\$	(9,826.00)	Posted	Hands On Moving, LLC
Check	182421	0	06/14/2023	\$	(20,459.96)	Posted	Torello Tire Inc.
Check	182422	0	06/14/2023	\$	(39,567.61)	Posted	Tyco Intergrated Security, LLC

Check	182436	0	06/15/2023	\$	(146.97)	Posted		Frontier Communications of Company
Check	182435	0	06/15/2023	\$	(156.92)	Posted		Frontier Communications of Company
Check	182465	0	06/15/2023	\$	(180.90)	Posted		United Illuminating
Check	182463	0	06/15/2023	\$	(200.00)	Posted		Stevie Jackson
DD	0	29813	06/15/2023	\$	(200.00)	Posted		Alberta Witherspoon
Check	182447	0	06/15/2023	\$	(200.00)	Posted		Marta Laboy
Check	182450	0	06/15/2023	\$	(200.00)	Posted		Olivia Lewis
DD	0	29819	06/15/2023	\$	(200.00)	Posted		Doris J Doward
DD	0	29812	06/15/2023	\$	(200.00)	Posted		Alberta W Golden
Check	182427	0	06/15/2023	\$	(200.00)	Posted		Brenda J Harris
DD	0	29823	06/15/2023	\$	(200.00)	Posted		Linda Cross
Check	182441	0	06/15/2023	\$	(200.00)	Posted		Judy Cosby
Check	182459	0	06/15/2023	\$	(200.00)	Posted		Shantour Jackson
Check	182456	0	06/15/2023	\$	(200.00)	Posted		Roberto Roman-Negron
DD	0	29824	06/15/2023	\$	(200.00)	Posted		Patricia Mabry
Check	182445	0	06/15/2023	\$	(200.00)	Posted		Major Banks
Check	182429	0	06/15/2023	\$	(200.00)	Posted		Christy A Pedini
DD	0	29825	06/15/2023	\$	(200.00)	Posted		Patricia Thorpe
Check	182446	0	06/15/2023	\$	(200.00)	Posted		Maritza Baez
DD	0	29816	06/15/2023	\$	(200.00)	Posted		Deborah Hudson
Check	182428	0	06/15/2023	\$	(200.00)	Posted		Bruce Gatling
DD	0	29821	06/15/2023	\$	(200.00)	Posted		Lagreta Riles
DD	0	29817	06/15/2023	\$	(200.00)	Posted		Dennis Nathaniel Jenkins
DD	0	29814	06/15/2023	\$	(200.00)	Posted		Alicia M Spencer
Check	182451	0	06/15/2023	\$	(200.00)	Posted		Patricia Mackay
Check	182432	0	06/15/2023	\$	(200.00)	Posted		Dorothy M Smith
DD	0	29818	06/15/2023	\$	(200.00)	Posted		Donna Santiago
DD	0	29828	06/15/2023	\$	(200.00)	Posted		Teresa Nela Caporale
DD	0	29827	06/15/2023	\$	(200.00)	Posted		Perry Lamar Gary
Check	182448	0	06/15/2023	\$	(200.00)	Posted		Miguel Avila
DD	0	29829	06/15/2023	\$	(200.00)	Posted		Willard E. Ford
Check	182457	0	06/15/2023	\$	(200.00)	Posted		Russell Roberson
DD	0	29811	06/15/2023	\$	(200.00)	Posted		Al Mccoy Langston
DD	0	29826	06/15/2023	\$	(200.00)	Posted		Pedro Octavio Jimenez
Check	182433	0	06/15/2023	\$	(200.00)	Posted		Eric D Jowers
Check	182438	0	06/15/2023	\$	(200.00)	Posted		Hector A Lozada-Osorio
Check	182449	0	06/15/2023	\$	(200.00)	Posted		Noraima Avila
Check	182424	0	06/15/2023	\$	(200.00)	Posted		Angela Dixon
Check	182442	0	06/15/2023	\$	(200.00)	Posted		Kelly Nichols
DD	0	29822	06/15/2023	\$	(200.00)	Posted		Lavern Davis
Check	182444	0	06/15/2023	\$	(200.00)	Posted		Luz E Torres
Check	182425	0	06/15/2023	\$	(200.00)	Posted		Annette Yancey
DD	0	29820	06/15/2023	\$	(200.00)	Posted		Keith Davis
Check	182452	0	06/15/2023	\$	(200.00)	Posted		Ralph Berryman
Check	182426	0	06/15/2023	\$	(200.00)	Posted		Avis Grant
Check	182440	0	06/15/2023	\$	(200.00)	Posted		Janet Poole
Check	182430	0	06/15/2023	\$	(200.00)	Posted		Clenison Dickey
Check	182439	0	06/15/2023	\$	(200.00)	Posted		James Jenkins
Check	182437	0	06/15/2023	\$	(200.00)	Posted		Gail Pressley
Check	182458	0	06/15/2023	\$	(200.00)	Posted		Sean Holland
Check	182464	0	06/15/2023	\$	(200.00)	Posted		Teethenia Stroud
Check	182443	0	06/15/2023	\$	(200.00)	Posted		Lee C Moore
Check	182461	0	06/15/2023	\$	(206.01)	Posted		Southern Connecticut Gas
Check	182468	0	06/15/2023	\$	(256.53)	Posted		Yale Termite & Pest Elimination Corp.
Check	182462	0	06/15/2023	\$	(434.10)	Posted		Standard Insurance Company.
Check	182460	0	06/15/2023	\$	(680.17)	Posted		Southern Connecticut Gas
DD	0	29815	06/15/2023	\$	(1,188.80)	Posted		Cohen Key Shop
Check	182466	0	06/15/2023	\$	(1,296.76)	Posted		United Illuminating
Check	182469	0	06/15/2023	\$	(1,368.49)	Posted		Southern Connecticut Gas
Check	182467	0	06/15/2023	\$	(1,498.77)	Posted		United Illuminating
Check	182434	0	06/15/2023	\$	(1,933.73)	Posted		Frontier Communications of Company
Check	182431	0	06/15/2023	\$	(2,012.42)	Posted		Delta Dental of New Jersey, Inc
Check	182454	0	06/15/2023	\$	(3,118.04)	Posted		Regional Water Authority
Check	182455	0	06/15/2023	\$	(3,233.63)	Posted		Regional Water Authority
Check	182453	0	06/15/2023	\$	(3,365.95)	Posted		Regional Water Authority
DD	0	29831	06/15/2023	\$	(3,600.00)	Posted		Moore's Yard Care
DD	0	29832	06/15/2023	\$	(8,000.00)	Posted		The Narrative Project, LLC
DD	0	29830	06/15/2023	\$	(8,333.33)	Posted		Kelly Group Consultants LLC
Check	182507	0	06/20/2023	\$	(20.81)	Posted		Regional Water Authority
Check	182512	0	06/20/2023	\$	(21.87)	Posted		United Illuminating
Check	182473	0	06/20/2023	\$	(25.00)	Posted		Sarmarian Tremble
Check	182510	0	06/20/2023	\$	(31.71)	Posted		United Illuminating
Check	182517	0	06/20/2023	\$	(40.24)	Posted		Yale Termite & Pest Elimination Corp.

Check	182508	0	06/20/2023	\$	(49.41)	Posted	Regional Water Authority
Check	182471	0	06/20/2023	\$	(50.00)	Posted	Eduardo Diaz
Check	182470	0	06/20/2023	\$	(50.00)	Posted	Angulas Foster
Check	182472	0	06/20/2023	\$	(75.00)	Posted	Roberta Black
Check	182492	0	06/20/2023	\$	(79.84)	Posted	Home Depot
Check	182504	0	06/20/2023	\$	(82.77)	Posted	Regional Water Authority
Check	182478	0	06/20/2023	\$	(90.19)	Posted	HD Supply Facilities Maintenance, Ltd
Check	182516	0	06/20/2023	\$	(100.37)	Posted	United Illuminating
Check	182511	0	06/20/2023	\$	(107.89)	Posted	United Illuminating
Check	182489	0	06/20/2023	\$	(115.01)	Posted	F.W. Webb Company
Check	182501	0	06/20/2023	\$	(117.88)	Posted	Regional Water Authority
Check	182503	0	06/20/2023	\$	(122.24)	Posted	Regional Water Authority
Check	182474	0	06/20/2023	\$	(125.00)	Posted	Tameka McKnight
Check	182505	0	06/20/2023	\$	(128.41)	Posted	Regional Water Authority
Check	182506	0	06/20/2023	\$	(141.70)	Posted	Regional Water Authority
Check	182495	0	06/20/2023	\$	(197.21)	Posted	Regional Water Authority
Check	182500	0	06/20/2023	\$	(200.51)	Posted	Regional Water Authority
Check	182515	0	06/20/2023	\$	(235.49)	Posted	United Illuminating
Check	182496	0	06/20/2023	\$	(254.81)	Posted	Regional Water Authority
Check	182486	0	06/20/2023	\$	(380.00)	Posted	Jerris Luncheonette Inc
Check	182497	0	06/20/2023	\$	(428.61)	Posted	Regional Water Authority
Check	182509	0	06/20/2023	\$	(484.59)	Posted	Spark HoldCo, LLC dba Spark Energy Gas, LLC
Check	182482	0	06/20/2023	\$	(492.79)	Posted	Tarin Evans
Check	182494	0	06/20/2023	\$	(583.97)	Posted	Regional Water Authority
DD	0	29843	06/20/2023	\$	(584.00)	Posted	Home Services & More, LLC
Check	182475	0	06/20/2023	\$	(600.00)	Posted	Ace Van & Storage, Inc.
DD	0	29836	06/20/2023	\$	(649.00)	Posted	John P Rafferty
Check	182499	0	06/20/2023	\$	(675.79)	Posted	Regional Water Authority
Check	182498	0	06/20/2023	\$	(681.23)	Posted	Regional Water Authority
Check	182493	0	06/20/2023	\$	(711.01)	Posted	Regional Water Authority
Check	182485	0	06/20/2023	\$	(900.00)	Posted	CT's Delicious Dishes LLC
Check	182487	0	06/20/2023	\$	(937.50)	Posted	Jerris Luncheonette Inc
Check	182513	0	06/20/2023	\$	(1,215.46)	Posted	United Illuminating
DD	0	29840	06/20/2023	\$	(1,220.00)	Posted	Kone Inc.
Check	182491	0	06/20/2023	\$	(1,318.53)	Posted	HD Supply Facilities Maintenance, Ltd
DD	0	29838	06/20/2023	\$	(1,625.00)	Posted	Enviromed Services, Inc.
Check	182488	0	06/20/2023	\$	(1,863.05)	Posted	Delta Dental of New Jersey, Inc
Check	182502	0	06/20/2023	\$	(1,940.19)	Posted	Regional Water Authority
DD	0	29837	06/20/2023	\$	(2,005.25)	Posted	Cohen Key Shop
Check	182490	0	06/20/2023	\$	(2,188.41)	Posted	G.L. Capasso, Inc
DD	0	29839	06/20/2023	\$	(2,601.60)	Posted	Home Services & More, LLC
Check	182477	0	06/20/2023	\$	(2,660.45)	Posted	F.W. Webb Company
Check	182476	0	06/20/2023	\$	(2,750.00)	Posted	Eagle Elevator Company, Inc.
Check	182514	0	06/20/2023	\$	(2,754.43)	Posted	United Illuminating
Check	182483	0	06/20/2023	\$	(3,466.33)	Posted	Yale Termite & Pest Elimination Corp.
Check	182480	0	06/20/2023	\$	(4,050.92)	Posted	Johnson Controls Inc
DD	0	29841	06/20/2023	\$	(5,720.00)	Posted	Mechanical Heating and Air Conditioning, Inc
Check	182479	0	06/20/2023	\$	(5,795.94)	Posted	Home Depot
Check	182481	0	06/20/2023	\$	(5,808.90)	Posted	New Reach, Inc.
Check	182484	0	06/20/2023	\$	(6,100.98)	Posted	Home Depot
DD	0	29842	06/20/2023	\$	(13,761.00)	Posted	New Haven Village Suites
Check	182518	0	06/20/2023	\$	(34,103.06)	Posted	Oxford Health Plans, LLC
DD	0	29835	06/20/2023	\$	(42,882.30)	Posted	Tri-Con Construction Manager, Llc
DD	0	29834	06/20/2023	\$	(270,431.00)	Posted	BRD Builders, LLC
DD	0	29833	06/20/2023	\$	(427,882.31)	Posted	A. Prete Construction Company, Inc
Check	182571	0	06/21/2023	\$	(12.84)	Posted	United Illuminating
Check	182569	0	06/21/2023	\$	(19.70)	Posted	United Illuminating
Check	182536	0	06/21/2023	\$	(20.81)	Posted	Regional Water Authority
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Check	182548	0	06/21/2023	\$	(39.87)	Posted	Regional Water Authority
Check	182552	0	06/21/2023	\$	(39.87)	Posted	Regional Water Authority
Check	182535	0	06/21/2023	\$	(44.64)	Posted	Regional Water Authority
Check	182540	0	06/21/2023	\$	(44.64)	Posted	Regional Water Authority
Check	182545	0	06/21/2023	\$	(52.95)	Posted	Regional Water Authority
Check	182560	0	06/21/2023	\$	(53.02)	Posted	Regional Water Authority
Check	182547	0	06/21/2023	\$	(54.17)	Posted	Regional Water Authority
Check	182544	0	06/21/2023	\$	(64.24)	Posted	Regional Water Authority
Check	182539	0	06/21/2023	\$	(69.81)	Posted	Regional Water Authority
Check	182583	0	06/21/2023	\$	(69.83)	Posted	Federal Express Corp.

Check	182551	0	06/21/2023	\$	(73.24)	Posted		Regional Water Authority
Check	182558	0	06/21/2023	\$	(82.60)	Posted		Regional Water Authority
Check	182574	0	06/21/2023	\$	(87.41)	Posted		United Illuminating
Check	182549	0	06/21/2023	\$	(92.30)	Posted		Regional Water Authority
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Check	182541	0	06/21/2023	\$	(106.60)	Posted		Regional Water Authority
Check	182550	0	06/21/2023	\$	(114.25)	Posted		Regional Water Authority
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Check	182553	0	06/21/2023	\$	(117.26)	Posted		Regional Water Authority
Check	182572	0	06/21/2023	\$	(119.27)	Posted		United Illuminating
Check	182575	0	06/21/2023	\$	(121.67)	Posted		United Illuminating
Check	182543	0	06/21/2023	\$	(128.48)	Posted		Regional Water Authority
DD	0	29848	06/21/2023	\$	(132.00)	Posted		Housing Authority of the City of New Haven
Check	182559	0	06/21/2023	\$	(136.87)	Posted		Regional Water Authority
Check	182537	0	06/21/2023	\$	(173.32)	Posted		Regional Water Authority
Check	182534	0	06/21/2023	\$	(179.43)	Posted		Regional Water Authority
Check	182582	0	06/21/2023	\$	(185.00)	Posted		Yale New Haven Hospital
Check	182579	0	06/21/2023	\$	(210.24)	Posted		Online Information Services, Inc
DD	0	29847	06/21/2023	\$	(220.00)	Posted		Eagle Leasing Company
DD	0	29846	06/21/2023	\$	(239.86)	Posted		Carahsoft Technology Corporation
Check	182525	0	06/21/2023	\$	(254.87)	Posted		Home Depot
Check	182524	0	06/21/2023	\$	(258.42)	Posted		Online Information Services, Inc
Check	182542	0	06/21/2023	\$	(322.12)	Posted		Regional Water Authority
Check	182531	0	06/21/2023	\$	(458.94)	Posted		Regional Water Authority
Check	182576	0	06/21/2023	\$	(466.78)	Posted		United Illuminating
Check	182580	0	06/21/2023	\$	(489.36)	Posted		Touch Them All Inc
Check	182578	0	06/21/2023	\$	(510.00)	Posted		Aramark Refreshment Services
Check	182528	0	06/21/2023	\$	(549.66)	Posted		Regional Water Authority
Check	182527	0	06/21/2023	\$	(670.20)	Posted		Regional Water Authority
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Check	182530	0	06/21/2023	\$	(816.59)	Posted		Regional Water Authority
Check	182566	0	06/21/2023	\$	(820.00)	Posted		Supreme Corporation
Check	182532	0	06/21/2023	\$	(831.42)	Posted		Regional Water Authority
Check	182557	0	06/21/2023	\$	(914.32)	Posted		Regional Water Authority
Check	182565	0	06/21/2023	\$	(1,054.91)	Posted		Southern Connecticut Gas
Check	182562	0	06/21/2023	\$	(1,074.73)	Posted		Southern Connecticut Gas
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Check	182584	0	06/21/2023	\$	(1,211.70)	Posted		Torello Tire Inc.
Check	182564	0	06/21/2023	\$	(1,531.53)	Posted		Southern Connecticut Gas
Check	182577	0	06/21/2023	\$	(1,552.00)	Posted		Advance Security Integration LLC dba Security 101
Check	182554	0	06/21/2023	\$	(1,568.27)	Posted		Regional Water Authority
Check	182561	0	06/21/2023	\$	(1,606.48)	Posted		Southern Connecticut Gas
Check	182581	0	06/21/2023	\$	(1,985.45)	Posted		Verizon Wireless
Check	182563	0	06/21/2023	\$	(2,442.55)	Posted		Southern Connecticut Gas
Check	182555	0	06/21/2023	\$	(2,714.09)	Posted		Regional Water Authority
Check	182526	0	06/21/2023	\$	(2,795.47)	Posted		Regional Water Authority
Check	182523	0	06/21/2023	\$	(2,966.94)	Posted		Hearst Media Services Connecticut, LLC
DD	0	29845	06/21/2023	\$	(3,890.52)	Posted		360 Management Group. Co.
Check	182520	0	06/21/2023	\$	(4,282.60)	Posted		City of New Haven
DD	0	29849	06/21/2023	\$	(6,000.00)	Posted		Housing Insurance Services, Inc.
Check	182521	0	06/21/2023	\$	(10,111.09)	Posted		City of New Haven
DD	0	29844	06/21/2023	\$	(24,709.62)	Posted		CWPM, LLC
Check	182585	0	06/21/2023	\$	(25,231.20)	Posted		New Reach, Inc.
Check	182519	0	06/21/2023	\$	(27,238.91)	Posted		City of New Haven
Check	182607	0	06/22/2023	\$	-	Posted	06/26/2023	Postmaster
Check	182608	0	06/22/2023	\$	-	Posted	06/26/2023	Postmaster
Check	182633	0	06/22/2023	\$	-	Posted	07/06/2023	Mobility Works, Inc
Check	182600	0	06/22/2023	\$	(16.36)	Posted		United Illuminating
Check	182627	0	06/22/2023	\$	(54.59)	Posted		United Illuminating
Check	182626	0	06/22/2023	\$	(76.79)	Posted		United Illuminating
Check	182630	0	06/22/2023	\$	(166.65)	Posted		De Lage Landen Financial Services, Inc
Check	182593	0	06/22/2023	\$	(190.03)	Posted		Tarin Evans
Check	182594	0	06/22/2023	\$	(244.00)	Posted		Bridgeport Hospital
Check	182612	0	06/22/2023	\$	(276.90)	Posted		Regional Water Authority
Check	182601	0	06/22/2023	\$	(310.62)	Posted		United Illuminating
Check	182624	0	06/22/2023	\$	(315.82)	Posted		United Illuminating
DD	0	29852	06/22/2023	\$	(367.45)	Posted		Cohen Key Shop
Check	182592	0	06/22/2023	\$	(406.01)	Posted		Johnson Controls US Holdings LLC
Check	182629	0	06/22/2023	\$	(420.61)	Posted		United Illuminating
Check	182597	0	06/22/2023	\$	(446.17)	Posted		Regional Water Authority
Check	182606	0	06/22/2023	\$	(500.00)	Posted		Nicole D Suggs
Check	182587	0	06/22/2023	\$	(504.51)	Posted		Canon Solutions America Inc.

