



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

AGENDA

REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, AUGUST 15TH, 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 July 18th, 2023
3. Bills and Communications
4. Public Comments (3 Minutes per Individual /15 Minutes per Group)
5. President's Report

ACTION ITEMS

FINANCE COMMITTEE:

1. **Resolution 08-57/23-R;** Resolution Authorizing The Write-Off Of Accounts Receivable Of Former ECC/HANH Tenants Of The Federal Public Housing Program Financial Statement Reporting Purposes

P&D COMMITTEE:

2. **Resolution 08-58/23-R;** The Housing Authority Of The City Of New Haven Authorizing The Issuance Of Not Exceeding \$12,000,000 Multifamily Housing Revenue Bonds And The Making Of A Loan To Finance The Costs Of A Portion Of The Winchester Green Project
3. **Resolution 08-59/23-R;** Ratifying, Authorizing And To The Extent Necessary, Reauthorizing The Execution And Delivery Of A Letter Of Intent ("LOI") And Authorizing The Execution Of A Purchase And Sale Agreement, All For The Purchase Of The New Haven Clock Company Factory Located At 133 Hamilton Street, New Haven, CT, For The Amount Of \$4.5 Million Dollars

SERVICES COMMITTEE:

4. **Resolution 08-60/23-R;** Resolution Authorizing Change Order Number Three (3) To The Contract With HD Supply For A Variety Of Commercial Supplies For An Additional Amount Of \$80,000.00 Bringing The Total Contract Amount From \$357,000.00 To A Not To Exceed Amount Of \$437,000.00
5. **Resolution 08-61/23-R;** Resolution Authorizing A Contract With Home Depot For A Variety Of Commercial Supplies And Services For Two (2) Years For A Total Not To Exceed Contract Amount Of \$375,000.00 For The Period Beginning October 1, 2023 And Ending September 30, 2025

6. **Resolution 08-62/23-R;** Resolution Ratifying Change Order Number Four (4) To The Contract With Home Depot In The Amount Of \$66,000.00 Bringing The Contract Amount From \$825,000.00 To A Not To Exceed Amount Of \$891,000.00 For A Variety Of Commercial Supplies
7. **Resolution 08-63/23-R;** Resolution Authorizing The Execution Of The Master Lease Agreement By The Housing Authority Of The City Of New Haven D/B/A Elm City Communities (ECC/Hanh) And The Glendower McConaughy Terrace 4%, LLC And The Glendower McConaughy Terrace 9%, LLC For Relocation Activities Related To The Redevelopment Of McConaughy Terrace
8. **Resolution 08-64/23-R;** Resolution Authorizing The Glendower Group, Inc., Or Its Single Purpose Affiliated Ownership Entity, To Participate In The Contracts Procured By The Housing Authority Of The City Of New Haven D/B/A Elm City Communities With Certain Vendors For Certain Goods And Services

EXECUTIVE SESSION - To discuss a personnel matter

9. **Resolution 08-65/23-R;** Resolution Authorizing the Second Amendment to the Employment Agreement with Karen DuBois-Walton, President

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, AUGUST 15TH 2023 at 4:00 P.M.

Those present included:

William Kilpatrick, Chairman
Alberta Witherspoon, Commissioner
Danya Keene, Commissioner
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 4:05 p.m.

At Roll Call, John Rafferty was present in person in the boardroom along with, Chairman Kilpatrick, Commissioner Keene and Commissioner Witherspoon.

Approval of the Minutes from the Tuesday, July 18, 2023 Regular Meeting:

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

Bills and Communications:

Aged Accounts Payable Report totaling \$ 17,298.12 (listed on page 1), this excludes paid invoices on report). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the paid invoices may be provided at the August 15, 2023, Board of Commissioners meeting.

Bank Book Check Register totaling \$ 4,574,708.38 (listed on page 13). This list consists of invoices that have been paid from July 1 – July 31, 2023. Columbus House, Inc (\$ 12,500) for tenant services; Nobe Construction Company (\$ 37,874) board ups and; Patterson & Associate Consulting, LLC (\$ 245,915) for consulting services; A. Prete Construction Company, Inc (\$ 168,180) for Crawford Health & Safety; BRD Builders, LLC (\$ 455,272) for Essex Improvements; New Haven Village Suites (\$53,351) for Essex and Crawford Manor relocations; Lothrop Associates, LLP (\$ 149,988) IQC A&E Lead projects scattered sites; JLY Enterprises LLC (\$ 321,163) for scattered sites; Reitman Personnel Services, Inc. (\$ 23,565) for agency-wide temp services; Anthem Blue Cross/Blue Shield (\$ 241,268) for medical, dental and vision insurance agency-wide; Frankson Fence Company (\$ 32,083) fencing at various sites; Home Depot (\$ 123,218) for agency-wide materials; HD Supply Facilities Maintenance, Ltd (\$44,354) agency-wide supplies; United Illuminating (\$ 109,067) for various sites; Southern Connecticut Gas \$ 35,106) for agency-wide gas service; Regional Water Authority (\$ 76,135) For agency-wide services.

The total of both registers is \$ 4,592,006.50

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 21st, 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 24th 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 24th, 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 7th. 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 10th through the 14th 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. 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 Budget	MTW Actual	Variance	NON-MTW Budget	NON-MTW Actual	Variance	ELIMS Budget	ELIMS Actual	Variance	Total Budget	Total Actual	Total Variance
70500 TENANT REVENUE	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
70000 TOTAL REVENUE	77,005,914	73,833,676	(3,172,238)	13,672,628	14,509,544	836,916	(6,962,817)	(6,753,703)	209,114	83,715,724	81,589,516	(2,126,208)
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	-	-	-	-	-	-	-	-	-	-	-	-
96900 TOTAL OPERATING EXPENSES	15,560,034	16,402,119	842,085	14,089,416	13,463,185	(626,231)	(6,962,817)	(6,753,703)	209,114	22,686,633	23,111,601	424,968
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)
90000 OTHER EXPENSES	53,400,306	47,897,051	(5,503,255)	230,648	420,176	189,528	-	-	-	53,630,954	48,317,227	(5,313,727)
TOTAL EXPENSES	68,960,340	64,299,170	(4,661,170)	14,320,064	13,883,361	(436,703)	(6,962,817)	(6,753,703)	209,114	76,317,587	71,428,828	(4,888,759)
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 NVR	-	-	-	-	-	-	-	-	-	-	-	-
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	(3,190,119)	206,778	(3,396,896)	887,858	2,192,815	1,304,958	-	-	-	(2,302,261)	2,399,593	(4,701,854)
ADJ FOR DEPREICATION EXPENSE	2,093,223	1,106,632	(986,591)	209,038	420,176	211,138	-	-	-	2,302,261	1,526,808	(775,453)
350 SURPLUS / (DEFICIT)	(1,096,895)	1,313,410	2,410,305	1,096,895	2,612,991	1,516,096	-	-	-	(0)	3,926,401	3,926,401

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

	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%	66.65	6.43
July	59.09%		
August	58.41%		
September	59.0%		
October	59.0%		
November	60.0%		
December	61.77%		
Average	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 3rd 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 2nd Lead Based Paint grant, design of remaining units were upgraded to remove instead of just encapsulate certain components, keeping to the priorities established by the testing. This was made possible due to the additional HUD funding and provides residents and ECC a more permanent and lasting solution to the Lead. 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 3rd HUD grant \$3,999,993, where inspections identified significant mold, CO and Smoke detectors, vermin and Radon to mitigate or remove. Work on the multiple hazards started:**
- **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 8th and 7th floors in February, 2022, and progressed through the 1st 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 1st quarter of 2022.
 - 92 total units, 66 rehab 26 new construction.
 - Closing targeted for the 3rd quarter of 2023
- **McConaughy Terrace 9%**
 - Submitted a LIHTC application to CHFA on November 12, 2021.
 - Application was awarded under the 2021 competitive LIHTC round. The 9% LIHTC award also included approval of the 4% award.
 - Closing anticipated to be on the 1st quarter of 2023.
 - Phase includes the rehab of 130 units, 104 RAD units, and 26 to be market rate.
 - Closing targeted for the 3rd quarter of 2023
- **Scattered Sites**
 - Scattered site is multifamily redevelopment which includes 88 units located in various part of the city. The developments are: 23 Chamberlain Street, 54 Kingswood Drive, 63 Fulton Street, 425 Eastern Street, 437 Easter Street, 1361 Quinnipiac Ave, 1368 Quinnipiac Ave, 1370 Quinnipiac Ave, 1376 Quinnipiac Ave, 1378 Quinnipiac Ave, 1381 Quinnipiac Ave, and 1435 Quinnipiac Ave.
 - Submitted a 9% LIHTC application on January 12, 2022. Project was not awarded.
 - Application will be resubmitted under the DOH DEP round.
 - Anticipated closing in 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

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.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: 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

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

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.**

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
TOTAL USES	\$830,000

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.

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

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.

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.

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

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.

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

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

ADJOURNMENT - Motion to adjourn was made at 4:45 p.m. by Chairman Witherspoon and seconded by Commissioner Keene. Motion passed unanimously.

MEMORANDUM

TO: All Board of Commissioners

FROM: John Rafferty, CFO

RE: Bills and Communications

DATE: August 15, 2023

Attached please find the following Two (2) lists:

Aged Accounts Payable Report totaling **\$ 17,298.12** (listed on page 1), this excludes paid invoices on report). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the paid invoices may be provided at the August 15, 2023, Board of Commissioners meeting.

Bank Book Check Register totaling **\$ 4,574,708.38** (listed on page 13). This list consists of invoices that have been paid from July 1 – July 31, 2023. Columbus House, Inc (\$ 12,500) for tenant services; Nobe Construction Company (\$ 37,874) board ups and; Patterson & Associate Consulting, LLC (\$ 245,915) for consulting services; A. Prete Construction Company, Inc (\$ 168,180) for Crawford Health & Safety; BRD Builders, LLC (\$ 455,272) for Essex Improvements; New Haven Village Suites (\$53,351) for Essex and Crawford Manor relocations; Lothrop Associates, LLP (\$ 149,988) IQC A&E Lead projects scattered sites; JLY Enterprises LLC (\$ 321,163) for scattered sites; Reitman Personnel Services, Inc. (\$ 23,565) for agency-wide temp services; Anthem Blue Cross/Blue Shield (\$ 241,268) for medical, dental and vision insurance agency-wide; Frankson Fence Company (\$ 32,083) fencing at various sites; Home Depot (\$ 123,218) for agency-wide materials; HD Supply Facilities Maintenance, Ltd (\$44,354) agency-wide supplies; United Illuminating (\$ 109,067) for various sites; Southern Connecticut Gas \$ 35,106) for agency-wide gas service; Regional Water Authority (\$ 76,135) For agency-wide services.

The total of both registers is **\$ 4,592,006.50**
Attachments

Aged Accounts Payable Report

Vendor Name	Invoice #	Inv. Date	Due Date	Amount Due
Aramark Refreshment Services	<u>6769002</u>	07/28/2023	08/27/2023	40.29
W.B. Mason Company Inc	<u>240083660</u>	07/31/2023	08/30/2023	363.76
Cetyma V Watson	<u>COMMUNITY ROOM SECUR</u>	08/09/2023	09/08/2023	100.00
Sharlene Bishop	<u>COMMUNITY ROOM SECU</u>	08/09/2023	09/08/2023	100.00
Home Services & More, LLC	<u>255274</u>	07/31/2023	08/30/2023	394.00
G.L. Capasso, Inc	<u>6213</u>	07/27/2023	08/26/2023	960.00
Home Services & More, LLC	<u>255107</u>	07/31/2023	08/30/2023	295.50
Home Services & More, LLC	<u>255143</u>	07/31/2023	08/30/2023	197.00
Postmaster	<u>3023308</u>	08/02/2023	09/01/2023	218.31
W.B. Mason Company Inc	<u>240083286</u>	07/31/2023	08/30/2023	151.78
W.B. Mason Company Inc	<u>240083386</u>	07/31/2023	08/30/2023	307.80
Southern Connecticut Gas	<u>220-012 CCF 1071.520</u>	07/28/2023	08/25/2023	1,082.33
United Illuminating	<u>231-000 KWH 4684</u>	08/04/2023	09/03/2023	1,750.66
United Illuminating	<u>231-000 KWH 1854</u>	08/04/2023	09/03/2023	519.60
Regional Water Authority	<u>232-000 CCF 34</u>	07/31/2023	08/30/2023	0.00
Southern Connecticut Gas	<u>232-000 CCF 53</u>	07/28/2023	08/25/2023	107.56
United Illuminating	<u>233-000 KWH 1850</u>	08/04/2023	09/03/2023	521.52
United Illuminating	<u>233-000 KWH 100</u>	08/04/2023	09/03/2023	73.58
Postmaster	<u>POSTAGE FUNDING BRM</u>	06/03/2023	07/03/2023	2,203.41
Postmaster	<u>POSTAGE FUNDING #787</u>	06/03/2023	07/03/2023	1,411.02
Kerin & Fazio, Llc	<u>14909</u>	06/13/2023	07/13/2023	6,500.00

Total Amount Due

17,298.12



Type	Check No.	DD No.	Date	Amount	Status	Void Date	Recorded Payee
Check	182673	0	07/01/2023	\$ (78.00)	Posted		Adrienne Simpson
DD	182674	29860	07/01/2023	\$ (52.00)	Posted		Afrika Lynette Canady
Check	182675	0	07/01/2023	\$ (59.00)	Posted		Alice J. Foskey
DD	182676	29861	07/01/2023	\$ (123.00)	Posted		Ana Falero
Check	182677	0	07/01/2023	\$ (19.00)	Posted		Arriana Santana
Check	182678	0	07/01/2023	\$ (52.00)	Posted		Artavia Boone
Check	182679	0	07/01/2023	\$ (52.00)	Posted		Ayshnee Butler
Check	182680	0	07/01/2023	\$ (52.00)	Posted		Bianca Mariana Villanueva
Check	182681	0	07/01/2023	\$ (107.00)	Posted		Brandi R Burgess
DD	182682	29862	07/01/2023	\$ (132.00)	Posted		Brenda Leisa Dickey
Check	182683	0	07/01/2023	\$ (132.00)	Posted		Brenda Sparks
Check	182684	0	07/01/2023	\$ (52.00)	Posted		Candi Foley
Check	182685	0	07/01/2023	\$ (169.00)	Posted		Carle Washington
Check	182686	0	07/01/2023	\$ (52.00)	Posted		Carmen Lozada
Check	182687	0	07/01/2023	\$ (52.00)	Posted		Caroline Contreras
Check	182688	0	07/01/2023	\$ (169.00)	Posted		Cassandra Moore
Check	182689	0	07/01/2023	\$ (80.00)	Posted		Catalina Soto
Check	182690	0	07/01/2023	\$ (137.00)	Posted		Chevonne Boone
Check	182691	0	07/01/2023	\$ (106.00)	Posted		Ciera S Lewis
Check	182692	0	07/01/2023	\$ (56.00)	Posted		Clorissa Rivera
Check	182693	0	07/01/2023	\$ (64.00)	Posted		Connie J Tyson
DD	182694	29863	07/01/2023	\$ (52.00)	Posted		Dione Bennett
Check	182695	0	07/01/2023	\$ (59.00)	Posted		Donna Willett
Check	182696	0	07/01/2023	\$ (52.00)	Posted		Ericka Alis Cannon
Check	182697	0	07/01/2023	\$ (16.00)	Posted		Evelyn Santiago
Check	182698	0	07/01/2023	\$ (169.00)	Posted		Faith H Thompson
Check	182699	0	07/01/2023	\$ (132.00)	Posted		Gerardo Flores
Check	182700	0	07/01/2023	\$ (195.00)	Posted		Gianakos Jenkins
Check	182701	0	07/01/2023	\$ (130.00)	Posted		Helen Suggs
Check	182702	0	07/01/2023	\$ (156.00)	Posted		Hope Brodie
Check	182703	0	07/01/2023	\$ (99.00)	Posted		Iniara Allen
Check	182704	0	07/01/2023	\$ (52.00)	Posted		Iris Hernandez-Cepeda
DD	182705	29864	07/01/2023	\$ (162.00)	Posted		Iris Nereida Santana
Check	182706	0	07/01/2023	\$ (120.00)	Posted		Jacqueline Banks
Check	182707	0	07/01/2023	\$ (49.00)	Posted		Jada Nyla Burnett
Check	182708	0	07/01/2023	\$ (85.00)	Posted		Jamie Marie Devlin
Check	182709	0	07/01/2023	\$ (87.00)	Posted		Jannisha Marquisha Bowman
Check	182710	0	07/01/2023	\$ (23.00)	Posted		Jasmine Mcghee
Check	182711	0	07/01/2023	\$ (206.00)	Posted		Joshua C Martin
Check	182712	0	07/01/2023	\$ (132.00)	Posted		Joslyn Lockwood
Check	182713	0	07/01/2023	\$ (47.00)	Posted		Kiara Carmichael
Check	182714	0	07/01/2023	\$ (184.00)	Posted		Lakeisha Massey
Check	182715	0	07/01/2023	\$ (106.00)	Posted		Lakia Hutchinson
Check	182716	0	07/01/2023	\$ (169.00)	Posted		Latoya D Garrett
Check	182717	0	07/01/2023	\$ (49.00)	Posted		Leslie Mckiver
Check	182718	0	07/01/2023	\$ (43.00)	Posted		Lindsay Derubis
Check	182719	0	07/01/2023	\$ (52.00)	Posted		Marcilena Perez
Check	182720	0	07/01/2023	\$ (78.00)	Posted		Maria Ivette Martinez
Check	182721	0	07/01/2023	\$ (59.00)	Posted		Maria L Correa
Check	182722	0	07/01/2023	\$ (159.00)	Posted		Maria R Langston
DD	182723	29865	07/01/2023	\$ (138.00)	Posted		Mary A Lopez
Check	182724	0	07/01/2023	\$ (4.00)	Posted		Maryann Jones
Check	182725	0	07/01/2023	\$ (16.00)	Posted		Mayra Quiles
Check	182726	0	07/01/2023	\$ (156.00)	Posted		Mecca Malia Anderson
Check	182727	0	07/01/2023	\$ (56.00)	Posted		Migdalia Flores
Check	182728	0	07/01/2023	\$ (59.00)	Posted		Mikalla Davis
Check	182729	0	07/01/2023	\$ (128.00)	Posted		Nancy Marilyn Estrada
Check	182730	0	07/01/2023	\$ (102.00)	Posted		Natalie Rodriguez
Check	182731	0	07/01/2023	\$ (52.00)	Posted		Natasha White
Check	182732	0	07/01/2023	\$ (56.00)	Posted		Natasha C Clay
Check	182733	0	07/01/2023	\$ (99.00)	Posted		Natasha Laureano
Check	182734	0	07/01/2023	\$ (56.00)	Posted		Nykia Lashelle Wilder
Check	182735	0	07/01/2023	\$ (160.00)	Posted		Olga Mojica
Check	182736	0	07/01/2023	\$ (43.00)	Posted		Olivia Camp
DD	182737	29866	07/01/2023	\$ (56.00)	Posted		Pamela Greene

Check	182738	0	07/01/2023	\$	(48.00)	Posted	Patty Burruss
Check	182739	0	07/01/2023	\$	(16.00)	Posted	Paula A Barnes
Check	182740	0	07/01/2023	\$	(159.00)	Posted	Perry Flowers
Check	182741	0	07/01/2023	\$	(87.00)	Posted	Raven Taylor
Check	182742	0	07/01/2023	\$	(193.00)	Posted	Rayquan T Durham
Check	182743	0	07/01/2023	\$	(82.00)	Posted	Rehossem Djirangaye
Check	182744	0	07/01/2023	\$	(47.00)	Posted	Reneta Mitchell
Check	182745	0	07/01/2023	\$	(18.00)	Posted	Robyn Louise Green
Check	182746	0	07/01/2023	\$	(169.00)	Posted	Rosa Santiago
DD	182747	29867	07/01/2023	\$	(22.00)	Posted	Rosaura Luciano
Check	182748	0	07/01/2023	\$	(16.00)	Posted	Sandy M Gaskin
Check	182749	0	07/01/2023	\$	(123.00)	Posted	Sarah M Kendrick
DD	182750	29868	07/01/2023	\$	(52.00)	Posted	Sean Michael Flowers
Check	182751	0	07/01/2023	\$	(156.00)	Posted	Shalanda Rena Wiggins
Check	182752	0	07/01/2023	\$	(52.00)	Posted	Shana Johnson
Check	182753	0	07/01/2023	\$	(56.00)	Posted	Shanice M. Calloway
Check	182754	0	07/01/2023	\$	(52.00)	Posted	Shaquonda Rashaya Hunte
Check	182755	0	07/01/2023	\$	(59.00)	Posted	Shatora McCotter
Check	182756	0	07/01/2023	\$	(52.00)	Posted	Sheila K Grant
Check	182757	0	07/01/2023	\$	(52.00)	Posted	Sherita Tucker
Check	182758	0	07/01/2023	\$	(19.00)	Posted	Sor Perez
Check	182759	0	07/01/2023	\$	(56.00)	Posted	Stephanie Green
Check	182760	0	07/01/2023	\$	(19.00)	Posted	Stephanie Santiago
Check	182761	0	07/01/2023	\$	(154.00)	Posted	Stephanie Sumler
DD	182762	29869	07/01/2023	\$	(99.00)	Posted	Susan Davis
Check	182763	0	07/01/2023	\$	(49.00)	Posted	Synitra Culbreath
Check	182764	0	07/01/2023	\$	(104.00)	Posted	Taccarra Smith
Check	182765	0	07/01/2023	\$	(245.00)	Posted	Tamika Bratton
Check	182766	0	07/01/2023	\$	(19.00)	Posted	Tania Montanez
Check	182767	0	07/01/2023	\$	(25.00)	Posted	Tanya A. Solomon
Check	182768	0	07/01/2023	\$	(234.00)	Posted	Tanya Carmon
Check	182769	0	07/01/2023	\$	(49.00)	Posted	Tatiana Bojka
Check	182770	0	07/01/2023	\$	(162.00)	Posted	Teneshia Monique Harrington
Check	182771	0	07/01/2023	\$	(99.00)	Posted	Terese Edwina Stevenson
DD	182772	29870	07/01/2023	\$	(76.00)	Posted	Thelma Goodwin
Check	182773	0	07/01/2023	\$	(56.00)	Posted	Tina McDonald
Check	182774	0	07/01/2023	\$	(69.00)	Posted	Tonya Perkins
Check	182775	0	07/01/2023	\$	(128.00)	Posted	Trenna Soares
Check	182776	0	07/01/2023	\$	(128.00)	Posted	Trevon Highsmith
Check	182777	0	07/01/2023	\$	(59.00)	Posted	Tyquanna Whitaker
Check	182778	0	07/01/2023	\$	(52.00)	Posted	Tyrell J Pearson
Check	182779	0	07/01/2023	\$	(56.00)	Posted	Tyshonna Hobby
DD	182780	29871	07/01/2023	\$	(104.00)	Posted	Valeka Williams
Check	182781	0	07/01/2023	\$	(112.00)	Posted	Vanessa Myers
Check	182782	0	07/01/2023	\$	(109.00)	Posted	Victoria C Allen
DD	182783	29872	07/01/2023	\$	(41.00)	Posted	Yolanda Marte
Check	182784	0	07/01/2023	\$	(47.00)	Posted	Yvette Gray
Check	182785	0	07/01/2023	\$	(56.00)	Posted	Zulady Alicea-Reyes
Check	182937	0	07/03/2023	\$	(94.83)	Posted	Aramark Refreshment Services
Check	182944	0	07/03/2023	\$	(36.63)	Posted	Aramark Refreshment Services
DD	0	29927	07/03/2023	\$	(9,131.00)	Posted	Berchem Moses PC
DD	0	29928	07/03/2023	\$	(15,962.92)	Posted	Cdw Government Inc
Check	182945	0	07/03/2023	\$	(11.21)	Posted	Comcast Cable
DD	0	29929	07/03/2023	\$	(3,257.26)	Posted	Complete Labor And Staffing LLC
Check	182938	0	07/03/2023	\$	(5,000.00)	Posted	DePino, Nunez & Biggs, LLC
DD	0	29930	07/03/2023	\$	(1,750.00)	Posted	Ed The Treeman
DD	0	29931	07/03/2023	\$	(3,377.50)	Posted	Emphasys Computer Solutions
Check	182939	0	07/03/2023	\$	(14,399.82)	Posted	HD Supply Facilities Maintenance, Ltd
Check	182955	0	07/03/2023	\$	(25,360.28)	Posted	Home Depot
DD	0	29937	07/03/2023	\$	(2,700.00)	Posted	Housing Development Fund, Inc.
Check	182940	0	07/03/2023	\$	(122.50)	Posted	Johnson Controls Inc
Check	182941	0	07/03/2023	\$	(6,971.21)	Posted	Johnson Controls US Holdings LLC
Check	182946	0	07/03/2023	\$	(500.00)	Posted	Johnson Controls US Holdings LLC
Check	182947	0	07/03/2023	\$	(5,679.80)	Posted	Johnson Controls US Holdings LLC
Check	182948	0	07/03/2023	\$	(3,672.50)	Posted	Johnson Controls US Holdings LLC
DD	0	29932	07/03/2023	\$	(8,333.33)	Posted	Kelly Group Consultants LLC
DD	0	29938	07/03/2023	\$	(565.00)	Posted	La Voz Hispana Newsprint
DD	0	29933	07/03/2023	\$	(1,200.00)	Posted	Moore's Yard Care
Check	182942	0	07/03/2023	\$	(734.95)	Posted	Northeast Electrical Distributors & Eagle Electric
DD	0	29934	07/03/2023	\$	(191.48)	Posted	Northwest Interpreters, Inc.
DD	0	29939	07/03/2023	\$	(660.00)	Posted	Penfield Communications
Check	182949	0	07/03/2023	\$	(145.59)	Posted	Regional Water Authority
Check	182950	0	07/03/2023	\$	(16.05)	Posted	Regional Water Authority