Check	182591	0	06/22/2023	\$	(533.56)	Posted	HD Supply Facilities Maintenance, Ltd
Check	182599	0	06/22/2023	\$	(551.17)	Posted	Regional Water Authority
Check	182621	0	06/22/2023	\$	(581.32)	Posted	United Illuminating
Check	182610	0	06/22/2023	\$	(590.17)	Posted	Regional Water Authority
DD	0	29853	06/22/2023	\$	(600.00)	Posted	Holly A Bryk
Check	182598	0	06/22/2023	\$	(722.14)	Posted	Regional Water Authority
Check	182616	0	06/22/2023	\$	(892.92)	Posted	Regional Water Authority
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Check	182611	0	06/22/2023	\$	(1,081.95)	Posted	Regional Water Authority
Check	182622	0	06/22/2023	\$	(1,176.05)	Posted	United Illuminating
Check	182586	0	06/22/2023	\$	(1,200.00)	Posted	Ace Van & Storage, Inc.
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DD	0	29851	06/22/2023	\$	(1,907.75)	Posted	A&A Office System, Inc
Check	182615	0	06/22/2023	\$	(1,910.87)	Posted	Regional Water Authority
DD	0	29854	06/22/2023	\$	(1,982.50)	Posted	Home Services & More, LLC
Check	182614	0	06/22/2023	\$	(2,139.57)	Posted	Regional Water Authority
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Check	182590	0	06/22/2023	\$	(2,556.72)	Posted	Frontier Communications of Company
Check	182618	0	06/22/2023	\$	(2,623.73)	Posted	Regional Water Authority
Check	182589	0	06/22/2023	\$	(2,750.00)	Posted	Eagle Elevator Company, Inc.
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Check	182595	0	06/22/2023	\$	(3,150.48)	Posted	Regional Water Authority
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Check	182609	0	06/22/2023	\$	(3,400.00)	Posted	Quadient Finance USA, INC
DD	0	29850	06/22/2023	\$	(3,420.00)	Posted	212 Exchange Street LLC
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Check	182632	0	06/22/2023	\$	(4,190.05)	Posted	Home Depot
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Check	182631	0	06/22/2023	\$	(8,083.00)	Posted	Mobility Works, Inc
Check	182619	0	06/22/2023	\$	(8,584.48)	Posted	United Illuminating
Check	182588	0	06/22/2023	\$	(14,557.52)	Posted	Comcast Cable
DD	0	29855	06/22/2023	\$	(18,000.00)	Posted	McCarter & English, LLP
DD	0	29856	06/22/2023	\$	(18,900.00)	Posted	Nobe Construction Company
DD	0	29858	06/22/2023	\$	(34,120.21)	Posted	Complete Labor And Staffing LLC
DD	0	29857	06/22/2023	\$	(135,789.48)	Posted	360 Management Group. Co.
Check	182639	0	06/23/2023	\$	(67.21)	Posted	United Illuminating
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Check	182634	0	06/23/2023	\$	(503.10)	Posted	Regional Water Authority
Check	182635	0	06/23/2023	\$	(521.54)	Posted	Southern Connecticut Gas
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Check	182649	0	06/26/2023	\$	(105.00)	Posted	Eduardo Diaz
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Check	182642	0	06/26/2023	\$	(105.00)	Posted	Angulas Foster
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Check	182659	0	06/26/2023	\$	(105.00)	Posted	Melinda Vallanilla
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Check	182645	0	06/26/2023	\$	(120.00)	Posted	Charmaine Slaughter
Check	182672	0	06/26/2023	\$	(120.00)	Posted	Zaira Leticia Salinas Ramos
Check	182647	0	06/26/2023	\$	(120.00)	Posted	Dakota Curry
Check	182657	0	06/26/2023	\$	(120.00)	Posted	Louis Decrescenzo
Check	182653	0	06/26/2023	\$	(122.00)	Posted	Jerraya D Prince
Check	182650	0	06/26/2023	\$	(122.00)	Posted	Glenda L Ingram
Check	182666	0	06/26/2023	\$	(122.00)	Posted	Shardae Demetria Borrero
Check	182671	0	06/26/2023	\$	(122.00)	Posted	Trishia A. Arnone
Check	182651	0	06/26/2023	\$	(124.00)	Posted	Irina M Bravo
Check	182652	0	06/26/2023	\$	(124.00)	Posted	Jamila Lakisha McElveen
Check	182644	0	06/26/2023	\$	(124.00)	Posted	Cerese M. Downing
Check	182658	0	06/26/2023	\$	(129.00)	Posted	Luis M Morales
Check	182663	0	06/26/2023	\$	(129.00)	Posted	Rocheli Ortiz
Check	182648	0	06/26/2023	\$	(129.00)	Posted	Denise Warner
Check	182641	0	06/26/2023	\$	(225.00)	Posted	Angel Luis Martinez
Check	182664	0	06/26/2023	\$	(225.00)	Posted	Sasha Feliciano
Check	182661	0	06/26/2023	\$	(227.00)	Posted	Monique Allen
Check	182655	0	06/26/2023	\$	(227.00)	Posted	Jose Rodriguez
Check	182660	0	06/26/2023	\$	(234.00)	Posted	Miriam Santiago



Check	182654	0	06/26/2023	\$	(253.00)	Posted	Jessica Rayne Hoheb
Check	182668	0	06/26/2023	\$	(266.00)	Posted	Stefanie Torres
Check	182640	0	06/26/2023	\$	(270.00)	Posted	Adelaida Roman
Check	182670	0	06/26/2023	\$	(309.00)	Posted	Tara F Howard
Check	182667	0	06/26/2023	\$	(3,190.00)	Posted	State Of Connecticut
Check	182646	0	06/26/2023	\$	(7,500.00)	Posted	Columbus House, Inc
Check	182795	0	06/27/2023	\$	(3.54)	Posted	Federal Express Corp.
Check	182791	0	06/27/2023	\$	(22.42)	Posted	Comcast Cable
DD	0	29874	06/27/2023	\$	(50.00)	Posted	Infoshred, LLC
Check	182810	0	06/27/2023	\$	(52.71)	Posted	Federal Express Corp.
Check	182813	0	06/27/2023	\$	(75.05)	Posted	Laz Parking
Check	182820	0	06/27/2023	\$	(81.12)	Posted	Corporate Mailing Services LLC
Check	182803	0	06/27/2023	\$	(85.00)	Posted	Supreme Corporation
Check	182817	0	06/27/2023	\$	(88.00)	Posted	United Way of Greater New Haven
Check	182792	0	06/27/2023	\$	(98.64)	Posted	Corporate Mailing Services LLC
Check	182786	0	06/27/2023	\$	(108.05)	Posted	Answer Plus Communications
Check	182823	0	06/27/2023	\$	(132.65)	Posted	Kramden Enterprises, Inc/dba Eli's on Whitney
Check	182819	0	06/27/2023	\$	(137.00)	Posted	Business Management Daily
Check	182805	0	06/27/2023	\$	(150.00)	Posted	Brenda Rivera
Check	182822	0	06/27/2023	\$	(151.20)	Posted	W.B. Mason Company Inc
Check	182802	0	06/27/2023	\$	(320.00)	Posted	State Of Connecticut
Check	182816	0	06/27/2023	\$	(346.00)	Posted	Online Information Services, Inc
Check	182815	0	06/27/2023	\$	(548.08)	Posted	Metropolitan Life Insurance Company USA
Check	182814	0	06/27/2023	\$	(685.10)	Posted	Metropolitan Life Insurance Company USA
DD	0	29883	06/27/2023	\$	(692.01)	Posted	Infoshred, LLC
DD	0	29873	06/27/2023	\$	(750.00)	Posted	Holly A Bryk
Check	182804	0	06/27/2023	\$	(965.30)	Posted	W.B. Mason Company Inc
Check	182818	0	06/27/2023	\$	(999.47)	Posted	W.B. Mason Company Inc
DD	0	29876	06/27/2023	\$	(1,200.00)	Posted	Moore's Yard Care
Check	182806	0	06/27/2023	\$	(1,411.02)	Posted	Postmaster
Check	182801	0	06/27/2023	\$	(1,464.21)	Posted	Skyview Ridgefield LLC
DD	0	29882	06/27/2023	\$	(1,488.95)	Posted	Black Rock Truck Group, Inc
Check	182788	0	06/27/2023	\$	(1,565.14)	Posted	Autoscribe Corporation
Check	182789	0	06/27/2023	\$	(1,723.86)	Posted	City of New Haven
Check	182787	0	06/27/2023	\$	(2,057.81)	Posted	Aramark Refreshment Services
Check	182807	0	06/27/2023	\$	(2,203.41)	Posted	Postmaster
Check	182798	0	06/27/2023	\$	(2,391.12)	Posted	Johns Refuse & Recycling, LLC
Check	182790	0	06/27/2023	\$	(2,500.00)	Posted	Columbus House, Inc
DD	0	29878	06/27/2023	\$	(2,640.00)	Posted	Penfield Communications
DD	0	29875	06/27/2023	\$	(2,720.00)	Posted	La Voz Hispana Newsprint
Check	182821	0	06/27/2023	\$	(3,213.06)	Posted	Verizon Wireless
Check	182793	0	06/27/2023	\$	(3,303.29)	Posted	Deluxe Business Form
DD	0	29884	06/27/2023	\$	(5,082.53)	Posted	KJR Consulting
DD	0	29885	06/27/2023	\$	(5,492.32)	Posted	Ringcentral, Inc
DD	0	29879	06/27/2023	\$	(8,000.00)	Posted	The Narrative Project, LLC
Check	182797	0	06/27/2023	\$	(8,198.68)	Posted	HD Supply Facilities Maintenance, Ltd
Check	182811	0	06/27/2023	\$	(10,000.00)	Posted	Fred V Leone
Check	182796	0	06/27/2023	\$	(10,845.00)	Posted	Frankson Fence Company
Check	182800	0	06/27/2023	\$	(11,240.32)	Posted	Regional Water Authority
Check	182809	0	06/27/2023	\$	(11,580.69)	Posted	Anthem Blue Cross/Blue Shield
DD	0	29880	06/27/2023	\$	(13,059.99)	Posted	United Mechanical Resources Inc.
Check	182812	0	06/27/2023	\$	(15,077.42)	Posted	Laz Parking
Check	182794	0	06/27/2023	\$	(19,376.00)	Posted	Emek Security LLC
DD	0	29881	06/27/2023	\$	(20,000.00)	Posted	Arthur J Gallagher Risk Management Services inc
Check	182799	0	06/27/2023	\$	(27,748.17)	Posted	Johnson Controls US Holdings LLC
DD	0	29877	06/27/2023	\$	(33,060.00)	Posted	Patterson & Associate Consulting, LLC
Check	182808	0	06/27/2023	\$	(234,683.44)	Posted	Anthem Blue Cross/Blue Shield
Check	182839	0	06/28/2023	\$	(12.61)	Posted	United Illuminating
Check	182838	0	06/28/2023	\$	(18.24)	Posted	United Illuminating
Check	182851	0	06/28/2023	\$	(23.59)	Posted	United Illuminating
Check	182856	0	06/28/2023	\$	(47.93)	Posted	United Illuminating
Check	182825	0	06/28/2023	\$	(100.00)	Posted	Raven Taylor
Check	182850	0	06/28/2023	\$	(141.16)	Posted	United Illuminating
Check	182837	0	06/28/2023	\$	(147.94)	Posted	United Illuminating
DD	0	29888	06/28/2023	\$	(200.00)	Posted	Cohen Key Shop
Check	182841	0	06/28/2023	\$	(208.92)	Posted	United Illuminating
Check	182846	0	06/28/2023	\$	(215.73)	Posted	United Illuminating
Check	182861	0	06/28/2023	\$	(224.50)	Posted	AM/PM Glass & Metal Fab., LLC
Check	182848	0	06/28/2023	\$	(248.56)	Posted	United Illuminating
Check	182829	0	06/28/2023	\$	(373.74)	Posted	Frontier Communications of Company
DD	0	29890	06/28/2023	\$	(375.00)	Posted	Palace Garage dba York Service Center
Check	182842	0	06/28/2023	\$	(401.64)	Posted	United Illuminating
Check	182826	0	06/28/2023	\$	(439.50)	Posted	McCarter & English, LLP

Check	182836	0	06/28/2023	\$	(542.95)	Posted		United Illuminating
Check	182844	0	06/28/2023	\$	(564.15)	Posted		United Illuminating
Check	182845	0	06/28/2023	\$	(591.00)	Posted		United Illuminating
Check	182840	0	06/28/2023	\$	(680.32)	Posted		United Illuminating
Check	182854	0	06/28/2023	\$	(693.39)	Posted		United Illuminating
Check	182834	0	06/28/2023	\$	(701.97)	Posted		Northeast Electrical Distributors & Eagle Electric
Check	182843	0	06/28/2023	\$	(730.39)	Posted		United Illuminating
Check	182860	0	06/28/2023	\$	(739.17)	Posted		United Illuminating
Check	182853	0	06/28/2023	\$	(913.97)	Posted		United Illuminating
Check	182847	0	06/28/2023	\$	(954.52)	Posted		United Illuminating
Check	182855	0	06/28/2023	\$	(1,107.59)	Posted		United Illuminating
Check	182858	0	06/28/2023	\$	(1,219.69)	Posted		United Illuminating
Check	182859	0	06/28/2023	\$	(1,279.12)	Posted		United Illuminating
DD	0	29887	06/28/2023	\$	(1,699.00)	Posted		Home Services & More, LLC
DD	0	29889	06/28/2023	\$	(1,717.00)	Posted		Home Services & More, LLC
Check	182857	0	06/28/2023	\$	(1,780.23)	Posted		United Illuminating
Check	182830	0	06/28/2023	\$	(2,543.00)	Posted		AM/PM Glass & Metal Fab., LLC
DD	0	29891	06/28/2023	\$	(2,544.00)	Posted		Pride Cleaning Pros, LLC
Check	182828	0	06/28/2023	\$	(2,782.01)	Posted		Frontier Communications of Company
Check	182835	0	06/28/2023	\$	(2,795.47)	Posted		Regional Water Authority
Check	182852	0	06/28/2023	\$	(3,738.54)	Posted		United Illuminating
Check	182827	0	06/28/2023	\$	(3,950.40)	Posted		AM/PM Glass & Metal Fab., LLC
Check	182832	0	06/28/2023	\$	(4,740.11)	Posted		F.W. Webb Company
Check	182831	0	06/28/2023	\$	(5,254.06)	Posted		Comcast Cable
DD	0	29892	06/28/2023	\$	(9,424.25)	Posted		The Computer Company Inc
Check	182849	0	06/28/2023	\$	(12,610.34)	Posted		United Illuminating
DD	0	29886	06/28/2023	\$	(17,802.50)	Posted		Sylva Developers, LLC
Check	182833	0	06/28/2023	\$	(20,273.84)	Posted		HD Supply Facilities Maintenance, Ltd
Check	182824	0	06/28/2023	\$	(56,740.80)	Posted		McCarter & English, LLP
Check	182866	0	06/29/2023	\$	-	Posted	07/03/2023	Southern Connecticut Gas
Check	182872	0	06/29/2023	\$	(25.00)	Posted		Cynthia N Rogers
Check	182882	0	06/29/2023	\$	(25.00)	Posted		Sarmarian Tremble
Check	182879	0	06/29/2023	\$	(25.00)	Posted		Mabel L Carroll
Check	182868	0	06/29/2023	\$	(25.00)	Posted		Alma Keys
Check	182877	0	06/29/2023	\$	(25.00)	Posted		Juanita Furlow
Check	182880	0	06/29/2023	\$	(25.00)	Posted		Paulette Branch
Check	182920	0	06/29/2023	\$	(35.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	182905	0	06/29/2023	\$	(48.72)	Posted		Southern Connecticut Gas
Check	182917	0	06/29/2023	\$	(50.26)	Posted		Southern Connecticut Gas
Check	182900	0	06/29/2023	\$	(55.47)	Posted		Melody Ramos
Check	182907	0	06/29/2023	\$	(79.12)	Posted		Southern Connecticut Gas
Check	182916	0	06/29/2023	\$	(130.00)	Posted		Novogradac & Company LLP
Check	182911	0	06/29/2023	\$	(170.76)	Posted		United Illuminating
Check	182918	0	06/29/2023	\$	(171.00)	Posted		Stanley Convergent Security Solutions, Inc.
DD	0	29910	06/29/2023	\$	(178.44)	Posted		Ringcentral, Inc
Check	182870	0	06/29/2023	\$	(180.91)	Posted		ARAMARK Uniform & Career Apparel
DD	0	29894	06/29/2023	\$	(225.70)	Posted		Cohen Key Shop
Check	182881	0	06/29/2023	\$	(249.63)	Posted		Robin Miller-Godwin
Check	182869	0	06/29/2023	\$	(268.35)	Posted		Aramark Refreshment Services
Check	182893	0	06/29/2023	\$	(273.12)	Posted		United Illuminating
DD	0	29920	06/29/2023	\$	(277.10)	Posted		LaToya Mills
Check	182895	0	06/29/2023	\$	(300.00)	Posted		Ace Van & Storage, Inc.
Check	182892	0	06/29/2023	\$	(321.31)	Posted		United Illuminating
DD	0	29926	06/29/2023	\$	(330.00)	Posted		United Mechanical Resources Inc.
DD	0	29904	06/29/2023	\$	(349.45)	Posted		Cohen Key Shop
Check	182914	0	06/29/2023	\$	(374.92)	Posted		City of New Haven
Check	182885	0	06/29/2023	\$	(491.21)	Posted		United Illuminating
Check	182910	0	06/29/2023	\$	(495.64)	Posted		Southern Connecticut Gas
Check	182903	0	06/29/2023	\$	(503.92)	Posted		Southern Connecticut Gas
DD	0	29913	06/29/2023	\$	(549.93)	Posted		Sarah Esther Garcia
DD	0	29907	06/29/2023	\$	(549.93)	Posted		Keara Locke
Check	182913	0	06/29/2023	\$	(600.00)	Posted		Melody Ramos
DD	0	29897	06/29/2023	\$	(625.00)	Posted		La Voz Hispana Newsprint
DD	0	29914	06/29/2023	\$	(639.55)	Posted		Schatara McKiver
DD	0	29905	06/29/2023	\$	(639.55)	Posted		Jasmine Yvonne Johnson
Check	182875	0	06/29/2023	\$	(639.55)	Posted		Jazmin Boria
DD	0	29900	06/29/2023	\$	(639.55)	Posted		Ashley Shemone Keen
DD	0	29915	06/29/2023	\$	(639.55)	Posted		Shayla Foreman
DD	0	29906	06/29/2023	\$	(639.55)	Posted		Jerry L. Blue
Check	182891	0	06/29/2023	\$	(671.55)	Posted		United Illuminating
DD	0	29903	06/29/2023	\$	(722.72)	Posted		Carahsoft Technology Corporation
Check	182896	0	06/29/2023	\$	(724.40)	Posted		Aflac
Check	182887	0	06/29/2023	\$	(779.78)	Posted		United Illuminating

DD	0	29923	06/29/2023	\$	(834.23)	Posted	Reitman Personnel Services, Inc.
DD	0	29909	06/29/2023	\$	(851.48)	Posted	Reitman Personnel Services, Inc.
DD	0	29896	06/29/2023	\$	(862.00)	Posted	Home Services & More, LLC
Check	182897	0	06/29/2023	\$	(905.50)	Posted	Aflac
Check	182908	0	06/29/2023	\$	(1,009.82)	Posted	Southern Connecticut Gas
Check	182876	0	06/29/2023	\$	(1,030.33)	Posted	Johnson Controls US Holdings LLC
Check	182888	0	06/29/2023	\$	(1,045.37)	Posted	United Illuminating
Check	182915	0	06/29/2023	\$	(1,084.25)	Posted	HD Supply Facilities Maintenance, Ltd
Check	182902	0	06/29/2023	\$	(1,107.49)	Posted	Southern Connecticut Gas
Check	182874	0	06/29/2023	\$	(1,194.74)	Posted	HD Supply Facilities Maintenance, Ltd
DD	0	29922	06/29/2023	\$	(1,200.00)	Posted	Moore's Yard Care
Check	182889	0	06/29/2023	\$	(1,255.96)	Posted	United Illuminating
Check	182919	0	06/29/2023	\$	(1,306.04)	Posted	United Illuminating
Check	182906	0	06/29/2023	\$	(1,311.06)	Posted	Southern Connecticut Gas
Check	182878	0	06/29/2023	\$	(1,381.60)	Posted	Laz Parking
Check	182904	0	06/29/2023	\$	(1,634.04)	Posted	Southern Connecticut Gas
Check	182871	0	06/29/2023	\$	(1,720.21)	Posted	Chamberlain Court Condominium Association, Inc.
Check	182864	0	06/29/2023	\$	(1,813.34)	Posted	Frontier Communications of Company
Check	182886	0	06/29/2023	\$	(1,821.48)	Posted	United Illuminating
Check	182890	0	06/29/2023	\$	(1,900.25)	Posted	United Illuminating
DD	0	29895	06/29/2023	\$	(2,100.00)	Posted	Ed The Treeman
Check	182899	0	06/29/2023	\$	(2,137.50)	Posted	IScream Truck LLC
Check	182867	0	06/29/2023	\$	(2,171.47)	Posted	Southern Connecticut Gas
Check	182909	0	06/29/2023	\$	(2,186.50)	Posted	Southern Connecticut Gas
Check	182883	0	06/29/2023	\$	(2,190.73)	Posted	Standard Insurance Company.
Check	182884	0	06/29/2023	\$	(2,400.00)	Posted	U.S. Bank
Check	182862	0	06/29/2023	\$	(2,500.00)	Posted	Columbus House, Inc
DD	0	29925	06/29/2023	\$	(2,617.50)	Posted	Otis Elevator Company
Check	182863	0	06/29/2023	\$	(2,625.00)	Posted	Eagle Elevator Company, Inc.
Check	182865	0	06/29/2023	\$	(2,634.00)	Posted	Johnson Controls Inc
Check	182894	0	06/29/2023	\$	(2,706.00)	Posted	Worker's Compensation Trust Inc
Check	182873	0	06/29/2023	\$	(2,750.00)	Posted	Eagle Elevator Company, Inc.
DD	0	29924	06/29/2023	\$	(2,815.90)	Posted	Complete Labor And Staffing LLC
Check	182901	0	06/29/2023	\$	(2,909.68)	Posted	Standard Insurance Company.
DD	0	29893	06/29/2023	\$	(3,130.00)	Posted	212 Exchange Street LLC
Check	182898	0	06/29/2023	\$	(4,000.00)	Posted	Area Cooperative Educational Services
DD	0	29898	06/29/2023	\$	(5,250.00)	Posted	Rubino Enterprises LLC
DD	0	29899	06/29/2023	\$	(8,723.10)	Posted	U.S. Inspection Group, INC
DD	0	29921	06/29/2023	\$	(8,786.72)	Posted	Cdw Government Inc
Check	182912	0	06/29/2023	\$	(8,925.00)	Posted	SLAL Inc dba Old World Pizza Truck
DD	0	29917	06/29/2023	\$	(9,225.45)	Posted	Trinity New Haven Housing Three LP
DD	0	29911	06/29/2023	\$	(12,959.12)	Posted	Rockview 1 Associates LLC
DD	0	29919	06/29/2023	\$	(15,351.89)	Posted	Trinity Rowe Limited Partnership
DD	0	29901	06/29/2023	\$	(22,971.49)	Posted	Brookside 2 Associates LLC
DD	0	29916	06/29/2023	\$	(25,920.46)	Posted	Trinity New Haven Housing LP
DD	0	29902	06/29/2023	\$	(26,701.49)	Posted	Brookside I Associates LLC
DD	0	29908	06/29/2023	\$	(29,224.04)	Posted	Otis Elevator Company
DD	0	29918	06/29/2023	\$	(29,430.84)	Posted	Trinity New Haven Housing Two Limited Partnership
DD	0	29912	06/29/2023	\$	(37,870.00)	Posted	Rubino Enterprises LLC
Check	182921	0	06/30/2023	\$	(400.00)	Posted	All-Star Hauling and Moving

**Total payments issued \$ (3,749,713.35)**

## **President's Report**

To: ECC/HANH Board of Commissioners

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

Date: July 18th, 2023

**RE: President's July 2023 Report**

### **I. Administrative**

Happy Spring!

Our team continues to work toward our strategic pillars:

- 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
- Cost effective and cost-efficient delivery of services in ways that maximize impact in our community (jobs, contracting, economic development) and
- Spark policy change that creates growth in housing market especially for families in need of affordable housing

On June 21, 2023 we were pleased to host staff from the HUD DC MTW office and the Hartford Field Office for our MTW visit. The team did an exceptional job showcasing the impact that MTW designation has on the lives of our residents, staff and the quality of the housing that we provide.

ECC/HANH continues to be seen as a housing policy expert in this community and beyond. On Wednesday June 21<sup>st</sup>, I served as a panelist for the opening keynote session of DOCOMOMO's National Symposium at the Yale Art Gallery. Then as part of the International Festival of Arts and Ideas, I moderated a panel on Saturday June 24<sup>th</sup> at Gateway Community College on "Understanding Housing Insecurity". Both were well attended and well received.

As we continue to advance our standing as the local experts on housing policy and housing affordability, we are building on our three-part housing series held this past Spring with the upcoming release of our housing policy document. While much attention is paid to the role of our surrounding communities' inaction, we also note that while we advocate for change in the region and at the state level, we must take urgent and assertive actions at the city level. Our policy document, planned for release on Monday July 24<sup>th</sup>, offers a road map and menu of very achievable steps that the city can take now to stem the tide on growing unaffordability. Many thanks go to Will Viederman, our Housing Policy Manager for his detailed, analytical and tireless work creating this summary document. More information will follow on our press event to unveil the document.

Our CED team has been incredibly busy planning and executing resident programming over these summer months. For our adults, a well-executed Job fair was held on Friday July 7<sup>th</sup>. For our disengaged youth, we kicked off our "Earn While You Learn" initiative with a group of 30+ young people attending the orientation session on June 27, 2023. And we observed National Summer Learning Week during July 10<sup>th</sup> through the 14<sup>th</sup> with an array of engaging programs for our youngest residents.

Our team responded to a media request re. eviction actions that resulted in publication of this article: [https://www.newhavenindependent.org/article/ronisha\\_baskin](https://www.newhavenindependent.org/article/ronisha_baskin). While the title of the article is a bit misleading, the author did a fair job of portraying the extent of actions taken by our team to support families and avoid the devastating outcome of evictions.

We continue to track the CHRO case involving a former employee. Legal counsel has been assigned by our insurer and the case is pending. Mediation proved unsuccessful and the case advances.

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

- **No Cost Time Extension with JLY Construction, LLC, for Group C Lead Abatement for Extension of contract time for 30 days from June 23, 2023 to July 23, 2023 for not relocating residents throughout the 2022 holiday season, Thanksgiving through the Winter holidays.**
- **No Cost Time Extension with Banton Construction for completion of Robert T. Wolfe PH1 remaining scope of work from January 30, 2023, to July 1, 2023 for installation of three ventilation fans associated with the existing trash compactor.**
- **No Cost Time Extension with Bureau Veritas Technical Assessments for Agencywide Physical Needs Assessments—Change Order #2, Extended contract time one (1) year from July 7, 2023 to July 6, 2024 to accommodate future agencywide needs assessment requirements.**

- No Cost Time Extension with Consolidated Electric, LLC for electrical upgrade for St. Anthony I & II CCTV system from April 30, 2023 June 30, 2023 due to supply chain issues.  
(PO# 22275-13738)

No Cost Time Extension with AM PM Door Repair Services Repair Services *from July 31, 2023 to August 31, 2023 (PO# 21154-13104) in order to process new vendor contract.*

- No Cost Time Extension for Crawford Life Health and Safety Upgrades—Change Order #11, Extended contract time to November 17, 2023 to accommodate long lead time items from 4/2/2023 to November 17, 2023.
- No Cost Time Extension with Consolidated Electric, LLC for electrical upgrade for St. Anthony I & II CCTV system from December 31, 2023 April 30, 2023 due to supply chain issues.  
(PO# 22275-13738)
- No Cost Time Extension with Ed the Tree Man off State of Ct. contract set to expire on April 30, 2023 for Tree Removal Services January 31, 2023 to April 30, 2023.  
(PO# 22247-13731)
- No Cost Time Extension with Hartford Truck & Equipment for Snow Removal Equipment off State of Ct. contract # 17PSX0118 March 31, 2023 to August 31, 2023.  
(PO# 21814-13464)
- Contract extension with Stanley Convergent Solutions for Door Access Controls Cooperative Purchasing Agreement from February 22, 2023, to September 30, 2023.  
(PO# 22327-13769)
- Contract extension of time with CSC for pay per use laundry services from February 28, 2023 to September 30, 2023 (PO# 21814-13128)

- Contract extension with Stanton Equipment for Snow Removal Equipment from April 1, 2023 to June 1, 2023. (PO# 21183-13464)
- 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 McConaughy 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)
- No Cost time extension for the two (2) year option to renew with Hooker & Holcomb Investment Advisors, Inc for Broker / Agent of Record / Consultant Services for HANH's Pension plan services for a period beginning on October 14, 2023 and ending on October 13, 2025.
- No Cost time extension for the two (2) year option to renew with Corporate Benefits Consultants for Broker / Agent of Record / Consultant Services for HANH's Medical, Prescription Drug Coverage, Vision Care, and Dental Care, Life Insurance, STD, LTD and AD & D plan services for a period beginning on October 14, 2023 and ending on October 13, 2025.

**No Cost Time Extension to the contract of Talent Management with KJR Consulting which expires on July 31, 2023. Extension effective August 1, 2023 thru July 31, 2024.**

## **II. Finance**

### **May 2023 YTD Financials**

The financial report covers eight months (October 1 through May 31) of data. Total Revenues are \$81,589,516 and Total Expenses are \$71,428,828 (including depreciation expense of \$1,526,808). The excess of revenue over expenses is reduced by \$(7,761,095) capitalized expenditures. Depreciation expense add-back is \$1,526,808. The HANH Net Surplus of \$3,926,401 was as follows:

### MTW Programs

- Low Income Public Housing

Net surplus is \$1,737,541 versus a budget net deficit of \$(582,128) for an overall favorable variance of \$2,319,669

- Section 8 Housing Choice Voucher

Net deficit is \$(424,131) versus a budget deficit of \$(514,767). The favorable variance is \$90,636.

### Non-MTW Programs

- Business Activities showed deficit of \$(539,375) compared with a budgeted deficit of \$(607,506), resulting in a unfavorable variance of \$(68,130).
- Central Office Cost Center shows a net surplus of \$3,220,497 compared to a budgeted surplus of \$1,636,271 resulting in a favorable variance of \$1,584,226.

May 2023	MTW			NON-MTW			ELIMS			Total Budget	Total Actual	Total Variance
	Budget	Actual	Variance	Budget	Actual	Variance	Budget	Actual	Variance			
70500 TENANT REVENUE	832,932	1,379,326	546,394	64,000	-	(64,000)	-	-	-	896,932	1,379,326	482,394
70600 HUD REVENUE	75,639,649	69,714,313	(5,925,336)	177,776	183,795	6,019	-	-	-	75,817,425	69,898,107	(5,919,317)
70000 OTHER REVENUE	533,333	1,035,062	501,728	13,430,852	14,325,749	894,897	(6,962,817)	(6,753,703)	209,114	7,001,368	8,607,107	1,605,739
71600 GAIN/LOSS ON SALE OF CAPITAL ASSETS	-	1,704,976	1,704,976	-	-	-	-	-	-	-	1,704,976	1,704,976
<b>70000 TOTAL REVENUE</b>	<b>77,005,914</b>	<b>73,833,676</b>	<b>(3,172,238)</b>	<b>13,672,628</b>	<b>14,509,544</b>	<b>836,916</b>	<b>(6,962,817)</b>	<b>(6,753,703)</b>	<b>209,114</b>	<b>83,715,724</b>	<b>81,589,516</b>	<b>(2,126,208)</b>
91000 OPERATING ADMINISTRATIVE	9,707,159	9,295,755	(411,404)	5,592,728	4,897,730	(694,998)	(6,962,817)	(6,753,703)	209,114	8,337,070	7,439,782	(897,288)
92500 TENANTS SERVICES	153,491	36,732	(116,759)	1,692,468	1,210,601	(481,868)	-	-	-	1,845,959	1,247,333	(598,626)
93000 UTILITIES	1,215,393	1,391,638	176,245	268,671	232,524	(36,147)	-	-	-	1,484,064	1,624,162	140,098
94000 MAINTENANCE	2,559,217	3,586,290	1,027,073	544,466	330,120	(214,346)	-	-	-	3,103,683	3,916,410	812,727
95000 PROTECTIVE SERVICES	131,076	88,037	(43,039)	19,311	5,526	(13,785)	-	-	-	150,387	93,563	(56,823)
96000 GENERAL EXPENSE	1,267,611	49,518	(1,218,093)	285,212	280,576	(4,636)	-	-	-	1,552,823	330,094	(1,222,730)
96100 INSURANCE PREMIUMS	526,087	623,151	97,064	3,226	-	(3,226)	-	-	-	529,313	623,151	93,838
96200 OTHER	-	1,330,998	1,330,998	-	-	-	-	-	-	-	1,330,998	1,330,998
96700 - 96730 Interest Expense & Amortization Cost	-	-	-	5,683,334	6,506,108	822,775	-	-	-	5,683,334	6,506,108	822,775
96800 SEVERANCE EXPENSE	-	-	-	-	-	-	-	-	-	-	-	-
<b>96900 TOTAL OPERATING EXPENSES</b>	<b>15,560,034</b>	<b>16,402,119</b>	<b>842,085</b>	<b>14,089,416</b>	<b>13,463,185</b>	<b>(626,231)</b>	<b>(6,962,817)</b>	<b>(6,753,703)</b>	<b>209,114</b>	<b>22,686,633</b>	<b>23,111,601</b>	<b>424,968</b>
97100 EXTRAORDINARY MAINTENANCE	1,013,976	143,206	(870,770)	21,610	-	(21,610)	-	-	-	1,035,586	143,206	(892,381)
97200 CASUALTY LOSSES - NON CAPITALIZED	-	91,543	91,543	-	-	-	-	-	-	-	91,543	91,543
97300 HAP EXPENSE	50,293,107	46,555,671	(3,737,436)	-	-	-	-	-	-	50,293,107	46,555,671	(3,737,436)
97400 DEPRECIATION EXPENSE	2,093,223	1,106,632	(986,591)	209,038	420,176	211,138	-	-	-	2,302,261	1,526,808	(775,453)
<b>90000 OTHER EXPENSES</b>	<b>53,400,306</b>	<b>47,897,051</b>	<b>(5,503,255)</b>	<b>230,648</b>	<b>420,176</b>	<b>189,528</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>53,630,954</b>	<b>48,317,227</b>	<b>(5,313,727)</b>
<b>TOTAL EXPENSES</b>	<b>68,960,340</b>	<b>64,299,170</b>	<b>(4,661,170)</b>	<b>14,320,064</b>	<b>13,883,361</b>	<b>(436,703)</b>	<b>(6,962,817)</b>	<b>(6,753,703)</b>	<b>209,114</b>	<b>76,317,587</b>	<b>71,428,828</b>	<b>(4,888,759)</b>
RAD/DEV - MTW Fund Expenditures	(5,010,550)	(5,055,646)	(45,096)	(4,689,849)	(2,705,450)	1,984,399	-	-	-	(9,700,399)	(7,761,095)	1,939,303
Investment in the financing of affordable housing Dev	-	-	-	-	-	-	-	-	-	-	-	-
Reserve for interest on N/R	-	-	-	-	-	-	-	-	-	-	-	-
10010 Operating Transfer In	1,402,041	434,992	(967,049)	6,225,143	4,272,082	(1,953,060)	-	-	-	7,627,183	4,707,074	(2,920,109)
10020 Operating Transfer Out	(7,627,183)	(4,707,074)	(2,920,109)	-	-	-	-	-	-	(7,627,183)	(4,707,074)	(2,920,109)
10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES	<b>(3,190,119)</b>	<b>206,778</b>	<b>(3,396,896)</b>	<b>887,858</b>	<b>2,192,815</b>	<b>1,304,958</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(2,302,261)</b>	<b>2,399,593</b>	<b>(4,701,854)</b>
ADJ FOR DEPRECIATION EXPENSE	2,093,223	1,106,632	(986,591)	209,038	420,176	211,138	-	-	-	2,302,261	1,526,808	(775,453)
<b>350 SURPLUS / (DEFICIT)</b>	<b>(1,096,895)</b>	<b>1,313,410</b>	<b>2,410,305</b>	<b>1,096,895</b>	<b>2,612,991</b>	<b>1,516,096</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(0)</b>	<b>3,926,401</b>	<b>3,926,401</b>

## III. Operations

### A. Vacancy Rate

HANH's current occupancy rate for the month for June 2023 is 97.76%. The agency goal is 96.00%. Attainment of this goal remains the primary objective for the Operations Department.

### B. Rent Collection

**Rent Collection** – HANH's rent collection for the year to date ending the month of June 2023 is 66.65%. 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**

	<b>CY 2022</b>	<b>CY 2023</b>	<b>Variance</b>
<b>January</b>	65.57%	64.54%	-1.03
<b>February</b>	65.59%	69.55%	3.96
<b>March</b>	63.10%	65.13%	2.03
<b>April</b>	53.41%	66.46	13.05
<b>May</b>	67.34%	66.33	-1.01
<b>June</b>	60.22%	66.65	6.43
<b>July</b>	59.09%		
<b>August</b>	58.41%		
<b>September</b>	59.0%		
<b>October</b>	59.0%		
<b>November</b>	60.0%		
<b>December</b>	61.77%		
<b>Average</b>	61.04%	66.44%	5.40

**IV. Community and Economic Development (CED) Monthly Report**

**CARES/FSS Program Highlights**

**M. H** has been a FSS Program participant since 06/2022. She joined the program earning \$44,108 and is currently earning \$49,375 between two jobs. She has worked on her credit and maintained a credit score of 794. She has been in compliant with attendance of homeownership counseling sessions and financial counseling sessions via FEC personal. *She has been given the green light to pursue her homeownership goal.*

**B. T** graduated from the FSS Program with accomplishment of her employment goal. She has maintained suitable employment while in the program and increased her wages. While she was given the "green light" to proceed with her homeownership goal, she was unable to find a home for herself and children and has entered into a 1-year lease effective 7/1/2023. While she removed the goal of homeownership, she has maintained HCV & FSS Program compliance while also meeting her financial, credit, and asset goals.



**LD** graduated from the FSS Program with accomplishment of her employment goal. She has maintained suitable employment while in the program and increased her wages while obtaining a recent promotion. She removed the goal of homeownership some time ago as she faced several barriers related to financial wellness; however, believes that she will be able to become financially stable in the future as she continues to work and focus on the educational goal of her children.

- Upcoming Graduates -12 in CARES are scheduled to graduate- pending leases
- 5 participants increased their credit score
- 3 CARES participants become employed during month of June

### **ECC Believes Program Highlights**

- STEP students planned a Father's Day Celebration Event
- STEP interns—D. H, A. C, A. T, and T. S all graduated High School this month and will be continuing on to higher education.
- LiveGirl Ice Cream Social took place 6/13 at Mill River Crossing. There was a total of 5 registrations for fall program Confidence Club
- A. M started his STEP position in the CED Department

## **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. Installation of cannisters has been completed in both Crawford and Wolfe high rise buildings.

### **HUD Emergency Safety and Security Grants:**

P&M also applied to HUD for 2022 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. Contracts for the two (2) camera systems were submitted for BOC approval in May, 2023, and funds were obligated on time. ECC has until 9/25/2024 to expend the funds.

P&M has applied to HUD for 2023 funding to address security upgrades at Essex Townhouses, a family development with 35 apartments. If awarded, funding will go to replacement of antiquated camera system and damaged access control gates repair and replacement. Application was due 6/28/2023.

## ***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 3<sup>rd</sup> Quarterly benchmark report has been sent to the HUD Washington and our Regional offices. We worked 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. Current obligation of funds is at 52% and expenditure of funds at 25%.

### **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 and expended all \$986,260 of the 2017 LBP Grant funding.
- 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.
- Applied for six-month extension for obligation deadline on the HUD LBP 2020 Grant; pending response from HUD. Continuing work to obligate remaining lead monies in anticipation of receipt of extension approval.
- **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:
  - Lead Groups 1, 2 and 3: 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, happening June, 2023.

- 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 2<sup>nd</sup> 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. With the obligation of Group D houses (21), only one 2-family house of the original 299 properties remains to be addressed by Planning and Modernization: 759 Quinpiac Avenue, identified as Group A. The cost of construction for Group A came in above the TDC for the 2 units. Project currently under redesign.
- **Other Housing Related Hazards:** ECC added elimination of other Housing Related Hazards upon receipt of a 3<sup>rd</sup> 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:
- All 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, and at Essex Townhouses and with some properties with Lead Abatement work, others, separately. CO and Smoke detector project was put out for solicitation and received no bids. A smaller project is currently out for Solicitation as a pilot. 57 Mountaintop is out for solicitation for mold abatement.

#### **Solicitations Awarded:**

- **Group B: 3 Single-Family Houses** in the Scattered Site West portfolio (**Construction start, September 2, 2022; 100% Completed**)
- **Group C: 8 Units in 4 houses** in the Scattered Site East portfolio--**Solicitations went out for Bid, July 2022: Construction Completion July 23, 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 was awarded the contract in December, 2022. The Contractor withdrew and the project is resolicited, bids due March 17, 2023. Two (2) viable bids were received, however, no contract was awarded due to cost for bids being too high. Scope removal plans and re-solicitations scheduled in July.
- **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). 3 bids received, for solicitation in February, 2023, including some mold abatement, bids due March 20, 2023. Rebid solicited with 3 bids received. Contract for BOC approval, May, 2023. Contract awarded.

**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 HUD regulations.

### ***P&M Projects 2020-2023***

- **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. Installation of Fire Alarm Panel 100% complete as of June, 2023.
- **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. Substantial completion, scheduled, July 1, 2023. A contract for Phase 2, for resident interior improvements was awarded, and preconstruction surveys were completed in March, 2020. Scope of work: Replacement of 10-unit bathrooms and miscellaneous other life health and safety improvements throughout the majority of the residential units. Work began on the 8<sup>th</sup> and 7<sup>th</sup> floors in February, 2022, and progressed through the 1<sup>st</sup> floor. Additional life health and safety items have been identified, and were 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 reached Substantial completion in January 3, 2023.. All PH 1 work is complete, and in closeout. PH 2 is completed and in closeout.
- **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 10/31/2023 to allow for new fencing to be temporarily removed under warranty for siding replacement and container access. 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 began on the roofs and windows. Work proceeded on the envelope (roof, siding, windows, sliding glass doors) and continues 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, October 31, 2023. Interior work in 15 of 35 units is completed. Roofing is completed and siding work under this contract is 95% completed.
- **437 M&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 were due January 4, 2023. Contract awarded and NOA provided. Building closed in and interior work begun. Project anticipated completion in 100 days from Notice to Proceed, almost 3 months sooner than contract end date.
- **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. A solicitation is out to perform the mold preventative and restorative work needed.
- **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 was finalized with a structural engineering firm, and a final report has been submitted. A design for report recommendations are part of corrective work in advance of and in coordination with future development plans.
- **546 Woodward Avenue:** ECC Contractor with Notice To Proceed has completed the roof work and is currently in closeout.

## **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 to permanent completed on February 28, 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 3rd 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 4h quarter of 2024.
- **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 of existing buildings began on January 6, 2023.
    - Demolition of all buildings was completed in March 2023
    - Construction of the new buildings began in May 2023. The first 5 buildings are expected to be complete in December 2023 with the final 5 completed in March 2024.
    - Final construction completion is expected in 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 3rd 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 1<sup>st</sup> quarter of 2022.
    - 92 total units, 66 rehab 26 new construction.
    - Closing targeted for the 3<sup>rd</sup> 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 1<sup>st</sup> quarter of 2023.
- Phase includes the rehab of 130 units, 104 RAD units, and 26 to be market rate.
- Closing targeted for the 3<sup>rd</sup> 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 4th quarter of 2024.

▪ **34 Level Street/The Heights at Westrock**

- Submitted a HUD Section 202 Supportive Housing for the Elderly application to HUD in January, 2023.
- Closing anticipated to be on the 4th quarter of 2024.
- The development includes 50 supportive housing units
- DECD Brownfields award of \$999,000 received in June 2023 to assist in clean up and removal of former nursing home.

▪ **St Luke's Apartments, Whalley Ave.**

- Submitted a CIF application on June 30, 2023.
- State DOH engagement pre-application submitted May, 2023.
- The development includes up to 54 housing units, including 8 market units
- Architectural Plans being reviewed to identify cost-saving methods..



## MEMORANDUM

**TO:** Board of Commissioners

**DATE:** July 18, 2023

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

**RE:** Resolution Authorizing Amendment to Fifth Year Contract Option with Fuss & O'Neill, Inc. in the Amount Not to Exceed \$375,000 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) Bringing the Adjusted 5-Year Contract Value from \$555,801.25 to \$930,801.25 through June 22, 2024

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**ACTION:** Recommend that the Board of Commissioners adopt Resolution # 07-50/23-R

**TIMING:** Immediately

**DISCUSSION:** Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call environmental consulting services agency wide. On February 20, 2019, ECC/HANH issued Request for Proposals #PM-19-RFP-206 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist ECC/HANH to develop and carry out projects on an as-needed basis per assigned Task Orders.