Check	182951	0	07/03/2023	\$ (45.10)	Posted		Regional Water Authority
Check	182952	0	07/03/2023	\$ (1,308.88)	Posted		Regional Water Authority
DD	0	29935	07/03/2023	\$ (548.80)	Posted		Reitman Personnel Services, Inc.
Check	182943	0	07/03/2023	\$ (4,229.88)	Posted		Ricoh USA Inc
DD	0	29940	07/03/2023	\$ (133.83)	Posted		Ringcentral, Inc
Check	182922	0	07/03/2023	\$ (201.34)	Posted		Southern Connecticut Gas
Check	182923	0	07/03/2023	\$ (342.27)	Posted		Southern Connecticut Gas
Check	182924	0	07/03/2023	\$ (15.64)	Posted		Southern Connecticut Gas
Check	182925	0	07/03/2023	\$ (85.50)	Posted		Southern Connecticut Gas
Check	182926	0	07/03/2023	\$ (2,275.73)	Posted		Southern Connecticut Gas
Check	182927	0	07/03/2023	\$ (885.41)	Posted		Southern Connecticut Gas
Check	182928	0	07/03/2023	\$ (1,182.19)	Posted		Southern Connecticut Gas
Check	182929	0	07/03/2023	\$ (1,419.95)	Posted		Southern Connecticut Gas
Check	182930	0	07/03/2023	\$ (1,149.33)	Posted		Southern Connecticut Gas
Check	182931	0	07/03/2023	\$ (599.78)	Posted		Southern Connecticut Gas
Check	182932	0	07/03/2023	\$ (146.21)	Posted		Southern Connecticut Gas
Check	182933	0	07/03/2023	\$ (795.42)	Posted		Southern Connecticut Gas
Check	182934	0	07/03/2023	\$ (718.38)	Posted		Southern Connecticut Gas
Check	182935	0	07/03/2023	\$ (660.60)	Posted		Southern Connecticut Gas
Check	182953	0	07/03/2023	\$ (371.32)	Posted		Sunwealth Project Pool 14 LLC
DD	0	29936	07/03/2023	\$ (6,000.00)	Posted		The Computer Company Inc
Check	182954	0	07/03/2023	\$ (155.00)	Posted		Yale New Haven Hospital
Check	182936	0	07/03/2023	\$ (75.00)	Posted		Yale Termite & Pest Elimination Corp.
Check	182956	0	07/05/2023	\$ (453.00)	Posted		A & Z Rental Center Inc
Check	182957	0	07/05/2023	\$ (38.00)	Posted		Aalysia Herring
Check	182958	0	07/05/2023	\$ (38.00)	Posted		Abdirashid Mohamed
Check	182959	0	07/05/2023	\$ (354.00)	Posted		Aflac
Check	182960	0	07/05/2023	\$ (38.00)	Posted		Amir Jihad Lee
Check	182961	0	07/05/2023	\$ (38.00)	Posted		Angeviel Davila
Check	182993	0	07/05/2023	\$ (63.80)	Posted		Anyikor Acuil
Check	182990	0	07/05/2023	\$ (70.81)	Posted		Aramark Refreshment Services
Check	182962	0	07/05/2023	\$ (38.00)	Posted		Axel Yadiel Delgado-Santana
DD	0	29948	07/05/2023	\$ (4,466.30)	Posted		Cdw Government Inc
DD	0	29949	07/05/2023	\$ (68.00)	Posted		Cohen Key Shop
Check	182989	0	07/05/2023	\$ (255.12)	Posted		Comcast Cable
Check	182963	0	07/05/2023	\$ (66.73)	Posted		Corporate Mailing Services LLC
Check	182964	0	07/05/2023	\$ (99.29)	Posted		Corporate Mailing Services LLC
DD	0	29945	07/05/2023	\$ (6,096.24)	Posted		Crumbie Law Group, LLC
Check	182965	0	07/05/2023	\$ (38.00)	Posted		David Coardes
DD	0	29941	07/05/2023	\$ -	Posted	08/08/2023	Eagle Leasing Company
Check	182966	0	07/05/2023	\$ (38.00)	Posted		Elaine Osei Bonsu
Check	182967	0	07/05/2023	\$ (38.00)	Posted		Emmanuel Osei Bonsu
Check	182968	0	07/05/2023	\$ (258.82)	Posted		Frontier Communications of Company
DD	0	29950	07/05/2023	\$ (859.00)	Posted		Home Services & More, LLC
DD	0	29942	07/05/2023	\$ -	Posted	08/08/2023	Housing Insurance Services, Inc.
Check	182969	0	07/05/2023	\$ (500.00)	Posted		Itsuanette Canales
Check	182970	0	07/05/2023	\$ (38.00)	Posted		Jadyn Herbert
Check	182971	0	07/05/2023	\$ (38.00)	Posted		Jalan McGill
Check	182972	0	07/05/2023	\$ (38.00)	Posted		Jason Edge
Check	182973	0	07/05/2023	\$ (38.00)	Posted		Jayla Hill
Check	182974	0	07/05/2023	\$ (38.00)	Posted		Jensen Jerriel Phetchampm
Check	182991	0	07/05/2023	\$ (2,269.39)	Posted		Johnson Controls US Holdings LLC
Check	182975	0	07/05/2023	\$ (38.00)	Posted		Kaleem Hough
Check	182976	0	07/05/2023	\$ (38.00)	Posted		Lee Crenshaw
Check	182977	0	07/05/2023	\$ (38.00)	Posted		Luis Moya
Check	182978	0	07/05/2023	\$ (38.00)	Posted		Marvin Nieves
Check	182979	0	07/05/2023	\$ (38.00)	Posted		Michael Hall Jr
Check	182980	0	07/05/2023	\$ (38.00)	Posted		Michael Hill
DD	0	29943	07/05/2023	\$ -	Posted	08/08/2023	New Horizon Communications Corp
Check	182981	0	07/05/2023	\$ (840.46)	Posted		Nica's Market LLC
DD	0	29946	07/05/2023	\$ (65.00)	Posted		Northwest Interpreters, Inc.
Check	182982	0	07/05/2023	\$ (99.75)	Posted		Odalys Dianne Delgado-Santana
Check	182983	0	07/05/2023	\$ (38.00)	Posted		Orlando Colon
Check	182984	0	07/05/2023	\$ (2,577.87)	Posted		QUADIENT, INC.
Check	182985	0	07/05/2023	\$ (38.00)	Posted		Ricky Dawson III
Check	182992	0	07/05/2023	\$ (541.25)	Posted		Stanley Convergent Security Solutions, INC.
DD	0	29947	07/05/2023	\$ (67,437.44)	Posted		Tractor Supply Company
Check	182986	0	07/05/2023	\$ (38.00)	Posted		Tyelin Garvin
DD	0	29944	07/05/2023	\$ -	Posted	08/08/2023	U.S. Inspection Group, INC
Check	182987	0	07/05/2023	\$ (702.50)	Posted		W.B. Mason Company Inc
Check	182988	0	07/05/2023	\$ (38.00)	Posted		Zy' Aasiah Moore
Check	182994	0	07/06/2023	\$ (686.66)	Posted		A to Z Rental
Check	182995	0	07/06/2023	\$ (689.00)	Posted		Aaron Sherman

Check	183002	0	07/06/2023	\$ (2,358.89)	Posted		ARAMARK Uniform & Career Apparel
DD	0	29952	07/06/2023	\$ (7,875.00)	Posted		Can I Live, Inc
DD	0	29953	07/06/2023	\$ (539.50)	Posted		Cohen Key Shop
Check	183005	0	07/06/2023	\$ (8,800.00)	Posted		Consolidated Electric INC
Check	183004	0	07/06/2023	\$ (7,000.00)	Posted		Crosskey Architects, LLC
Check	182996	0	07/06/2023	\$ (8,650.00)	Posted		Frankson Fence Company
Check	182997	0	07/06/2023	\$ (93.02)	Posted		HD Supply Facilities Maintenance, Ltd
Check	182998	0	07/06/2023	\$ (2,920.00)	Posted		Latonia L Williams
Check	182999	0	07/06/2023	\$ (1,250.00)	Posted		Mad Science
Check	183006	0	07/06/2023	\$ (8,083.00)	Posted		Mobility Works, Inc
DD	0	29951	07/06/2023	\$ (1,560.00)	Posted		Otis Elevator Company
Check	183000	0	07/06/2023	\$ (750.00)	Posted		Ryan McCrea
Check	183001	0	07/06/2023	\$ (85.00)	Posted		Supreme Corporation
Check	183003	0	07/06/2023	\$ (732.90)	Posted		W.B. Mason Company Inc
Check	183025	0	07/07/2023	\$ (97,616.00)	Posted		Cirma
DD	0	29954	07/07/2023	\$ (3,300.65)	Posted		Cohen Key Shop
Check	183007	0	07/07/2023	\$ (3,475.84)	Posted		F.W. Webb Company
DD	0	29955	07/07/2023	\$ (1,871.10)	Posted		Gilson Software Solutions - PHA, LLC.
Check	183008	0	07/07/2023	\$ (311.71)	Posted		HD Supply Facilities Maintenance, Ltd
DD	0	29956	07/07/2023	\$ (825.00)	Posted		Holly A Bryk
DD	0	29957	07/07/2023	\$ (609.00)	Posted		Home Services & More, LLC
Check	183009	0	07/07/2023	\$ -	Posted	07/07/2023	Johnson Controls Inc
Check	183022	0	07/07/2023	\$ (106.67)	Posted		Johnson Controls Inc
Check	183023	0	07/07/2023	\$ (141.50)	Posted		Johnson Controls Inc
Check	183024	0	07/07/2023	\$ (996.10)	Posted		Johnson Controls Inc
DD	0	29958	07/07/2023	\$ (1,929.06)	Posted		Reitman Personnel Services, Inc.
Check	183010	0	07/07/2023	\$ (1,405.20)	Posted		Southern Connecticut Gas
Check	183011	0	07/07/2023	\$ (1,777.68)	Posted		Southern Connecticut Gas
Check	183012	0	07/07/2023	\$ (202.77)	Posted		Southern Connecticut Gas
Check	183013	0	07/07/2023	\$ (110.69)	Posted		Southern Connecticut Gas
Check	183014	0	07/07/2023	\$ (820.00)	Posted		Supreme Corporation
Check	183015	0	07/07/2023	\$ (1,590.36)	Posted		W.B. Mason Company Inc
Check	183016	0	07/07/2023	\$ (9,464.34)	Posted		Water Pollution Control
Check	183017	0	07/07/2023	\$ (63.27)	Posted		Water Pollution Control
Check	183018	0	07/07/2023	\$ (2,075.27)	Posted		Water Pollution Control
Check	183019	0	07/07/2023	\$ (2,623.54)	Posted		Water Pollution Control
Check	183020	0	07/07/2023	\$ (2,231.20)	Posted		Water Pollution Control
Check	183021	0	07/07/2023	\$ (8,980.32)	Posted		Water Pollution Control
Check	183063	0	07/10/2023	\$ (905.78)	Posted		A to Z Rental
Check	183026	0	07/10/2023	\$ -	Posted	07/20/2023	Airess Johnson
DD	0	29959	07/10/2023	\$ (200.00)	Posted		Al Mccoy Langston
DD	0	29960	07/10/2023	\$ (200.00)	Posted		Alberta W Golden
DD	0	29961	07/10/2023	\$ (200.00)	Posted		Alicia M Spencer
Check	183027	0	07/10/2023	\$ (200.00)	Posted		Avis Grant
Check	183064	0	07/10/2023	\$ (625.00)	Posted		Beach Party Balloons LLC
Check	183065	0	07/10/2023	\$ (329.00)	Posted		Bringthe Hoopla LLC
Check	183066	0	07/10/2023	\$ (1,250.00)	Posted		Christine Polanco
Check	183028	0	07/10/2023	\$ (200.00)	Posted		Christy A Pedini
DD	0	29962	07/10/2023	\$ -	Posted	07/13/2023	Darius K Reid
DD	0	29963	07/10/2023	\$ (200.00)	Posted		Deborah Hudson
DD	0	29964	07/10/2023	\$ (200.00)	Posted		Dennis Nathaniel Jenkins
DD	0	29965	07/10/2023	\$ (200.00)	Posted		Donna Santiago
DD	0	29966	07/10/2023	\$ (200.00)	Posted		Doris J Doward
Check	183029	0	07/10/2023	\$ (200.00)	Posted		Eric D Jowers
Check	183030	0	07/10/2023	\$ (200.00)	Posted		Janet Poole
Check	183031	0	07/10/2023	\$ (200.00)	Posted		Jennifer Malone
Check	183032	0	07/10/2023	\$ (2,391.12)	Posted		Johns Refuse & Recycling, LLC
Check	183033	0	07/10/2023	\$ (200.00)	Posted		Judy Cosby
DD	0	29967	07/10/2023	\$ (200.00)	Posted		Lagreta Riles
DD	0	29968	07/10/2023	\$ (200.00)	Posted		Lavern Davis
Check	183034	0	07/10/2023	\$ (200.00)	Posted		Lee C Moore
DD	0	29969	07/10/2023	\$ (200.00)	Posted		Linda Cross
Check	183035	0	07/10/2023	\$ (200.00)	Posted		Marta Laboy
Check	183036	0	07/10/2023	\$ (200.00)	Posted		Miguel Avila
DD	0	29972	07/10/2023	\$ (1,200.00)	Posted		Moore's Yard Care
Check	183037	0	07/10/2023	\$ (200.00)	Posted		Noraima Avila
DD	0	29970	07/10/2023	\$ (200.00)	Posted		Patricia Thorpe
DD	0	29971	07/10/2023	\$ (200.00)	Posted		Perry Lamar Gary
Check	183038	0	07/10/2023	\$ (770.89)	Posted		Regional Water Authority
Check	183039	0	07/10/2023	\$ (343.22)	Posted		Regional Water Authority
Check	183040	0	07/10/2023	\$ (1,018.18)	Posted		Regional Water Authority
Check	183041	0	07/10/2023	\$ (868.12)	Posted		Regional Water Authority
Check	183042	0	07/10/2023	\$ (200.00)	Posted		Russell Roberson

Check	183043	0	07/10/2023	\$	(165.55)	Posted		Southern Connecticut Gas
Check	183044	0	07/10/2023	\$	(2,656.38)	Posted		Southern Connecticut Gas
Check	183045	0	07/10/2023	\$	(2,245.74)	Posted		Southern Connecticut Gas
Check	183046	0	07/10/2023	\$	(1,419.67)	Posted		Southern Connecticut Gas
Check	183047	0	07/10/2023	\$	(862.88)	Posted		Southern Connecticut Gas
Check	183048	0	07/10/2023	\$	(143.86)	Posted		Southern Connecticut Gas
Check	183049	0	07/10/2023	\$	(53.70)	Posted		Southern Connecticut Gas
Check	183050	0	07/10/2023	\$	(200.00)	Posted		Stevie Jackson
Check	183051	0	07/10/2023	\$	(200.00)	Posted		Teethenia Stroud
Check	183052	0	07/10/2023	\$	(200.00)	Posted		Todd Collins
Check	183053	0	07/10/2023	\$	(6,759.76)	Posted		United Illuminating
Check	183054	0	07/10/2023	\$	(7,768.74)	Posted		United Illuminating
Check	183055	0	07/10/2023	\$	(2,859.95)	Posted		Water Pollution Control
Check	183056	0	07/10/2023	\$	(4,090.18)	Posted		Water Pollution Control
Check	183057	0	07/10/2023	\$	(850.86)	Posted		Water Pollution Control
Check	183058	0	07/10/2023	\$	(3,559.12)	Posted		Water Pollution Control
Check	183059	0	07/10/2023	\$	(435.49)	Posted		Water Pollution Control
Check	183060	0	07/10/2023	\$	(737.29)	Posted		Water Pollution Control
Check	183061	0	07/10/2023	\$	(1,828.80)	Posted		Water Pollution Control
Check	183062	0	07/10/2023	\$	(153.95)	Posted		William Viederman
Check	183067	0	07/10/2023	\$	(225.00)	Posted		Yale Termite & Pest Elimination Corp.
DD	0	29977	07/12/2023	\$	(12,906.94)	Posted		360 Management Group. Co.
Check	183074	0	07/12/2023	\$	(200.00)	Posted		Adalberto Rivera
DD	0	29978	07/12/2023	\$	(200.00)	Posted		Alberta Witherspoon
Check	183075	0	07/12/2023	\$	(200.00)	Posted		Angela Dixon
Check	183076	0	07/12/2023	\$	(200.00)	Posted		Annette Yancey
Check	183077	0	07/12/2023	\$	(40.29)	Posted		Aramark Refreshment Services
Check	183078	0	07/12/2023	\$	(200.00)	Posted		Brenda J Harris
Check	183079	0	07/12/2023	\$	(200.00)	Posted		Bruce Gatling
DD	0	29973	07/12/2023	\$	(6,475.62)	Posted		Christopher Williams Architects, LLC
Check	183080	0	07/12/2023	\$	(200.00)	Posted		Clenison Dickey
DD	0	29993	07/12/2023	\$	(37,922.25)	Posted		CWPM, LLC
Check	183081	0	07/12/2023	\$	(200.00)	Posted		Dorothy M Smith
DD	0	29979	07/12/2023	\$	-	Posted	07/14/2023	Edward Beverley
DD	0	29974	07/12/2023	\$	(6,500.00)	Posted		Enviromed Services, Inc.
Check	183082	0	07/12/2023	\$	(10,552.23)	Posted		F.W. Webb Company
Check	183070	0	07/12/2023	\$	(20,557.50)	Posted		Fuss & O'Neill, Inc.
Check	183083	0	07/12/2023	\$	(200.00)	Posted		Gail Pressley
Check	183084	0	07/12/2023	\$	(726.43)	Posted		HD Supply Facilities Maintenance, Ltd
Check	183085	0	07/12/2023	\$	(200.00)	Posted		Hector A Lozada-Osorio
DD	0	29980	07/12/2023	\$	(40.00)	Posted		Holly A Bryk
DD	0	29981	07/12/2023	\$	(70.00)	Posted		Infoshred, LLC
Check	183086	0	07/12/2023	\$	(200.00)	Posted		James Jenkins
Check	183087	0	07/12/2023	\$	(28.50)	Posted		Jason Edge
Check	183088	0	07/12/2023	\$	(28.50)	Posted		Jayla Hill
DD	0	29975	07/12/2023	\$	(190,885.59)	Posted		JLY Enterprises LLC
Check	183089	0	07/12/2023	\$	(808.08)	Posted		Johnson Controls US Holdings LLC
DD	0	29982	07/12/2023	\$	(200.00)	Posted		Keith Davis
Check	183090	0	07/12/2023	\$	(200.00)	Posted		Kelly Nichols
DD	0	29983	07/12/2023	\$	(1,190.00)	Posted		La Voz Hispana Newsprint
Check	183071	0	07/12/2023	\$	(169.00)	Posted		Latoya D Garrett
Check	183091	0	07/12/2023	\$	(28.50)	Posted		Lee Crenshaw
Check	183092	0	07/12/2023	\$	(200.00)	Posted		Lenard Greene
Check	183093	0	07/12/2023	\$	(200.00)	Posted		Luz E Torres
Check	183094	0	07/12/2023	\$	(200.00)	Posted		Major Banks
Check	183073	0	07/12/2023	\$	(1,166.95)	Posted		Marilyn Dawson
Check	183095	0	07/12/2023	\$	(200.00)	Posted		Maritza Baez
DD	0	29984	07/12/2023	\$	(8,669.01)	Posted		MINITPRINT Inc d/b/a Docuprintnow
Check	183112	0	07/12/2023	\$	(8,083.00)	Posted		Mobility Works, Inc
DD	0	29976	07/12/2023	\$	(53,351.00)	Posted		New Haven Village Suites
DD	0	29985	07/12/2023	\$	(18,502.51)	Posted		Otis Elevator Company
DD	0	29986	07/12/2023	\$	(200.00)	Posted		Patricia Mabry
DD	0	29987	07/12/2023	\$	(200.00)	Posted		Paul A Kates
DD	0	29988	07/12/2023	\$	(200.00)	Posted		Pedro Octavio Jimenez
Check	183096	0	07/12/2023	\$	-	Posted	07/26/2023	Philadelphia Indemnity Insurance Company
Check	183097	0	07/12/2023	\$	(200.00)	Posted		Ralph Berryman
Check	183072	0	07/12/2023	\$	(1,336.43)	Posted		Regional Water Authority
Check	183098	0	07/12/2023	\$	(15,565.90)	Posted		Regional Water Authority
Check	183099	0	07/12/2023	\$	(30,984.31)	Posted		Regional Water Authority
DD	0	29989	07/12/2023	\$	(3,933.66)	Posted		Reitman Personnel Services, Inc.
Check	183068	0	07/12/2023	\$	(17,155.50)	Posted		Reno & Cavanaugh, Pllc
Check	183069	0	07/12/2023	\$	(261.00)	Posted		Reno & Cavanaugh, Pllc
Check	183100	0	07/12/2023	\$	(200.00)	Posted		Roberto Roman-Negron