On July 16, 2019, the Board adopted Resolution #07-50/19-R clarifying and amending previously adopted Resolution that authorized contract award to Fuss & O'Neill, Inc. for Agency wide environmental consulting services under an indefinite quantities contract (IQC) in the annual amount not to exceed \$91,160.25 for one year with four more one-year options to renew for a maximum five-year Board authorized amount not to exceed \$455,801.25.

On March 31, 2020, the Board adopted Resolution #03-15/20-S approving a second-year contract option in the amount of \$91,160.25 for an amended two-year contract value not to exceed \$182,320.50 through June 22, 2021.

On March 16, 2021, the Board authorized Resolution #03-17/21-R authorizing third through fifth year options in the amount not to exceed \$273,480.75 bringing the five-year not to

exceed contract amount from \$182,320.50 to \$455,801.25 and extending the contract until June 22, 2024.

On June 20, 2023, the Board authorized Resolution #06-42/23-R to execute an amendment to the fifth-year option to contract #PM-19-C-206 (B) with Fuss & O'Neill, Inc. in the amount not to exceed \$100,000.00 bringing the amended five-year contract value to \$555,801.25 through June 22, 2024.

Additional Environmental services are needed due to the highlighted needs which accompany the 2020 HUD Lead Based Paint and 2020 HUD Housing Related Hazards Grants, received. ECC/HANH projects a further need for environmental consulting, design, testing and abatement monitoring related directly to the three (3) remaining Lead Group projects and the Mold and Asbestos work associated with the grant work. Work is primarily focused on the Scattered Sites East and West abatement and renovation contracts and ECC/HANH is now recommending an additional \$375,000 be added to the contract bringing the five-year not to exceed contract amount from \$555,801.25 to \$930,801.25 through June 22, 2024.

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 an amendment to the fifth-year option to contract #PM-19-C-206 (B) with Fuss & O'Neill, Inc. in the amount not to exceed \$375,000 bringing the amended five-year contract value to \$930,801.25 through June 22, 2024.

FISCAL IMPACT: \$375,000

SOURCE OF FUNDS: 2020 HUD Housing Related Hazards Grant; 2020 HUD Lead Based Paint Grant; CFP 2023; MTW; LIPH

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

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

**RESOLUTION #07-50/23-R**

**RESOLUTION AUTHORIZING AMENDMENT TO FIFTH YEAR  
CONTRACT OPTION WITH FUSS & O'NEILL, INC. IN THE AMOUNT  
NOT TO EXCEED \$375,00 FOR AGENCY WIDE ENVIRONMENTAL  
CONSULTING SERVICES UNDER AN INDEFINITE QUANTITIES  
CONTRACT (IQC) BRINGING THE ADJUSTED CONTRACT VALUE  
FROM \$555,801.25 TO \$930,801.25 THROUGH JUNE 22, 2024**

**WHEREAS**, Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call environmental consulting services agency wide; and

**WHEREAS**, on February 20, 2019, ECC/HANH issued Request for Proposals #PM-19-RFP-206 for Agency Wide Environmental Consulting Services under an Indefinite Quantities Contract (IQC) whereby one or more qualified firms could be selected to assist ECC/HANH to develop and carry out projects on an as-needed basis per assigned Task Orders; and

**WHEREAS**, on July 16, 2019, the Board adopted Resolution #07-50/19-R clarifying and amending previously adopted Resolution that authorized contract award to Fuss & O'Neill, Inc. for Agency wide environmental consulting services under an indefinite quantities contract (IQC) in the annual amount not to exceed \$91,160.25 for one year with four more one-year options to renew for a maximum five-year Board authorized amount not to exceed \$455,801.25; and

**WHEREAS**, on March 31, 2020, the Board adopted Resolution #03-15/20-S approving a second-year contract option in the amount of \$91,160.25 for an amended two-year contract value not to exceed \$182,320.50 through June 22, 2021; and

**WHEREAS**, on March 16, 2021, the Board authorized Resolution #03-17/21-R authorizing third through fifth year options in the amount not to exceed \$273,480.75 bringing the five-year not to exceed contract amount from \$182,320.50 to \$455,801.25 and extending the contract until June 22, 2024; and

**WHEREAS**, on June 20, 2023, the Board authorized Resolution #06-42/23-R to execute an amendment to the fifth-year option to contract #PM-19-C-206 (B) with Fuss & O'Neill, Inc. in the amount not to exceed \$100,000.00 bringing the amended five-year contract value to \$555,801.25 through June 22, 2024; and

**WHEREAS**, additional Environmental services are needed due to the highlighted needs which accompany the 2020 HUD Lead Based Paint and 2020 HUD Housing Related Hazards Grants, received; and

**WHEREAS**, ECC/HANH projects a further need for environmental consulting, design, testing and abatement monitoring related directly to the three (3) remaining

Lead Group projects and the Mold and Asbestos work associated with the grant work;  
and

**WHEREAS**, ECC/HANH work is primarily related to Scattered Sites East and West abatement and renovation contracts and ECC/HANH is now recommending an additional \$375,000 be added to the contract bringing the five-year not to exceed contract amount from \$555,801.25 to \$930,801.25 through June 22, 2024; 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; and

**WHEREAS**, we request Board of Commissioners authorization to execute an amendment to the fifth-year option to contract #PM-19-C-206 (B) with Fuss & O'Neill, Inc. in the amount not to exceed \$375,000 bringing the amended five-year contract value to \$930,801.25 through June 22, 2024.

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

- 1) An amendment to the fifth and final year option to the Agency wide environmental consulting services contract #PM-19-C-206 (B) with Fuss & O'Neill, Inc. in the amount not to exceed \$375,000 bringing the amended five-year contract value from \$555,801.25 to \$930,801.25 through June 22, 2024, plus 60 calendar days for contract close out is authorized.
- 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) The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on July 18, 2023.

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

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Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner

IQE Environmental--F&O COSTS		BACK UP FOR JULY BOC	
CURRENT CONTRACT VALUE	\$555,801.25	June 28,2023	
CURRENTLY OBLIGATED	-\$434,690.00	AS PER CHAWTHORNE 6/29/23	
REMAINING ON CONTRACT		\$121,111.25	
<b>Addendums</b>	<b>COST REVIEWED</b>	<b>SUBJECT</b>	
3	\$395,700.00	Lead Based Paint Grant Services_Monitoring.Asbestos.Mold	
SUB TOTALS	\$395,700.00		
<b>TOTAL POTENTIAL OUTLAY</b>	<b>\$395,700.00</b>		
REMAINING ON CONTRACT	\$121,111.25	<b><u>5-Year Contract Value July 2023</u></b>	
MIN TO ADD TO CONTRACT	\$274,588.75	\$555,801.25	
RECOMMENDED TO ADD TO CONTRACT	\$375,000.00	\$375,000.00	
<b><i>FUTURE ANTICIPATED EXPENDITURES TO COMPLETE CURRENT 5 PROJECTS</i></b>	\$100,411.25	<b>\$930,801.25</b>	

## MEMORANDUM

**TO:** Board of Commissioners

**DATE:** July 18, 2023

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

**RE:** Resolution Authorizing Amendment to Indefinite Quantities Contract (IQC) with Lothrop Associates, LLP for Agency Wide Architectural & Engineering Services in the Amount Not to Exceed \$350,000 Bringing the Adjusted 5-Year Contract Value From \$416,787.50 to \$766,787.50 until September 30, 2024

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**ACTION:** Recommend that the Board of Commissioners adopt Resolution Number 07-51/23-R

**DISCUSSION:** Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call architectural and engineering services agencywide.

On August 20, 2019, the Board adopted Resolution #08-63/19-R authorizing contract award to Lothrop Associates, LLP for Agency wide Architectural and Engineering services in the amount not to exceed \$83,357.50 for one year with four more one-year options to renew for a maximum five-year Board authorized contract.

On June 16, 2020, the Board adopted Resolution #06-45/20-R authorizing ECC/HANH to exercise the second through fifth year contract options in the amount of \$83,357.50 per year (adding (\$333,430.00) bringing the five-year not to exceed contract value from \$83,357.50 to \$416,787.50 and extending the contract until September 30, 2024.

Lothrop Associates is currently working on 5 major projects for ECC, all of which relate to the 2020 HUD Housing Related Hazards Grant and/or the 2020 HUD Lead Based Paint Grant. Lothrop has been issued task orders for renovations at Essex Townhouses including roof, siding, windows, bathrooms, air conditioner sleeves, and for lead-based paint abatement in Scattered Sites East and West groupings with a total of 37 units in 29 properties. These projects are Group A, Group B, Group C and now Group D. COVID complexities resulted in re-organizing some construction design so that work could be performed on exterior areas until it was deemed safer to work on interior tasks.

Also, ECC/HANH received a second HUD Lead Based Paint Grant (2020) which altered the design approach to projects to eliminate instead of encapsulating lead at multiple units. ECC/HANH also received the 2020 HUD Housing-Related Hazards Grant permitting us to have the consultants address mold and asbestos in coordination with the lead-abatement activities. Task modifications have brought the contract value to its upper threshold. ECC/HANH is now recommending a contract amendment in the amount not to exceed \$350,000.00, bringing the adjusted contract value from \$416,787.50 to \$766,787.50 until September 30, 2024. In accordance with resolution #10-129/18-R of the Revised Procurement Policy adopted 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 authorized by the Board of Commissioners prior to execution. We request Board of Commissioner authorization to execute an amendment to contract PM-19-C-209 (B) with Lothrop Associates, LLP in the not to exceed amount of \$350,000.00, bringing the adjusted five year not to exceed contract value from \$416,787.50 to \$766,787.50, until September 30, 2024.

FISCAL IMPACT: \$350,000.00

SOURCE OF FUNDS: HUD LBP Grant 2020; HUD Housing Related Hazards Grant 2020; CFP 2023

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



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

**Resolution Number 07-51/23-R**

**RESOLUTION AUTHORIZING AMENDMENT TO INDEFINITE QUANTITIES CONTRACT (IQ) WITH LOTHROP ASSOCIATES, LLP FOR AGENCY WIDE ARCHITECTURAL & ENGINEERING SERVICES IN THE AMOUNT NOT TO EXCEED \$350,00 BRINGING THE ADJUSTED 5-YEAR CONTRACT VALUE FROM \$416,787.50 TO \$766,787.50 UNTIL SEPTEMBER 30, 2024**

**WHEREAS**, Elm City Communities/Housing Authority of the City of New Haven (ECC/HANH) has a continuing need for on-call architectural and engineering services agency wide; and

**WHEREAS**, on August 20, 2019, the Board adopted Resolution #08-63/19-R authorizing contract award to Lothrop Associates, LLP for Agency wide Architectural and Engineering services in the amount not to exceed \$83,357.50 for one year with four more one-year options to renew for a maximum five-year Board authorized contract; and

**WHEREAS**, on June 16, 2020, the Board adopted Resolution #06-45/20-R authorizing ECC/HANH to exercise the second through fifth year contract options in the amount of \$83,357.50 per year (adding (\$333,430.00) bringing the five-year not to exceed contract value from \$83,357.50 to \$416,787.50 and extending the contract until September 30, 2024; and

**WHEREAS**, Lothrop Associates is currently working on 5 major projects, all of which relate to the 2020 HUD Housing Related Hazards Grant and/or the 2020 HUD Lead Based Paint Grant;

**WHEREAS**, Lothrop Associates has been issued task orders for renovations at Essex Townhouses including roof, siding, windows, bathrooms, air conditioner sleeves and for lead-based paint abatement in Scattered Sites East and West groupings with a total of 37 units in 29 properties; and

**WHEREAS**, COVID complexities resulted in re-organizing some construction design so that work could be performed on exterior areas until it was deemed safer to work on interior tasks; and

**WHEREAS**, also, ECC/HANH received an additional HUD Lead Based Paint Grant which altered the design approach to projects to eliminate instead of encapsulating lead at multiple units; and

**WHEREAS**, ECC/HANH also received the 2020 HUD Housing-Related Hazards Grant permitting us to have the consultants address mold and asbestos in coordination with the lead-abatement activities; and

**WHEREAS**, task modifications have brought the contract value to its upper threshold; and

**WHEREAS**, ECC/HANH is now recommending a contract amendment in the amount not to exceed \$350,000.00, bringing the adjusted contract value from \$416,787.50 to \$766,787.50 until September 30, 2024; and

**WHEREAS**, in accordance with resolution #10-129/18-R of the Revised Procurement Policy adopted 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 authorized by the Board of Commissioners prior to execution; and

**WHEREAS**, we request Board of Commissioners authorization to execute an amendment to contract PM-19-C-209 (B) with Lothrop Associates, LLP in the not to exceed amount of \$350,000.00, bringing the adjusted five year not to exceed contract value from \$416,787.50 to \$766,787.50 until September 30, 2024.

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

- 1) The amendment to the Agency wide Architectural and Engineering services contract #PM-19-C-209 (B) with Lothrop Associates, LLP in the not to exceed amount of \$350,000.00, bringing the adjusted five-year not to exceed contract value from \$416,787.50 to \$766,787.50 through September 30, 2024 plus 60 calendar days for contract close out is hereby authorized; and
- 2) The President be and hereby is authorized, empowered and directed to execute and deliver an agreement and expend such funds as authorized herein; 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 the foregoing; and
- 4) The resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on July 18, 2023.

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

\_\_\_\_\_  
Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner

IQC ARCHITECT--LOTHROP COSTS		BACK UP FOR JULY BOC	
CURRENT CONTRACT VALUE		\$416,787.50	
CURRENTLY OBLIGATED		-\$399,903.37	AS PER CHAWTHORNE 6/28/23
ASR#11		-\$9,620.00	SIGNED 6/29/23
REMAINING ON CONTRACT		\$7,264.13	
ASR#	COST REVIEWED & AGREED UPON	POTENTIAL COSTS	SUBJECT
8R2	\$45,219.00		GROUP A ADDL DESIGN & BID SERVICES
9	\$25,000.00		2022 ADDL SERVICES COORD
13	\$8,340.00		2023 ADDL SERVICES /COORD
7		\$57,500.00	CA FOR D
12		\$20,293.00	REBID FOR GROUP D
14		\$5,000.00	ADD'L DETAILS FOR GROUP A
15		\$20,000.00	VALUE ENGINEERING WITH VASE GROUP D
16		\$4,000.00	ENGINEER
17		\$50,000.00	ADD'L CA FOR ESSEX ENVELOPE
SUB TOTALS	\$78,559.00	\$156,793.00	
TOTAL POTENTIAL OUTLAY		\$235,352.00	
REMAINING ON CONTRACT		\$7,264.13	
MIN TO ADD TO CONTRACT		\$228,087.87	\$416,787.50
RECOMMENDED TO ADD TO CONTRACT		\$350,000.00	\$350,000.00
FUTURE ANTICIPATED EXPENDITURES TO COMPLETE CURRENT 5 PROJECTS		\$121,912.13	\$766,787.50



## MEMORANDUM

DATE: July 18, 2023

TO: Board of Commissioners

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

RE: **RESOLUTION AUTHORIZING A PREDEVELOPMENT LOAN AGREEMENT BETWEEN THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (THE “AUTHORITY”) AND THE GLENDOWER GROUP, INC. OR AN AFFILIATE THEREOF FOR CERTAIN QUALIFIED PREDEVELOPMENT EXPENSES FOR NEWHALLVILLE REDEVELOPMENT IN AN AMOUNT NOT TO EXCEED \$830,000 FOR THE PERIOD COMMENCING JULY 18, 2023, AND ENDING DECEMBER 31, 2026.**

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ACTION: Recommend that the Board of Commissioners adopt Resolution Number 04-52/23-R

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven d/b/a Elm City Communities (“ECC”) hereby request authorization from the Board of Commissioners to make an interim predevelopment loan in the amount of \$830,000 to carry out the redevelopment of approximately 60 units known as the Newhallville (“Project”). The Owner will enter into a Predevelopment Loan that sets forth the terms and condition for repayment of the predevelopment loan by the Owner upon the earlier of: (i) the financial closing for the Project; or (ii) December 31, 2026, whichever occurs sooner.

The obligation of the Owner to repay the Predevelopment Loan shall be evidenced by a Predevelopment Note. Owner’s liability under such note shall only extend to its interest in the Project Documents as assigned to the Authority pursuant to the Assignment of Project Documents and Consent to Assignment of Contract, except with respect to certain enumerated carve-outs for fraud and misrepresentation. Each contractor paid from the loan funds must consent to the assignment to the Authority of its contract with the Developer or the Owner. Contractor agrees to recognize, honor and be bound by the terms, provisions and conditions of the Assignment.

This resolution is seeking authorization for a predevelopment loan for an amount of \$830,000 which will be paid by the Owner upon the earlier of: (i) the financial closing for the Project; or (ii) December 31, 2026.

FISCAL IMPACT: \$830,000 to be paid on financial closing

SOURCE OF FUNDS: MTW

STAFF: Edward LaChance, Vice President

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

Resolution #04-52/23-R

**RESOLUTION AUTHORIZING A PREDEVELOPMENT LOAN AGREEMENT  
BETWEEN THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (THE  
“AUTHORITY”) AND THE GLENDOWER GROUP, INC. OR AN AFFILIATE  
THEREOF FOR CERTAIN QUALIFIED PREDEVELOPMENT EXPENSES FOR  
NEWHALLVILLE REDEVELOPMENT IN AN AMOUNT NOT TO EXCEED \$830,000  
FOR THE PERIOD COMMENCING JULY 18, 2023, AND ENDING DECEMBER 31,  
2026**

**WHEREAS**, The Housing Authority of the City of New Haven d/b/a Elm City Communities (“ECC”) hereby request authorization from the Board of Commissioners to make an interim predevelopment loan in the amount of \$830,000 to carry out the redevelopment of the Newhallville redevelopment (“the Project”); and

**WHEREAS**, the Owner will enter into a Predevelopment Loan that sets forth the terms and condition for repayment of the predevelopment loan by the Owner upon the earlier of: (i) the financial closing for the Project; or (ii) December 31, 2026; and

**WHEREAS**, the Glendower instrumentality will serve as Developer and has or will establish an owner entity to own the improvements and shall ground lease the property from ECC; and

**WHEREAS**, the obligation of the Owner to repay the Predevelopment Loan shall be evidenced by a Predevelopment Note. Owner’s liability under such note shall only extend to its interest in the Project Documents as assigned to the Authority pursuant to the Assignment of Project Documents and Consent to Assignment of Contract, except with respect to certain enumerated carve-outs for fraud and misrepresentation; and

**WHEREAS**, each contractor paid from the loan funds must consent to the assignment to the Authority of its contract with the Developer or the Owner. Contractor agrees to recognize, honor and be bound by the terms, provisions and conditions of the Assignment; and

**WHEREAS**, this resolution is seeking authorization for a predevelopment loan for an amount of \$830,000 which will be paid by the Owner upon the earlier of: (i) the financial closing for the Project; or (ii) December 31, 2026.

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

1. The Pre-development Loan Agreement between the Authority and the Developer in an amount of not to exceed \$830,000 for the period commencing July18, 2023 and ending upon the earlier of: (i) the financial closing for the Project; or (ii) December 31, 2026 is hereby ratified.



2. The President 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 July 18, 2023.

\_\_\_\_\_  
Karen DuBois-Walton, Ph. D.  
President

\_\_\_\_\_  
Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner

**EXHIBIT A: PREDEVELOPMENT BUDGET FOR NEWHALLVILLE**

Newhallville	TO BE PAID AT CLOSING
Architect	\$338,000
Cost Estimating	\$12,000
Engineering	\$70,000
Surveys	\$20,000
Legal	\$100,000
Appraisal	\$20,000
Enviro Studies	\$75,000
Syndication Costs	0
Tax Credit Fees	\$95,000
Soft Contingency	\$100,000
<b>TOTAL USES</b>	<b>\$830,000</b>

## Appendix 10

### Amendment to 2024 MTW Plan Faircloth to RAD Conversions

HUD has developed a new path for Public Housing Authorities (PHAs) to leverage their existing public housing by using "Faircloth Authority" to create new federally assisted housing through the Rental Assistance Demonstration (RAD). "Faircloth-to-RAD" conversions will help PHAs and their partners more readily access financing for the development of new deeply affordable units.

In an effort to explore new development opportunities, ECC/HANH anticipates using "Faircloth Authority", to convert new housing to RAD by project-basing Faircloth vouchers for properties not currently within the ECC portfolio. The use of these vouchers will use the Faircloth-to RAD model. These conversions will be completed through mixed finance transactions.

ECC/HANH will develop public housing units with a pre-approval to convert a property to a long term Section 8 contract following construction. Under the Faircloth-to-RAD conversion process, units are developed as public housing with preapproval and then converted to RAD through a streamlined process. The non-portfolio developments may include projects being carried out by The Glendower group acting as a sole developer or in party with private co-developer.

There is current Federal authority to provide rental assistance for approximately 227,000 units nationwide. As of May 7, 2021, ECC/HANH has 1,101 Faircloth available units.

ECC/HANH plans to develop the following properties using the Faircloth to RAD flexibility and is currently planning to convert 155 units from Faircloth to RAD. ECC/HANH plans to use:

#### **St. Luke's Redevelopment – 55 units**

ECC/HANH through its instrumentality The Glendower Group, seeks to partner with a community-based developer, St. Luke's Development Corporation to redevelop multiple adjacent commercial parcels along Whalley Avenue into a mixed-use development that will include commercial/retail space and market and affordable units. St. Luke's Development Corporation (SLDC) has acquired parcels located at 117-125 & 129 Whalley, 10-12 Dickerman, and 34-36 Sperry.

The project's parcels are in a newly designated "opportunity zone," where certain investments will be eligible for preferential federal tax treatment. The Project shall consist of approximately 55 residential units and appurtenant commercial or retail space. The St Luke's Whalley Avenue Development Project will include the demolition of the commercial structures located at 117-125 and 129 Whalley Ave. and raze a multi-family building over ground floor commercial/retail space with a lower-level buildout for community access and use.

This mixed income project will contribute to promote healthy lives, a strong community and robust economy. Residents of the Whalley Avenue building will have easy access to area amenities providing them the opportunity to participate in social activities and services available in their community. The pedestrian-friendly layout of the project will offer increased traffic to new and existing businesses leasing the commercial space, and the new building will improve curb appeal as it becomes the gateway to one of New Haven's most active commercial districts.

Elm City Communities will provide up to 55 project-based vouchers utilizing flexibilities previously approved under MTW Plans. The Glendower Group, ECC's development instrumentality, will act as co-developer and will assist in the planning, implementation, and management of the property.

ECC/HANH currently has HUD approval for the conversion of 33 units under Faircloth to RAD

ECC/HANH has identified the following funding sources and have submitted applications to the State DOH, Community Investment Fund (CIF), and FHLB AHP. A Construction Manager (CM) was selected in the second quarter of FY23.

ECC/HANH anticipates closing in the fourth quarter of FY2024.

#### **Newhallville Community Development -62 units**

The Glendower Group, Inc. is partnering with Newhallville Community Development, LLC to develop a long-vacant parcel located at 201 Hazel Street, New Haven, CT. The site is approximately 1.5 acres and is zoned as a RM-2 District High Middle Density. The development plans include up to 62 rental units with a rental mix of one, two and three bedrooms incorporating "universal design" features for safe and accessible living for residents of all ages. The development will be 80% affordable and include the use of RAD/Faircloth vouchers while 20% will be market rate. The location is a primarily residential section of New Haven. The general usage in the vicinity is residential with neighborhood retail and shops.

The property borders the Farmington Canal Heritage Trail, which is a popular walking and biking trail system which connects to the New Haven central business district as well as commercial areas in the adjacent Town of Hamden. Historically, the site was occupied by the General Ice Cream Corp and the Sealtest Milk Division through the 1960's. In the 1980's the site was occupied by various commercial and industrial tenants. All buildings were demolished in the 1990's and the property has been vacant since.

The Glendower Group procured and contracted with an architect in FY 2023. In FY 2024 Glendower anticipates procuring a Construction Manager at Risk and submitting 4% LIHTC and conventional lending funding applications with closing anticipated for the first quarter of FY 2025.

#### **West Ridge/Queach – 38 units**

Developed by the Queach Corporation, West Ridge Apartments will provide apartments for elderly and/or young disabled (18 years and older) households. The mixed-use aspect of the building is envisioned to include a commercial gallery/studio space. Fourteen of the 65 units will be supportive housing for intellectually disabled clients of the CT Department of Developmental Services. An additional 38 units will receive project-based Section 8 rental subsidies. The Housing Authority of New Haven will provide the 38 project based rental subsidies. The development will include 62 one-bedroom units, 2 two-bedroom units, 1 three-bedroom unit, a community room and on-site laundry room. The proposed development was awarded FY23 9% Low Income Housing Tax Credits from the Connecticut Housing Finance Authority.

## MEMORANDUM

To: Board of Commissioners

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

Date: July 19, 2023

RE: Clarification and, the extent necessary amendment of Resolutions 09-81/20-R, 01-04/21-S, and 09-81/20R, and authorizing and to the extent necessary, reauthorizing agreement for Broker/Agent of Record/Consultant Services with Corporate Benefit Consultants for Medical Services, Prescription Drug Coverage, Vision Care, Dental Care, Life Insurance, STD, LTD and AD & D for a period of five (5) years beginning on October 13, 2020 and ending on October 12, 2025.

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ACTION: Recommend that the Board of Commissioners adopt Resolution Number 07-53/23-R

TIMING: Immediately

DISCUSSION: On September 15, 2020 the Board adopted Resolution number 09-81/20-R authorizing an agreement with Corporate Benefits Consultants to provide Broker / Agent of Record / Consultant Services for HANH's Medical, Prescription Drug Coverage, Vision Care, and Dental Care, Life Insurance, STD, LTD and AD & D for a period of three (3) years beginning on October 1, 2020 and ending on September 30, 2023, with a two year option to renew. Corporate Benefit Consultants proposed a Non-Standard Fee of \$2,500 a month payable by ECC/HANH for Medical Services and a commission-based fee schedule payable by the insurance carriers for the Dental, Vision, Life Insurance, STD, LTD and AD & D Insurance.

Through a series of additional resolutions identified as Resolutions #01-04/21-S, and 09-81/20R, and by authority granted by the Board of Commissioners to the President, the authorized contract amount and fiscal impact was adjusted, and the contract term extended, respectively.

This resolution is to clarify the authority granted by the Board of Commissioners, the aggregate fiscal impact of \$150,000.00, and authorize and, to the extent necessary, reauthorize an agreement with Corporate Benefits Consultants to provide Broker / Agent of Record / Consultant Services for HANH's Medical, Prescription Drug Coverage, Vision Care, and Dental Care, Life Insurance, STD, LTD and AD & D for an aggregate period of five (5) years beginning on October 13, 2020 and ending on October 12, 2025. Corporate Benefit Consultants proposed a Non-Standard Fee of \$2,500 a month payable by ECC/HANH for Medical Services and a commission-based fee schedule payable by the insurance carriers for the Dental, Vision, Life Insurance, STD, LTD and AD & D Insurance.

**FISCAL IMPACT:** \$150,000 available in the Operating Budget for a total of five years, in aggregate.

**STAFF:** Iris M. Collazo, Vice President of Talent & Administration

**Housing Authority of the City of New Haven**

**RESOLUTION NUMBER 07-53/23-R**

**CLARIFICATION AND, THE EXTENT NECESSARY AMENDMENT OF RESOLUTIONS 09-81/20-R, 01-04/21-S, AND 09-81/20R, AND AUTHORIZING AND TO THE EXTENT NECESSARY, REAUTHORIZING AGREEMENT FOR BROKER/AGENT OF RECORD/CONSULTANT SERVICES WITH CORPORATE BENEFIT CONSULTANTS FOR MEDICAL SERVICES, PRESCRIPTION DRUG COVERAGE, VISION CARE, DENTAL CARE, LIFE INSURANCE, STD, LTD AND AD & D FOR A PERIOD OF FIVE (5) YEARS BEGINNING ON OCTOBER 13, 2020 AND ENDING ON OCTOBER 12, 2025.**

WHEREAS, On September 15, 2020 the Board adopted Resolution number 09-81/20-R authorizing an agreement with Corporate Benefits Consultants to provide Broker / Agent of Record / Consultant Services for HANH's Medical, Prescription Drug Coverage, Vision Care, and Dental Care, Life Insurance, STD, LTD and AD & D for a period of three (3) years beginning on October 1, 2020 and ending on September 30, 2023, with a two year option to renew, with a Non-Standard Fee of \$2,500 a month payable by ECC/HANH for Medical Services and a commission-based fee schedule payable by the insurance carriers for the Dental, Vision, Life Insurance, STD, LTD and AD & D Insurance; and

WHEREAS, through a series of additional resolutions identified as Resolutions #01-04/21-S, and 09-81/20R, and by authority granted by the Board of Commissioners to the President, the authorized contract amount and fiscal impact was adjusted, and the contract term extended, respectively; and

WHEREAS, this resolution is to clarify the authority granted by the Board of Commissioners, the aggregate fiscal impact of \$150,000.00, and authorize and, to the extent necessary, reauthorize an agreement with Corporate Benefits Consultants to provide Broker / Agent of Record / Consultant Services for HANH's Medical, Prescription Drug Coverage, Vision Care, and Dental Care, Life Insurance, STD, LTD and AD & D for an aggregate period of five (5) years beginning on October 13, 2020 and ending on October 12, 2025, with a Non-Standard Fee of \$2,500 a month payable by ECC/HANH for Medical Services and a commission-based fee schedule payable by the insurance carriers for the Dental, Vision, Life Insurance, STD, LTD and AD & D Insurance.

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

1. Resolutions # 09-81/20-R, #01-04/21-S, and 09-81/20R are hereby amended and the agreement with Corporate Benefits Consultants to provide Broker / Agent of Record / Consultant Services for HANH's Medical, Prescription Drug Coverage, Vision Care, and Dental Care, Life Insurance, STD, LTD and AD & D for an aggregate period of five (5) years beginning on October 13, 2020 and ending on October 12, 2025, with a Non-Standard Fee of \$2,500 a month payable by ECC/HANH for Medical Services and a commission-based fee schedule payable by the insurance carriers for the Dental, Vision, Life Insurance, STD, LTD and AD & D Insurance is hereby authorized and, to the extent necessary, reauthorized; and

2. The President be and hereby is authorized, empowered and directed to execute and deliver such agreements, instruments and documents necessary to fulfill and effectuate the foregoing purposes and authorization, and expend such amounts as set forth herein, and to take any and all action necessary and appropriate and incidental hereto; and
3. The fiscal impact, in aggregate, for all resolutions listed above with respect to the agreement referenced above with Corporate Benefits Consultants is \$150,000.00; and
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 July 19, 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

**From:** Karen DuBois-Walton, President

**Date:** 7/18/2023

**RE: Resolution Authorizing Change Order #3 to Carasoft Technology Corporation (formerly known as Talx) for Government Agency Universal Membership Agreement Contract in the Amount Not to Exceed \$100,000 for outstanding invoice and remaining year term until October 1, 2023.**

**ACTION:** Recommend that the Board of Commissioners adopt Resolution Number 07-54/23

**TIMING:** Immediately

**DISCUSSION:** On October 10, 2018 the Board approved Resolution to Carasoft Technology Corporation/ Talx for providing access to EVS, verification of employment and income information about an individual(s) and/ or Consumer(s), and various other services used to verify a certain Consumer(s) information if needed to validate and complete tenant certification for a total contract amount not to exceed \$100,000.00 for a period of until September 1, 2023 commencing immediately.

Subsequently, on December 8, 2021, ECC/HANH's approved Change Order #01 adding additional funds in the amount of \$36,000 to the contract for the purpose of increase in cost of service and delayed invoicing. This Resolution increased the total not to exceed contract amount from \$60,000 to \$96,000 for a period of December 2021 until September 2021.

Additionally, on June 23, 2022, ECC/HANH's Change Order #02 adding additional funds in the amount of \$72,000 to the contract for the purpose of paying invoicing with intent to cover remaining calendar year. This Resolution increased the total not to exceed contract amount from \$96,000 to \$168,000 for a period of September 2021 to October 2022.

ECC/HANH now seeks to amend the existing contract. The cost of these services has again increased due to demand. ECC/HANH has had a significant need for these services as of lately in order to process certifications in the approved 140 days set in place by HUD.

ECC/HANH seeks approval of Change Order #03 in the amount of \$ 100,000 bringing the total contract not to exceed value from \$168,000 to \$268,000 for a period of 3 months commencing on July 18, 2023.

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.

ECC/HANH staff is recommending that the Board of Commissioners APPROVE/RATIFY Change Order #03 to the contract with Carasoft Technology Corporation/ Talx for EVS, verification of employment and income information about an individual(s) and/ or Consumer(s), and various other services used to verify a certain Consumer(s) information if needed to validate and complete tenant certification for an additional \$100,000 until October 1, 2023 bringing the total contract not to exceed value from \$168,000.00 to \$268,000.

FISCAL IMPACT: Additional \$268,000 in available Administrative Funds

STAFF: Coreen Toussaint, Vice President, Housing Choice Voucher

**ELM CITY COMMUNITIES**

**Housing Authority of the City of New Haven**

**RESOLUTION #07-54/23-R**

RESOLUTION AUTHORIZING CHANGE ORDER #3 TO THE CONTRACT WITH CARASOFT TECHNOLOGY CORPORATION/ TALX FOR PROVIDING ACCESS TO EVS, VERIFICATION OF EMPLOYMENT AND INCOME INFORMATION ABOUT AN INDIVIDUAL(S) AND/ OR CONSUMER(S), AND VARIOUS OTHER SERVICES USED TO VERIFY A CERTAIN CONSUMER(S) INFORMATION IF NEEDED TO VALIDATE AND COMPLETE TENANT CERTIFICATION UNTIL OCTOBER 1, 2023 AND AN ADDITIONAL \$100,000 BRINGING THE TOTAL NOT TO EXCEED CONTRACT AMOUNT FROM \$60,000 TO \$268,000.

WHEREAS; on October 10, 2018, ECC/HANH's Board approved/ratified contract award to Carasoft Technology Corporation/ Talx for providing access to EVS, verification of employment and income information about an individual(s) and/ or Consumer(s), and various other services used to verify a certain Consumer(s) information if needed to validate and complete tenant certification to HCV and LIPH team for the period of time beginning October 10, 2018 through September 1, 2023 for a total contract amount not to exceed \$250,000; and

WHEREAS, on December 8, 2021, HANH's Board approved/ratified Change Order #1 amending the contract by increasing the contract amount by \$36,000 bringing the total not to exceed contract value from \$60,000 to \$96,000 for a period of December 2021 until September 2021 for the purpose of paying invoicing; and

WHEREAS, on June 23, 2022, HANH's Board approved/ratified Change Order #2 amending the contract by increasing the contract amount by \$72,000 bringing the total not to exceed contract value from \$96,000 to \$168,000 for a period of September 2021 UNTIL October 2022 for the purpose of paying outstanding invoicing; and

WHEREAS, HANH seeks to further amend this contract due to The cost of these services having increased. ECC/HANH has had a significant need for these services as of lately to process certifications in the approved 140 days set in place by; and

WHEREAS, HANH is requesting Board approval/ratification of Change Order #03 to the contract with Carasoft Technology Corporation/ Talx providing access to EVS, verification of employment and income information about an individual(s) and/ or Consumer(s), and various other services used to verify a certain Consumer(s) information if needed to validate and complete tenant certification for an additional \$100,000 and an additional 3 months bringing the total contract not to exceed value to \$268,000; 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.

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

1. ECC/HANH staff is now recommending that the Board of Commissioners authorize change order #03 for an additional \$100,000 for 3month to the contract with Carasoft Technology Corporation/ Talx for \$100,000 bringing the total contract not to exceed amount from \$168,000 to \$268,000 for period of 3 months beginning July 18, 2023 and ending October 1, 2023.
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. 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 INSERT.

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

\_\_\_\_\_  
Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq  
A Partner



ASheet1 Office, a UBEO Company

Contract Name	Contract Begin Date	with 2 Year Options to Renew	Contract Amount	Original Contract Amount	Change Order	1st yr option	2nd yr option	Reason	Amount	Total Contract not to Exceed
TLEX/Carahsoft	10/10/2018	YES	\$60,000.00	\$60,000.00						
					#1	Contract extention Decemeber 2020 - September 2021		Ratification for additional funding to pay unpaid invoices.	\$36,000.00	\$96,000.00
					#2	Contract extention September 2021 - October 2022		Additional funding for unpaid invoice and to cover cost until end of Calendar year 2022	\$72,000.00	\$168,000.00
					#3	Contract extention October 2022 - October 2023		Additional funding to cover cost of unpaid/ outstanding invoices	\$100,000.00	\$268,000.00



Dear Valued Customer,

Recently Equifax entered into a strategic partnership with Carahsoft Technology Corporation to provide account management to key segments of our Government/Public Sector verification customer base. Carahsoft will begin providing sales and account management services for your account, effective immediately. This change will have no impact on your current service, and you should see no difference in any aspect of your service through the term of your contract.

Your account will continue to be supported by Equifax's Verifier Solutions Support (VSS) Team, available Monday-Friday 7:00AM – 7:00PM CST (excluding holidays) at (877) 442-9963 or [VerifierSolutionsSupport@Equifax.com](mailto:VerifierSolutionsSupport@Equifax.com).

The VSS team is available to help with service and account maintenance requests, including:

- Web-manager updates and user access inquiries for Equifax Verification Services
- Functionality questions/issues
- General account maintenance, including adding/blocking users and location updates
- Billing Inquiries

Future contracts for access to Equifax services and billing based on those contracts will be handled directly by Carahsoft. A Carahsoft representative will be reaching out to you with additional details in the near future. Thank you for your business.

Equifax looks forward to continuing to provide you with industry leading services via its new partnership with Carahsoft.

Regards,

Shelley Kirchhoff  
Equifax Government Sales Leader



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**UNIVERSAL MEMBERSHIP AGREEMENT**  
**for**  
**The Work Number<sup>®</sup> for Government Agencies**

This **Universal Membership Agreement** (the "Agreement") is entered into by and between TALX Corporation (a provider of Equifax Verification Services), a Missouri Corporation, located at 11432 Lackland Road, St. Louis, Missouri ("EVS"), and Elm City Communities/Housing Authority New Haven located at 360 Orange Street, New Haven, CT 06511 ("Agency"), and is effective as of this October 1, 2018 (the "Effective Date").

**RECITALS:**

- A. EVS operates The Work Number<sup>®</sup>, a service used to verify employment and income information about an individual ("Consumers"), and various other services used to verify certain Consumer information (EVS's services are collectively referred to herein as the "Service"); and
- B. Agency wishes to use the Service to verify certain Consumer information.

**NOW, THEREFORE**, the parties agree as follows:

- 1. SCOPE OF THE AGREEMENT.** This Agreement consists of the general terms set forth in the body of this Agreement, including any Exhibits and Schedules attached hereto. If there is a conflict between the general terms and conditions of this Agreement and any Exhibit or Schedule, the provisions of the Exhibit or Schedule will govern and control. This Agreement specifically supersedes and replaces any agreement between the parties related to a Service that predates this Agreement, even if the prior agreement contains an "entire agreement" or "merger" clause, and any such agreements are hereby terminated.
- 2. EVS OBLIGATIONS.** The Service will provide Agency with automated access to certain employment and/or income data ("Data") furnished to EVS by its employer clients.
- 3. AGENCY OBLIGATIONS.**
  - a. Agency shall comply with the terms set forth in this Agreement.
  - b. Agency shall pay for the Services as set forth in the applicable Schedule(s) attached hereto. Pricing set forth in the applicable Schedule is based on one use/decision per transaction. A Schedule may be modified by EVS upon thirty (30) days' notice. Agency's use of the Service after such thirty (30) day period shall constitute its agreement to such change(s), without prejudice to its right to terminate this Agreement as provided in Section 7 below.
  - c. Agency certifies that it will order Data from the Service only when Agency intends to use the Data (i) in accordance with the Fair Credit Reporting Act ("FCRA") and all state law FCRA counterparts as though the Data is a consumer report, and (ii) solely for one of the following FCRA permissible purposes: (1) in connection with a determination of the Consumer's eligibility for a license or other benefit granted by a governmental instrumentality required by law to consider an applicant's financial responsibility or status, or (2) for employment purposes.
  - d. Agency agrees to only use the Data consistent with the obligations of users of consumer reports as provided for in the Consumer Financial Protection Bureau (the "CFPB") Notice Form attached as Exhibit 1.
  - e. Agency certifies that before ordering Data to be used in connection with employment purposes, it will clearly and conspicuously disclose to the subject Consumer, in a written document consisting solely of the disclosure, that Agency may obtain Data for employment purposes and will also obtain the Consumer's written authorization to obtain or procure Data relating to that Consumer.
  - f. Agency certifies that it will not take adverse action against the consumer based in whole or in part upon the Data without first providing to the Consumer to whom the Data relates a copy of the Data and a written description of the Consumer's rights as prescribed by the CFPB, and also will not use any Data in violation of any applicable federal or state equal opportunity law or regulation.