Check	183101	0	07/12/2023	\$	(200.00)	Posted	Sean Holland
Check	183102	0	07/12/2023	\$	(200.00)	Posted	Shantour Jackson
Check	183103	0	07/12/2023	\$	(953.33)	Posted	Skyview Ridgefield LLC
Check	183104	0	07/12/2023	\$	(1,997.90)	Posted	Southern Connecticut Gas
Check	183105	0	07/12/2023	\$	(169.77)	Posted	Southern Connecticut Gas
Check	183106	0	07/12/2023	\$	(675.42)	Posted	Southern Connecticut Gas
Check	183107	0	07/12/2023	\$	(1,085.93)	Posted	Southern Connecticut Gas
Check	183108	0	07/12/2023	\$	(364.85)	Posted	Southern Connecticut Gas
Check	183109	0	07/12/2023	\$	(15.64)	Posted	Southern Connecticut Gas
DD	0	29990	07/12/2023	\$	(200.00)	Posted	Teresa Nela Caporale
Check	183110	0	07/12/2023	\$	(28.50)	Posted	Tyelin Garvin
DD	0	29991	07/12/2023	\$	(660.00)	Posted	United Mechanical Resources Inc.
DD	0	29992	07/12/2023	\$	(200.00)	Posted	Willard E. Ford
Check	183111	0	07/12/2023	\$	(28.50)	Posted	Zy' Aasiah Moore
Check	183119	0	07/13/2023	\$	(1,672.30)	Posted	Autoscribe Corporation
Check	183116	0	07/13/2023	\$	(104.52)	Posted	Cincinnati Copiers, Inc
Check	183117	0	07/13/2023	\$	(675.00)	Posted	CT's Delicious Dishes LLC
Check	183115	0	07/13/2023	\$	(200.00)	Posted	Darius K Reid
Check	183113	0	07/13/2023	\$	(5,000.00)	Posted	DePino, Nunez & Biggs, LLC
DD	0	29995	07/13/2023	\$	(220.00)	Posted	Eagle Leasing Company
Check	183114	0	07/13/2023	\$	(21,993.45)	Posted	Home Depot
DD	0	29996	07/13/2023	\$	(9,385.00)	Posted	Ideal Printing Co. Inc
Check	183120	0	07/13/2023	\$	(4,438.22)	Posted	Johnson Controls US Holdings LLC
Check	183118	0	07/13/2023	\$	(1,005.16)	Posted	Marilyn Dawson
Check	183121	0	07/13/2023	\$	(89.36)	Posted	Regional Water Authority
Check	183122	0	07/13/2023	\$	(1,614.55)	Posted	Regional Water Authority
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DD	0	29994	07/13/2023	\$	(1,019.20)	Posted	Reitman Personnel Services, Inc.
DD	0	29997	07/13/2023	\$	(650.00)	Posted	WebHouse Inc
Check	183125	0	07/14/2023	\$	(247.00)	Posted	Aaliyan Sara Centeno
Check	183126	0	07/14/2023	\$	(413.25)	Posted	Aalsia Herring
Check	183127	0	07/14/2023	\$	(413.25)	Posted	Abdirashid Mohamed
Check	183128	0	07/14/2023	\$	(323.00)	Posted	Amir Jihad Lee
Check	183129	0	07/14/2023	\$	(413.25)	Posted	Angeviel Davila
Check	183130	0	07/14/2023	\$	(294.50)	Posted	Axel Yaciel Delgado-Santana
Check	183131	0	07/14/2023	\$	(389.50)	Posted	David Coardes
Check	183124	0	07/14/2023	\$	(200.00)	Posted	Edward Beverley
Check	183132	0	07/14/2023	\$	(408.50)	Posted	Emmanuel Osei Bonsu
Check	183145	0	07/14/2023	\$	(225.66)	Posted	HD Supply Facilities Maintenance, Ltd
Check	183133	0	07/14/2023	\$	(418.00)	Posted	Jada-Marie Aracelis Guerrero
Check	183134	0	07/14/2023	\$	(413.25)	Posted	Jadyn Herbert
Check	183135	0	07/14/2023	\$	(418.00)	Posted	Jensen Jerriel Phetchampm
Check	183136	0	07/14/2023	\$	(418.00)	Posted	Kaleem Hough
Check	183137	0	07/14/2023	\$	(361.00)	Posted	Marilyn A Rivera-Mendez
Check	183138	0	07/14/2023	\$	(408.50)	Posted	Marvin Nieves
Check	183139	0	07/14/2023	\$	(313.50)	Posted	Michael Hall Jr
Check	183140	0	07/14/2023	\$	(418.00)	Posted	Michael Hill
Check	183141	0	07/14/2023	\$	(304.00)	Posted	Odalys Dianne Delgado-Santana
Check	183142	0	07/14/2023	\$	(418.00)	Posted	Orlando Colon
Check	183143	0	07/14/2023	\$	(332.50)	Posted	Ricky Dawson III
Check	183146	0	07/14/2023	\$	(797.15)	Posted	Southern Connecticut Gas
Check	183147	0	07/14/2023	\$	(603.36)	Posted	Southern Connecticut Gas
Check	183148	0	07/14/2023	\$	(859.48)	Posted	Southern Connecticut Gas
Check	183144	0	07/14/2023	\$	(190.00)	Posted	Zuirlyz M Osorio
Check	183156	0	07/17/2023	\$	(1,750.00)	Posted	115 Diamond NavCapMan LLC
Check	183149	0	07/17/2023	\$	(8,832.76)	Posted	City of New Haven
Check	183150	0	07/17/2023	\$	(3,615.02)	Posted	City of New Haven
Check	183158	0	07/17/2023	\$	(273.25)	Posted	Gayatri Rana
Check	183151	0	07/17/2023	\$	(812.88)	Posted	Hearst Media Services Connecticut, LLC
Check	183152	0	07/17/2023	\$	(232.14)	Posted	Online Information Services, Inc
Check	183153	0	07/17/2023	\$	(275.94)	Posted	Online Information Services, Inc
DD	0	29998	07/17/2023	\$	(5,869.94)	Posted	Ringcentral, Inc
Check	183154	0	07/17/2023	\$	(1,456.43)	Posted	Verizon Wireless
Check	183155	0	07/17/2023	\$	(5,105.72)	Posted	Verizon Wireless
Check	183160	0	07/18/2023	\$	(228,624.07)	Posted	Anthem Blue Cross/Blue Shield
Check	183161	0	07/18/2023	\$	(12,644.22)	Posted	Anthem Blue Cross/Blue Shield
DD	0	29999	07/18/2023	\$	(1,416.58)	Posted	Carahsoft Technology Corporation
Check	183162	0	07/18/2023	\$	(13,838.95)	Posted	Comcast Cable
Check	183163	0	07/18/2023	\$	(612.50)	Posted	Eagle Elevator Company, Inc.
DD	0	30000	07/18/2023	\$	(4,315.04)	Posted	Housing Authority of the City of New Haven
DD	0	30001	07/18/2023	\$	(142,158.00)	Posted	Housing Authority of the City of New Haven
DD	0	30002	07/18/2023	\$	(4,062.00)	Posted	Housing Authority of the City of New Haven
DD	0	30003	07/18/2023	\$	(25.00)	Posted	Infoshred, LLC

Check	183164	0	07/18/2023	\$ (1,380.00)	Posted		Johnson Controls US Holdings LLC
DD	0	30004	07/18/2023	\$ (105.52)	Posted		LaToya Mills
Check	183165	0	07/18/2023	\$ (3,850.00)	Posted		Marcum LLP
DD	0	30005	07/18/2023	\$ (65.00)	Posted		Northwest Interpreters, Inc.
Check	183166	0	07/18/2023	\$ (39,036.63)	Posted		Oxford Health Plans, LLC
Check	183167	0	07/18/2023	\$ -	Posted	08/10/2023	Phada
Check	183168	0	07/18/2023	\$ (128.28)	Posted		Robin Miller-Godwin
Check	183159	0	07/18/2023	\$ (479.10)	Posted		Southern Connecticut Gas
DD	0	30006	07/18/2023	\$ (735,992.05)	Posted		The Glendower Group, Inc
Check	183169	0	07/18/2023	\$ (2,014.35)	Posted		Verizon Wireless
Check	183170	0	07/19/2023	\$ (1,550.00)	Posted		115 Diamond NavCapMan LLC
DD	0	30007	07/19/2023	\$ (168,179.93)	Posted		A. Prete Construction Company, Inc
Check	183223	0	07/19/2023	\$ (200.00)	Posted		Airess Johnson
Check	183224	0	07/19/2023	\$ (3,256.30)	Posted		Aramark Refreshment Services
DD	0	30008	07/19/2023	\$ (246,374.65)	Posted		BRD Builders, LLC
Check	183225	0	07/19/2023	\$ (5,000.00)	Posted		Christian Community Commission Inc
DD	0	30009	07/19/2023	\$ (5,105.63)	Posted		Christopher Williams Architects, LLC
Check	183226	0	07/19/2023	\$ (12,500.00)	Posted		Columbus House, Inc
Check	183227	0	07/19/2023	\$ (675.00)	Posted		CT's Delicious Dishes LLC
Check	183228	0	07/19/2023	\$ (5.59)	Posted		Federal Express Corp.
Check	183171	0	07/19/2023	\$ (2,500.00)	Posted		Fred V Leone
Check	183172	0	07/19/2023	\$ (1,518.05)	Posted		Home Depot
Check	183200	0	07/19/2023	\$ (1,515.11)	Posted		Home Depot
Check	183210	0	07/19/2023	\$ (1,635.74)	Posted		Home Depot
Check	183211	0	07/19/2023	\$ (441.32)	Posted		Home Depot
Check	183213	0	07/19/2023	\$ (5,809.60)	Posted		Home Depot
Check	183222	0	07/19/2023	\$ (154.41)	Posted		Home Depot
DD	0	30010	07/19/2023	\$ (149,988.30)	Posted		Lothrop Associates, LLP
Check	183229	0	07/19/2023	\$ (685.10)	Posted		Metropolitan Life Insurance Company USA
DD	0	30012	07/19/2023	\$ (1,200.00)	Posted		Moore's Yard Care
Check	183173	0	07/19/2023	\$ (3,101.60)	Posted		New Reach, Inc.
Check	183230	0	07/19/2023	\$ (5,786.88)	Posted		New Reach, Inc.
Check	183231	0	07/19/2023	\$ (1,500.00)	Posted		Partnership For Strong Communities, Inc.
Check	183184	0	07/19/2023	\$ (3,473.75)	Posted		Regional Water Authority
Check	183183	0	07/19/2023	\$ (1,631.47)	Posted		Regional Water Authority
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Check	183176	0	07/19/2023	\$ (518.87)	Posted		Regional Water Authority
DD	0	30013	07/19/2023	\$ (14,450.00)	Posted		The Computer Company Inc
DD	0	30011	07/19/2023	\$ (16,231.50)	Posted		Tri-Con Construction Manager, Llc
Check	183192	0	07/19/2023	\$ (340.03)	Posted		United Illuminating
Check	183191	0	07/19/2023	\$ (8,683.78)	Posted		United Illuminating
Check	183190	0	07/19/2023	\$ (8,222.95)	Posted		United Illuminating
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Check	183187	0	07/19/2023	\$ (666.63)	Posted		United Illuminating
Check	183186	0	07/19/2023	\$ (868.36)	Posted		United Illuminating
Check	183185	0	07/19/2023	\$ (111.24)	Posted		United Illuminating
Check	183193	0	07/19/2023	\$ (16.76)	Posted		United Illuminating
Check	183194	0	07/19/2023	\$ (295.47)	Posted		United Illuminating
Check	183195	0	07/19/2023	\$ (161.62)	Posted		United Illuminating
Check	183196	0	07/19/2023	\$ (24.82)	Posted		United Illuminating
Check	183197	0	07/19/2023	\$ (398.54)	Posted		United Illuminating
Check	183198	0	07/19/2023	\$ (351.88)	Posted		United Illuminating
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Check	183203	0	07/19/2023	\$ (1,599.15)	Posted		United Illuminating
Check	183204	0	07/19/2023	\$ (934.46)	Posted		United Illuminating
Check	183205	0	07/19/2023	\$ (936.38)	Posted		United Illuminating
Check	183206	0	07/19/2023	\$ (491.33)	Posted		United Illuminating
Check	183207	0	07/19/2023	\$ (1,119.94)	Posted		United Illuminating
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Check	183214	0	07/19/2023	\$ (1,354.58)	Posted		United Illuminating
Check	183215	0	07/19/2023	\$ (1,069.04)	Posted		United Illuminating
Check	183216	0	07/19/2023	\$ (851.52)	Posted		United Illuminating

Check	183217	0	07/19/2023	\$ (1,096.71)	Posted		United Illuminating
Check	183218	0	07/19/2023	\$ (2,004.39)	Posted		United Illuminating
Check	183219	0	07/19/2023	\$ (539.74)	Posted		United Illuminating
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Check	183212	0	07/20/2023	\$ (23,877.16)	Posted		United Illuminating
DD	0	30014	07/21/2023	\$ (62,896.65)	Posted		360 Management Group. Co.
DD	0	30016	07/21/2023	\$ (4,004.41)	Posted		360 Management Group. Co.
Check	183232	0	07/21/2023	\$ (385.89)	Posted		Aaliyan Sara Centeno
Check	183233	0	07/21/2023	\$ (418.00)	Posted		Aalsia Herring
Check	183234	0	07/21/2023	\$ (403.18)	Posted		Abdirashid Mohamed
Check	183258	0	07/21/2023	\$ (135.00)	Posted		Adrianna Larrea
Check	183235	0	07/21/2023	\$ (437.00)	Posted		Amir Jihad Lee
Check	183236	0	07/21/2023	\$ (408.50)	Posted		Angeviel Davila
Check	183237	0	07/21/2023	\$ (213.94)	Posted		Axel Yadiel Delgado-Santana
Check	183238	0	07/21/2023	\$ (305.52)	Posted		David Coardes
DD	0	30015	07/21/2023	\$ (105.00)	Posted		Eagle Leasing Company
Check	183239	0	07/21/2023	\$ (190.00)	Posted		Elaine Osei Bonsu
Check	183265	0	07/21/2023	\$ (504.00)	Posted		Emek Security LLC
Check	183240	0	07/21/2023	\$ (437.00)	Posted		Emmanuel Osei Bonsu
Check	183259	0	07/21/2023	\$ (135.00)	Posted		Georgia Cunningham
Check	183266	0	07/21/2023	\$ (57.95)	Posted		HD Supply Facilities Maintenance, Ltd
Check	183303	0	07/21/2023	\$ (3,784.14)	Posted		Home Depot
Check	183304	0	07/21/2023	\$ (2,561.45)	Posted		Home Depot
Check	183305	0	07/21/2023	\$ (1,890.70)	Posted		Home Depot
Check	183306	0	07/21/2023	\$ (1,096.79)	Posted		Home Depot
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Check	183308	0	07/21/2023	\$ (10,879.28)	Posted		Home Depot
DD	0	30017	07/21/2023	\$ (27,032.46)	Posted		Housing Authority of the City of New Haven
DD	0	30018	07/21/2023	\$ (810.46)	Posted		Housing Authority of the City of New Haven
DD	0	30019	07/21/2023	\$ (840.64)	Posted		Housing Authority of the City of New Haven
Check	183241	0	07/21/2023	\$ (381.33)	Posted		Jada-Marie Aracelis Guerrero
Check	183242	0	07/21/2023	\$ (405.27)	Posted		Jadyn Herbert
Check	183243	0	07/21/2023	\$ (356.25)	Posted		Jason Edge
Check	183244	0	07/21/2023	\$ (128.25)	Posted		Jayla Hill
Check	183245	0	07/21/2023	\$ (418.00)	Posted		Jensen Jerriel Phetchampm
Check	183246	0	07/21/2023	\$ (399.00)	Posted		Kaleem Hough
Check	183260	0	07/21/2023	\$ (135.00)	Posted		Keron Morrison Jr
Check	183261	0	07/21/2023	\$ (135.00)	Posted		Lamont A. Solomon
Check	183247	0	07/21/2023	\$ (323.00)	Posted		Lee Crenshaw
Check	183248	0	07/21/2023	\$ (253.65)	Posted		Marilyn A Rivera-Mendez
Check	183249	0	07/21/2023	\$ (418.00)	Posted		Marvin Nieves
Check	183250	0	07/21/2023	\$ (228.00)	Posted		Michael Hall Jr
Check	183251	0	07/21/2023	\$ (310.08)	Posted		Michael Hill
Check	183262	0	07/21/2023	\$ (135.00)	Posted		My'Asia Robinson
Check	183302	0	07/21/2023	\$ -	Posted	08/01/2023	Natale Management Enterprises LLC
Check	183263	0	07/21/2023	\$ (135.00)	Posted		Nevaeh James
Check	183252	0	07/21/2023	\$ (213.94)	Posted		Odalys Dianne Delgado-Santana
Check	183267	0	07/21/2023	\$ (192.72)	Posted		Online Information Services, Inc
Check	183253	0	07/21/2023	\$ (418.00)	Posted		Orlando Colon
Check	183254	0	07/21/2023	\$ (327.18)	Posted		Ricky Dawson III
Check	183264	0	07/21/2023	\$ (135.00)	Posted		S'ence Thomas
Check	183255	0	07/21/2023	\$ (399.00)	Posted		Tyelin Garvin
Check	183268	0	07/21/2023	\$ (759.88)	Posted		United Illuminating
Check	183269	0	07/21/2023	\$ (1,220.73)	Posted		United Illuminating
Check	183270	0	07/21/2023	\$ (1,004.13)	Posted		United Illuminating
Check	183271	0	07/21/2023	\$ (1,729.80)	Posted		United Illuminating
Check	183272	0	07/21/2023	\$ (1,948.91)	Posted		United Illuminating
Check	183273	0	07/21/2023	\$ (906.86)	Posted		United Illuminating
Check	183274	0	07/21/2023	\$ (1,459.00)	Posted		United Illuminating
Check	183275	0	07/21/2023	\$ (1,321.20)	Posted		United Illuminating
Check	183276	0	07/21/2023	\$ (1,584.35)	Posted		United Illuminating
Check	183277	0	07/21/2023	\$ (1,958.88)	Posted		United Illuminating
Check	183278	0	07/21/2023	\$ (1,644.20)	Posted		United Illuminating
Check	183279	0	07/21/2023	\$ (503.21)	Posted		United Illuminating
Check	183280	0	07/21/2023	\$ (1,096.26)	Posted		United Illuminating
Check	183281	0	07/21/2023	\$ (801.48)	Posted		United Illuminating
Check	183282	0	07/21/2023	\$ (403.02)	Posted		United Illuminating
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Check	183286	0	07/21/2023	\$ (81.06)	Posted		United Illuminating
Check	183287	0	07/21/2023	\$ (53.30)	Posted		United Illuminating

Check	183288	0	07/21/2023	\$	(86.98)	Posted		United Illuminating
Check	183289	0	07/21/2023	\$	(31.41)	Posted		United Illuminating
Check	183290	0	07/21/2023	\$	(19.52)	Posted		United Illuminating
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Check	183292	0	07/21/2023	\$	(162.90)	Posted		United Illuminating
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Check	183301	0	07/21/2023	\$	(339.26)	Posted		United Illuminating
Check	183256	0	07/21/2023	\$	(367.27)	Posted		Zuiryliz M Osorio
Check	183257	0	07/21/2023	\$	(323.00)	Posted		Zy' Aasiah Moore
Check	183315	0	07/24/2023	\$	(33.00)	Posted		Brian Lavigne
DD	0	30020	07/24/2023	\$	(10,275.87)	Posted		Cdw Government Inc
Check	183309	0	07/24/2023	\$	(75.00)	Posted		Denise Warner
Check	183316	0	07/24/2023	\$	(1,333.93)	Posted		G.L. Capasso, Inc
DD	0	30021	07/24/2023	\$	(1,871.10)	Posted		Gilson Software Solutions - PHA, LLC.
Check	183317	0	07/24/2023	\$	(4,695.60)	Posted		HD Supply Facilities Maintenance, Ltd
DD	0	30028	07/24/2023	\$	(680.00)	Posted		Holly A Bryk
DD	0	30022	07/24/2023	\$	(2,053.36)	Posted		Infoshred, LLC
Check	183318	0	07/24/2023	\$	(213.34)	Posted		Johnson Controls Inc
Check	183310	0	07/24/2023	\$	-	Posted	07/27/2023	Louis Decrescenzo
DD	0	30023	07/24/2023	\$	(19,360.00)	Posted		MajorWorks LLC
DD	0	30024	07/24/2023	\$	(379.42)	Posted		María Carmona
Check	183319	0	07/24/2023	\$	(8,083.00)	Posted		Mobility Works, Inc
DD	0	30025	07/24/2023	\$	(475.44)	Posted		Northwest Interpreters, Inc.
DD	0	30026	07/24/2023	\$	(245,915.00)	Posted		Patterson & Associate Consulting, LLC
Check	183311	0	07/24/2023	\$	(125.00)	Posted		Porsha B Brown
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DD	0	30027	07/24/2023	\$	(6,720.00)	Posted		Solar Youth Inc.
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DD	0	30038	07/26/2023	\$	(525.00)	Posted		109-113 Court Street Associates LLC
DD	0	30039	07/26/2023	\$	(45,800.00)	Posted		212 Exchange Street LLC
Check	183327	0	07/26/2023	\$	(371.11)	Posted		Aramark Refreshment Services
DD	0	30040	07/26/2023	\$	(550.00)	Posted		BCT-042 LLC
DD	0	30041	07/26/2023	\$	(350.00)	Posted		Chapel and W. Main, LLC
DD	0	30042	07/26/2023	\$	(350.00)	Posted		Chapel Apartments LLC
Check	183348	0	07/26/2023	\$	(602.90)	Posted		Comcast Cable
Check	183328	0	07/26/2023	\$	(1,773.75)	Posted		Conncorp LLC
Check	183329	0	07/26/2023	\$	(230.44)	Posted		Corporate Mailing Services LLC
DD	0	30043	07/26/2023	\$	(275.00)	Posted		Danny Guy 3 DE LLC
Check	183358	0	07/26/2023	\$	(166.18)	Posted		De Lage Landen Financial Services, Inc
DD	0	30044	07/26/2023	\$	(350.00)	Posted		East Street Properties, LLC
Check	183326	0	07/26/2023	\$	(30,800.00)	Posted		Emek Security LLC
DD	0	30045	07/26/2023	\$	(550.00)	Posted		EMZ Greens, LLC
DD	0	30046	07/26/2023	\$	(475.00)	Posted		Exchange Real Estate Management LLC
Check	183349	0	07/26/2023	\$	(240.28)	Posted		Frontier Communications of Company
DD	0	30047	07/26/2023	\$	(1,100.00)	Posted		Grasso Residential, LLC
Check	183350	0	07/26/2023	\$	(10,117.87)	Posted		HD Supply Facilities Maintenance, Ltd
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DD	0	30030	07/26/2023	\$	(2,700.00)	Posted		Housing Development Fund, Inc.
DD	0	30048	07/26/2023	\$	(950.00)	Posted		IGI Trading, LLC
DD	0	30031	07/26/2023	\$	(2,735.65)	Posted		Kronos Incorporated
DD	0	30032	07/26/2023	\$	(2,788.40)	Posted		Kronos Incorporated
DD	0	30033	07/26/2023	\$	(2,734.15)	Posted		Kronos Incorporated
DD	0	30049	07/26/2023	\$	(350.00)	Posted		L&B Venture Properties LLC

DD	0	30034	07/26/2023	\$ (625.00)	Posted	La Voz Hispana Newsprint
Check	183330	0	07/26/2023	\$ (4,363.05)	Posted	Laz Parking
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Check	183332	0	07/26/2023	\$ (3,839.55)	Posted	Laz Parking
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Check	183334	0	07/26/2023	\$ (4,479.53)	Posted	Laz Parking
DD	0	30050	07/26/2023	\$ (350.00)	Posted	LJS Realty LLC
Check	183335	0	07/26/2023	\$ (33.41)	Posted	Luis M Morales
DD	0	30051	07/26/2023	\$ (275.00)	Posted	Magen, LLC
DD	0	30052	07/26/2023	\$ (350.00)	Posted	Maple Pen, LLC
Check	183336	0	07/26/2023	\$ (75.00)	Posted	Melinda Vallanilla
Check	183337	0	07/26/2023	\$ (106.11)	Posted	Melody Ramos
Check	183346	0	07/26/2023	\$ (350.00)	Posted	Michael T. Campano
DD	0	30053	07/26/2023	\$ (350.00)	Posted	Mill River Holdings, LLC
DD	0	30029	07/26/2023	\$ (1,200.00)	Posted	Moore's Yard Care
DD	0	30035	07/26/2023	\$ (1,200.00)	Posted	Moore's Yard Care
DD	0	30054	07/26/2023	\$ (350.00)	Posted	Nash Street New Haven, LLP
DD	0	30055	07/26/2023	\$ (1,125.00)	Posted	Netz Bonds New Haven V ADD DE
DD	0	30056	07/26/2023	\$ (950.00)	Posted	Netz Climax DE, LLC
DD	0	30057	07/26/2023	\$ (550.00)	Posted	Netz Consolidated, LLC
Check	183338	0	07/26/2023	\$ (959.00)	Posted	New Haven Parking Authority
Check	183339	0	07/26/2023	\$ (635.00)	Posted	New Haven Parking Authority
Check	183340	0	07/26/2023	\$ (959.00)	Posted	New Haven Parking Authority
DD	0	30036	07/26/2023	\$ (7,940.00)	Posted	Nobe Construction Company
Check	183345	0	07/26/2023	\$ (1,248.00)	Posted	Philadelphia Indemnity Insurance Company
DD	0	30058	07/26/2023	\$ (550.00)	Posted	RE Fund II NH, LLC
DD	0	30059	07/26/2023	\$ (275.00)	Posted	Restoration Realty
DD	0	30060	07/26/2023	\$ (350.00)	Posted	Seabury Cooperative Housing, Inc.
Check	183341	0	07/26/2023	\$ (101.92)	Posted	Shanda Ferrucci
Check	183360	0	07/26/2023	\$ (109.20)	Posted	Shanda Ferrucci
Check	183342	0	07/26/2023	\$ (3,190.00)	Posted	State Of Connecticut
DD	0	30061	07/26/2023	\$ (350.00)	Posted	Sunset Ridge Apartments LLC
DD	0	30062	07/26/2023	\$ (350.00)	Posted	Tasha Snipes
Check	183356	0	07/26/2023	\$ (5,000.00)	Posted	The CT Black Expo Inc
DD	0	30037	07/26/2023	\$ (8,000.00)	Posted	The Narrative Project, LLC
Check	183343	0	07/26/2023	\$ (243.36)	Posted	Trishia A. Arnone
DD	0	30063	07/26/2023	\$ (700.00)	Posted	Village Park II Realty Company
Check	183347	0	07/26/2023	\$ (950.00)	Posted	Wayne L. Hailey
DD	0	30064	07/26/2023	\$ (175.00)	Posted	West Village Limited Partnership
Check	183344	0	07/26/2023	\$ (34.03)	Posted	William Viederman
DD	0	30067	07/27/2023	\$ (196,037.28)	Posted	360 Management Group. Co.
Check	183361	0	07/27/2023	\$ (372.02)	Posted	Aaliyan Sara Centeno
Check	183362	0	07/27/2023	\$ (380.00)	Posted	Aalsya Herring
Check	183363	0	07/27/2023	\$ (375.25)	Posted	Abdirashid Mohamed
Check	183395	0	07/27/2023	\$ (3,700.00)	Posted	Ace Van & Storage, Inc.
Check	183418	0	07/27/2023	\$ (17,850.00)	Posted	Ace Van & Storage, Inc.
Check	183364	0	07/27/2023	\$ (135.00)	Posted	Adrianna Larrea
Check	183365	0	07/27/2023	\$ (380.00)	Posted	Amir Jihad Lee
Check	183366	0	07/27/2023	\$ (364.23)	Posted	Angeviel Davila
Check	183408	0	07/27/2023	\$ (109.85)	Posted	Answer Plus Communications
Check	183367	0	07/27/2023	\$ (228.00)	Posted	Axel Yadiel Delgado-Santana
DD	0	30071	07/27/2023	\$ (208,897.35)	Posted	BRD Builders, LLC
Check	183419	0	07/27/2023	\$ (504.51)	Posted	Canon Solutions America Inc.
DD	0	30065	07/27/2023	\$ (5,434.19)	Posted	Censere Consulting, LLC
Check	183409	0	07/27/2023	\$ (22.42)	Posted	Comcast Cable
Check	183368	0	07/27/2023	\$ (238.07)	Posted	David Coardes
Check	183396	0	07/27/2023	\$ (987.50)	Posted	Eagle Elevator Company, Inc.
Check	183369	0	07/27/2023	\$ (76.00)	Posted	Elaine Osei Bonsu
Check	183397	0	07/27/2023	\$ (840.00)	Posted	Emek Security LLC
Check	183420	0	07/27/2023	\$ (588.00)	Posted	Emek Security LLC
Check	183421	0	07/27/2023	\$ (3,913.00)	Posted	Emek Security LLC
Check	183422	0	07/27/2023	\$ (588.00)	Posted	Emek Security LLC
Check	183370	0	07/27/2023	\$ (361.00)	Posted	Emmanuel Osei Bonsu
DD	0	30072	07/27/2023	\$ (10,754.00)	Posted	Enviromed Services, Inc.
Check	183398	0	07/27/2023	\$ (23,433.00)	Posted	Frankson Fence Company
Check	183371	0	07/27/2023	\$ (90.00)	Posted	Georgia Cunningham
DD	0	30073	07/27/2023	\$ (360.00)	Posted	Hands On Moving, LLC
DD	0	30074	07/27/2023	\$ (17,889.85)	Posted	Haz-Pros Inc
Check	183401	0	07/27/2023	\$ (2,904.60)	Posted	Home Depot
Check	183402	0	07/27/2023	\$ (2,904.57)	Posted	Home Depot
Check	183403	0	07/27/2023	\$ (3,226.33)	Posted	Home Depot
Check	183404	0	07/27/2023	\$ (4,088.83)	Posted	Home Depot
Check	183405	0	07/27/2023	\$ (2,941.08)	Posted	Home Depot

Check	183406	0	07/27/2023	\$	(3,680.22)	Posted	Home Depot
Check	183407	0	07/27/2023	\$	(1,325.16)	Posted	Home Depot
DD	0	30077	07/27/2023	\$	(2,813.72)	Posted	Housing Authority of the City of New Haven
DD	0	30078	07/27/2023	\$	(435.00)	Posted	Housing Authority of the City of New Haven
DD	0	30068	07/27/2023	\$	(9,593.52)	Posted	Housing Insurance Services, Inc.
Check	183372	0	07/27/2023	\$	(239.02)	Posted	Jada-Marie Aracelis Guerrero
Check	183373	0	07/27/2023	\$	(361.00)	Posted	Jadyn Herbert
Check	183374	0	07/27/2023	\$	(49.97)	Posted	Jalan McGill
Check	183375	0	07/27/2023	\$	(266.00)	Posted	Jayla Hill
Check	183376	0	07/27/2023	\$	(380.00)	Posted	Jensen Jerriel Phetchampm
DD	0	30075	07/27/2023	\$	(130,277.05)	Posted	JLY Enterprises LLC
Check	183410	0	07/27/2023	\$	(1,269.67)	Posted	Johnson Controls US Holdings LLC
Check	183411	0	07/27/2023	\$	(157.50)	Posted	Johnson Controls US Holdings LLC
Check	183377	0	07/27/2023	\$	(380.00)	Posted	Kaleem Hough
Check	183378	0	07/27/2023	\$	(135.00)	Posted	Keron Morrison Jr
Check	183379	0	07/27/2023	\$	(135.00)	Posted	Lamont A. Solomon
Check	183380	0	07/27/2023	\$	(380.00)	Posted	Lee Crenshaw
Check	183381	0	07/27/2023	\$	(190.00)	Posted	Marilyn A Rivera-Mendez
Check	183382	0	07/27/2023	\$	(380.00)	Posted	Marvin Nieves
Check	183383	0	07/27/2023	\$	(380.00)	Posted	Michael Hall Jr
Check	183384	0	07/27/2023	\$	(380.00)	Posted	Michael Hill
Check	183385	0	07/27/2023	\$	(135.00)	Posted	My Asia Robinson
Check	183412	0	07/27/2023	\$	(925.00)	Posted	National Center For Housing Mgmt.
Check	183413	0	07/27/2023	\$	(2,772.00)	Posted	National Center For Housing Mgmt.
Check	183414	0	07/27/2023	\$	(1,850.00)	Posted	National Center For Housing Mgmt.
Check	183415	0	07/27/2023	\$	(925.00)	Posted	National Center For Housing Mgmt.
Check	183416	0	07/27/2023	\$	(925.00)	Posted	National Center For Housing Mgmt.
Check	183426	0	07/27/2023	\$	(925.00)	Posted	National Center For Housing Mgmt.
Check	183427	0	07/27/2023	\$	(925.00)	Posted	National Center For Housing Mgmt.
Check	183428	0	07/27/2023	\$	(925.00)	Posted	National Center For Housing Mgmt.
Check	183429	0	07/27/2023	\$	(925.00)	Posted	National Center For Housing Mgmt.
Check	183430	0	07/27/2023	\$	(925.00)	Posted	National Center For Housing Mgmt.
Check	183386	0	07/27/2023	\$	(135.00)	Posted	Nevaeh James
DD	0	30076	07/27/2023	\$	(29,934.00)	Posted	Nobe Construction Company
DD	0	30066	07/27/2023	\$	(3,990.00)	Posted	O.T.W. Graffiti Removal Specialists, LLC
Check	183387	0	07/27/2023	\$	(220.40)	Posted	Odalys Dianne Delgado-Santana
Check	183388	0	07/27/2023	\$	(380.00)	Posted	Orlando Colon
Check	183423	0	07/27/2023	\$	(1,534.28)	Posted	Regional Water Authority
Check	183389	0	07/27/2023	\$	(210.90)	Posted	Ricky Dawson III
DD	0	30069	07/27/2023	\$	(89.25)	Posted	Ringcentral, Inc
DD	0	30070	07/27/2023	\$	(89.25)	Posted	Ringcentral, Inc
Check	183390	0	07/27/2023	\$	(135.00)	Posted	S'ence Thomas
Check	183417	0	07/27/2023	\$	(430.36)	Posted	Standard Insurance Company.
Check	183394	0	07/27/2023	\$	(6,758.21)	Posted	Tise Design Associates, Inc
Check	183399	0	07/27/2023	\$	(1,431.30)	Posted	Torello Tire Inc.
Check	183391	0	07/27/2023	\$	(247.00)	Posted	Tyelin Garvin
Check	183400	0	07/27/2023	\$	(900.76)	Posted	United Illuminating
Check	183424	0	07/27/2023	\$	(503.00)	Posted	United Illuminating
Check	183425	0	07/27/2023	\$	(25.00)	Posted	Yale Termite & Pest Elimination Corp.
Check	183392	0	07/27/2023	\$	(380.00)	Posted	Zuirlyz M Osorio
Check	183393	0	07/27/2023	\$	(190.00)	Posted	Zy' Aasiah Moore
DD	0	30094	07/28/2023	\$	(1,710.00)	Posted	212 Exchange Street LLC
DD	0	30113	07/28/2023	\$	(18,209.93)	Posted	360 Management Group. Co.
Check	183431	0	07/28/2023	\$	(2,800.00)	Posted	Ace Van & Storage, Inc.
Check	183611	0	07/28/2023	\$	(1,536.04)	Posted	ARAMARK Uniform & Career Apparel
DD	0	30102	07/28/2023	\$	(639.55)	Posted	Ashley Shemone Keen
Check	183553	0	07/28/2023	\$	(1,800.00)	Posted	Axel Rodriguez
DD	0	30095	07/28/2023	\$	(650.50)	Posted	Berchem Moses PC
DD	0	30110	07/28/2023	\$	(98,101.05)	Posted	Carahsoft Technology Corporation
Check	183557	0	07/28/2023	\$	(1,720.21)	Posted	Chamberlain Court Condominium Association, Inc.
Check	183620	0	07/28/2023	\$	(198.35)	Posted	Comcast Cable
Check	183621	0	07/28/2023	\$	(298.35)	Posted	Comcast Cable
Check	183622	0	07/28/2023	\$	(198.35)	Posted	Comcast Cable
Check	183623	0	07/28/2023	\$	(161.85)	Posted	Comcast Cable
Check	183624	0	07/28/2023	\$	(198.35)	Posted	Comcast Cable
Check	183625	0	07/28/2023	\$	(198.35)	Posted	Comcast Cable
Check	183554	0	07/28/2023	\$	(65.78)	Posted	Corporate Mailing Services LLC
Check	183555	0	07/28/2023	\$	(36.62)	Posted	Corporate Mailing Services LLC
DD	0	30111	07/28/2023	\$	-	Posted	CWPM, LLC
Check	183593	0	07/28/2023	\$	(250.00)	Posted	Derrick Powell Sr
DD	0	30079	07/28/2023	\$	(250.00)	Posted	Hands On Moving, LLC
DD	0	30080	07/28/2023	\$	(360.00)	Posted	Hands On Moving, LLC
Check	183558	0	07/28/2023	\$	(2,105.02)	Posted	HD Supply Facilities Maintenance, Ltd

Check	183594	0	07/28/2023	\$	(3,396.41)	Posted		HD Supply Facilities Maintenance, Ltd
Check	183595	0	07/28/2023	\$	(1,080.67)	Posted		HD Supply Facilities Maintenance, Ltd
Check	183596	0	07/28/2023	\$	(29.77)	Posted		HD Supply Facilities Maintenance, Ltd
Check	183597	0	07/28/2023	\$	(387.19)	Posted		HD Supply Facilities Maintenance, Ltd
Check	183598	0	07/28/2023	\$	(58.41)	Posted		HD Supply Facilities Maintenance, Ltd
Check	183599	0	07/28/2023	\$	(43.00)	Posted		HD Supply Facilities Maintenance, Ltd
Check	183600	0	07/28/2023	\$	(386.08)	Posted		HD Supply Facilities Maintenance, Ltd
Check	183601	0	07/28/2023	\$	(1,167.55)	Posted		HD Supply Facilities Maintenance, Ltd
Check	183602	0	07/28/2023	\$	(260.07)	Posted		HD Supply Facilities Maintenance, Ltd
Check	183603	0	07/28/2023	\$	(142.65)	Posted		HD Supply Facilities Maintenance, Ltd
Check	183604	0	07/28/2023	\$	(49.84)	Posted		HD Supply Facilities Maintenance, Ltd
Check	183605	0	07/28/2023	\$	(598.62)	Posted		HD Supply Facilities Maintenance, Ltd
Check	183606	0	07/28/2023	\$	(2,001.96)	Posted		HD Supply Facilities Maintenance, Ltd
Check	183607	0	07/28/2023	\$	4.40	Posted		HD Supply Facilities Maintenance, Ltd
Check	183608	0	07/28/2023	\$	-	Posted	07/31/2023	HD Supply Facilities Maintenance, Ltd
Check	183609	0	07/28/2023	\$	(74.67)	Posted		HD Supply Facilities Maintenance, Ltd
Check	183547	0	07/28/2023	\$	(825.00)	Posted		Home Depot
DD	0	30096	07/28/2023	\$	(162.38)	Posted		Infoshred, LLC
Check	183542	0	07/28/2023	\$	(3,510.00)	Posted		Itsuannette Canales
DD	0	30103	07/28/2023	\$	(639.55)	Posted		Jasmine Yvonne Johnson
Check	183559	0	07/28/2023	\$	(639.55)	Posted		Jazmin Boria
DD	0	30104	07/28/2023	\$	(639.55)	Posted		Jerry L. Blue
Check	183560	0	07/28/2023	\$	(2,275.88)	Posted		Johnson Controls US Holdings LLC
Check	183626	0	07/28/2023	\$	(2,430.00)	Posted		Johnson Controls US Holdings LLC
DD	0	30105	07/28/2023	\$	(549.93)	Posted		Keara Locke
DD	0	30097	07/28/2023	\$	(376.45)	Posted		LaToya Mills
DD	0	30098	07/28/2023	\$	(6,245.50)	Posted		McCarter & English, LLP
Check	183551	0	07/28/2023	\$	(600.00)	Posted		Melody Ramos
DD	0	30101	07/28/2023	\$	(2,636.00)	Posted		Nan McKay & Associates
Check	183548	0	07/28/2023	\$	(36.27)	Posted		Network Electric And Security Systems, LLC
Check	183543	0	07/28/2023	\$	(379.96)	Posted		Nica's Market LLC
DD	0	30099	07/28/2023	\$	(257.96)	Posted		Northwest Interpreters, Inc.
Check	183612	0	07/28/2023	\$	(455.00)	Posted		Novogradac & Company LLP
Check	183613	0	07/28/2023	\$	(211.67)	Posted		Novogradac & Company LLP
Check	183614	0	07/28/2023	\$	(416.25)	Posted		Novogradac & Company LLP
Check	183615	0	07/28/2023	\$	(532.50)	Posted		Novogradac & Company LLP
Check	183616	0	07/28/2023	\$	(65.00)	Posted		Novogradac & Company LLP
Check	183617	0	07/28/2023	\$	(65.00)	Posted		Novogradac & Company LLP
Check	183618	0	07/28/2023	\$	(65.00)	Posted		Novogradac & Company LLP
Check	183619	0	07/28/2023	\$	(65.00)	Posted		Novogradac & Company LLP
DD	0	30092	07/28/2023	\$	(8,666.67)	Posted		NuEnergen, LLC
DD	0	30100	07/28/2023	\$	(1,995.00)	Posted		O.T.W. Graffiti Removal Specialists, LLC
Check	183627	0	07/28/2023	\$	(346.00)	Posted		Online Information Services, Inc
DD	0	30106	07/28/2023	\$	(5,577.60)	Posted		Otis Elevator Company
Check	183589	0	07/28/2023	\$	(2,475.62)	Posted		Postmaster
Check	183544	0	07/28/2023	\$	(1,000.00)	Posted		Puerto Ricans Inc
Check	183556	0	07/28/2023	\$	(2,700.00)	Posted		Quadient Finance USA, INC
Check	183561	0	07/28/2023	\$	(123.67)	Posted		Regional Water Authority
Check	183562	0	07/28/2023	\$	(105.17)	Posted		Regional Water Authority
Check	183563	0	07/28/2023	\$	(558.65)	Posted		Regional Water Authority
DD	0	30093	07/28/2023	\$	(16,134.44)	Posted		Reitman Personnel Services, Inc.
Check	183549	0	07/28/2023	\$	(4,229.88)	Posted		Ricoh USA Inc
DD	0	30112	07/28/2023	\$	(133.87)	Posted		Ringcentral, Inc
DD	0	30107	07/28/2023	\$	(549.93)	Posted		Sarah Esther Garcia
DD	0	30108	07/28/2023	\$	(639.55)	Posted		Schatara McKiver
DD	0	30109	07/28/2023	\$	(639.55)	Posted		Shayla Foreman
Check	183564	0	07/28/2023	\$	(317.66)	Posted		Southern Connecticut Gas
Check	183565	0	07/28/2023	\$	(1,538.41)	Posted		Southern Connecticut Gas
Check	183566	0	07/28/2023	\$	(1,176.42)	Posted		Southern Connecticut Gas
Check	183567	0	07/28/2023	\$	(406.12)	Posted		Southern Connecticut Gas
Check	183568	0	07/28/2023	\$	(433.64)	Posted		Southern Connecticut Gas
Check	183569	0	07/28/2023	\$	(732.67)	Posted		Southern Connecticut Gas
Check	183570	0	07/28/2023	\$	(60.53)	Posted		Southern Connecticut Gas
Check	183571	0	07/28/2023	\$	(409.18)	Posted		Southern Connecticut Gas
Check	183572	0	07/28/2023	\$	(645.38)	Posted		Southern Connecticut Gas
Check	183573	0	07/28/2023	\$	(290.04)	Posted		Southern Connecticut Gas
Check	183574	0	07/28/2023	\$	(88.58)	Posted		Southern Connecticut Gas
Check	183575	0	07/28/2023	\$	(436.56)	Posted		Southern Connecticut Gas
Check	183545	0	07/28/2023	\$	(122.50)	Posted		Tyco Intergrated Security, LLC
Check	183576	0	07/28/2023	\$	(265.60)	Posted		United Illuminating
Check	183577	0	07/28/2023	\$	(85.82)	Posted		United Illuminating
Check	183578	0	07/28/2023	\$	(56.19)	Posted		United Illuminating
Check	183579	0	07/28/2023	\$	(21.04)	Posted		United Illuminating

Check	183610	0	07/28/2023	\$ (229.60)	Posted	United Illuminating
Check	183590	0	07/28/2023	\$ (4,111.84)	Posted	Verizon Wireless
Check	183591	0	07/28/2023	\$ (1,636.89)	Posted	Verizon Wireless
Check	183592	0	07/28/2023	\$ (3,135.26)	Posted	Verizon Wireless
Check	183546	0	07/28/2023	\$ (978.52)	Posted	W.B. Mason Company Inc
Check	183550	0	07/28/2023	\$ (3,862.21)	Posted	W.B. Mason Company Inc
Check	183552	0	07/28/2023	\$ (528.72)	Posted	W.B. Mason Company Inc
Check	183580	0	07/28/2023	\$ (2,685.30)	Posted	Water Pollution Control
Check	183581	0	07/28/2023	\$ (3,093.30)	Posted	Water Pollution Control
Check	183582	0	07/28/2023	\$ (3,157.20)	Posted	Water Pollution Control
Check	183583	0	07/28/2023	\$ (3,032.40)	Posted	Water Pollution Control
Check	183584	0	07/28/2023	\$ (813.60)	Posted	Water Pollution Control
Check	183585	0	07/28/2023	\$ (2,165.10)	Posted	Water Pollution Control
Check	183586	0	07/28/2023	\$ (2,371.80)	Posted	Water Pollution Control
Check	183587	0	07/28/2023	\$ (4,753.50)	Posted	Water Pollution Control
Check	183588	0	07/28/2023	\$ (233.00)	Posted	Yale New Haven Hospital

Total Payments Issued	\$ (4,574,708.38)
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President's Report

To: ECC/HANH Board of Commissioners

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

Date: August 15th, 2023

RE: President's August 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 July 24th we were pleased to release the report that culminated the 3-part housing series- Breaking Ground. The final report provides useful city and region level data on the state of housing and offers solutions that can be undertaken by our city partners to address the urgency and the scale of the housing affordability crisis. We received broad coverage in print and television media including the New Haven Independent and Register, Hartford Courant, CT Mirror, NPR, Fox 61, WTNH and NBC30. Click here for one sample article: <https://ctmirror.org/2023/07/26/new-haven-ct-affordable-housing-study/https://ctmirror.org/2023/07/26/new-haven-ct-affordable-housing-study/> The report remains available on our website and we will continue to engage locally with community members and policy makers on advancing the ideas. Many thanks to Will Viederman, Housing Policy Manager, for his work and authorship of the report. Will has left ECC/HANH to attend graduate school and we are excited to see what is next for him.