- g.** Agency acknowledges that it has received from EVS a copy of the consumer rights summary as prescribed by the CFPB (see Exhibit 3).
- h.** Agency certifies that it will comply with applicable provisions under Vermont law. In particular, Agency certifies that it will order Data relating to Vermont residents only after Agency has received prior Consumer consent in accordance with VFCRA Section 2480e and applicable Vermont Rules. Agency further certifies that the attached copy of VFCRA Section 2480e applicable Vermont Rules as referenced in Exhibit 2 was received from EVS.
- i.** Agency may use the Data provided through the Service only as described in this Agreement. Agency may reproduce or store the Data obtained from the Service solely for its own use in accordance with this Agreement, and will hold all Data obtained from the Service under this Agreement in strict confidence and will not reproduce, reveal, or make it accessible in whole or in part, in any manner whatsoever, to any others unless required by law, or unless Agency first obtains EVS's written consent; provided, however, that Agency may discuss Consumer Data with the Data subject when Agency has taken adverse action against the subject based on the Data. Agency will not provide a copy of the Data to the Consumer, except as may be required or permitted by law or approved in writing by EVS, except in any state where this contractual prohibition would be invalid. Agency will refer the Consumer to EVS whenever the Consumer disputes the Data disclosed by Agency. Agency will not interpret the failure of EVS to return Data as a statement regarding that consumer's credit worthiness, because the failure may result from one or more factors unrelated to credit worthiness.
- f.** Agency may access, use and store the Data only at or from locations within the territorial boundaries of the United States, Canada, and the United States territories of Puerto Rico, Guam and the Virgin Islands (the "Permitted Territory"). Agency may not access, use or store the Data or EVS Confidential Information at or from, or send the Data or Confidential Information to, any location outside of the Permitted Territory without Agency first obtaining EVS's written permission.
- g.** Agency represents it (i) is administering a government funded benefit or program, (ii) has been given the legal authority to view the Data by the Consumer or by operation of law, and (iii) is requesting the Data in compliance with all laws.
- h.** Agency acknowledges it shall employ decision making processes reasonable and appropriate to the nature of the transaction and will utilize the Data as part of its process.
- i.** Agency represents it has authorization from the Consumer to verify income. Agency need not use any particular form of authorization or obtain a separate signature for verifying income provided the form is auditable and demonstrates to a reasonable degree of certainty that the Consumer has authorized the Agency to obtain the income Data. Notwithstanding the foregoing, in the event Agency is using the Service to collect on defaulted child support obligations, Agency is not required to obtain such authorization.
- j.** Agency may not allow a third party service provider (hereafter "Service Provider") to access, use, or store the Service or Data on its behalf without first obtaining EVS's written permission and without the Service Provider first entering into a separate agreement with EVS.
- k.** In order to ensure compliance with this Agreement, applicable law and EVS policies, EVS may conduct reviews of Agency activities, from time to time, during normal business hours, at all locations containing relevant records, with respect to Agency's requests for Data and/or its use of Data. Agency shall provide documentation within a reasonable time to EVS as reasonably requested for purposes of such review. Agency (i) shall cooperate fully with any and all investigations by EVS of allegations of abuse or misuse of the Services and allow EVS to access its premises, records, and personnel for purposes of such investigations if EVS deems such access is necessary to complete such investigation(s), (ii) agrees that any failure to cooperate fully and promptly in the conduct of any audit constitutes grounds for immediate suspension of the Service and/or termination of the Agreement, and (iii) shall promptly correct any discrepancy revealed by such investigation(s). Agency shall include the name and email address of the appropriate point of contact to whom such request should be made in the space provided below. Agency may change its contact information upon written notice:

Audit Contact Name	Audit Contact E-mail Address
Evelise Ribeiro	eribeiro@elmcitycommunities.org

I. Additional representations and warranties as may be set forth in each Schedule A.

**4. DATA SECURITY.** This Section applies to any means through which Agency orders or accesses the Service including, without limitation, system-to-system, personal computer or the Internet. For the purposes of this Section, the term “Authorized User” means an Agency employee that Agency has authorized to order or access the Service and who is trained on Agency’s obligations under this Agreement with respect to the ordering and use of the Service, and the Data provided through same, including Agency’s FCRA and other obligations with respect to the access and use of Data.

a. Agency will, with respect to handling any Data provided through the Service:

1. ensure that only Authorized Users can order or have access to the Service,
2. ensure that Authorized Users do not order Data for personal reasons or provide Data to any third party except as permitted by this Agreement,
3. inform Authorized Users that unauthorized access to Data may subject them to civil and criminal liability under the FCRA punishable by fines and imprisonment,
4. ensure that all devices used by Agency to order or access the Service are placed in a secure location and are accessible only by Authorized Users, and that such devices are secured when not in use through such means as screen locks, shutting power controls off, or other security procedures and controls which are standard practice in the data protection industry (“Industry Standard Practices”), for example compliance with ISO 27001 standards,
5. take all necessary measures to prevent unauthorized ordering of or access to the Service by any person other than an Authorized User for permissible purposes, including, without limitation, (i) limiting the knowledge of the Agency security codes, user names, User IDs, and any passwords Agency may use, to those individuals with a need to know. In addition, the User IDs must be unique to each person, and the sharing of User IDs or passwords is prohibited.
6. change Agency passwords at least every ninety (90) days or sooner if Agency suspects an unauthorized person has learned the password; and perform at a minimum, quarterly entitlement reviews to recertify and validate Authorized User’s access privileges and disable the account of any Agency user who is no longer responsible for accessing the Service,
7. adhere to all security features in the software and hardware Agency uses to order or access the Services, including the use of IP restriction,
8. implement secure authentication practices when providing User ID and passwords to Authorized Users, including but not limited to using individually assigned email addresses and not shared email accounts,
9. in no event access the Services via any unsecured wireless hand-held communication device, including but not limited to, web enabled cell phones, interactive wireless pagers, personal digital assistants (PDAs), mobile data terminals and portable data terminals
10. not use non-agency owned assets such as personal computer hard drives or portable and/or removable data storage equipment or media (including but not limited to laptops, zip drives, tapes, disks, CDs, and DVDs) to store the Data. In addition, Data must be encrypted when not in use and all printed Data must be stored in a secure, locked container when not in use, and must be completely destroyed when no longer needed by cross-cut shredding machines (or other equally effective destruction method) such that the results are not readable or useable for any purpose. In either case, Industry Standard Practices for the type of Data received from EVS must be employed,

11. if Agency sends, transfers or ships any Data, encrypt the Data using the following minimum standards, which standards may be modified from time to time by EVS: Advanced Encryption Standard (AES), minimum 128-bit key or Triple Data Encryption Standard (3DES), minimum 168-bit key, encrypted algorithms,
  12. not ship hardware or software between Agency's locations or to third parties without deleting all EVS Agency number(s), security codes, User IDs, passwords, Agency user passwords, and any consumer information, or Data,
  13. monitor compliance with the obligations of this Section, and immediately notify EVS if Agency suspects or knows of any unauthorized access or attempt to access the Service, including, without limitation, a review of EVS invoices for the purpose of detecting any unauthorized activity,
  14. if, subject to the terms of this Agreement, Agency uses a Service Provider to establish access to the Service, be responsible for the Service Provider's use of Agency's user names, security access codes, or passwords, and Agency will ensure the Service Provider safeguards Agency's security access code(s), User IDs, and passwords through the use of security requirements that are no less stringent than those applicable to Agency under this Section,
  15. use Industry Standard Practices to assure data security when disposing of any Data obtained from EVS. Such efforts must include the use of those procedures issued by the federal regulatory agency charged with oversight of Agency's activities (e.g. the Federal Trade Commission, the applicable banking or credit union regulator) applicable to the disposal of consumer report information or records,
  16. use Industry Standard Practices to secure Data when stored on servers, subject to the following requirements: (i) servers storing Data must be separated from the Internet or other public networks by firewalls which are managed and configured to meet industry accepted best practices, (ii) Data must be protected through multiple layers of network security, including but not limited to, industry-recognized firewalls, routers, and intrusion detection/prevention devices (IDS/IPS), (iii) access (both physical and network) to systems storing Data must be secure, which must include authentication and passwords that are changed at least every ninety (90) days; and (iv) all servers must be kept current and patched on a timely basis with appropriate security-specific system patches, as they are available,
  17. not allow Data to be displayed via the Internet unless utilizing, at a minimum, a three-tier architecture configured in accordance with industry best practices,
  18. use Industry Standard Practices to establish procedures and logging mechanisms for systems and networks that will allow tracking and analysis in the event there is a compromise, and maintain an audit trail history for at least three (3) months for review,
  19. provide immediate notification to EVS of any change in address or office location and are subject to an onsite visit of the new location by EVS or its designated representative, and
  20. in the event Agency has a security incident involving EVS Confidential Information, Agency will fully cooperate with EVS in a security assessment process and promptly remediate any finding.
- b.** If EVS reasonably believes that Agency has violated this Section, EVS may, in addition to any other remedy authorized by this Agreement, with reasonable advance written notice to Agency and at EVS's sole expense, conduct, or have a third party conduct on its behalf, an audit of Agency's network security systems, facilities, practices and procedures to the extent EVS reasonably deems necessary, including an on-site inspection, to evaluate Agency's compliance with the data security requirements of this Section.
- 5. CONFIDENTIALITY.** Each party acknowledges that all materials and information disclosed by a party ("Disclosing Party") to another party ("Recipient") in connection with performance of this Agreement, consist of confidential and proprietary data ("Confidential Information"). Each Recipient will hold those materials and that information in strict confidence, and will restrict its use of those materials and that information to the purposes

anticipated in this Agreement. If any other law or legal process requires Recipient to disclose confidential and proprietary data, Recipient will notify the Disclosing Party of the request. Thereafter, the Disclosing Party may seek a protective order or waive the confidentiality requirements of this Agreement, provided that Recipient may only disclose the minimum amount of information necessary to comply with the requirement. Recipient will not be obligated to hold confidential any information from the Disclosing Party which (a) is or becomes publicly known, (b) is received from any person or entity who, to the best of Recipient's knowledge, has no duty of confidentiality to the Disclosing Party, (c) was already known to Recipient prior to the disclosure, and that knowledge was evidenced in writing prior to the date of the other party's disclosure, or (d) is developed by the Recipient without using any of the Disclosing Party's information. The rights and obligations of this Section with respect to (i) confidential and proprietary data that constitutes a "trade secret" (as defined by applicable law), will survive termination of this Agreement for so long as such confidential and proprietary information remains a trade secret under applicable law; and (ii) all other confidential and proprietary data, will survive the termination of this Agreement for the longer of two (2) years from termination, or the confidentiality period required by applicable law.

6. **TERM AND TERMINATION.** This Agreement shall be for an annual term, and shall automatically renew for successive one year terms. Either EVS or Agency may terminate this Agreement or any Schedule(s), at any time upon thirty (30) days' prior written notice to the other. If EVS believes that Agency has breached an obligation under this Agreement, EVS may, at its option and reserving all other rights and remedies, terminate this Agreement and/or any Schedules immediately upon notice to Agency.
7. **RIGHTS TO SERVICE.** The Service and the Data, including all rights thereto, are proprietary to EVS.
8. **WARRANTY.** EVS warrants that the Service will be performed in all material respects in a reasonable and workmanlike manner and in compliance with laws and regulations applicable to EVS's performance thereof. Agency acknowledges that the ability of EVS to provide accurate information is dependent upon receipt of accurate information from employers. EVS does not warrant that the Service will be error free. EXCEPT FOR THE EXPRESS WARRANTIES SET FORTH HEREIN, EVS MAKES NO OTHER WARRANTIES AS TO THE SERVICE OR THE DATA, EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF GOOD TITLE, MERCHANTABILITY, AND/OR FITNESS FOR A PARTICULAR PURPOSE EVEN IF EVS KNOWS OF SUCH PURPOSE.
9. **INDEMNIFICATION.** Agency and EVS recognize that every business decision represents an assumption of risk and that neither party in furnishing Confidential Information, Data, or the Service to the other, underwrites or assumes the other's risk in any manner. To the extent permitted by laws applicable to the parties, each party agrees to indemnify, defend and hold harmless ("Indemnify") the other party and its affiliates, and their directors, officers and employees (each, an "Indemnified Party"), from and against claims, demands, liabilities, suits, damages, expenses and costs, including reasonable attorneys', experts' and investigators' fees and expenses ("Claims") brought by third parties against the Indemnified Party and arising from the indemnifying party's, or its affiliates', directors', officers' or employees' ("Indemnifying Party") (i) breach of this Agreement, (ii) negligent or intentional, wrongful act or omission, (iii) infringement on third party proprietary rights. Further, each party agrees to Indemnify the other from and against the Indemnifying Party's (i) violation of applicable law, or (ii) breach of Confidentiality obligations.
10. **LIMITATION OF LIABILITY.** In no event shall EVS or its officers, agents or employees be liable for loss of profits or for indirect, special, incidental or consequential damages arising out of or related to the performance of this Agreement, even if that party has been advised of the possibility of such damages. In no event shall damages of any kind payable by EVS hereunder exceed the sum paid by Agency for the item of service which causes Agency's claim.
11. **FORCE MAJEURE.** Neither party will be liable to the other for any delay, or interruption in performance as to any obligation hereunder resulting from governmental emergency orders, judicial or governmental action, emergency regulations, sabotage, riots, vandalism, labor strikes or disputes, acts of God, fires, electrical failure, major computer hardware or software failures, equipment delivery delays, acts of third parties, or delays or interruptions in performance beyond its reasonable control.

**12. MISCELLANEOUS.** This Agreement sets forth the entire agreement between the parties regarding the Service. Except as otherwise provided in this Agreement, this Agreement may be amended only by a subsequent writing signed by both parties. This Agreement may not be assigned or transferred by Agency without EVS’s prior written consent. This Agreement shall be freely assignable by EVS and shall inure to the benefit of and be binding upon the permitted assignee of either Agency or EVS. If any provision of this Agreement is held to be invalid or unenforceable under applicable law in any jurisdiction, the validity or enforceability of the remaining provisions thereof shall be unaffected as to such jurisdiction and such holding shall not affect the validity or enforceability of such provision in any other jurisdiction. To the extent that any provision of this Agreement is held to be invalid or unenforceable because it is overbroad, that provision shall not be void but rather shall be limited only to the extent required by applicable law and enforced as so limited. Any notice under this Agreement shall be effective upon personal delivery by an overnight or other courier or delivery service, or three (3) days after pre-paid deposit with the postal service, in either case to the party’s address in the first sentence of this Agreement or any substitute therefore provided by notice.

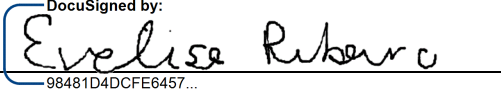
**13. COUNTERPARTS/EXECUTION BY FACSIMILE.** For the convenience of the parties, copies of this Agreement and Schedules hereof may be executed in two or more counterparts and signature pages exchanged by facsimile. The parties intend that counterpart copies signed and exchanged as provided in the preceding sentence shall be fully binding as an original handwritten executed copy hereof and thereof and all of such copies together shall constitute one instrument.

By signing below, Agency acknowledges receipt of Exhibit 1, “Notice to Users of Consumer Reports Obligations of Users”; and Agency represents that Agency has read “Notice to Users of Consumer Reports Obligations of Users” which explains Agency’s obligations under the FCRA as a user of consumer report information

**IN WITNESS WHEREOF**, the parties have executed this Agreement on the date indicated below.

**Agency**

**TALX Corporation,  
provider of Equifax Verification Services**

By (signature):		By (signature):	_____
Name (print):	Evelise Ribeiro (Elm City Communities	Name (print):	_____ dba Housing Authority of New haven)
Title:	Housing Choice Voucher Director	Title:	_____
Date:	10/2/2018   09:15:45 PDT	Date:	_____

**UNIVERSAL MEMBERSHIP AGREEMENT**  
for  
**The Work Number® for Government Agencies**

**Exhibit 1**

**All users of consumer reports must comply with all applicable regulations. Information about applicable regulations currently in effect can be found at the Consumer Financial Protection Bureau's website, [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore).**

**NOTICE TO USERS OF CONSUMER REPORTS: OBLIGATIONS OF USERS UNDER THE FCRA**

The Fair Credit Reporting Act (FCRA), 15 U.S.C. 1681-1681y, requires that this notice be provided to inform users of consumer reports of their legal obligations. State law may impose additional requirements. The text of the FCRA is set forth in full at the Consumer Financial Protection Bureau's (CFPB) website at [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore). At the end of this document is a list of United States Code citations for the FCRA. Other information about user duties is also available at the CFPB's website.

**Users must consult the relevant provisions of the FCRA for details about their obligations under the FCRA.**

The first section of this summary sets forth the responsibilities imposed by the FCRA on all users of consumer reports. The subsequent sections discuss the duties of users of reports that contain specific types of information, or that are used for certain purposes, and the legal consequences of violations. If you are a furnisher of information to a consumer reporting agency (CRA), you have additional obligations and will receive a separate notice from the CRA describing your duties as a furnisher.

**I. OBLIGATIONS OF ALL USERS OF CONSUMER REPORTS**

**A. Users Must Have a Permissible Purpose**

Congress has limited the use of consumer reports to protect consumers' privacy. All users must have a permissible purpose under the FCRA to obtain a consumer report. Section 604 contains a list of the permissible purposes under the law. These are:

- As ordered by a court or a federal grand jury subpoena. *Section 604(a)(1)*
- As instructed by the consumer in writing. *Section 604(a)(2)*
- For the extension of credit as a result of an application from a consumer, or the review or collection of a consumer's account. *Section 604(a)(3)(A)*
- For employment purposes, including hiring and promotion decisions, where the consumer has given written permission. *Sections 604(a)(3)(B) and 604(b)*
- For the underwriting of insurance as a result of an application from a consumer. *Section 604(a)(3)(C)*
- When there is a legitimate business need, in connection with a business transaction that is *initiated* by the consumer. *Section 604(a)(3)(F)(i)*
- To review a consumer's account to determine whether the consumer continues to meet the terms of the account. *Section 604(a)(3)(F)(ii)*
- To determine a consumer's eligibility for a license or other benefit granted by a governmental instrumentality required by law to consider an applicant's financial responsibility or status. *Section 604(a)(3)(D)*
- For use by a potential investor or servicer, or current insurer, in a valuation or assessment of the credit or prepayment risks associated with an existing credit obligation. *Section 604(a)(3)(E)*
- For use by state and local officials in connection with the determination of child support payments, or modifications and enforcement thereof. *Sections 604(a)(4) and 604(a)(5)*

In addition, creditors and insurers may obtain certain consumer report information for the purpose of making "prescreened" unsolicited offers of credit or insurance. *Section 604(c)*. The particular obligations of users of "prescreened" information are described in Section VII below.

**B. Users Must Provide Certifications**

Section 604(f) prohibits any person from obtaining a consumer report from a consumer reporting agency (CRA) unless the person has certified to the CRA the permissible purpose(s) for which the report is being obtained and certifies that the report will not be used for any other purpose.

**C. Users Must Notify Consumers When Adverse Actions Are Taken**

The term "adverse action" is defined very broadly by Section 603. "Adverse actions" include all business, credit, and employment

actions affecting consumers that can be considered to have a negative impact as defined by Section 603(k) of the FCRA - such as denying or canceling credit or insurance, or denying employment or promotion. No adverse action occurs in a credit transaction where the creditor makes a counteroffer that is accepted by the consumer.

### **1. Adverse Actions Based on Information Obtained From a CRA**

If a user takes any type of adverse action as defined by the FCRA that is based at least in part on information contained in a consumer report, Section 615(a) requires the user to notify the consumer. The notification may be done in writing, orally, or by electronic means. It must include the following:

- The name, address, and telephone number of the CRA (including a toll-free telephone number, if it is a nationwide CRA) that provided the report.
- A statement that the CRA did not make the adverse decision and is not able to explain why the decision was made.
- A statement setting forth the consumer's right to obtain a free disclosure of the consumer's file from the CRA if the consumer makes a request within 60 days.
- A statement setting forth the consumer's right to dispute directly with the CRA the accuracy or completeness of any information provided by the CRA.

### **2. Adverse Actions Based on Information Obtained From Third Parties Who Are Not Consumer Reporting Agencies**

If a person denies (or increases the charge for) credit for personal, family, or household purposes based either wholly or partly upon information from a person other than a CRA, and the information is the type of consumer information covered by the FCRA, Section 615(b)(1) requires that the user clearly and accurately disclose to the consumer his or her right to be told the nature of the information that was relied upon if the consumer makes a written request within 60 days of notification. The user must provide the disclosure within a reasonable period of time following the consumer's written request.

### **3. Adverse Actions Based on Information Obtained From Affiliates**

If a person takes an adverse action involving insurance, employment, or a credit transaction initiated by the consumer, based on information of the type covered by the FCRA, and this information was obtained from an entity affiliated with the user of the information by common ownership or control, Section 615(b)(2) requires the user to notify the consumer of the adverse action. The notice must inform the consumer that he or she may obtain a disclosure of the nature of the information relied upon by making a written request within 60 days of receiving the adverse action notice. If the consumer makes such a request, the user must disclose the nature of the information not later than 30 days after receiving the request. If consumer report information is shared among affiliates and then used for an adverse action, the user must make an adverse action disclosure as set forth in I.C.1 above.

#### ***D. Users Have Obligations When Fraud and Active Duty Military Alerts are in Files***

When a consumer has placed a fraud alert, including one relating to identity theft, or an active duty military alert with a nationwide consumer reporting agency as defined in Section 603(p) and resellers, Section 605A(h) imposes limitations on users of reports obtained from the consumer reporting agency in certain circumstances, including the establishment of a new credit plan and the issuance of additional credit cards. For initial fraud alerts and active duty alerts, the user must have reasonable policies and procedures in place to form a belief that the user knows the identity of the applicant or contact the consumer at a telephone number specified by the consumer; in the case of extended fraud alerts, the user must contact the consumer in accordance with the contact information provided in the consumer's alert.

#### ***E. Users Have Obligations When Notified of an Address Discrepancy***

Section 605(h) requires nationwide CRAs, as defined in Section 603(p), to notify users that request reports when the address for a consumer provided by the user in requesting the report is substantially different from the addresses in the consumer's file. When this occurs, users must comply with regulations specifying the procedures to be followed. Federal regulations are available at [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore).

#### ***F. Users Have Obligations When Disposing of Records***

Section 628 requires that all users of consumer report information have in place procedures to properly dispose of records containing this information. Federal regulations have been issued that cover disposal.

## **II. CREDITORS MUST MAKE ADDITIONAL DISCLOSURES**

If a person uses a consumer report in connection with an application for, or a grant, extension, or provision of, credit to a consumer on material terms that are materially less favorable than the most favorable terms available to a substantial proportion of consumers from or through that person, based in whole or in part on a consumer report, the person must provide a risk-based pricing notice to the consumer in accordance with regulations prescribed by the CFPB.

Section 609(g) requires a disclosure by all persons that make or arrange loans secured by residential real property (one to four units) and that use credit scores.

These persons must provide credit scores and other information about credit scores to applicants, including the disclosure set forth in Section 609(g)(1)(D) (“Notice to the Home Loan Applicant”).

### **III. OBLIGATIONS OF USERS WHEN CONSUMER REPORTS ARE OBTAINED FOR EMPLOYMENT PURPOSES**

#### ***A. Employment Other Than in the Trucking Industry***

If information from a CRA is used for employment purposes, the user has specific duties, which are set forth in Section 604(b) of the FCRA. The user must:

- Make a clear and conspicuous written disclosure to the consumer before the report is obtained, in a document that consists solely of the disclosure, that a consumer report may be obtained.
- Obtain from the consumer prior written authorization. Authorization to access reports during the term of employment may be obtained at the time of employment.
- Certify to the CRA that the above steps have been followed, that the information being obtained will not be used in violation of any federal or state equal opportunity law or regulation, and that, if any adverse action is to be taken based on the consumer report, a copy of the report and a summary of the consumer's rights will be provided to the consumer.
- **Before** taking an adverse action, the user must provide a copy of the report to the consumer as well as the summary of consumer's rights. (The user should receive this summary from the CRA.) A Section 615(a) adverse action notice should be sent after the adverse action is taken.

An adverse action notice also is required in employment situations if credit information (other than transactions and experience data) obtained from an affiliate is used to deny employment. *Section 615(b)(2)*

The procedures for investigative consumer reports and employee misconduct investigations are set forth below.