Also along the lines of upcoming transitions, our Senior Vice President of the 360 MGT Group, Patricia Johnson has announced her intention to resign as of August 25th to pursue an unexpected but wonderful professional opportunity. Pat's leadership has been key in the launch and stabilization of 360 MGT and she will be missed. We are currently finalizing the transition plan and will begin the search for her successor.

We received word that the Principal Deputy Assistant Secretary of US HUD, Richard Monocchio wishes to visit CT and has selected ECC/HANH as the site for his visit. On August 22, 2023 we will host him for a day of discussion, engagement and tour of our properties. We look forward to demonstrating the impact of MTW here in New Haven particularly as it relates to resident services and housing investments. All are welcome to join us for all or part of the visit.

Our team has reviewed the new legislation passed by the State Legislature which goes into effect on October 1, 2023. While many of the reforms are already best practices here at ECC/HANH, there are some impacts of the new law that require policy change or procedural change on our part. Our team has begun the process of updating our policy documents accordingly. I call the Board's attention to the new requirement that anyone serving on the Board of a Public Housing Authority will be required to attend a training annually conducted by an industry recognized partner. As such, we have circulated and will continue to circulate opportunities for training to the Board members.

We are in the process of the staff reorganization and repositioning that needs to be completed by October 1st and have worked with the unions and with staff in positions that will be impacted to begin to identify new opportunities. To that end, we held an internal job fair on August 4th and offered the chance to review current and upcoming job vacancies.

On August 1st we held our annual Back to School Fair for ECC/HANH families. Thank you to Robin Miller Godwin who leads this effort each year and the teams of staff who support to execute the event.

On Saturday August 5th we suffered property loss due to a significant fire impacting two units at Essex Townhouses. Thankfully no one was injured but two families were displaced. The two units had just recently been completely renovated and the families had just returned recently to their units. They are both temporarily housed and the cause of the fire is under investigation.

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.

Finally, I am pleased to be able to continue service in my role for an additional year as you consider execution of my contract extension. Together we have and are continuing to accomplish much toward our goals and we remain positioned to take on the challenges that lie ahead.

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

- No Cost Time Extension with AM PM Door Repair Services Repair Services from August 31, 2023, to September 30, 2023 (PO# 21154-13104) in order to process new vendor contract.
- No Cost Time Extension with Nobe Construction for Board-Up Services from August 31, 2023, to September 30, 2023 (PO# 22419-13816) in order to process new vendor contract.
- No Cost Time Extension with Chen's Key Shop for Key and Lock Services August 1, 2023, to October 1, 2023 (PO# 21540-13325)
- No Cost Time Extension with Hartford Truck & Equipment for Snow Removal Equipment off State of Ct. contract # 17PSX0118 August 31, 2023, to March 31, 2024. (PO# 21814-13464)
- No Cost time extension with Stanley Convergent Solutions for Door Access Controls Cooperative Purchasing Agreement from September 30, 2023, to October 1, 2024. (PO# 22327-13769)
- No Cost time extension of time with CSC for pay per use laundry services from February 28, 2023, to September 30, 2023 (PO# 21814-13128)
- No Cost time extension with Stanton Equipment for Snow Removal Equipment from September 1, 2023, to June 1, 2024. (PO# 21183-13464)
- No Cost time extension with Home Depot Pro Institution for inventory warehouse management September 30, 2023, to October 1, 2024. (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

JUNE 2023 YTD Financials

The financial report covers nine months (October 1 through June 30) of data. Total Revenues are \$90,505,153 and Total Expenses are \$80,658,197 (including depreciation expense of \$1,764,181). The excess of revenue over expenses is reduced by \$(9,160,555) capitalized expenditures. Depreciation expense add-back is \$1,764,181. The HANH Net Surplus of \$2,450,583 was as follows:

MTW Programs

- Low Income Public Housing

Net surplus is \$1,938,342 versus a budget net deficit of \$(654,894) for an overall favorable variance of \$2,593,236

- Section 8 Housing Choice Voucher

Net deficit is \$(1,901,225) versus a budget deficit of \$(579,113). The unfavorable variance is \$1,322,112.

Non-MTW Programs

- Business Activities showed deficit of \$(778,094) compared with a budgeted deficit of \$(606,797), resulting in a unfavorable variance of \$(171,297).
- Central Office Cost Center shows a net surplus of \$3,191,561 compared to a budgeted surplus of \$1,840,805 resulting in a favorable variance of \$1,350,756.

June 2023													
	MTW Budget	MTW Actual	Variance	NON-MTW Budget	NON-MTW Actual	Variance	ELIMS Budget	ELIMS Actual	Variance	Total Budget	Total Actual	Total Variance	
70500 TENANT REVENUE	937,049	1,560,532	623,483	72,000	-	(72,000)	-	-	-	1,009,049	1,560,532	551,483	
70600 HUD REVENUE	85,094,605	77,116,580	(7,978,025)	199,998	206,561	6,563	-	-	-	85,294,603	77,323,140	(7,971,462)	
70000 OTHER REVENUE	600,000	1,203,470	603,470	15,109,708	16,037,613	927,905	(7,833,170)	(7,324,578)	508,592	7,876,539	9,916,505	2,039,967	
71600 GAIN/LOSS ON SALE OF CAPITAL ASSETS	-	1,704,976	1,704,976	-	-	-	-	-	-	-	1,704,976	1,704,976	
70000 TOTAL REVENUE	86,631,653	81,585,557	(5,046,096)	15,381,706	16,244,174	862,468	(7,833,170)	(7,324,578)	508,592	94,180,190	90,505,153	(3,675,037)	
91000 OPERATING ADMINISTRATIVE	10,920,554	10,245,732	(674,822)	6,291,819	5,640,208	(651,611)	(7,833,170)	(7,324,578)	508,592	9,379,204	8,561,362	(817,841)	
92500 TENANTS SERVICES	172,677	43,916	(128,761)	1,904,027	1,434,778	(469,249)	-	-	-	2,076,704	1,478,694	(598,010)	
93000 UTILITIES	1,367,317	1,540,608	173,291	302,255	276,641	(25,614)	-	-	-	1,669,572	1,817,249	147,677	
94000 MAINTENANCE	2,879,120	4,030,210	1,151,091	612,524	449,960	(162,564)	-	-	-	3,491,643	4,480,170	988,527	
95000 PROTECTIVE SERVICES	147,461	146,040	(1,420)	21,725	5,526	(16,198)	-	-	-	169,185	151,567	(17,619)	
96000 GENERAL EXPENSE	1,426,063	49,518	(1,376,545)	320,864	321,396	532	-	-	-	1,746,926	370,914	(1,376,013)	
96100 INSURANCE PREMIUMS	591,848	696,949	105,102	3,629	-	(3,629)	-	-	-	595,477	696,949	101,472	
96200 OTHER	-	1,490,486	1,490,486	-	-	-	-	-	-	-	1,490,486	1,490,486	
96800 SEVERANCE EXPENSE	-	-	-	6,393,750	7,268,831	875,080	-	-	-	6,393,750	7,268,831	875,080	
96900 TOTAL OPERATING EXPENSES	17,505,038	18,243,460	738,422	15,850,593	15,397,340	(453,253)	(7,833,170)	(7,324,578)	508,592	25,522,462	26,316,222	793,760	
97100 EXTRAORDINARY MAINTENANCE	1,140,723	143,206	(997,517)	24,312	-	(24,312)	-	-	-	1,165,035	143,206	(1,021,829)	
97200 CASUALTY LOSSES - NON CAPITALIZED	-	139,190	139,190	-	-	-	-	-	-	-	139,190	139,190	
97300 HAP EXPENSE	56,579,745	52,295,397	(4,284,348)	-	-	-	-	-	-	56,579,745	52,295,397	(4,284,348)	
97400 DEPRECIATION EXPENSE	2,354,876	1,240,817	(1,114,059)	235,167	523,364	288,197	-	-	-	2,590,044	1,764,181	(825,862)	
90000 OTHER EXPENSES	60,075,344	53,818,610	(6,256,734)	259,479	523,364	263,885	-	-	-	60,334,824	54,341,974	(5,992,849)	
TOTAL EXPENSES	77,580,383	72,062,070	(5,518,312)	16,110,072	15,920,704	(189,368)	(7,833,170)	(7,324,578)	508,592	85,857,285	80,658,197	(5,199,089)	
RAD/DEV - MTW Fund Expenditures	(5,636,869)	(6,447,210)	(810,342)	(5,276,080)	(2,713,345)	2,562,735	-	-	-	(10,912,949)	(9,160,555)	1,752,393	
Investment in the financing of affordable housing Dev	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve for interest on N/R	-	-	-	-	-	-	-	-	-	-	-	-	
10010 Operating Transfer In	1,577,296	496,097	(1,081,199)	7,003,286	4,279,977	(2,723,308)	-	-	-	8,580,581	4,776,074	(3,804,507)	
10020 Operating Transfer Out	(8,580,581)	(4,776,074)	3,804,507	-	-	-	-	-	-	(8,580,581)	(4,776,074)	3,804,507	
10000 EXCESS OF REVENUE OVER (UNDER) EXPENSES	(3,588,884)	(1,203,701)	(2,385,183)	998,840	1,890,102	891,262	-	-	-	(2,590,044)	686,402	(3,276,445)	
ADJ FOR DEPRECIATION EXPENSE	2,354,876	1,240,817	(1,114,059)	235,167	523,364	288,197	-	-	-	2,590,044	1,764,181	(825,862)	
350 SURPLUS / (DEFICIT)	(1,234,007)	37,117	1,271,124	1,234,007	2,413,466	1,179,459	-	-	-	(0)	2,450,583	2,450,583	

III. Operations

A. Vacancy Rate

HANH's current occupancy rate for the month for July 2023 is 97.44%. The agency goal is 96.00%. Attainment of this goal remains the primary objective for the Operations Department.

B. Rent Collection

Rent Collection – HANH's rent collection for the year to date ending the month of July 2023 is 67.50%. 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%	66.65	6.43
July	59.09%	67.50	8.41
August	58.41%		
September	59.0%		
October	59.0%		
November	60.0%		
December	61.77%		
Average	61.04%	66.59%	5.55

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

HUD Emergency Safety and Security Grants:

P&M 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 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 to address the following Hazards at Scattered Sites, Essex, Crawford Manor, Wolfe: Smoke and Carbon monoxide, Radon, Mold and Vermin (high-rise buildings). Work will include inspections, testing, installation of equipment, treatments and post-abatement testing, as required. The grant covers abatements in buildings encompassing 402 units. Scheduling/testing has begun with CO & smoke detectors (HUD stated priority), Radon testing and mitigation. Mold is being addressed in conjunction with Lead abatement projects as well as separately. Inspections for the Vermin (Bedbugs, rodents and cockroaches) portion of the grant has begun. A 3rd Quarterly benchmark report has been sent to the HUD Washington and our Regional offices. We worked directly with the HUD Washington LBP and Housing Related Hazards Team and our Field 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%.

HUD Lead Grant 2020--ECC applied and was awarded **\$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 2nd Lead Based Paint grant, design of remaining units were upgraded to remove instead of just encapsulate certain components, keeping to the priorities established by the testing. This was made possible due to the additional HUD funding and provides residents and ECC a more permanent and lasting solution to the Lead. 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 3rd HUD grant **\$3,999,993**, where inspections identified significant mold, CO and Smoke detectors, vermin and Radon to mitigate or remove. Work on the multiple hazards started:
- 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-solicitation 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 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.
- **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. 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 in progress.

- **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:** Contractor 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 1st quarter of 2022.
 - 92 total units, 66 rehab 26 new construction.
 - Closing targeted for the 3rd quarter of 2023

- **McConaughy Terrace 9%**
 - Submitted a LIHTC application to CHFA on November 12, 2021.
 - Application was awarded under the 2021 competitive LIHTC round. The 9% LIHTC award also included approval of the 4% award.
 - Closing anticipated to be on the 1st quarter of 2023.
 - Phase includes the rehab of 130 units, 104 RAD units, and 26 to be market rate.
 - Closing targeted for the 3rd quarter of 2023

- **Scattered Sites**
 - Scattered site is multifamily redevelopment which includes 88 units located in various part of the city. The developments are: 23 Chamberlain Street, 54 Kingswood Drive, 63 Fulton Street, 425 Eastern Street, 437 Easter Street, 1361 Quinnipiac Ave, 1368 Quinnipiac Ave, 1370 Quinnipiac Ave, 1376 Quinnipiac Ave, 1378 Quinnipiac Ave, 1381 Quinnipiac Ave, and 1435 Quinnipiac Ave.
 - Submitted a 9% LIHTC application on January 12, 2022. Project was not awarded.
 - Application will be resubmitted under the DOH DEP round.
 - Anticipated closing in 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: August 15, 2023

FROM: Karen DuBois-Walton, President

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

ACTION: Recommend that the Board of Commissioners pass Resolution # **08-57/23-R**

TIMING: Immediately

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

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

ECC/HANH is currently carrying a \$37,945.39 balance for 10 vacated tenants from the 3rd Quarter FY 2023, a period ending 06/30/2023. This amount includes residents that are deceased, terminally ill and in nursing homes. It also includes residents that have been evicted or skip leaving no forwarding address.

FISCAL IMPACT: None

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

ELM CITY COMMUNITIES
Housing Authority of The City of New Haven

RESOLUTION #08-57/23-R

RESOLUTION AUTHORIZING THE WRITE-OFF OF FORMER TENANT ACCOUNTS RECEIVABLE (TAR) FOR THE LOW-INCOME PUBLIC HOUSING (LIPH) PROGRAM FOR THE PERIOD ENDING 06/30/2023 IN THE AMOUNT OF \$37,945.39

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

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

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

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

WHEREAS, ECC/HANH is currently carrying \$37,945.39 balance for 10 vacated tenants through June 30, 2023, and

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

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

1. The write-off for financial reporting purposes of all former tenant's accounts receivable balances accrued through June 30, 2023 for LIPH program in the amount of \$37,945.39 is hereby authorized.
2. The President be and is hereby authorized, empowered, and directed to take any and all such action ancillary, related and/or necessary action to fulfill the foregoing purposes and the purposes of this resolution.
3. This resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on August 15, 2023.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

Rolan Joni Young, Esq.
A Partner

**Housing Authority of the City of New Haven
Proposed Tenant Accounts Receivable Write-offs
For the Quarter Ended June 30, 2023**

Resident Name	Tax ID	AMP	Unit ID	Move Out Date	Current Balance	Sec. Dep. Paid Balance	Net Balance
Rasheena Toney	XXX-XX-638	Westville Manor	37016	06/01/2023	10,361.84	-	10,361.84
Bianca Mariana Villanueva	XXX-XX-340	McConaughy Terrace	35556	06/22/2023	6,774.00	50.00	6,724.00
Loyda Deleon	XXX-XX-650	McConaughy Terrace	35362	06/28/2023	7,417.00	178.00	7,239.00
Sharron E Fogle	XXX-XX-175	McConaughy Terrace	35392	05/09/2023	357.00	273.00	84.00
Arthur L Cooper	XXX-XX-111	George Crawford Manor	12207	05/01/2023	133.40	-	133.40
Jose F Ortiz	XXX-XX-973	George Crawford Manor	12258	05/25/2023	1,764.65	-	1,764.65
Redmond Moore	XXX-XX-347	George Crawford Manor	12239	06/14/2023	4,882.00	202.00	4,680.00
Elias E Frizzelle	XXX-XX-382	Charles T McQueeney	28060	02/29/2020	100.00	-	100.00
William De La Rosa	XXX-XX-745	Quinnipiac Terrace Phase II	73062	05/31/2023	300.00	-	300.00
Ronisha Yvette Baskin	XXX-XX-460	Essex Townhouse	23624	06/14/2023	6,689.50	131.00	6,558.50
Grand total Unsettled Amounts for all Development					38,779.39	834.00	37,945.39

MEMORANDUM

TO: Board of Commissioners

DATE: August 15, 2023

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

RE: **The Housing Authority of the City of New Haven Authorizing the Issuance of Not Exceeding \$12,000,000 Multifamily Housing Revenue Bonds and the Making of a Loan to Finance the Costs of a Portion of the Winchester Green Project**

ACTION: Recommend that the Board of Commissioners adopt Resolution #08-58/23-R

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven (the “HANH”) was created pursuant to Section 8-40 of the Connecticut General Statutes.

Section 8-44 of the Connecticut General Statutes provides that a housing authority shall have all the powers necessary or convenient to carry out its purposes including the powers to provide for the construction of any housing project either directly or in the form of loans to borrowers, and to promote the creation and preservation of housing for low and moderate income persons and families by lending or otherwise making available to borrowers the proceeds from the sale of obligations which are tax-exempt pursuant to the provisions of the Internal Revenue Code of 1986.

Section 8-52 of the Connecticut General Statutes provides that a housing authority may issue bonds, notes or other obligations (hereinafter referred to as “bonds”) from time to time in its discretion for any of its corporate purposes.

The HANH has been requested to provide financing by issuing bonds and by using a portion of the bond proceeds to fund a loan (the “Loan”) to an entity to be formed by Winchester Residential Holdco LLC, or any of its subsidiaries, affiliates or parent (the “Borrower”) for the acquisition, construction reconstruction and equipping of a separate condominium unit located in the Winchester Green Project which will be comprised of approximately fifty-seven (57) affordable rental units restricted to tenants whose income averages 50% of AMI (the “Winchester Affordable Project”). The remainder of the Winchester Green Project will consist of approximately two hundred twenty-six (226) market rate rental units and 13,000 square feet of commercial space. The Winchester Affordable Project will be located at 315 Winchester Avenue, New Haven Connecticut., and the Borrower has agreed to secure the Loan with a mortgage, assignment of leases and rents and other security, as may be required by the purchaser of the Bonds; and

The principal of and interest on the bonds may be additionally secured by an irrevocable direct-pay letter of credit, guaranty, insurance, surety agreement, standby bond purchase agreement or other credit enhancement or liquidity facility (“Credit Facility”) issued by a credit facility provider; and

For the purpose of providing the funds needed to (i) make the Loan to the Borrower for the financing and refinancing of the costs of the Winchester Affordable Project (ii) fund one or more reserve funds established under the Funding Loan Agreement, if necessary (as hereinafter defined) (iii) pay capitalized interest on the bonds, if needed and (iv) to pay certain costs of issuance and credit enhancement fees, if any, with respect to the bonds issued hereunder (collectively, the “Project”), HANH has determined to authorize the issuance of its multifamily housing revenue bonds or notes in one or more series (collectively the “Bonds”), and to lend a portion of the Bond proceeds to the Borrower.

FISCAL IMPACT: Nonrefundable Application Fee: \$25,000 due and payable upon execution Authority Origination Fee: Origination Fee of 150 basis points (1.50%) of the principal amount of the Bonds, payable at the Bond closing. Annual Administrative Fee: The Borrower is responsible for the payment of 50 basis points or 0.50% of principal balance of the Loan, paid annually

SOURCE OF FUNDS: HANH

STAFF: Shenae Draughn, Executive Vice President

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

RESOLUTION #08-58/23-R

The Housing Authority of the City of New Haven Authorizing the Issuance of Not Exceeding \$12,000,000 Multifamily Housing Revenue Bonds and the Making of a Loan to Finance the Costs of a Portion of the Winchester Green Project

WHEREAS, the Housing Authority of the City of New Haven (the “HANH”) was created pursuant to Section 8-40 of the Connecticut General Statutes; and

WHEREAS, Section 8-44 of the Connecticut General Statutes provides that a housing authority shall have all the powers necessary or convenient to carry out its purposes including the powers to provide for the construction of any housing project either directly or in the form of loans to borrowers, and to promote the creation and preservation of housing for low and moderate income persons and families by lending or otherwise making available to borrowers the proceeds from the sale of obligations which are tax-exempt pursuant to the provisions of the Internal Revenue Code of 1986; and

WHEREAS, Section 8-52 of the Connecticut General Statutes provides that a housing authority may issue bonds, notes or other obligations (hereinafter referred to as “bonds”) from time to time in its discretion for any of its corporate purposes; and

WHEREAS, the HANH has been requested to provide financing by issuing bonds and by using a portion of the bond proceeds to fund a loan (the “Loan”) to one or more entities to be formed by Winchester Residential Holdco LLC, or any of its subsidiaries, affiliates or parent (the “Borrower”) for the acquisition, construction reconstruction and equipping of a separate condominium unit located in the Winchester Green Project which will be comprised of approximately fifty-seven (57) affordable rental units restricted to tenants whose income averages 50% of AMI (the “Winchester Affordable Project”). The remainder of the Winchester Green Project will consist of approximately two hundred twenty-six (226) market rate rental units and approximately 13,000 square feet of commercial space. The Winchester Affordable Project will be located at 315 Winchester Avenue, New Haven Connecticut., and the Borrower has agreed to secure the Loan with a mortgage, assignment of leases and rents and other security, as may be required by the purchaser of the Bonds; and

WHEREAS, the principal of and interest on the bonds may be additionally secured by an irrevocable direct-pay letter of credit, guaranty, insurance, surety agreement, standby bond purchase agreement or other credit enhancement or liquidity facility (“Credit Facility”) issued by a credit facility provider; and

WHEREAS, for the purpose of providing the funds needed to (i) make the Loan to the Borrower for the financing and refinancing of the costs of the Winchester Affordable Project (ii) fund one or more reserve funds established under the Funding Loan Agreement, if necessary (as hereinafter defined) (iii) pay capitalized interest on the bonds, if needed and (iv) to pay certain costs of issuance and credit enhancement fees, if any, with respect to the bonds issued hereunder (collectively, the “Project”), HANH has determined to authorize the issuance of its multifamily housing revenue bonds or notes in one or more series (collectively the “Bonds”), and to lend a portion of the Bond proceeds to the Borrower.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HANH AS FOLLOWS:

1. In order to provide for financing the cost of the Project, the issuance and sale of the Bonds is hereby authorized in the aggregate principal amount not to exceed \$12,000,000 as hereinafter provided. The Bonds shall be payable solely from sources and secured by such security as provided for in the Funding Loan Agreement (the "Funding Loan Agreement") by and among KeyBank, the HANH and U.S. Bank Trust Company, National Association (the "Fiscal Agent") and the HANH hereby pledges such security for the payment of the Bonds. The Bonds (a) shall not constitute a debt or liability of the State of Connecticut (the "State"), or of any political subdivision thereof, the City of New Haven (the "City") or the United States of America (the "USA"); (b) shall not constitute a pledge of the full faith and credit of the State or of any political subdivision thereof, the Town or the USA; and (c) shall not directly, indirectly or contingently obligate the State or any political subdivision thereof, the Town or the USA to levy or to pledge any form of taxation whatever therefor or to make any appropriation for their payment.

2. For the purposes of making a loan to the Borrower, to provide for the financing, refinancing or reimbursing of the costs of the Project, a Project Loan Agreement by and among the HANH, the Fiscal Agent and the Borrower (the "Project Loan Agreement) and Project Note and other security instruments, in the form and with the terms and conditions as may be determined by the Executive Director or such other officer as may be appointed by the Executive Director (the "Executive Director" or each such other officer, an "Authorized Officer") to be necessary or desirable for the benefit of the HANH or the security or marketability of the Bonds and the execution and delivery of such documents shall be conclusive evidence of such determination, are hereby approved; and any Authorized Officer, in the name of the HANH, is hereby authorized to execute and deliver such documents and the approval of the Board of Commissioners shall conclusively be determined from any of their signatures thereon.

3. For the purpose of providing for the issuance of the Bonds and further setting forth the terms and provisions applicable to the Bonds, the Funding Loan Agreement, in the form and with the terms and conditions as may be determined by any Authorized Officer to be necessary or desirable for the benefit of HANH or the security or marketability of the Bonds and the execution and delivery of such documents shall be conclusive evidence of such determination, is hereby approved; and any Authorized Officer, in the name of the HANH, is hereby authorized to execute and deliver the Funding Loan Agreement and such other documents pertaining thereto, including but not limited to, any supplements thereto, in connection with the issuance of the Bonds, and the approval of the Board of Commissioners shall conclusively be determined from any of their signatures thereon.

4. For the purpose of providing for additional security for the Bonds, the Assignment of the Project Note (the "Assignment"), substantially in the form as may be determined by the Executive Director, is approved; and any Authorized Officer, in the name of the HANH, is hereby authorized to execute and deliver such other documents pertaining thereto, in connection with the issuance of the Bonds, and the approval of the Board of Commissioners shall conclusively be determined from any of their signatures thereon.

5. For the purpose of additionally securing the principal of and interest on the Bonds, any Authorized Officer is authorized to (a) negotiate with or cause the negotiation with Credit Facility Providers to obtain a commitment for a Credit Facility (the "Commitment") on such terms and conditions as shall be determined by such Authorized Officer to be in the best interest of HANH, (b) appoint a Credit Facility Provider to additionally secure the principal of and interest on the Bonds and (c) execute and deliver such Commitment and such other documents pertaining thereto and the approval of the Board of Commissioners shall conclusively be determined from any Authorized Officer's signature thereon.

6. That for the purpose of providing for the sale or private placement of the Bonds, one or more Contracts of Purchase (the "Purchase Contract"), in the form and with the terms and conditions as may be determined by any Authorized Officer to be necessary or desirable for the benefit of the HANH or the marketability of the Bonds and the execution and delivery of such document shall be conclusive evidence of such

determination, are hereby authorized and any Authorized Officer in the name of the HANH is hereby authorized to execute and deliver the Purchase Contract, and the approval of the Board of Commissioners shall conclusively be determined from any of their signatures thereon.

7. That any Authorized Officer is authorized, in the name of the HANH, to appoint or approve of any consultants or professionals required to issue and sell or privately place the Bonds and to make the loans to the Borrowers, including the Bond Counsel, and the Board of Commissioners hereby authorizes any Authorized Officer to execute and deliver any and all documents required thereby or in connection therewith.

8. That the power (i) to establish the final aggregate principal amount of the Bonds (at not greater than \$12,000,000) which Bonds may be sold or privately placed in one or more series, the principal amount of the Bonds maturing in each year, the final maturity date for the Bonds, the interest rates to be borne by the Bonds, the redemption provisions of the Bonds, and the date and place for the sale of the Bonds, (ii) to sell the Bonds at a negotiated sale or a direct private placement pursuant to the Purchase Contract to one or more underwriters or purchasers and (iii) to execute and deliver any and all documents required thereby or in connection therewith, is hereby delegated to any Authorized Officer of the HANH and action taken by any one of such officers shall be sufficient.

9. That any Authorized Officer (and if any such action shall heretofore have been taken by any one of such officers, such action is hereby ratified and confirmed), be and is hereby authorized and directed (i) to publish such notices, to hold such hearings, and to take such other actions as shall be necessary to enable the HANH's Bond Counsel to render its opinion as to the exclusion of the interest on the Bonds from gross income for federal income tax purposes (ii) to request and accept an allocation of private activity bond volume cap from the State and (iii) to make, execute and deliver all such additional and supplemental documents, including any tax certificates and agreements, tax forms, assignments and any investment agreements, and to do and perform such acts and to take such actions as may be necessary or required for the consummation of the transactions provided for and contemplated by the Funding Loan Agreement, the Project Loan Agreement, the Purchase Contract and the financing or refinancing or reimbursing of a portion of the costs of the Project.

10. The Bonds shall state on their face that neither the full faith and credit nor the taxing power of the Town, the State, or any agency, department, or political subdivision thereof, the USA or the HANH is pledged to the payment of the principal of or interest on the Bonds. The Bonds also shall state on their face that they have been issued by the HANH to aid in financing a housing project for persons of low and moderate income.

11. Any Authorized Officer is hereby authorized to execute and deliver the Bonds and such documents, agreements, certifications, contracts or instruments as may be necessary or desirable to make the loan to the Borrower and to issue, secure, insure and deliver the Bonds, including but not limited to, bond purchase agreements, tax regulatory agreements, land use restriction agreements, supplemental indentures, continuing disclosure agreements and to make any other representations and agreements to assure that the Bonds are issued on a tax-exempt basis and in compliance with Rule 15(c)(2)(12) of the Securities and Exchange Commission and to perform and take such actions or to designate other officials or employees of the HANH to perform and take such actions and execute such documents, agreements, certifications, contracts or instruments in connection with the issuance, security and delivery of the Bonds or the making of the loans to the Borrower as are determined necessary or advisable and in the best interests of the HANH to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the HANH with respect to the Bonds, the documents authorized by this Resolution and that the execution by the Authorized Officer or other officials of such documents, agreements, certifications, contracts or instruments shall be conclusive evidence of such determination.

12. The HANH hereby expresses its official intent pursuant to Section 1.150-2 of the Federal Income Tax Regulations, Title 26 (the "Regulations"), to reimburse expenditures paid sixty days prior to and anytime after the

date of passage of this resolution in connection with the development of the Project with the proceeds of the Bonds. The Bonds shall be issued to reimburse such expenditures not later than 18 months after the later of the date of the expenditure or the substantial completion of the Project, or such later date the Regulations may authorize. The HANH hereby certifies that the intention to reimburse as expressed herein is based upon its reasonable expectations as of this date. The Executive Director or her designee is hereby authorized to pay Project expenses, if any, in accordance herewith pending the issuance of the Bonds. This Section 12 is included herein solely for purposes of compliance with the Regulations and may not be used or relied on for any other purpose.

13. Nothing in this resolution shall obligate the HANH to issue the Bonds if the best interests of the HANH would not be served by the issuance of such Bonds. Any capitalized terms, not defined in this resolution, shall have the definitions assigned to such terms in the Project Loan Agreement.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on August 15, 2023.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

June 14[_____], 2023

Jake Pine, Senior Director
Winchester Residential Holdco LLC
2 Park Avenue – 23rd Floor
New York, NY 10016

Dear Mr. Pine:

The Housing Authority of the City of New Haven (the “Authority”) is pleased to provide you with this preliminary letter of interest to provide financing for the construction of the LIHTC Condo Unit (as defined herein) of the Winchester Green Project, located in New Haven, Connecticut which will consist of approximately 287 units of rental housing, 20% of which will be restricted as affordable (the “Project”) and will comprise a separate condominium unit (the “LIHTC Condo Unit”). This letter contains a brief summary of certain, but not all transaction terms and conditions. The summary of terms and conditions set forth below is subject to credit approval by the Authority and approval by the Authority’s Board of Commissioners and does not constitute an offer or commitment.

- a. The management of the Authority will recommend to the Authority’s Board of Commissioners that it adopt a resolution to authorize the issuance of not to exceed \$10,000,000 Multifamily Housing Revenue Bonds or Notes (the “Bonds”) which shall be secured by the loans described below (the “Resolution”). The Authority shall not be liable for the payment of the Bonds except to the extent it receives payments pursuant to a loan agreement. The issuance of the Bonds is subject to the satisfaction of the requirements of the Internal Revenue Code (the “Code”), including the occupancy requirements of Section 142(d).
- b. The special purpose entity that is formed to serve as the borrower (the “Borrower”) shall be liable for all costs associated with the issuance of the Bonds and shall pay a fee to the Authority upon issuance and annually thereafter as further described below. The financing described below assumes that the Bonds can be sold. The Authority shall not be responsible for marketing of the Bonds. The final aggregate principal amount of the Bonds, the principal amount of the Bonds maturing in each year, the final maturity date for the Bonds, the interest rates to be borne by the Bonds, the redemption provisions of the Bonds, and the date and place for the sale of the Bonds, shall be approved by the Authority in accordance with market terms and conditions. The proceeds of the Bonds will be deposited with a trustee, fiscal agent, or the purchaser of the bonds, as determined by the structure of the bond documents.
- c. As soon as practicable after the Application Fee is received by the Authority, the Authority will request volume cap from the State of Connecticut (the “State”)

and approvals from the State required by it for the assignment of volume cap. In addition, the Authority will hold a TEFRA public hearing and request TEFRA approval from the Mayor of New Haven.

- d. The Authority proposes to make a loan (the “Loan”) to the Borrower which will utilize the Loan proceeds to construct approximately 57 units, which will be set aside for low or moderate income persons or families (the “Affordable Project”). The Loan will be made pursuant to a loan agreement (the “Loan Agreement”) and note and such other security as may be required by the purchasers of the Bonds. The Bonds will be repaid from the cash flow generated by the Affordable Project. The Loan will be made by the Authority contingent upon the issuance and sale of the Bonds, the proceeds of which will be utilized to make the Loan. The interest rate on the Loan shall be equal to the interest rate on the Bonds and the principal and interest payments on and the term of the Loan shall equal the principal and interest payments due on and the term of the Bonds.
- e. The Developer is subject to the review and approval of the Secretary of the State Office of Policy and Management.
- f. All bond and loan documents are subject to the review and approval of the Authority.
- g. Closing of the Loan is subject to the Borrower’s satisfaction of the Authority’s due diligence and compliance with any limitations on the Affordable Project imposed by the Authority in accordance with its policies, rules and regulations, and the execution and delivery of all required bond and loan documents, the issuance and delivery of the bonds, delivery of opinions, payments of fees and expenses and other customary requirements. All applicable federal, state and local fair housing requirements must be followed. The Authority’s Bond Resolution will provide that the transaction close on or before December 1, 2024.
- h. Draw requests shall describe in reasonable detail the purpose for which such moneys were used and further stating the opinion that such purposes constitute a necessary cost of the Affordable Project in accordance with the approved construction contract. Draw requests shall be approved by an architect or a consulting engineer for the Project, which firm shall be acceptable to the Authority, and shall include a certification by the Borrower that it is in compliance with the Loan Agreement. Copies of draw requests shall be furnished to the Authority
- i. The budget for the construction phase of the ~~Affordable Project~~project, including all budget line items, is subject to approval by the Authority.
- j. The Borrower shall be responsible for the payment of all fees and expenses in connection with the issuance of the Bonds and the making of the Loan including fees for underwriters, trustee, rating agency, lender, compliance administrator, all bond counsel, auditor, and any other party required to complete the transaction.

The Borrower shall anticipate the payment of the following fees in connection with this conduit bond issuance.

1. Nonrefundable Application Fee: \$25,000 due and payable upon execution of this letter.
 2. Authority Origination Fee: Origination Fee of 150 basis points (1.50%) of the principal amount of the Bonds, payable at the Bond closing.
 3. Bond Counsel Fee: The Borrower is responsible for the payment of all reasonable costs incurred in connection with the Authority's Bond Counsel fees associated with the issuance of the bonds or closing of the Loan which are expected to be approximately \$125,000. Prior to payment and if requested, the Authority's Bond Counsel will provide the Borrower with a detailed invoice and hourly rates.
 4. Annual Administrative Fee: The Borrower is responsible for the payment of 50 basis points or 0.50% of principal balance of the Loan, paid annually in arrears, to be capitalized and paid during the 'construction phase' of the Project and the Authority's actual third party expenses while the Bonds are outstanding.
 5. Transaction Fees: The Developer will be required to reimburse the Authority for all reasonable expenses paid by the Authority in connection with the transaction, including fees of its general counsel, if any, and fees of Authority staff estimated to be approximately \$8000.
- k. Such fees and expenses, where eligible under the Code, may be financed with the Bond proceeds. The maximum amount of costs of issuance which may be financed with such Bond proceeds is two (2) % of the par amount of the Bonds. The fees and expenses not payable with Bond proceeds are to be paid from other sources of the Borrower. The fees and expenses which are the responsibility of the Borrower, include but are not limited to those as set forth above.
- l. The Authority and the Borrower agree to act in good faith and deal fairly with each other in all matters relating to the subject matter of this letter and to negotiate in good faith the definitive terms of all contracts and agreements made in connection with the Bonds and the Loan.
 - m. Any intention to create a joint venture, agency or partnership relationship between the parties hereto by virtue of this letter is expressly disclaimed.
 - n. Any terms set forth herein are intended for discussion purposes only and are subject to the final terms of the Bonds and the Loan Agreement. This letter is not a commitment to lend, syndicate a financing, underwrite or purchase securities, or commit capital nor does it obligate the Authority to enter into such a commitment. Prior to entering into this transaction, you should determine, without reliance upon us or our affiliates, the economic risks and merits (and

independently determine that you are able to assume these risks) as well as the legal, tax and accounting characterizations and consequences of this transaction.

- o. Due Diligence Responsibilities: The Authority requires that the Developer shall comply with all applicable federal and state security laws, including but not limited to those requiring full disclosure and complete disclosure of material facts to potential investors.
- p. Authority Indemnification: The Borrower shall be required under the Bond Documents to indemnify the Authority and its members, directors, officers, servants, employees, and attorney such that they shall not be liable for any action performed under the Bond documents, and the Borrower shall hold them harmless from any claim or suit of whatever nature, provided, however, that Borrower shall not be obligated to indemnify and hold the Authority harmless in connection with liability that results from the negligence or misconduct of the Authority.
- q. The Borrower agrees that it shall offer to rent the affordable rental units to persons or families on the Authority's waiting list.

Should these preliminary terms be acceptable to you, please sign below and return to me together with the Application Fee. We look forward to working with you on this transaction.

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

By: _____
Name: Karen DuBois Walton
Its: Executive Director

ACCEPTED:

WINCHESTER RESIDENTIAL HOLDCO LLC

By: _____
Name:
Its:

MEMORANDUM

TO: Board of Commissioners

DATE: August 15, 2023

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

RE: RATIFYING, AUTHORIZING AND TO THE EXTENT NECESSARY, REAUTHORIZING THE EXECUTION AND DELIVERY OF A LETTER OF INTENT ("LOI") AND AUTHORIZING THE EXECUTION OF A PURCHASE AND SALE AGREEMENT, ALL FOR THE PURCHASE OF THE NEW HAVEN CLOCK COMPANY FACTORY LOCATED AT 133 HAMILTON STREET, NEW HAVEN, CT, FOR THE AMOUNT OF \$4.5 MILLION DOLLARS

ACTION: Recommend that the Board of Directors adopt Resolution #08-59/23-R

TIMING: Immediate

DISCUSSION: The Housing Authority of the City of New Haven/Elm City Communities ("ECC" or "HANH") is preparing a redevelopment plan for the New Haven Clock Company Factory located at 133 Hamilton Street, New Haven, CT. To date, ECC has successfully redeveloped Mill River Crossing. As such, ECC's efforts are now focused on expanding affordable housing in the Mill River community. Because of the proximity of Mill River Crossing, directly across the street from the Clock Factory, it was critical for ECC to purchase the vacant, dilapidated 1.9-acre site to make for a comprehensive redevelopment of the Mill River area. The purchase will create additional affordable housing units in the City.

This resolution seeks ratification, authorization and, to the extent necessary, reauthorization of the execution of a letter of intent ("LOI") by the President, which LOI sets forth the basic framework upon which a purchase and sale agreement would be negotiated between the Seller and HANH, a copy of which is attached as Exhibit A.

In addition, this resolution seeks authorization from the Board for the negotiation and execution of a Purchase and Sales Agreement in the amount of \$4.5 Million Dollars for the New Haven Clock Company Factory located at 133 Hamilton Street, New Haven, CT, upon such terms and conditions as set forth in the LOI, and upon such additional and terms and conditions as determined by the President, in

consultation with legal counsel to the Authority and the Chairman of the Board of Commissioners, to be in the best interests of HANH. The resolution authorizes the expenditure of \$4.5 Million Dollars for the purchase of the property, the payment of the Deposit amounts as set forth in the LOI, and the assumption of the DECD Debt related to the environmental remediation of the property, as set forth in the LOI.

The obligations of HANH will be subject to certain additional conditions as set forth in the attached LOI, and specifically are subject to HANH's satisfactory completion of public hearings as required pursuant to Connecticut General Statutes Section 8-44 and Section 8-56a.

FISCAL IMPACT: \$4.5 Million

Sources: MTW Funds

Staff: Shenae Draughn, Executive Vice President

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # 08-59/23-R

**RATIFYING, AUTHORIZING AND TO THE EXTENT NECESSARY,
REAUTHORIZING THE EXECUTION AND DELIVERY OF A LETTER OF INTENT
("LOI") AND AUTHORIZING THE EXECUTION OF A PURCHASE AND SALE
AGREEMENT, ALL FOR THE PURCHASE OF THE NEW HAVEN CLOCK
COMPANY FACTORY LOCATED AT 133 HAMILTON STREET, NEW HAVEN, CT,
FOR THE AMOUNT OF \$4.5 MILLION DOLLARS**

WHEREAS, the Housing Authority of the City of New Haven/Elm City Communities ("ECC" or "HANH") is preparing a redevelopment plan for the New Haven Clock Company Factory located at 133 Hamilton Street, New Haven, CT; and

WHEREAS, to date, ECC has successfully redeveloped Mill River Crossing, and as such, ECC's efforts are now focused on expanding affordable housing in the Mill River community; and

WHEREAS, because of the proximity of Mill River Crossing, directly across the street from the Clock Factory, it was critical for ECC to purchase the vacant, dilapidated 1.9-acre site to make for a comprehensive redevelopment of the Mill River area; and

WHEREAS, the purchase will create additional affordable housing units in the City; and

WHEREAS, this resolution is seeking ratification, authorization and, to the extent necessary, reauthorization of the execution of a letter of intent ("LOI") by the President, which sets forth the basic framework upon which a purchase and sale agreement would be negotiated between the Seller and HANH, a copy of which is attached as Exhibit A; and

WHEREAS, in addition, this resolution seeks authorization from the Board for the negotiation and execution of a Purchase and Sales Agreement in the amount of \$4.5 Million Dollars for the New Haven Clock Company Factory located at 133 Hamilton Street, New Haven, CT, upon the terms and conditions set forth in the LOI, and upon such additional terms and conditions as determined by the President, in consultation with legal counsel to the Authority and the Chairman of the Board of Commissioners, to be in the best interests of HANH; and

WHEREAS, the obligations of HANH will be subject to certain additional conditions as set forth in the attached LOI, and specifically are subject to HANH's satisfactory completion of public hearings as required pursuant to Connecticut General Statutes Section 8-44 and Section 8-56a.

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

- 1) The execution and delivery of the Letter of Intent attached hereto as Exhibit A in connection with the real property located at 133 Hamilton Street, New Haven, Connecticut, be and hereby is ratified, authorized and, to the extent necessary, reauthorized; and
- 2) The negotiation, execution and delivery of a Purchase and Sale Agreement in the amount of \$4.5 Million Dollars for the purchase of the real property located at 133 Hamilton Street, New Haven, Connecticut, upon terms and conditions as set forth in the LOI, and upon such additional terms and conditions as the President, in consultation with legal counsel to HANH and the Chairman of the Board of Commissioners determines to be in the best interests of HANH, including the expenditure of \$4.5 Million Dollars in connection therewith, the assumption of the DECD Debt set forth in the LOI, the payment of the Deposit in the amounts set forth in and in accordance with the terms of the LOI, with the purchase of the property being subject to the conduct by HANH of satisfactory public hearings pursuant to Connecticut General Statutes 8-44 and 8-56a, as applicable, be and hereby is authorized and directed; and
- 3) The President be and hereby is authorized, empowered and directed to execute and deliver the Purchase and Sales Agreement for the New Haven Clock Company Factory located at 133 Hamilton Street, New Haven, CT in the amount of \$4.5 million dollars, all as aforesaid, and to expend the amount of \$4.5 Million Dollars, plus costs ancillary to such purchase in the usual and normal course, all in connection therewith; and
- 4) The President be and is hereby authorized, empowered and directed to take any and all such action and execute such documents as necessary to effectuate the terms and conditions of this Resolution, and to take any and all necessary action ancillary and related thereto.
- 5) The resolution shall take effect immediately.

[CERTIFICATION PAGE FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on August 15, 2023.

Karen DuBois-Walton, Ph. D.
President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

EXHIBIT A

Letter of Intent

August 5, 2023

Mr. Westley Klockner
Marcus & Millichap
One Century Tower
265 Church Street, Suite 210
New Haven, CT 06510

Marcus & Millichap
Real Estate Investment Services

Re: The Clock Factory Lofts
133 Hamilton Street, New Haven, Connecticut 06511 (the "Property")
Approved 130-Unit Affordable Housing Historic Redevelopment

This correspondence shall serve as a letter of intent ("LOI") to purchase the above-referenced Property at terms and conditions as specified below on behalf of the Housing Authority of the City of New Haven, hereinafter referred to as "Buyer". This LOI is offered as a vehicle to expedite negotiations and sets forth the general business terms and conditions pursuant to which the Buyer will purchase the Property. Nothing contained in this LOI is or should be construed as an obligation of the Buyer to purchase the Property, but merely sets forth the framework for negotiation of a purchase and sale agreement between and acceptable to the parties, in each of their sole and acceptable discretion. By execution of this LOI, the parties hereby agree to negotiate in good faith a purchase and sale agreement. The parties agree that if they are unable to negotiate a mutually acceptable purchase and sale agreement by September 15, 2023, then either party may terminate negotiations, for any reason, and each party shall be released of any and all further obligation hereunder, and any and all liability, each to the other.

1. Purchase Price: The total purchase price shall be **\$4,500,000**, payable as follows: (a) a deposit in the amount of Two Hundred Thousand and No/100 (\$200,000.00) upon execution and delivery of a mutually acceptable purchase and sale agreement, as set forth and pursuant to the terms set forth in Paragraph 5 below; (b) an additional deposit in the amount of Two Hundred Thousand and No/100 (\$200,000.00) upon successful completion of Due Diligence and Buyer's determination to proceed with closing; and (c) the balance of \$4,100,000.00 due and payable on closing.
2. Closing: Closing shall take place no later than **sixty (60) days** following satisfaction of Due Diligence or **December 29, 2023**, whichever is later.
3. Due Diligence: Buyer shall have **ninety (90) days** following execution of a Purchase & Sale Agreement for physical and environmental inspections of the Property, review of title, surveys and reports, and all permits and approvals for the development of the Property, and all other documentation relevant to the Property, to the Buyer's satisfaction, at the Buyer's sole expense. Buyer shall have the right to terminate the purchase and sale agreement to the extent that Buyer is dissatisfied, in Buyer's sole and absolute discretion, based upon its review of any of the due diligence.
 - a. Extension Option: Buyer shall have a one-time option to extend Due Diligence by **thirty (30) days**, in Buyer's sole discretion. Upon extension of Due Diligence, **\$100,000** (One Hundred Thousand Dollars) of the Deposit will be released to Seller. Buyer will provide written notification to Seller that Buyer intends to

exercise Extension Option at least three (3) days prior to the expiration of the Due Diligence period.