#### ***B. Employment in the Trucking Industry***

Special rules apply for truck drivers where the only interaction between the consumer and the potential employer is by mail, telephone, or computer. In this case, the consumer may provide consent orally or electronically, and an adverse action may be made orally, in writing, or electronically. The consumer may obtain a copy of any report relied upon by the trucking company by contacting the company.

### **IV. OBLIGATIONS WHEN INVESTIGATIVE CONSUMER REPORTS ARE USED**

Investigative consumer reports are a special type of consumer report in which information about a consumer's character, general reputation, personal characteristics, and mode of living is obtained through personal interviews by an entity or person that is a consumer reporting agency. Consumers who are the subjects of such reports are given special rights under the FCRA. If a user intends to obtain an investigative consumer report, Section 606 requires the following:

- The user must disclose to the consumer that an investigative consumer report may be obtained. This must be done in a written disclosure that is mailed, or otherwise delivered, to the consumer at some time before or not later than three days after the date on which the report was first requested. The disclosure must include a statement informing the consumer of his or her right to request additional disclosures of the nature and scope of the investigation as described below, and the summary of consumer rights required by Section 609 of the FCRA. (The summary of consumer rights will be provided by the CRA that conducts the investigation.)
- The user must certify to the CRA that the disclosures set forth above have been made and that the user will make the disclosure described below.
- Upon the written request of a consumer made within a reasonable period of time after the disclosures required above, the user must make a complete disclosure of the nature and scope of the investigation. This must be made in a written statement that is mailed, or otherwise delivered, to the consumer no later than five days after the date on which the request was received from the consumer or the report was first requested, whichever is later in time.

### **V. SPECIAL PROCEDURES FOR EMPLOYEE INVESTIGATIONS**

Section 603(x) provides special procedures for investigations of suspected misconduct by an employee or for compliance with Federal, state or local laws and regulations or the rules of a self-regulatory organization, and compliance with written policies of the employer. These investigations are not treated as consumer reports so long as the employer or its agent complies with the procedures set forth in Section 603(x), and a summary describing the nature and scope of the inquiry is made to the employee if an adverse action is taken based on the investigation.



## VI. OBLIGATIONS OF USERS OF MEDICAL INFORMATION

Section 604(g) limits the use of medical information obtained from consumer reporting agencies (other than payment information that appears in a coded form that does not identify the medical provider). If the information is to be used for an insurance transaction, the consumer must give consent to the user of the report or the information must be coded. If the report is to be used for employment purposes – or in connection with a credit transaction (except as provided in federal regulations) – the consumer must provide specific written consent and the medical information must be relevant. Any user who receives medical information shall not disclose the information to any other person (except where necessary to carry out the purpose for which the information was disclosed, or as permitted by statute, regulation, or order).

## VII. OBLIGATIONS OF USERS OF “PRESCREENED” LISTS

The FCRA permits creditors and insurers to obtain limited consumer report information for use in connection with unsolicited offers of credit or insurance under certain circumstances. *Sections 603(l), 604(c), 604(e), and 615(d)*. This practice is known as “prescreening” and typically involves obtaining from a CRA a list of consumers who meet certain preestablished criteria. If any person intends to use prescreened lists, that person must (1) before the offer is made, establish the criteria that will be relied upon to make the offer and to grant credit or insurance, and (2) maintain such criteria on file for a three-year period beginning on the date on which the offer is made to each consumer. In addition, any user must provide with each written solicitation a clear and conspicuous statement that:

- Information contained in a consumer's CRA file was used in connection with the transaction.
- The consumer received the offer because he or she satisfied the criteria for credit worthiness or insurability used to screen for the offer.
- Credit or insurance may not be extended if, after the consumer responds, it is determined that the consumer does not meet the criteria used for screening or any applicable criteria bearing on credit worthiness or insurability, or the consumer does not furnish required collateral.
- The consumer may prohibit the use of information in his or her file in connection with future prescreened offers of credit or insurance by contacting the notification system established by the CRA that provided the report. The statement must include the address and toll-free telephone number of the appropriate notification system.

In addition, the CFPB has established the format, type size, and manner of the disclosure required by Section 615(d), with which users must comply. The relevant regulation is 12 CFR 1022.54.

## VIII. OBLIGATIONS OF RESELLERS

### A. Disclosure and Certification Requirements

Section 607(e) requires any person who obtains a consumer report for resale to take the following steps:

- Disclose the identity of the end-user to the source CRA.
- Identify to the source CRA each permissible purpose for which the report will be furnished to the end-user.
- Establish and follow reasonable procedures to ensure that reports are resold only for permissible purposes, including procedures to obtain:
  - (1) the identity of all end-users;
  - (2) certifications from all users of each purpose for which reports will be used; and
  - (3) certifications that reports will not be used for any purpose other than the purpose(s) specified to the reseller.
 Resellers must make reasonable efforts to verify this information before selling the report.

### B. Reinvestigations by Resellers

Under Section 611(f), if a consumer disputes the accuracy or completeness of information in a report prepared by a reseller, the reseller must determine whether this is a result of an action or omission on its part and, if so, correct or delete the information. If not, the reseller must send the dispute to the source CRA for reinvestigation. When any CRA notifies the reseller of the results of an investigation, the reseller must immediately convey the information to the consumer.

### C. Fraud Alerts and Resellers

Section 605A(f) requires resellers who receive fraud alerts or active duty alerts from another consumer reporting agency to include these in their reports.

## **IX. LIABILITY FOR VIOLATIONS OF THE FCRA**

Failure to comply with the FCRA can result in state government or federal government enforcement actions, as well as private lawsuits. *Sections 616, 617, and 621*. In addition, any person who knowingly and willfully obtains a consumer report under false pretenses may face criminal prosecution. *Section 619*.

**The CFPB's website, [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore), has more information about the FCRA, including publications for businesses and the full text of the FCRA.**

### **Citations for FCRA sections in the U.S. Code, 15 U.S.C. § 1681 et seq.:**

Section 602 15 U.S.C. 1681  
Section 603 15 U.S.C. 1681a  
Section 604 15 U.S.C. 1681b  
Section 605 15 U.S.C. 1681c  
Section 605A 15 U.S.C. 1681cA  
Section 605B 15 U.S.C. 1681cB  
Section 606 15 U.S.C. 1681d  
Section 607 15 U.S.C. 1681e  
Section 608 15 U.S.C. 1681f  
Section 609 15 U.S.C. 1681g  
Section 610 15 U.S.C. 1681h  
Section 611 15 U.S.C. 1681i  
Section 612 15 U.S.C. 1681j  
Section 613 15 U.S.C. 1681k  
Section 614 15 U.S.C. 1681l  
Section 615 15 U.S.C. 1681m  
Section 616 15 U.S.C. 1681n  
Section 617 15 U.S.C. 1681o  
Section 618 15 U.S.C. 1681p  
Section 619 15 U.S.C. 1681q  
Section 620 15 U.S.C. 1681r  
Section 621 15 U.S.C. 1681s  
Section 622 15 U.S.C. 1681s-1  
Section 623 15 U.S.C. 1681s-2  
Section 624 15 U.S.C. 1681t  
Section 625 15 U.S.C. 1681u  
Section 626 15 U.S.C. 1681v  
Section 627 15 U.S.C. 1681w  
Section 628 15 U.S.C. 1681x  
Section 629 15 U.S.C. 1681y

**UNIVERSAL MEMBERSHIP AGREEMENT  
for  
The Work Number® for Government Agencies**

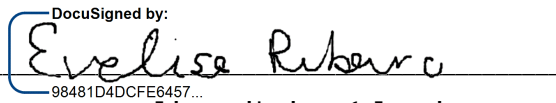
**Exhibit 2**

**VERMONT FAIR CREDIT REPORTING CONTRACT CERTIFICATION**

The undersigned, ECC/HANH (“Agency”), acknowledges that it subscribes to receive various information services from TALX Corporation, provider of Equifax Verification Services (“EVS”), in accordance with the Vermont Fair Credit Reporting Statute, 9 V.S.A. § 2480e (1999), as amended (the “VFCRA”), and the federal Fair Credit Reporting Act, 15, U.S.C. 1681 et. seq., as amended (the “FCRA”), and its other state law counterparts. In connection with Agency's continued use of EVS services in relation to Vermont consumers, Agency hereby certifies as follows:

Vermont Certification. Agency certifies that it will comply with applicable provisions under Vermont law. In particular, Agency certifies that it will order Data relating to Vermont residents, that are credit reports as defined by the VFCRA, only after Agency has received prior consumer consent in accordance with VFCRA § 2480e and applicable Vermont Rules. Agency further certifies that the attached copy of VFCRA § 2480e applicable Vermont Rules were received from EVS.

Agency: ECC/HANH

Signed By:  Evelise Ribeiro

Printed Name and Title: Evelise Ribeiro (Elm City Communities, Housing Authority of New haven)

Account Number:

Date: 10/2/2018 | 09:15:45 PDT

**Please also include the following information:**

Compliance Officer or Person Responsible for Credit Reporting Compliance

Name: Evelise Ribeiro

Title: Housing Choice Voucher Director

Mailing Address: 360 Orange Street, New Haven, CT 06511

E-Mail Address: eribeiro@elmcitycommunities.org

Phone: 203-498-8800 x1102 Fax:

**Vermont Fair Credit Reporting Statute, 9 V.S.A. § 2480e (1999)**

**§ 2480e. Consumer consent**

- (a) A person shall not obtain the credit report of a consumer unless:
  - (1) the report is obtained in response to the order of a court having jurisdiction to issue such an order; or
  - (2) the person has secured the consent of the consumer, and the report is used for the purpose consented to by the consumer.
- (b) Credit reporting agencies shall adopt reasonable procedures to assure maximum possible compliance with subsection (a) of this section.
- (c) Nothing in this section shall be construed to affect:
  - (1) the ability of a person who has secured the consent of the consumer pursuant to subdivision (a)(2) of this section to include in his or her request to the consumer permission to also obtain credit reports, in connection with the same transaction or extension of credit, for the purpose of reviewing the account, increasing the credit line on the account, for the purpose of taking collection action on the account, or for other legitimate purposes associated with the account; and
  - (2) the use of credit information for the purpose of prescreening, as defined and permitted from time to time by the Federal Trade Commission.

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**VERMONT RULES \*\*\* CURRENT THROUGH JUNE 1999 \*\*\***  
**AGENCY 06. OFFICE OF THE ATTORNEY GENERAL**  
**SUB-AGENCY 031. CONSUMER PROTECTION DIVISION**  
**CHAPTER 012. Consumer Fraud--Fair Credit Reporting**  
**RULE CF 112 FAIR CREDIT REPORTING**  
**CVR 06-031-012, CF 112.03 (1999)**  
**CF 112.03 CONSUMER CONSENT**

- (a) A person required to obtain consumer consent pursuant to 9 V.S.A. §§ 2480e and 2480g shall obtain said consent in writing if the consumer has made a written application or written request for credit, insurance, employment, housing or governmental benefit. If the consumer has applied for or requested credit, insurance, employment, housing or governmental benefit in a manner other than in writing, then the person required to obtain consumer consent pursuant to 9 V.S.A. §§ 2480e and 2480g shall obtain said consent in writing or in the same manner in which the consumer made the application or request. The terms of this rule apply whether the consumer or the person required to obtain consumer consent initiates the transaction.
- (b) Consumer consent required pursuant to 9 V.S.A. §§ 2480e and 2480g shall be deemed to have been obtained in writing if, after a clear and adequate written disclosure of the circumstances under which a credit report or credit reports may be obtained and the purposes for which the credit report or credit reports may be obtained, the consumer indicates his or her consent by providing his or her signature.
- (c) The fact that a clear and adequate written consent form is signed by the consumer after the consumer's credit report has been obtained pursuant to some other form of consent shall not affect the validity of the earlier consent.

**UNIVERSAL MEMBERSHIP AGREEMENT**  
**for**  
**The Work Number® for Government Agencies**

**Exhibit 3**

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. **For more information, including information about additional rights, go to [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington, DC 20552.**

• **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment - or to take another adverse action against you - must tell you, and must give you the name, address, and phone number of the agency that provided the information.

• **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:

- a person has taken adverse action against you because of information in your credit report;
- you are the victim of identity theft and place a fraud alert in your file;
- your file contains inaccurate information as a result of fraud;
- you are on public assistance;
- you are unemployed but expect to apply for employment within 60 days.

In addition, all consumers are entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) for additional information.

• **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.

• **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) for an explanation of dispute procedures.

• **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.

• **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.

• **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need - usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.

• **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore).

• **You may limit “prescreened” offers of credit and insurance you get based on information in your credit report.** Unsolicited “prescreened” offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt out with the nationwide credit bureaus at 1-888-5-OPT OUT (1-888-567-8688).

• **You may seek damages from violators.** If a consumer reporting agency, or in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.

• **Identity theft victims and active duty military personnel have additional rights.** For more information, visit [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore).

**States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. For information about your federal rights, contact:**

<b>TYPE OF BUSINESS:</b>	<b>CONTACT:</b>
<p><b>1.a.</b> Banks, savings associations, and credit unions with total assets of over \$10 billion and their affiliates.</p> <p><b>b.</b> Such affiliates that are not banks, savings associations, or credit unions also should list, in addition to the CFPB:</p>	<p><b>a.</b> Consumer Financial Protection Bureau 1700 G Street NW Washington, DC 20552</p> <p><b>b.</b> Federal Trade Commission: Consumer Response Center - FCRA Washington, DC 20580 (877) 382-4357</p>
<p><b>2.</b> To the extent not included in item 1 above:</p> <p><b>a.</b> National banks, federal savings associations, and federal branches and federal agencies of foreign banks</p> <p><b>b.</b> State member banks, branches and agencies of foreign banks (other than federal branches, federal agencies, and Insured State Branches of Foreign Banks), commercial lending companies owned or controlled by foreign banks, and organizations operating under section 25 or 25A of the Federal Reserve Act</p> <p><b>c.</b> Nonmember Insured Banks, Insured State Branches of Foreign Banks, and insured state savings associations</p> <p><b>d.</b> Federal Credit Unions</p>	<p><b>a.</b> Office of the Comptroller of the Currency Customer Assistance Group 1301 McKinney Street, Suite 3450 Houston, TX 77010-9050</p> <p><b>b.</b> Federal Reserve Consumer Help Center P.O. Box 1200 Minneapolis, MN 55480</p> <p><b>c.</b> FDIC Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106</p> <p><b>d.</b> National Credit Union Administration Office of Consumer Protection (OCP) Division of Consumer Compliance and Outreach (DCCO) 1775 Duke Street Alexandria, VA 22314</p>
<b>3.</b> Air carriers	Asst. General Counsel for Aviation Enforcement & Proceedings Aviation Consumer Protection Division Department of Transportation 1200 New Jersey Avenue, SE Washington, DC 20590
<b>4.</b> Creditors Subject to Surface Transportation Board	Office of Proceedings, Surface Transportation Board Department of Transportation 395 E Street, SW Washington, DC 20423
<b>5.</b> Creditors Subject to Packers and Stockyards Act, 1921	Nearest Packers and Stockyards Administration area supervisor
<b>6.</b> Small Business Investment Companies	Associate Deputy Administrator for Capital Access United States Small Business Administration 409 Third Street, SW, 8th Floor Washington, DC 20416
<b>7.</b> Brokers and Dealers	Securities and Exchange Commission 100 F Street, NE Washington, DC 20549
<b>8.</b> Federal Land Banks, Federal Land Bank Associations, Federal Intermediate Credit Banks, and Production Credit Associations	Farm Credit Administration 1501 Farm Credit Drive McLean, VA 22102-5090
<b>9.</b> Retailers, Finance Companies, and All Other Creditors Not Listed Above	FTC Regional Office for region in which the creditor operates <i>or</i> Federal Trade Commission: Consumer Response Center - FCRA Washington, DC 20580 (877) 382-4357

## MEMORANDUM

TO: Board of Commissioners

DATE: July 18, 2023

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

RE: Resolution Authorizing Change Order Number Three (3) to the Contract with Crumbie Law Group, LLC for legal services for Summary Process of Nuisance and Lease Violations in the amount of \$47,000.00 bringing the contract to a not to exceed amount \$142,470.00 to a not to exceed amount of \$189,960.00.

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ACTION: Recommend that the Board of Commissioners adopt Resolution #07-55/23-R

TIMING: Immediately

RATIONALE:

ECC/Housing Authority of New Haven solicited proposals for legal services for Summary Process of Nuisance and Lease Violations. The Agency received proposals from 5 law firms, Crumbie Law Group, The Landlord Law Firm, Cody and Gonillo LLP, Karen Lee Miller an Associates LLC and Law Offices of Martyn Philpot Jr. LLC. The HANH evaluation committee interviewed all the legal firms and determined Crumbie Law Group submitted the best proposal.

On January 25, 2021, ECC/HANH issued PO # 21883-13501 in the amount \$47,490.00 00 for a contract award to Crumbie Law Group, LLC for legal services for Summary Process of Nuisance and Lease Violations for one-year period commencing January 25, 2021, and January 25, 2022 with (2) one year options to renew in the amount of \$47,490.00.

On February 3, 2022, ECC/HANH approved change order Number One (1) in the amount of \$47,490.00 for a contract award to Crumbie Law Group, LLC for legal services for Summary Process of Nuisance and Lease Violations for one-year period in the amount of \$47,490.00 bringing the contract to a not to exceed amount \$47,490.00 to \$94,980.00 with a (1) one year option to renew.

On February 6, 2023, ECC/HANH approved change order Number Two (2) in the amount of \$47,490.00 for a contract award to Crumbie Law Group, LLC for legal services for Summary Process of Nuisance and Lease Violations for one-year period in the amount of \$47,490.00 bringing the contract to a not to exceed amount \$94,980.00 to \$142,470.0000 with no option to renew.

ECC/HANH is now seeking Board approval of Change Order Number Three (3) to the Contract with Crumbie Law Group, LLC for legal services for Summary Process of Nuisance and Lease Violations for an additional amount of \$47,000.00 bringing the total contract value to a not to exceed amount of \$189,960.00.

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 (Whichever is higher) and which results in a total contract greater than \$150,000 must be approved by the Commission prior to execution. ECC/HANH is now seeking approval of Change Order Number Three (3) to the Contract with Crumbie Law Group, LLC for legal services for Summary Process of Nuisance and Lease Violations in the amount of \$47,000.00 bringing the contract value from \$142,470.00 to a not to exceed amount of \$189,960.00.

FISCAL IMPACT: \$47,000.00

STAFF: Lee Purvis, Central Operations Manager



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

**RESOLUTION ##07-55/23-R**

Resolution Authorizing Change Order Number Three (3) to the Contract with Crumbie Law Group, LLC for legal services for Summary Process of Nuisance and Lease Violations in the amount of \$47,000.00 bringing the contract value from \$142,470.00 to a not to exceed amount of \$189,960.00.

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**WHEREAS**, Elm City Communities/The Housing Authority of the City of New Haven by way of Request for Proposals, solicited legal services for Summary Process of Nuisance and Lease Violations; and

**WHEREAS**, on October 20, 2020, the Housing Authority of New Haven solicited proposals for legal services for Summary Process of Nuisance and Lease Violations. The Agency received proposals from 5 law firms, Crumbie Law Group, The Landlord Law Firm, Cody and Gonillo LLP, Karen Lee Miller an Associates LLC and Law Offices of Martyn Philpot Jr. LLC. The HANH evaluation committee interviewed all the legal firms and determined Crumbie Law Group submitted the best proposal; and

**WHEREAS**, on January 25, 2021, ECC/HANH issued PO # 21883-13501 in the amount \$47,490.00 00 for a contract award to Crumbie Law Group, LLC for legal services for Summary Process of Nuisance and Lease Violations for one-year period commencing January 25, 2021, and January 25, 2022 with (2) one year options to renew in the amount of \$47,490.00; and

**WHEREAS**, on February 3, 2022, ECC/HANH approved Change Order Number One (1) one in the amount of \$47,490.00 for a contract award to Crumbie Law Group, LLC for legal services for Summary Process of Nuisance and Lease Violations for one-year period in the amount of \$47,490.00 bringing the contract value amount \$47,490.00 to \$94,980.00 with a (1) one year option to renew; and

**WHEREAS**, on February 6, 2023, ECC/HANH approved Change Order Number Two (2) two in the amount of \$47,490.00 for a contract award to Crumbie Law Group, LLC for legal services for Summary Process of Nuisance and Lease Violations for one-year period in the amount of \$47,490.00 bringing the total contract value from \$94,980.00 to \$142,470.0000 with no option to renew; and

**WHEREAS**, ECC/HANH is now seeking approval of Change Order Number Three (3) to the Contract with Crumbie Law Group, LLC for legal services for Summary Process of Nuisance and Lease Violations in the amount of \$47,000.00 bringing the contract value from \$142,470.00 to a not to exceed amount of \$189,960.00; and

**WHEREAS**, in accordance with resolution 10-129/18-R for the Revised Procurement Policy approved by the Board of commissioners on October 16, 2018, all contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000 (whichever is higher) and which results in a total contract greater than \$150,000 must be approved by the Commission 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 Change Order Number Three (3) to the Contract with Crumbie Law Group, LLC for legal services for Summary Process of Nuisance and Lease Violations in the amount of \$47,000.00 bringing the contract to a not to exceed amount \$142,470.00 to a not to exceed amount of \$189,960.00 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 July 18, 2023.