4. Assumption of Debt: Subject to completion of its Due Diligence, Buyer will assume existing DECD loans, subject to Buyer's determination that it is satisfied with the amount, all terms and conditions of the DECD loans, the documents, instruments and obligations and liabilities set forth and occasioned thereby, in Buyer's sole and absolute discretion. The amounts existing loan balances will be specified prior to execution of the purchase and sale agreement. Closing will be contingent upon Buyer and Seller obtaining approval for Buyer to assume existing DECD loans. In the event that Buyer is not approved to assume the existing DECD loans, or such assumption is conditioned upon terms and conditions not acceptable to Buyer, in Buyer's sole and absolute discretion, Buyer shall have the right to terminate the purchase and sale agreement and all deposits paid to Seller, including for the exercise of the extension option set forth in Paragraph 3.a. above shall immediately be returned to Buyer, and Buyer and Seller shall be released of all liability to each other.
5. Deposit: Upon execution of the formal Purchase & Sales Agreement, Buyer agrees to deposit **\$200,000** with a mutually agreeable title company as "Escrow Agent" as earnest money. Buyer Agrees to deposit an additional **\$200,000** upon satisfaction of Due Diligence. Buyers' total deposit in the amount of **\$400,000** will be credited toward the purchase price at the closing, will be non-refundable upon satisfaction of Due Diligence subject only to Assumption of Debt as set forth in Paragraph 4 above, and approval of the City of New Haven Board of Alders as set forth in Paragraph 18 below. The initial **\$200,000** deposit shall be immediately returned to the Buyer upon written notification by Buyer to Escrow Agent that the Buyer is dissatisfied with the results of the due diligence as referenced in Paragraph No. 3. The entire \$400,000.00 deposit shall be immediately returned to the Buyer if assumption of the DECD loan(s) by Buyer is not approved by DECD, or the transaction is not authorized by the City of New Haven Board of Alders as set forth in Paragraph 18 below.
6. Sales Agreement: If the above terms and conditions are acceptable to Seller, the Buyer authorizes Seller's attorney to prepare a formal Purchase & Sales Agreement, subject to review modification and acceptance of the Buyer. Said Purchase & Sales Agreement shall contain all contingencies typical to a transaction of this type and shall be appropriately modified to reflect the statutory method of effectuating the transaction, and shall be acceptable to Buyer, in Buyer's sole and absolute discretion.
7. Brokerage: Both parties agree that **Marcus & Millichap** are the only brokers in the transaction. The commission is the exclusive responsibility of the Seller and shall be paid in full at the closing.
8. Closing Costs: Seller shall pay all applicable real estate transfer, recordation, and documentary taxes or fees. All other closing costs shall be allocated among Seller and Buyer as is customary in the state of Closing.

9. Buyer acknowledges that Seller has provided copies and/or documentation of all existing environmental information, reports and past studies pertaining to the Property within the Seller's possession and/or control.
10. The Purchase and Sale Agreement shall contain such additional clauses, warranties, and representations, as customary in commercial transactions of this nature contemplated by this agreement.
11. The Buyer shall be entitled to create an LLC or other entity for purposes of acquisition of title to the Property at the time of closing and Seller agrees to convey title as designated by Buyer or Buyer's designated entity or assigns.
12. The Buyer acknowledges that remaining radiological remediation will occur after the conclusion of the Due Diligence period and be completed prior to closing, though post-remediation verification, testing, and documentation may not be complete prior to closing. All site remediation must be in accordance with and achieve compliance with the Connecticut Remediation Standard Regulations. In the event that Seller is unable to complete the remediation prior to closing, Buyer shall have the right, in its sole and absolute discretion, to terminate the purchase and sale agreement, in which case Seller shall immediately return to Buyer all deposit money paid on account hereof, and each party shall be released of all liability to the other, or to permit Seller such additional time as may be necessary to achieve completion. All remediation work to be performed shall be at the sole cost and expense of Seller.
13. Seller shall be the "certifying party" under the Connecticut Transfer Act and prepare, execute all forms required as the transferor and "certifying party" as defined by the Transfer Act at its sole cost and expense. Seller shall indemnify Buyer for any noncompliance with the Transfer Act and any violation of federal, state and local environmental laws.
14. [INTENTIONALLY OMITTED]
15. Buyer and Seller hereby acknowledge and agree that Buyer's obligations under the purchase and sale agreement are expressly subject to Buyer's conducting of public hearings in accordance with Connecticut General Statutes Section 8-44 and Section 8-56a.
16. Buyer and Seller agree that the property to be purchased by Buyer includes the real property identified as 133 Hamilton Street, New Haven, Connecticut, all permits and approvals for its development into a 130 unit apartment complex, and Seller shall unconditionally assign all of its right, title and interest in such permits and approvals to Buyer and secure any and all third party approvals in connection with the same. In addition, Seller shall provide Buyer with copies of any and all plans, specifications, surveys, ad related documents, instruments, and materials utilized to obtain such approvals, contracts with each of the third parties who prepared the same, and shall cooperate with Buyer in securing the assignment of such materials and contracts to Buyer, as may be determined necessary by Buyer.

17. Seller shall obtain reliance letters from all environmental professionals for all environmental reports, studies and tests, for the benefit of Buyer.
18. Upon signing by both parties, a copy of this document will be provided by the Seller to the New Haven Board of Alders and the New Haven Economic Development Administration and become public record, and Seller shall obtain such approvals as may be necessary, in Buyer's sole and absolute discretion, to permit the conveyance contemplated by this LOI.
19. This LOI and any purchase and sale agreement in connection herewith is subject to authorization by the Board of Commissioners of the Housing Authority of the City of New Haven, in its sole and absolute discretion.

Seller's acceptance shall be delivered to Buyer in writing and this document will serve as the foundation for drafting a formal Purchase & Sale Agreement. The LOI is non-binding and does not intend to create any legal obligations on either Buyer or Seller.

Agreed to by Seller this 29th day of July, 2023

Agreed to by Buyer this _____ day of August, 2023

Signed: _____



Signed: _____



THE HOUSING AUTHORITY OF THE CITY OF
NEW HAVEN

Seller: Scott Reed – Managing Member

Buyer: Karen DuBois-Walton, President

TAOM HERITAGE NEW HAVEN LLC

MEMORANDUM

To: Board of Commissioners

Date: August 15, 2023

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

Re: Resolution Authorizing Change Order Number Three (3) to the contract with HD Supply for a variety of commercial supplies for an additional amount of \$80,000.00 bringing the total contract amount from \$357,000.00 to a not to exceed amount of \$437,000.00

ACTION: Recommend that the Board of Commissioners adopt Resolution # 08-60/23-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."

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

On June 20, 2023, the Board approved Resolution Number # 06-47/23 for 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.

ECC/HANH staff is now recommending that the Board of Commissioners authorize Change Order Number Three (3) to the contract with HD Supply for a variety of commercial supplies for an additional amount of \$80,000.00 bringing the total contract amount from \$357,000.00 to a not to exceed amount of \$437,000.00.

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 Change Order Number Three (3) to the contract with HD Supply for a variety

of commercial supplies for an additional amount of \$80,000.00 bringing the total contract amount from \$357,000.00 to a not to exceed amount of \$437,000.00.

FISCAL IMPACT: \$80,000.00 Operating funds Budgeted for FY 2023

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # 08-60/23-R

Resolution Authorizing Change Order Number Three (3) to the contract with HD Supply for a variety of commercial supplies for an additional amount of \$80,000.00 bringing the total contract amount from \$357,000.00 to a not to exceed amount of \$437,000.00

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, On June 20, 2023, the Board approved Resolution Number # 06-47/23 for 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, ECC/HANH staff is now recommending that the Board of Commissioners authorize Change Order Number Three (3) to the contract with HD Supply for a variety of commercial supplies for an additional amount of \$80,000.00 bringing the total contract amount from \$357,000.00 to a not to exceed amount of \$437,000.00; 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.

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 Three (3) to the contract with HD Supply for a variety of commercial supplies for an additional amount of \$80,000.00 bringing the total contract amount from \$357,000.00 to a not to exceed amount of \$437,000.00.
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 August 15, 2023.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq
A Partner

HD Supply Facilities Maintenance, Ltd.

Contract Number

22124-13662

CHANGE ORDER LOG

Date	Resolution Number	Reason	Amount
September 21, 2021	09-75/21-R	Contract Award	\$ 150,000.00
September 13, 2022	09-75/21-R	Change Order Number 1	\$ 150,000.00
June 20, 2023	TBD	Change Order Number 2	\$ 57,000.00
August 15, 2023	TBD	Change Order Number 3	\$ 80,000.00

Running Total

\$ 150,000.00
\$ 300,000.00
\$ 357,000.00
\$ 437,000.00

MEMORANDUM

TO: Board of Commissioners

DATE: August 15, 2023

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

RE: Resolution Authorizing a Contract with Home Depot for a variety of commercial supplies and services for two (2) years for a total not to exceed contract amount of \$375,000.00 for the period beginning October 1, 2023, and ending September 30, 2025

ACTION: Recommend that the Board of Commissioners adopt Resolution # 08-61/23-R

TIMING: Immediately

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

Home Depot currently has a US Communities contract that 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, 2021, with an additional five (5) years or at the County's sole discretion. In addition, Home Depot has an US Communities Contract that also provides paint and paint supplies. The contract number is #170009 with the County of Maricopa, Arizona and is to expire February 28, 2027.

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 Home Depot for a variety of commercial supplies and services for two (2) years for a total not to exceed contract amount of \$375,000.00 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 Home Depot for a variety of commercial supplies and services for Two (2) years for a total not to exceed contract amount of \$375,000.00 for the period beginning October 1, 2023 and ending September 30, 2025.

FISCAL IMPACT: \$ 187,500.00 Fiscal Year 2024

FISCAL IMPACT: \$ 187,500.00 Fiscal Year 2025

SOURCE OF FUNDS: Budgeted Operating Funds

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # 08-61/23-R

Resolution Authorizing a Contract with Home Depot for a variety of commercial supplies and services for Two (2) years for a total not to exceed contract amount of \$375,000.00 for the period beginning October 1, 2023, and ending September 30, 2025

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

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

WHEREAS, the contract Number is #16154 and #17009 with the County of Maricopa, Arizona; and

WHEREAS, 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.”

WHEREAS, ECC/HANH staff is recommending that the Board of Commissioners authorize a Contract with Home Depot for a variety of commercial supplies and services for Two (2) years for a total not to exceed contract amount of \$375,000.00 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.

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

1. Resolution Authorizing a Contract with Home Depot for a variety of commercial supplies and services for Two (2) years for a total not to exceed contract amount of \$375,000.00 for the period beginning October 1, 2023 and ending September 30, 2025 is authorized.
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 August 15, 2023.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Home Depot
Contract Number

22123-13663

CHANGE ORDER LOG

Date	Resolution Number	Reason	Amount	Running Total
September 21, 2021	09-76/21-R	Contract Award	\$ 250,000.00	\$ 250,000.00
July 19, 2022	07-38/22-R	Change Order Number 1	\$ 300,000.00	\$ 550,000.00
March 21, 2023	03-21/23-R	Change Order Number 2	\$ 200,000.00	\$ 750,000.00
26-Jun-23	10% of Total contract	Change Order Number 3	\$ 75,000.00	\$ 825,000.00
August 15, 2023	TBD	Change Order Number 4	\$ 66,000.00	\$ 891,000.00

MEMORANDUM

TO: Board of Commissioners

DATE: August 15, 2023

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

RE: Resolution Ratifying Change Order Number Four (4) to the Contract with Home Depot in the amount of \$66,000.00 bringing the contract amount from \$825,000.00 to a not to exceed amount of \$891,000.00 for a variety of commercial supplies

ACTION: Recommend that the Board of Commissioners adopt Resolution # 08-62/23-R

TIMING: Immediately

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

Home Depot currently has a US Communities contract that 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, 2021, with an additional five (5) years or at the County's sole discretion. In addition, Home Depot has an US Communities Contract that also provides paint and paint supplies. The contract number is #170009 with the County of Maricopa, Arizona and is to expire February 28, 2020 with an additional seven (7) years or at the County's sole discretion. This option was approved and renewed for another 7-year period ending on February 28, 2027.

Resolution 07-38/22-R authorized Change Order Number One (1) to the contract for (a) a One (1) Year Contract with Home Depot for a variety of commercial supplies and services for the period beginning October 1, 2021 and ending September 30, 2022 for a total not to exceed amount contract amount of \$250,000.00, (b) increase the contract amount for period October 1, 2021 to September 30, 2022 by \$50,000.00, to a total amount of \$300,000.00; and (c) Authorize the exercise of a One (1) Year Option to renew for the amount of \$250,000.00, for a total amount not to exceed contract value of \$550,000.00.

On March 23, 2023, the Board ratified Resolution Number #03-21/23-R for Change Order Number Two (2) to the Contract with Home Depot to increase the contract amount by \$200,000.00 due to (a) the completion of ECC work order back log consisting of 4,830 routine and REAC workorders from October 2022 through February 2023, (b) vacancy reduction agency wide turning over approximately 50 units from October 2022 through February 2023 due to RAD relocations and monthly vacancies, and (c) add additional funds needed to reconcile outstanding invoices and for future services bringing the contract amount from \$550,000.00 to \$750,000.00 for a variety of commercial supplies and services for the period beginning October 1, 2021 and ending September 30, 2023 for a total not to exceed contract amount of \$750,000.00.

On June 26, 2023, ECC/HANH approved change order Number Three (3) in the amount of \$75,000.00 to the Contract with Home Depot in order to increase the contract amount by \$75,000.00 for a 10% of the contract bringing the contract \$750,000.00 to a not to exceed amount of \$825,000.00 to help turn 57 units at Westville Manor 62 for RAD relocations, monthly vacancies, USIG inspection work orders and routine workorders along with (2) labor only contracts.

ECC/HANH staff is now seeking ratification of Change Order Number Four (4) to the Contract with Home Depot in the amount of \$ 66,000.00 bringing the contract amount from \$825,000.00 to a not to exceed amount of \$891,000.00 for a variety of commercial supplies.

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 ratify Change Order Number Four (4) to the Contract with Home Depot in the amount of \$66,000.00 bringing the contract amount from \$825,000.00 to a not to exceed amount of \$891,000.00 for a variety of commercial supplies.

FISCAL IMPACT: \$ 66,000.00 Fiscal Year 2023

SOURCE OF FUNDS: Budgeted Operating Funds

STAFF: Lee Purvis, Central Operations Manager

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # 08-62/23-R

Resolution Ratifying Change Order Number Four (4) to the Contract with Home Depot in the amount of \$ 66,000.00 bringing the contract amount from \$825,000.00 to a not to exceed amount of \$891,000.00 for a variety of commercial supplies

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

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

WHEREAS, the contract Number is #16154 and #17009 with the County of Maricopa, Arizona; and

WHEREAS, Resolution 07-38/22-R authorized approval change order number one (1) to the contract (a) a One Year Contract with Home Depot for a variety of commercial supplies and services for the period beginning October 1, 2021 and ending September 30, 2022 for a total not to exceed amount of \$250,000.00; (b) increase the contract amount for period October 1, 2021 to September 30, 2022 by \$50,000.00, to a total amount of \$300,000.00; (c) Authorize the exercise of a One (1) year Option to Renew for the amount of \$250,000.00 for a total not to exceed contract value of \$550,000.00; and

WHEREAS, on March 23, 2023, the Board approved the Ratification of Resolution Number #03-21/23-R for Change Order Number Two (2) to the Contract with Home Depot to increase the contract amount by \$200,000.00 due to (a) the completion of ECC work order back log consisting of 4830 routine and REAC workorders from October 2022 through February 2023, (b) vacancy reduction agency wide turning over approximately 50 units from October 2022 through February 2023 due to RAD relocations and monthly vacancies, and (c) add additional funds needed to reconcile outstanding invoices and for future services bringing the contract amount from \$550,000.00 to \$750,000.00 for a variety of commercial supplies and services for the period beginning October 1, 2021 and ending September 30, 2023 for a total not to exceed contract amount of \$750,000.00; and

WHEREAS, on June 26, 2023, ECC/HANH approved change order Number Three (3) in the amount of \$75,000.00 to the Contract with Home Depot in order to increase the contract amount by \$75,000.00 for a 10% of the contract bringing the contract \$750,000.00 to a not to exceed amount of \$825,000.00 to help turn 57 units at Westville Manor 62 for RAD relocations, monthly vacancies, USIG inspection work orders and routine workorders along with (2) labor only contracts; and

WHEREAS ECC/HANH staff is now seeking Ratification of Change Order Number Four (4) to the Contract with Home Depot in the amount of \$66,000.00 bringing the contract amount from \$825,000.00 to a not to exceed amount of \$891,000.00 for a variety of commercial supplies; and

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

1. Change Order Number Four (4) to the Contract with Home Depot in the amount of \$ 66,000.00 bringing the contract amount from \$825,000.00 to a not to exceed amount of \$891,000.00 for a variety of commercial supplies is ratified.
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 August 15, 2023.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: August 15, 2023

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

RE: Resolution Authorizing The Execution Of The Master Lease Agreement By The Housing Authority Of The City Of New Haven D/B/A Elm City Communities (ECC/Hanh) And The Glendower McConaughy Terrace 4%, LLC And The Glendower McConaughy Terrace 9%, LLC For Relocation Activities Related To The Redevelopment Of McConaughy Terrace

ACTION Recommend that the Board of Commissioners adopt Resolution # 08-63/23-R

TIMING: Immediately

ECC/HANH currently owns 62 dwelling units located at Westville Manor. The dwelling units have been removed from the LIPH inventory and part of transfer of assistance under a Rental Assistance Demonstration (RAD) conversion after transfer. McConaughy Terrace is under going rehabilitation under RAD program. To ensure the appropriate compensation of ECC/HANH by the limited liability company owners for the use and repair of these units, as well as to ensure that they are available during the term of the masterlease agreement for the exclusive use of these owners, the owners and ECC/HANH had agreed to enter into a Master Lease provide interim housing for certain residents of McConaughy Terrace until reoccupancy occurs.

On or about September 4, 2023, ECC/HANH will begin temporary relocation activities for McConaughy Terrace residents to Westville Manor. Prior to the start of this relocation, the parties will enter into a Master Lease Agreement that will detail master tenants rights and landlord obligations for the master lease dwelling unit.

As such, this resolution is seeking to allow ECC/HANH to enter into a master lease agreement with ECC RAD Group McConaughy Terrace for the relocation of residents from McConaughy Terrace.

FISCAL IMPACT: \$0

STAFF: GARY HOGAN, Vice President of Operations

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION # 08-63/23-R

Resolution Authorizing The Execution Of The Master Lease Agreement By The Housing Authority Of The City Of New Haven D/B/A Elm City Communities (ECC/Hanh) And The Glendower McConaughy Terrace 4%, LLC And The Glendower McConaughy 9%, LLC For Relocation Activities Related To The Redevelopment Of McConaughy Terrace

WHEREAS, ECC/HANH as the owner of dwelling units at Westville Manor that are currently vacant and available as a temporary relocation option for families residing at McConaughy Terrace; and

WHEREAS, there is a need to relocate families from McConaughy Terrace that is under going rehabilitation under the Rental Assistance Demonstration program (RAD); and

WHEREAS, it has been determined that there is need to efficiently and effectively relocate families for the rehabilitation of the McConaughy Terrace; and

WHEREAS, executing a master lease in the form attached hereto is required to provide temporary housing for McConaughy Terrace families relocating to Westville Manor; and

WHEREAS, this resolution is seeking to allow ECC/HANH to enter into a master lease agreement with The Glendower McConaughy Terrace 4%, LLC and the Glendower 9% LLC for the relocation of residents from McConaughy Terrace.

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

1. The resolution shall be effective immediately for execution of Master Lease between ECC/HANH and the Glendower McConaughy Terrace 4%, LLC and the Glendower 9% LLC.
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.
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 August 15, 2023.

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

Date

REVIEWED:
MCCARTER AND ENGLISH LLP.
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Contract Search Results - 7/5/2023 5:31:58 P

Column1	Contract ID	VendorName	Contract Title	Effective Date	Expiration Date	StatusName	Department
View	1467	CWPM, LLC	LIPH CARTING, RUBBISH & RECYCLING REMOVAL SERVICES	4/24/2023	4/23/2024	Active	Operations
View	1433	Nobe Construction Company, LLC	Scattered Sites Snow Removal	12/11/2022	12/10/2023	Active	Operations
View	1328	Home Depot	Commercial Supplies	10/1/2021	9/30/2023	Active	Operations
View	1409	Northeast Generator of CT Inc	WOLFE EMERGENCY TEMPORARY RENTAL GENERATOR	8/19/2022	8/18/2023	Active	Operations
View	1176	Northeast Generator of CT Inc	Emergency Generator Service and Preventative Maintenance	8/3/2020	8/3/2023	Active	Operations
View	1439	New Haven Village Suites	Temporary Emergency Relocation	11/3/2022	11/2/2023	Active	Operations
View	1319	Hands On Moving, LLC	Moving and Storage Services	9/16/2021	9/15/2023	Active	Operations
View	1010	City of New Haven	Preventive Maintenance and Repairs	10/1/2018	9/30/2023	Active	Operations
View	1153	City of New Haven	Gas, Sand, Salt and Bulk Trash Services	5/1/2020	4/30/2025	Active	Operations
View	1378	Ace Van & Storage, Inc.	Moving and Storage Services	3/28/2022	3/27/2024	Active	Operations
View	1124	Supreme Corporation	Storage Cotainers Agency Wide	1/15/2020	1/15/2025	Active	Operations
View	1388	Yale Termite & Pest Elimination Corp.	Pest Control Services Agency Wide	6/6/2022	6/5/2024	Active	Operations
View	1120	AM/PM Glass & Metal Fab., LLC	Window/Screen & Glass Repair Replacement	12/18/2019	12/17/2024	Active	Operations
View	1339	Stanley Convergent Security Solutions, INC.	Facility Security Systems, Equipment and Software with Related Services	2/23/2022	9/30/2023	Active	Operations
View	989	Tyco Intergrated Security, LLC	Preventative Maintenace , Replacment and Repair of Security Cameras	4/24/2018	12/31/2023	Active	Operations
View	1169	Mechanical Heating and Air Conditioning Inc	HVAC Services: Emergency, On Call and Preventative Maintenance	7/1/2020	6/30/2023	Active	Operations
View	1295	Nobe Construction Company, LLC	Landscaping Services at McConaughy Terrace	5/14/2021	5/13/2024	Active	Operations
View	1317	Moore's Yard Care	Grounds Cleaning at McConaughy Terrace	9/15/2021	9/14/2023	Active	Operations

M UTC

FullName	Contract Amount	TimeLeft	Purchase Order Number	Contract Number	New Contract Amount	Contract Balance	Number of Renewal Options
Coleman , Karen	231949.44	293	22685-13935	OP-23-C-734	0	217243.2	2
Coleman , Karen	75000	158	22625-13917	OP-22-C-685	0	67140	0
Coleman , Karen	250000	87	22123-13663		750000	6193.98	0
Coleman , Karen	77730	44	22426-13820	OP-22-C-658	0	32544.19	0
Coleman , Karen	12650	29	21667-13400	OP-20-C-346	0	58.33	2
Coleman , Karen	498125	120	22576-13962	OP-22-IFB-667	598125	498125	0
Hogan , Gary	129534	72	22296-13752	OP-21-C-494	259068	135563.18	3
Hogan , Gary	120000	87	20761-12866		0	113545.13	0
Hogan , Gary	400000	665	21528-13335		0	31536.56	
Hogan , Gary	151600	266	22289-13751	OP-21-C-574	303200	4082	0
Purvis , Lee	36000	560	21358-13209		0	8110.91	
Purvis , Lee	43500	336	22349-13782	OP-22-C-612	87000	10011.91	1
Purvis , Lee	184500	531	21277-13171	OP-19-C-298	307500	15873.65	0
Purvis , Lee	35733.09	87	22327-13769		0	31045.27	1
Purvis , Lee	43950	179	20424-12633		254998.11	65617.9	
Purvis , Lee	227000.52	-5	21694-13407	OP-20-C-344	317000.52	71458.9	2
Wolfork , Monica	43600	313	22108-13636	OP-21-C-488	130800	55240	0
Wolfork , Monica	62400	71	22129-13660	OP-21-C-523	124800	24480	0

Contract Search Results - 7/5/2023 5:31:58 P

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View	1124	Supreme Corporation	Storage Containers Agency Wide	1/15/2020	1/15/2025	Active	Operations
View	1388	Yale Termite & Pest Elimination Corp.	Pest Control Services Agency Wide	6/6/2022	6/5/2024	Active	Operations
View	1120	AM/PM Glass & Metal Fab., LLC	Window/Screen & Glass Repair Replacement	12/18/2019	12/17/2024	Active	Operations
View	1339	Stanley Convergent Security Solutions, INC.	Facility Security Systems, Equipment and Software with Related Services	2/23/2022	9/30/2023	Active	Operations
View	989	Tyco Intergrated Security, LLC	Preventative Maintenace , Repalcement and Repair of Security Cameras	4/24/2018	12/31/2023	Active	Operations
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M UTC

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Hogan , Gary	120000	87	20761-12866		0	113545.13	0
Hogan , Gary	400000	665	21528-13335		0	31536.56	0
Hogan , Gary	151600	266	22289-13751	OP-21-C-574	303200	4082	0
Purvis , Lee	36000	560	21358-13209		0	8110.91	0
Purvis , Lee	43500	336	22349-13782	OP-22-C-612	87000	10011.91	1
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Purvis , Lee	227000.52	-5	21694-13407	OP-20-C-344	317000.52	71458.9	0
Wolfork , Monica	43600	313	22108-13636	OP-21-C-488	130800	55240	0
Wolfork , Monica	62400	71	22129-13660	OP-21-C-523	124800	24480	0

MASTER LEASE AGREEMENT BETWEEN HOUSING AUTHORITY OF CITY OF NEW HAVEN THE GLENDOWER MCCONAUHY TERRACE 9%, LLC FOR CERTAIN SPECIFIED UNITS AT WESTVILLE MANOR

THIS MASTER LEASE AGREEMENT (“Master Lease”) is entered into as of the _____ day of _____ (the “**Effective Date**”), by and between Housing Authority of the City of New Haven D/B/A Elm City Communities (“**Landlord**”) and The Glendower McConaughy Terrace 9%, LLC (“**Master Tenant**”). Landlord and Master Tenant may hereinafter be individually referred to as “a Party”, or collectively referred to as “the Parties”.

RECITALS

This Master Lease is made with reference to the following facts, which the Parties agree are true:

- A. Landlord currently owns the following sixty-two (62) residential units at Westville Manor listed in **Exhibit A** of this Agreement.
- B. Master Tenant is rehabilitating an existing multifamily residential development known as the McConaughy Terrace (the “**Project**”).
- C. The Project will contain units receiving or expecting to receive assistance from the Department of Housing and Urban Development’s (“**HUD**”) Rental Assistance Demonstration (“**RAD**”) program. Units at the Project which receive assistance from the HUD RAD program shall be referred to herein collectively as the “**RAD Units**” or individually as a “**RAD Unit**.” Units at the Project which receive assistance from the HUD Low-Income Public Housing Assistance Program shall be referred to herein collectively as the “**LIPH Units**” or individually as a “**LIPH Unit**.” The RAD Units and the LIPH Units shall be referred to collectively as the “Contract Units.”
- D. The Master Tenant shall enter into this Master Lease Agreement with the Landlord for the Contract Units identified in **Exhibit A** of this Agreement.

TERMS

- 1. **Property.** Landlord leases to Master Tenant and Master Tenant lease from Landlord the Contract Unit listed on the attached Exhibit A (each, a “**Leased Unit**”) and described at Recital A hereinabove.
- 2. **Use of Leased Units.** Subject to Paragraph 8 hereof, the Leased Units shall be used by Master Tenant solely to temporarily house residents of the Project (each, a “**Resident**” and collectively, the “**Residents**”) until the RAD Units at the Project are available for occupancy.
- 3. **Leases for RAD Units.** The Resident and the Master Tenant have entered into a Low-Income Public Housing Lease (“**LIPH Unit Lease**”) or RAD Unit Lease. The Master Tenant and the Resident agree that: (a) the Resident will occupy the Leased Unit pending the availability of the RAD Unit; (b) the LIPH Unit Lease or RAD Lease will cover and

apply to the Resident's tenancy in the Leased Unit, and (c) pending such relocation, Landlord will serve as Master Tenant's management agent and temporary housing provider to the Resident.

4. **Term.** The term of this Master Lease shall begin on the Effective Date and shall end on the date that this Master Lease has terminated as to all Leased Units pursuant to Paragraph 8 of this Master Lease (the "**Termination Date**"), unless sooner terminated with respect to individual RAD Units as provided in Paragraph 8 hereof.
5. **Appurtenant Rights.** Appurtenant to each Leased Unit and included in the rights conveyed by this Master Lease is the right to access all roads, sidewalks, paths, parking areas, facilities, community centers, playgrounds or grounds of the Crawford Manor community and to otherwise enjoy all rights and privileges of any other resident of that community.
6. **Property Management, Certifications, and Reporting.** Landlord will operate the Leased Units as Master Tenant's management agent (the "Agent") and temporary housing provider for Residents. Landlord covenants that it will (i) enforce and fulfill all obligations of Master Tenant to HUD pursuant to regulations outlined in 24 CFR Part 982 for a RAD Unit Lease or 24 CFR Part 966 for a LIPH Unit Lease, the Residents, and any other person or party related to a Leased Unit that arise under the LIPH Unit Leases or RAD Unit Leases and applicable federal, state or local law and requirements, and (ii) shall cause the Leased Units to be managed by the Agent in compliance with all applicable federal, state or local requirements. In the event, any federal, state or local requirements require Master Tenant to make any certification concerning the Leased Units, if requested by Master Tenant, Landlord will make such certification directly with full responsibility for the contents thereof (except for any statement relating specifically to the status of Master Tenant). Landlord shall, at its own cost and expense, comply with all applicable reporting requirements and obligations concerning the Leased Units for which it is responsible. At the request of Master Tenant, Landlord shall provide a copy of such reports to Master Tenant at least ten (10) days in advance of the submission thereof to the extent practicable. Master Tenant shall have access at all times to the tenant files for the Leased Units, concerning matters pertaining to occupancy during the term of Master Lease.
7. **Relocation to New Units.** From time to time at the request of Master Tenant, including when informed by Master Tenant that one or more RAD Units have become available for occupancy and that such RAD Unit(s) have been reserved for identified Residents, Master Tenant and if requested by Master Tenant, Landlord, will give the designated Residents any and all notices relating to relocation in accordance with federal, state and local requirements. The form of such notices will be prepared by or at the direction of Master Tenant and subject to the reasonable approval of Landlord. Landlord will assist Master Tenant and its designated relocation agent to coordinate relocation of Residents. Master Tenant is responsible for all aspects of and will carry out the relocation of Residents from the Leased Unit to the RAD Unit. Master Tenant shall pay for all third-party costs reasonable and necessary to carry out the relocation of Residents from the Leased Units to the RAD Units, including all costs that are required to be paid under applicable law, in accordance with applicable HUD RAD requirements.

8. **Termination as to Leased Units by Master Tenant.** This Master Lease will terminate as to each Leased Unit, and Master Tenant will have no further liability for that Leased Unit, as of the date (a) Resident(s) of the Leased Unit vacate the Leased Unit to move to a RAD Unit or (b) a Leased Unit becomes vacant for any other reason. Following the Master Lease termination concerning a Leased Unit, Master Tenant shall have no further responsibility for such Leased Unit or its Resident.
9. **Rent, Payments, Revenue, Expenses.** Effective as of the Effective Date and terminating as of the Termination Date, Master Tenant hereby agrees to pay the Landlord **INSERT THE AMOUNT OF THE MONTHLY PAYMENT FOR EACH LEASED UNIT]** solely for the period in which the Resident resides in the Leased Unit. Landlord accepts payment in full payment for its responsibilities hereunder, and in consideration, thereof will pay all expenses of or relating to the Leased Units. In the event Resident moves into a Leased Unit or from a Leased Unit to a RAD Unit other than on or about the first of the month, Landlord shall pay over to Master Tenant a pro-rated portion of the monthly payment due under this Agreement.
10. **Utilities.** Landlord will be responsible for paying all utility bills for the Leased Units.
11. **Rents and Security Deposits.** Master Tenant will retain each LIPH Unit Lease or RAD Unit Lease and related documentation in its files. Master Tenant will retain all prepaid Resident rents and security deposits currently in its possession for each Leased Unit and shall handle said rents and security deposits in accordance with applicable law.
12. **Keys, Certificates, and Other Deliverables.** Landlord will retain: (i) all keys, combinations, access cards and locks to any Leased Unit; (ii) all certificates, licenses and other authorizations, including without limitation certificates of occupancy, necessary for the full use, operation, maintenance and occupancy of the Leased Units; and (iii) copies of all books, records, operating statements, contracts, and other files relating to the operation of the Leased Units.
13. **Landlord's Duty to Maintain and Repair Leased Units and Care of Property.** Landlord represents that the Leased Units meet all applicable federal, state and local requirements, including the local housing code and HUD's Housing Quality Standards. Landlord covenants that during the term of this Master Lease it will maintain the Leased Units in safe, sanitary and habitable condition in accordance with all applicable federal, state and local requirements, including the local housing code and HUD's Housing Quality Standards, and shall be responsible for all repairs or replacements necessary for that maintenance, subject to Paragraph 16 hereof. Notwithstanding anything to the contrary set forth herein, **Master Tenant agrees to reimburse the Landlord for repairs made by the Landlord to the Leased Units in an amount of not to exceed [INSERT THE LUMP SUM FIXED FEE AMOUNT]**

14. **Access.** Subject to the rights of Residents under Connecticut law, Landlord may enter any Leased Unit at any time and shall provide access to Master Tenant upon request with reasonable notice.
15. **Insurance.** (a) At all times during the term of this Master Lease, Landlord and Master Tenant shall obtain and maintain at least the following insurance coverages: commercial liability insurance naming the other Party as a named insured, under which the insurer will defend and indemnify Landlord and Master Tenant, as applicable, against all claims and demands for any injury to persons or property which may be claimed to have occurred in or around the Leased Units in an amount equal to Two Million and No/100 Dollars (\$2,000,000.00) in respect to any one accident and One Million and No/100 Dollars (\$1,000,000.00) with respect to property damage arising out of any one occurrence. Such commercial liability coverage shall consist of bodily injury liability (including death), personal injury liability, property damage liability, contractual liability and independent contractors liability; (b) In addition to the foregoing coverages, Landlord shall maintain insurance on the Leased Units, together with Landlord's personal property located thereon, including, without limitation, all furniture, fixtures, goods, machinery, equipment and inventory, against loss by fire, flood, water, theft or other insurable casualty, on an "all risk" form sufficient to provide 100% replacement value of such property; and (c) Neither Party shall be liable to the other Party (or its successors and/or assigns) for, and each Party waives any right of subrogation with respect to, any loss or damage caused by fire or any of the risks enumerated in a standard "All Risk" insurance policy, and, in the event of such loss, each Party's insurance companies shall waive any right of subrogation against the Parties in connection therewith.
16. **Unfitness for Occupancy.** If any Leased Unit is rendered unfit for occupancy by fire, accident or other casualties, Landlord may at its own expense relocate affected Residents as necessary within the Leased Units or other suitable housing available to Landlord (the "**Alternate Unit**"), the Alternate Unit will be substituted as the Leased Unit, and all applicable provisions of this Master Lease will remain in effect with respect to any such Alternate Unit. Master Tenant shall have no obligation to relocate affected Residents, to repair, restore or rebuild any Leased Unit, or to pay any costs associated therewith, except as provided in Paragraph 9 and Paragraph 13.
17. **No Assignment, Transfer or Subletting.** Master Tenant may not assign or transfer this Master Lease or assign or sublet any Leased Unit, except to the current Residents thereof, without the written permission of the Landlord, which such approval shall not be unreasonably withheld, conditioned or delayed. The landlord may not assign or transfer this Master Lease without the written permission of Master Tenant.
18. **Default by Master Tenant.** If Master Tenant breaches this Master Lease and fails to correct the breach when so notified in writing by the Landlord, Master Tenant will be in default of this Master Lease and this Master Lease may be terminated by Landlord with respect to all of the Leased Units by the exercise of any remedy at law or in equity. Landlord shall give Master Tenant at least thirty (30) days' prior Notice to Quit, but only after providing Master Tenant a minimum of thirty (30) days' prior written notice of the

nature of the default and an opportunity to cure as therein provided. Notwithstanding the foregoing, if the default complained of, other than for the payment of monies, is of such a nature that the same cannot be rectified or cured within such thirty (30) day period, then Master Tenant shall have the additional time required to remedy or cure such default, provided that Master Tenant is proceeding with due diligence to cause such cure to be completed in a timely manner. In no event shall a default by a Resident under any New Unit Lease constitute a default by Master Tenant under this Master Lease. The investor limited partner of Master Tenant shall have the right, but not the obligation, to cure any default of the Master Tenant hereunder.

19. **Default by Landlord.** Landlord shall be deemed to be in default of this Master Lease if Landlord shall be in default in the full performance of any of its promises, covenants or agreements contained in this Master Lease and such default in performance continues for more than thirty (30) days after written notice thereof from Master Tenant to Landlord specifying the particulars of such default or breach of performance. Notwithstanding the foregoing, if the default complained of, other than for the payment of monies, is of such a nature that the same cannot be rectified or cured within such thirty (30) day period, then Landlord shall have the additional time required to rectify or cure such default, provided that Landlord is proceeding with due diligence to cause such cure to be completed in a timely manner. Upon any default of this Master Lease by Landlord, Master Tenant shall be entitled to pursue any and all remedies available to Master Tenant at law or in equity, including, but not limited to, the right to terminate this Master Lease with respect to all of the Leased Units. In no event shall a default by a Resident constitute a default by Landlord, but the first part of this sentence will not excuse any failure of Landlord (in its role as housing provider) to enforce lease compliance by each Resident diligently.
20. **Indemnification.** Landlord acknowledges that Master Tenant shall have no responsibility whatsoever for the use, operation or maintenance of the Leased Units, or any responsibility or obligation to cause the Leased Units to comply with applicable law. Landlord shall indemnify and hold harmless Master Tenant and its members and managers, and their respective officers, directors, employees, agents, and instrumentalities from any and all liability, losses or damages, including reasonable attorney's fees and costs of defense, which Master Tenant and/or any of its members, managers, officers, directors, employees, agents or instrumentalities incur as a result of claims, demands, suits, causes of actions, or proceedings of any kind or nature arising out of, relating to or in connection with the Leased Units, or in connection with any breach of this Master Lease by Landlord or its employees, agents, servants, partners, principals or subcontractors. Landlord shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits, or actions of any kind or nature in the name of Master Tenant, where applicable, including appellate proceedings, and shall pay all costs, judgments, and reasonable attorney's fees which may issue thereon. However, nothing herein shall be deemed to indemnify Master Tenant from any liability or claim arising out of the gross negligence or willful misconduct of Master Tenant. Notwithstanding the foregoing, Landlord's obligation to indemnify and hold Master Tenant harmless will be without recourse to Landlord's public housing or Housing Choice Voucher Section 8 assets, including, without limitation, (a) any "project," as such term is defined in the public housing Annual Contributions Contract ("ACC") or HAP

Contract, (b) any operating receipts of Landlord (as the term “operating receipts” is defined in the ACC or HAP Contract) that are subject to the ACC or HAP Contract, or (c) any public housing or Section 8 operating reserve of the Landlord required under the ACC or HAP Contract.

21. **Bankruptcy.** The Master Lease shall terminate if: (i) Master Tenant is adjudicated bankrupt or insolvent; or (ii) Master Tenant files or acquiesces in a petition in any court in any bankruptcy, reorganization, insolvency or similar proceeding; or (iii) Master Tenant makes an assignment or other conveyance for the benefit of creditors; or (iv) any execution or attachment is issued against Master Tenant or its property and is not dismissed within ninety (90) days; or (v) a receiver or trustee is appointed for the property and assets of Master Tenant and is not discharged within ninety (90) days.; provided, however, that (a) nothing herein shall lessen the entitlement of the Landlord to all payments as provided in Paragraph 9, and (b) nothing herein shall limit the right of Landlord in its sole discretion to continue to house the Resident by the direct provision of housing not involving the Master Tenant in any manner.
22. **Compliance with HAP Contract or ACC.** Landlord covenants to comply with the provisions of the HAP Contract or ACC applicable to Master Tenant in its role as housing provider, including but not limited to providing to Residents, at Landlord’s sole cost and expense, all supportive services required under the HAP Contract or ACC (if any), and to take all actions required of Master Tenant to cause the Leased Units to comply with the provisions of the HAP Contract or ACC.
23. **Severability of Provisions.** If any provision of this Master Lease is held to be unenforceable, the remainder of the Master Lease shall remain valid and enforceable to the fullest extent permitted by law.
24. **No Waiver.** No waiver of any breach of any covenant, condition or agreement contained in this Master Lease shall operate as a waiver of any subsequent breach of the same covenant, condition or agreement.
25. **Governing Law.** This Master Lease shall be governed by the law of the State of Connecticut, without regard to conflicts of laws principles.
26. **Notices.** All notices, demands, requests, approvals, consents or other instruments required or desired to be given by either party to the other shall be personally delivered or sent by U.S. certified or registered mail, return receipt requested, first class postage prepaid, addressed as follows:

If to Landlord:

If to Master Tenant:

Housing Authority of the City of New Haven

360 Orange Street

New Haven, Connecticut 06511

Attention: Karen DuBois-Walton, Ph.D.

Executive Director

27. **Binding.** This Master Lease shall be binding on all successors, heirs, assignees or transferees of Landlord and Master Tenant.
28. **Counterparts.** This Master Lease may be executed in separate counterparts, each of which when taken together will constitute an original. PDF, facsimile, or other electronic images of signatures will be deemed originals for all purposes.
29. **Parties Bound.** No officer, director, shareholder, employee, agent, or other person authorized to act for and on behalf of either party shall be personally liable for any obligation, express or implied, hereunder.

[Signatures on following page]

IN WITNESS WHEREOF, This Master Lease has been executed as of the date first above written.

LANDLORD:

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

By: _____

Karen DuBois-Walton, Ph.D.
President

MASTER TENANT:

GLENDOWER MCCONAUGHY 9%, LLC

By: _____

Karen DuBois-Walton, Ph.D.
President

EXHIBIT A

FOR DISCUSSION ONLY - DO NOT DISSEMINATE

LEASED UNITS

Resident Name	Interim Unit Address	Rent	Unit Size	Household Size

FOR DISCUSSION ONLY - DO NOT DISSEMINATE

MEMORANDUM

TO: Board of Commissioners

DATE: August 15, 2023

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

RE: Resolution Authorizing The Glendower Group, Inc., Or Its Single Purpose Affiliated Ownership Entity, To Participate In The Contracts Procured By The Housing Authority Of The City Of New Haven D/B/A Elm City Communities With Certain Vendors For Certain Goods And Services

ACTION Recommend that the Board of Commissioners adopt Resolution # 08-64/23-R

TIMING: Immediately

ECC/HANH, in conformance with its procurement policies and applicable law, rule and regulation, procured the vendors on the list attached as Exhibit A (the "Vendors") to provide certain goods and services for ECC/HANH owned sites. Each of the vendors have provided satisfactory services thus far.

The Glendower Group, Inc. ("Glendower"), is an instrumentality of HANH formed by HANH to undertake certain development and redevelopment activities of HANH, including the redevelopment and development of HANH owned properties. As part of that redevelopment and development effort, Glendower has converted properties under the HUD Rental Assistance Demonstration ("RAD") program, all of which is accomplished through a Glendower affiliated single purpose owner entity ("Owner Entity").

As part of the RAD conversion process, Glendower and/or the Owner Entity require the continuation of the provision of these goods and services from the Vendors as set forth in the various agreements between HANH and the Vendors.

The purpose of this resolution is to authorize Glendower and/or the Owner Entity to utilize the HANH contracts with the Vendors to continue to receive the goods and services set forth therein, and to reimburse HANH for all costs incurred in connection therewith, either through (a) reimbursement to HANH of costs incurred by HANH for the benefit of Glendower and/or the Owner Entity, or (b) assignment and assumption by HANH to Glendower or the Owner Entity of all or a portion of any HANH agreement with a Vendor, or (c) some combination of the foregoing.

Glendower/Owner Entity will only utilize contracts that have not expired, and upon the expiration of any one of the contracts, Glendower and/or the Owner Entity, as applicable, will then itself procure the necessary vendor for such goods and/or services.

FISCAL IMPACT: \$0 (to be reimbursed by Glendower)

STAFF: GARY HOGAN, Vice President of Operations

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

RESOLUTION # 08-64/23-R

Resolution Authorizing The Glendower Group, Inc., Or Its Single Purpose Affiliated Ownership Entity, To Participate In The Contracts Procured By The Housing Authority Of The City Of New Haven D/B/A Elm City Communities With Certain Vendors For Certain Goods And Services

WHEREAS, ECC/HANH, in conformance with its procurement policies and applicable law, rule and regulation, procured the vendors on the list attached as Exhibit A (the "Vendors") to provide certain goods and services for ECC/HANH owned sites; and

WHEREAS, Each of the vendors have provided satisfactory services thus far; and

WHEREAS, The Glendower Group, Inc. ("Glendower"), is an instrumentality of HANH formed by HANH to undertake certain development and redevelopment activities of HANH, including the redevelopment and development of HANH owned properties; and

WHEREAS, as part of that redevelopment and development effort, Glendower has converted properties under the HUD Rental Assistance Demonstration ("RAD") program, all of which is accomplished through a Glendower affiliated single purpose owner entity ("Owner Entity"); and

WHEREAS, as part of the RAD conversion process, Glendower and/or the Owner Entity require the continuation of the provision of these goods and services from the Vendors as set forth in the various agreements between HANH and the Vendors; and

WHEREAS, the purpose of this resolution is to authorize Glendower and/or the Owner Entity to utilize the HANH contracts with the Vendors to continue to receive the goods and services set forth therein, and to reimburse HANH for all costs incurred in connection therewith, either through (a) reimbursement to HANH of costs incurred by HANH for the benefit of Glendower and/or the Owner Entity, or (b) assignment and assumption by HANH to Glendower or the Owner Entity of all or a portion of any HANH agreement with a Vendor, or (c) some combination of the foregoing; and

WHEREAS, Glendower/Owner Entity will only utilize contracts that have not expired, and upon the expiration of any one of the contracts, Glendower and/or the Owner Entity, as applicable, will then itself procure the necessary vendor for such goods and/or services.

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

1. The use by Glendower of the contracts with the Vendors, subject to, as set forth, and in accordance with the terms and conditions set forth in the Recitals above, including, but not by way of limitation, the assignment and assumption by HANH to Glendower/Owner Entity, as applicable, of all or any portion of all or any of the Vendor agreements, full reimbursement by Glendower for all costs incurred in connection therewith, and Glendower/Owner Entity seeking new contracts upon the expiration of any one of the Vendor contracts, be and hereby is authorized and directed; and

2. The President is authorized to take all actions necessary and appropriate to carry out 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 August 15, 2023.

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

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

EXHIBIT A

List of Vendors