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

\_\_\_\_\_  
Date

REVIEWED:  
MCCARTER & ENGLISH, LLP  
GENERAL COUNSEL

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner

Crumbie Law Firm

**Nuisance Legal Services**

Contract Start date: 1/25/2021  
Contract End Date: 1/25/2024

1/25/2021	Initial Contract (1) year)	47,490
1/25/2022	Change Order #1	47,490
1/25/2023	Change Order #2	47,490
7/18/2023	Change Order #3	47,000

\$189,470



**Contract Change Order Request**

Date: 02-06-23

Amendment # or Change Order # 2

Purchase Order Number: 22329-13790

Contractor Name: Crumble Law Grpoup

Contract Services: Provide Legal Nuisance for pre-term Services

Contract Change Order Request: Please detail request below

Request approval of change order # 2 for Crumble Law Group for nuisance cases

*For Full Year 12 contract*

Original Contract Amount \$ 94,980.00

Contract Change Order Amount \$ 47,490.00

Revised Contract Amount \$ 142,470.00

Approved

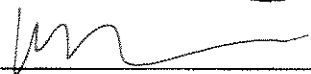
Denied:

Reason:

We hereby agree to the above information to be added/deleted to the original contract.

Project Manager Signature: **Lee Purvis** Digitally signed by Lee Purvis  
Date: 2023.02.06 15:29:39 -05'00'

Department Head Signature:  (If required)

President:  (If required)  
Karen DuBois-Walton, Ph.D.

MEMORANDUM

DATE: February 16, 2021  
TO: Board of Commissioners  
FROM: Karen DuBois-Walton, Ph.D., President  
RE: Resolution Authorizing the ratification of Change Order # 4 to the Contract with Crumbie Law Group, LLC for legal services for Summary Process of Nuisance and Lease Violations in the amount of \$54,158.32 bringing the contract to a not to exceed amount \$ 947,033.32 and extending the contract terms from October 1, 2020 until February 28, 2021.

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ACTION: Recommend that the Board of Commissioners adopt Resolution Number #02-10/21-R

TIMING: Immediately

The Housing Authority of the City of New Haven by way of Resolution 03-33/15-R authorized the selection of Crumbie Law Group, LLC for legal services for summary process of nuisance and lease violations for a two-year period commencing in February 2015 and ending in March 30, 2017.

The following change orders have been authorized:

1. Resolution #06-66/18-R extended the contract from April 1, 2018 to September 30, 2018 in the amount of \$80,000.00 bringing the contract value to a not to exceed amount of \$567,925.00.
2. Resolution #09-101/18-R extended the contract from October 1, 2018 to December 30, 2018 in the amount of \$40,412.00 bringing the contract value to a not to exceed amount of \$607,837.00.
3. Resolution #12-141/18-R extended the contract for an additional 9 months commencing on January 1, 2019 and ending September 30, 2019 for an additional contract amount of \$122,063.00 bringing the total not to exceed contract amount to \$730,400.00.
4. Resolution #09-79/18-R execute the contract extension for the 5<sup>th</sup> and final option commencing on October 1, 2019 and ending September 30, 2020 in the amount of \$162,475.00 bringing the not to exceed \$892,875.00

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 (whichever is higher) and which results in a total contract greater than \$150,000 must be approved by the Commission prior to execution. HANH staff is recommending that the Board of Commissioners authorize ratification of the extension to the contract for summary process of nuisance and lease violations with Crumbie Law Group, LLC beginning October 1, 2020 and ending February 28, 2021 in the amount of \$54,158.32 bringing the total contract not to exceed amount to \$947,033.32.

FISCAL IMPACT: \$54,158.32

STAFF: Gary B. Hogan, V. P. Operations

**Elm City Communities  
The Housing Authority of the City of New Haven  
Resolution Number #02-10/21-R**

**Resolution Authorizing the ratification of Change Order # 4 to the Contract with Crumbie Law Group, LLC for legal services for Summary Process of Nuisance and Lease Violations in the amount of \$54,158.32 bringing the contract to a not to exceed amount \$ 947,033.32 and extending the contract terms from October 1, 2020 until February 28, 2021.**

**WHEREAS**, The Housing Authority of the City of New Haven by way of Resolution 03-33/15-R authorized the selection of Crumbie Law Group, LLC for legal services for summary processes of nuisance and lease violations; and

**WHEREAS**, The Housing Authority of the City of New Haven by way of Resolution #06-66/18-R extended the contract from April 1, 2018 to September 30, 2018 in the amount of \$80,000.00 bringing the contract value to a not to exceed amount of \$567,925.00; and

**WHEREAS**, The Housing Authority of the City of New Haven by way of Resolution #09-101/18-R extended the contract from October 1, 2018 to December 30, 2018 in the amount of \$40,412.00 bringing the contract value to a not to exceed amount of \$607,837.00; and

**WHEREAS**, the Housing Authority of the City of New Haven by way of Resolution #12-141/18-R requesting the option to extend the contract for an additional nine months commencing on January 1, 2019 and ending September 30, 2019 for an additional contract amount of \$ 122,063.00; and

**WHEREAS**, HANH is satisfied with the services rendered and is requesting the fifth and final option to extend the contract for an additional 12 months commencing on October 1, 2019 and ending September 30, 2020 for an additional contract amount of \$162,475.00; and

**WHEREAS**, in accordance with resolution 10-129/18-R for the Revised Procurement Policy approved by the Board of commissioners on October 16, 2018, all contracts greater than \$150,000.00 inclusive of all optional years and all Change Orders and amendments in excess of 10% or \$50,000 (whichever is higher) and which results in a total contract greater than \$150,000 must be approved by the Commission prior to execution; and

**WHEREAS**, HANH staff is recommending that the Board of Commissioners authorize the ratification of extension to the contract for summary process of nuisance and lease violation with Crumbie Law Group, LLC; and

**WHEREAS**, this resolution is seeking authorization to ratify change order # 4 extension to the contract with Crumbie Law Group for summary process of nuisance and lease violations in the amount of \$54,158.32 for a not to exceed amount of \$947,033.32 and extend the term from October 1, 2020 until February 28, 2021; and

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

1. The contract will begin October 1, 2020 and end on February 28, 2021 in the amount of \$54,158.32 bringing the total contract not to exceed amount to \$947,033.32
2. The President is authorized and reauthorized to the extent necessary to take all actions necessary and appropriate to carry out the purposes of this Resolution; and.
3. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on February 16, 2021.

Karen DuBois-Walton, Ph. D.  
President

Date

REVIEWED:  
McCarter & English  
By: Rolan Joni Young, Esq.  
A Senior Partner



**Karen DuBois-Walton**

President

**NOTICE OF AUTHORIZATION TO AWARD CONTRACT**

**January 14, 2021**

Mr. Andrew R. Crumbie, Esq.  
Crumbie Law Group, LLC  
100 Pearl Street, 12<sup>th</sup> Floor  
Hartford, CT 06103

SOLICITATION: OP-20-RFP-375

PROJECT NAME/LOCATION: Legal Services for Nuisance and Lease Violation Cases

Dear Attorney Crumbie:

**You are hereby notified that the responses to the above referenced solicitation has been considered, and the Board of Commissioners has authorized award of the contract to you in the NOT TO EXCEED AMOUNT OF \$47,490.00.**

You must comply with the following conditions within ten (10) days of the date of this Notice by returning:

1. Provide a copy of Specialized Trade, License and Certification if applicable;
2. Such other items as we reasonably determine necessary and appropriate in connection with the Solicitation and in the best interests of HANH;
3. All such items as set forth in the solicitation;
4. Section 3, MBE and WBE Plan;
5. Certificate of Insurance adding HANH as an additional insured.

Limits of Liability with a thirty (30) day cancellation notice:

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

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

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

\$2,000,000 General Aggregate

\$1,000,000 All Risk Legal Liability

Elm City Communities/Housing Authority of the City of New Haven  
360 Orange Street, P.O. Box 1912, New Haven, CT 06511  
(203) 498-8800 · TTD (203) 497-8343 · [www.elmcitycommunities.org](http://www.elmcitycommunities.org)





**Karen DuBois-Walton**

President

Worker's Compensation and  
Employer's Liability

Coverage A - Statutory Benefits Liability imposed by the Workers' Compensation and/or Occupational Disease statute of the State of Connecticut and any other governmental Authority having jurisdiction for the work performed at the Project.

Coverage B – Employers' Liability Limits of Liability:  
\$1,000,000 bodily injury each accident  
\$1,000,000 bodily injury by disease – each employee  
\$1,000,000 bodily injury by disease – policy limit

Coverage C – Automobile Liability Comprehensive Form  
Limits of Liability: \$1,000,000 Any Automobile (Owned,  
Non-owned and Hired Vehicles)

Failure to comply with these conditions within the time frame specified will entitle HANH to consider you to have rejected the potential award.

**Within ten (10) days after you comply with the above conditions, HANH will issue to you one copy of the e Contract Document executed by HANH. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN AND/OR IN THE SOLICITATION, HANH RESERVES THE RIGHT TO WITHDRAW ALL SOLICITATIONS, INCLUDING THIS NOTICE, AT WHATEVER STAGE, IN THE BEST INTERESTS OF HANH. IN ALL INSTANCES HANH'S OBLIGATIONS HEREUNDER AND UNDER ANY AND ALL INSTRUMENTS ISSUED IN CONNECTION WITH THE SOLICITATION AND/OR THIS NOTICE ARE AND REMAIN SUBJECT TO AVAILABLE FUNDING AND HANH'S DETERMINATION THAT IT IS IN HANH'S BEST INTERESTS. YOU ARE NOT AUTHORIZED TO INCUR ANY COSTS PURSUANT TO THIS NOTICE AND HANH EXPRESSLY REJECTS ANY PURPORTED RESPONSIBILITY FOR ANY SUCH COSTS INCURRED BY YOU IN CONNECTION HEREWITH. NO SUCH COSTS MAY BE INCURRED UNTIL AFTER THE EXECUTION OF A CONTRACT WITH HANH AND HANH'S ISSUANCE OF A NOTICE TO PROCEED.**

Authorized Signature

*Karen DuBois-Walton, Ph.D.*

**Karen DuBois-Walton, Ph.D.  
President**

Elm City Communities/Housing Authority of the City of New Haven  
360 Orange Street, P.O. Box 1912, New Haven, CT 06511  
(203) 498-8800 · TTD (203) 497-8343 · [www.elmcitycommunities.org](http://www.elmcitycommunities.org)



**NOTICE TO PROCEED**

January 19, 2021

Mr. Andrew R. Crumbie, Esq.  
Crumbie Law Group, LLC  
100 Pearl Street, 12<sup>th</sup> Floor  
Hartford, CT 06103

**Karen DuBois-Walton**

President

CONTRACT NAME: Legal Services for Nuisance and Lease Violation Cases

CONTRACT NUMBER: OP-20-C-375

CONTRACT DATE: January 25, 2021

Pursuant to the terms of the above referenced contract, you are hereby notified to commence work thereunder at the start of business on **January 25, 2021**. The authorization to proceed provided hereunder is subject to your obligation to contact the Authority in writing within three (3) days prior to mobilization on the project to enable the Authority to coordinate all work requirements. Failure to comply with this requirement shall render this notice to proceed null and void.

The Total Not-To-Exceed Contract Price is **\$47,490.00**

Karen DuBois-Walton, President, has been appointed Contracting Officer and has been duly authorized to administer your contract for and in the name of the Housing Authority of the City of New Haven. The Housing Authority's Project Manager for this contract assigned to day-to-day oversight is Gary Hogan at (203) 498-8800 extension 1040.

**YOU ARE HEREBY NOTIFIED THAT THIS NOTICE TO PROCEED SHALL BE VALID ONLY IF THE ABOVE REFERENCED CONTRACT IS FULLY EXECUTED PRIOR TO OR SIMULTANEOUSLY WITH THIS ISSUANCE OF THIS NOTICE TO PROCEED. ANY COSTS INCURRED BY YOU, WHETHER DIRECT OR INDIRECT, PRIOR TO SATISFACTION OF THIS REQUIREMENT SHALL BE PAID FOR BY AND BE THE SOLE RESPONSIBILITY OF CONTRACTOR, WITH NO LIABILITY TO THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN/ELM CITY COMMUNITIES.**

Elm City Communities/Housing Authority of the City of New Haven  
360 Orange Street, P.O. Box 1912, New Haven, CT 06511  
(203) 498-8800 · TTD (203) 497-8343 · [www.elmcitycommunities.org](http://www.elmcitycommunities.org)



**Karen DuBois-Walton**  
President

The Contractor shall, within five (5) days after receipt of this notice, send to the Authority copies of all required permits for work to be performed under this contract. Failure to comply with these instructions shall constitute a breach of contract.

Please acknowledge receipt of this Notice by signing and dating it. An executed copy will be placed on the vendor portal under your registered profile for your records.

Very truly yours,

**ACCEPTED:**

Crumbie Law Group, LLC

By: Andrew R Crumbie

Title: Owner

Date: 01-19-2021

**APPROVED:**

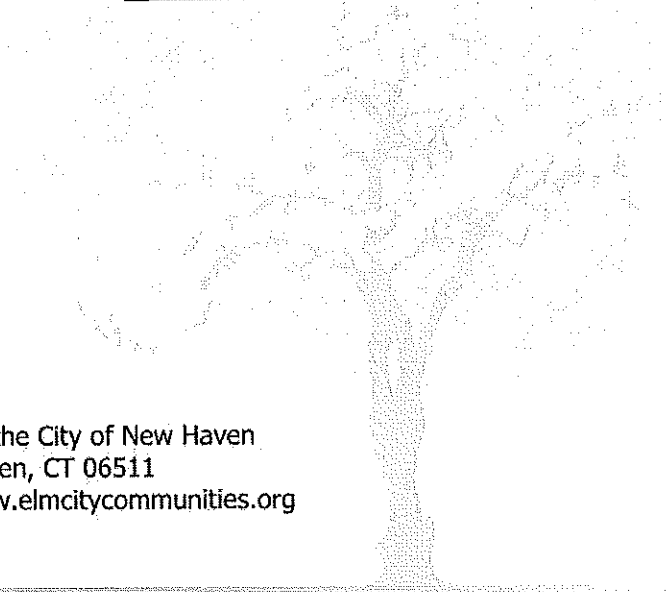
Housing Authority of the City of New Haven

By: Karen DuBois-Walton, Ph.D.

Title: President/Contracting Officer

Date: 01/20/2021

Elm City Communities/Housing Authority of the City of New Haven  
360 Orange Street, P.O. Box 1912, New Haven, CT 06511  
(203) 498-8800 · TTD (203) 497-8343 · www.elmcitycommunities.org





# Contract Change Order Request

Date:

Amendment # or Change Order #:

Contract Number:

Purchase Order Number:

Contractor Name:

Contract Services:

Contract Change Order Request: Please detail request below

Request for approval for change order # 1 and exercise the second year option to renew the contract for Legal Services for Nuisance and Lease Violations with Crumble Law Group In an not to exceed amount of \$47,490.00.

Original Contract Amount \$ 47,490.00

Contract Change Order Amount \$ 47,490.00

Revised Contract Amount \$ 94,980.00

Approved:

Denied:

Reason:

We hereby agree to the above to be added/ deleted to the original contract.

Project Manager Signature *[Signature]* 1/21/22

Department Head Signature *[Signature]* (If required)

President \_\_\_\_\_ (If required)  
Karen DuBois-Walton, PhD.

**MEMORANDUM**

**To:** Board of Commissioners

**Date:** July 18, 2023

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

**RE:** Resolution Authorizing Ratification of Change Order Number Two (2) to the Contract with Mechanical Heating & Air Conditioning Company for Emergency On-Call and Preventative Maintenance HVAC Services at Scattered Sites Properties, Westville Manor, George Crawford Manor, McConaughy Terrace and 295 Wilmot Road and exercising the Two (2) year option to renew in the amount of \$151,333.68 bringing the total amount from \$317, 000.52 to \$468,334.20 for the period beginning June 17, 2023 and ending on June 16 , 2025.

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**ACTION:** Recommend that the Board of Commissioners adopt Resolution #07-56/2-R

**TIMING:** Immediately

**DISCUSSION:** HANH has determined a need for Emergency, On-Call and Preventative Maintenance HVAC Services at various properties within HANH's portfolio. On March 23, 2020, a solicitation was issued with a return date of April 17, 2020. HANH received two (2) bids: Mechanical Heating & Air Conditioning Company in the amount of \$136,333.86 and United Mechanical Resources, Inc in the amount of \$147,515.52.

HANH staff conducted the due diligence required under our procurement policy and HUD Procurement Manual, as well as compared the bids submitted by United Mechanical Resources, Inc and Mechanical Heating & Air Conditioning Company and has determined that Mechanical Heating & Air Conditioning Company was the most responsible bid. A contract award for Mechanical Heating & Air Conditioning Company was authorized via Resolution 06-52/20-R for the period beginning June 17, 2020, and ending June 16, 2023 with a two (2) year option to renew.

On November 22, 2022, the Board approved Resolution Number #11-72/22-R for Change Order Number One (1) to the Contract with Mechanical Heating & Air Conditioning Company for Emergency, On-Call and Preventative Maintenance HVAC Services at Scattered Sites Properties, Westville Manor, George Crawford Manor, McConaughy Terrace and 295 Wilmot Road for additional services in an amount not to exceed of \$90,000.00 bringing the total contract amount from \$227,000.52 to \$317,000.52.

ECC/HANH is now seeking to ratify Change Order Number Two (2) to the Contract with Mechanical Heating & Air Conditioning Company for Emergency On-Call and Preventative Maintenance HVAC Services at Scattered Sites Properties, Westville Manor, George Crawford Manor, McConaughy Terrace and 295 Wilmot Road exercising the two (2) year period in the amount of \$151,333.68 bringing the total amount from \$317, 000.52 to \$468,334.20 for a period from June 17, 2023 to June 16, 2025.

In accordance with resolution 10-129/18-R per 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 authorized by the Board of Commissioners prior to execution.

ECC/HANH staff is now recommending that the Board of Commissioners ratify Change Order Number Two (2) to the Contract with Mechanical Heating & Air Conditioning Company for Emergency On-Call and Preventative Maintenance HVAC Services at Scattered Sites Properties, Westville Manor, George Crawford Manor, McConaughy Terrace and 295 Wilmot Road exercising the two (2) year option to renew in the amount of \$151,333.68 bringing the total amount from \$317, 000.52 to \$468,334.20 for the period beginning June 17, 2023 and ending on June 16, 2025.

**FISCAL IMPACT:** Operating Funds Budgeted for FY 2024 \$75,666.84

Operating Funds Budgeted for FY 2025 \$75,666.84

**STAFF:** Lee Purvis, Central Operations Manager

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

**RESOLUTION #07-56/2-R**

**Resolution Ratifying Change Order Number Two (2) to the Contract with Mechanical Heating & Air Conditioning Company for Emergency On-Call and Preventative Maintenance HVAC Services at Valley Townhouses, Scattered Sites Properties, Westville Manor, George Crawford Manor, McConaughy Terrace and 295 Wilmot Road exercising the two (2) year option to renew the amount of \$151,333.68 bringing the total amount from \$317, 000.52 to \$468,334.20 for the period beginning June 17, 2023 and ending on June 16 , 2025**

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**WHEREAS**, HANH has determined a need for Emergency, On-Call and Preventative Maintenance HVAC Services at Scattered Sites Properties, Westville Manor, George Crawford Manor, McConaughy Terrace and 295 Wilmot; and

**WHEREAS**, on March 23, 2020, a solicitation was issued with a return date of April 17, 2020; and

**WHEREAS**, HANH received two (2) bids: Mechanical Heating & Air Conditioning Company in the amount of \$136,333.86 and United Mechanical Resources, Inc in the amount of \$147,515.52; and

**WHEREAS**, HANH staff conducted the due diligence required under our procurement Policy and HUD Procurement Manual, as well as compared the bids submitted by United Mechanical Resources, Inc and Mechanical Heating & Air Conditioning Company and has determined that Mechanical Heating & Air Conditioning Company was the most responsible bid; and

**WHEREAS**, a contract award for Mechanical Heating & Air Conditioning Company was approved via Resolution 06-52/20-R for the period beginning June 17, 2020 and ending June 16, 2023 with a two (2) year option to renew; and

**WHEREAS**, on November 22, 2022, via Resolution Number #11-72/22-R the Board approved for Change Order Number One (1) to the Contract with Mechanical Heating & Air Conditioning Company for Emergency, On-Call and Preventative Maintenance HVAC Services at Scattered Sites Properties, Westville Manor, George Crawford Manor, McConaughy Terrace and 295 Wilmot Road for additional services in an amount not to exceed of \$90,000.00 bringing the total contract amount from \$227,000.52 to \$317,000.52; and

**WHEREAS**, ECC/HANH is now seeking ratification of Change Order Number Two (2) to the Contract with Mechanical Heating & Air Conditioning Company for Emergency On-Call and Preventative Maintenance HVAC Services at Scattered Sites Properties, Westville Manor, George Crawford Manor, McConaughy Terrace and 295 Wilmot Road for a two (2) year period in the amount of \$151,333.68 bringing the total amount from \$317, 000.52 to \$468,334.20 for a period from June 17, 2023 through June 16 , 2025; and

**WHEREAS**, in accordance with resolution 10-129/18-R per 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 Ratifying Change Order Number Two (2) to the Contract with Mechanical Heating & Air Conditioning Company for Emergency On-Call and Preventative Maintenance HVAC Services at Scattered Sites Properties, Westville Manor, George Crawford Manor, McConaughy Terrace and 295 Wilmot Road exercising the two (2) year option to renew in the amount of \$151,333.68 bringing the total amount from \$317, 000.52 to \$468,334.20 for the period beginning June 17, 2023 and ending on June 16 , 2025 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, July 18, 2023.

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

\_\_\_\_\_  
Date

REVIEWED:  
McCarter and English

By: \_\_\_\_\_  
Rolan Joni Young, Esq.  
A Partner



**Mechanical & Heating Air Conditioning Company Change Order Log**

**Date: 07-18-2023**

**Vendor: Mechanical & Heating Air Conditioning Company**

**Intital Contract Term: 6/17/2023 to 6/16/ 25**

<b>Original Contract amount:</b>		<b>\$227,000.52</b>
<b>Change Order #1</b>	additional on call services for the remaining year	<b>\$90,000.00</b>
<b>Change Order #1</b>	additional on call services for the remaining year	<b>\$151,333.52</b>
<b>Total Contract Value:</b>		<b>468,334.04</b>