

AGENDA

REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, DECEMBER 16TH 2025 at 4:00 P.M.

[Join the meeting now](#)

Meeting ID: 285 052 228 048

Passcode: Rs6K53hD

1. Roll Call
2. Approval of the Minutes From November 18, 2025
3. Bills and Communications
4. Public Comments (3 Minutes per Individual /15 Minutes per Group)
5. President's Report

ACTION ITEMS

FINANCE COMMITTEE:

NONE

P&D COMMITTEE:

1. **Resolution 12-89/25-R;** Resolution Authorizing Amendment to Indefinite Quantities Contract (IQC) with Lothrop Associates, LLP for Agency Wide Architectural & Engineering Services in the Net Amount Not to Exceed \$81,417.80 Bringing the Adjusted 5-Year Contract Value From \$766,787.50 to \$848,205.30 until January 31, 2026
2. **Resolution 12-90/25-R;** Resolution To Appoint Charles Finkley To The Board Of Directors Of The Glendower Group, Inc., An Instrumentality Of The Housing Authority Of The City Of New Haven
3. **Resolution 12-91/25-R;** Resolution To Appoint Claribel Shavers To The 360 Management Board Of Directors, An Instrumentality Of The Housing Authority Of The City Of New Haven
4. **Resolution 12-92/25-R;** Resolution To Appoint Patricia Johnson To The 360 Management Board Of Directors, An Instrumentality Of The Housing Authority Of The City Of New Haven
5. **Resolution 12-93/25-R;** Resolution Authorizing a \$1,000,000 Predevelopment Loan to The Glendower Group, Inc., for The Clock Factory Redevelopment Project
6. **Resolution 12-94/25-R;** Resolution to Declare the Official Intent to Issue Tax-Exempt Multifamily Housing Revenue Bonds for The Clock Factory Redevelopment Project

7. **Resolution 12-95/25-R;** Resolution Authorizing the Public Hearing Required by the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) for the Proposed Issuance of Tax-Exempt Multifamily Housing Revenue Bonds for the Clock Factory Redevelopment Project
8. **Resolution 12-96/25-R;** Resolution Authorizing a Predevelopment Loan in the Amount Not-to-Exceed \$1,000,000 to The Glendower Group Inc., for the George Crawford Manor Redevelopment
9. **Resolution 12-97/25-R;** Resolution to Declare Official Intent to Issue Tax-Exempt Bonds for the George Crawford Manor Redevelopment
10. **Resolution 12-98/25-R;** Resolution Authorizing The Modification Of The Predevelopment Loan By The Housing Authority Of The City Of New Haven (The "Authority") To The Glendower Group, Inc. Or An Affiliate Thereof, For Certain Qualified Predevelopment Expenses For RAD Scattered Sites Multifamily Redevelopment, To Extend The Term To April 2027 And Add Essex Townhomes To The Project Covered Thereby

SERVICES COMMITTEE:

- ##žResolution 12-99/25-R;** Resolution Authorizing a Housing Assistance Payment (HAP) Contract with Winchester LIHTC Owners, LLC For Eight (8) Project Based Units For An Initial Term Of Twenty (20) Years Commencing January 1, 2026 And Ending December 31, 2045 With An Option To Renew for an Additional 20 Years In the Authority's Sole Discretion
- ##žResolution 12-100/25-R;** Resolution Authorizing Approval and Submission of the FY2025 Moving to Work (MTW) Annual Report to HUD
- ##žResolution 12-101/25-R;** Resolution Authorizing Change Order Number Four (4) for the Fourth and Final Year to The Contract With Home Services & More, LLC, for Plumbing Services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor in the Amount of \$229,961.00 Bringing the Total Not to Exceed Contract Amount From \$554,941.50 To \$784,902.50
- ##žResolution 12-102/25-R;** Resolution Authorizing Change Order Number Six (6) to the Contract with Northeast Generator Company Increasing the Total Not to Exceed Contract Amount by \$26,000,00 and Bringing the Total Not to Exceed Contract Amount from \$243,973.00 to \$269,973.00, and Extending the Term of the Contract from December 31, 2025, to June 30th, 2026
- # žResolution 12-103/25-R;** Authorization of a Memorandum of Agreement Between the Housing Authority City of New Haven, d/b/a Elm City Communities ("ECC") and Glendower McConaughy Terrace 4% LLC for a Period of One Year with the Option to Renew for Four Additional One Year Periods For Supportive Services From January 1, 2026 to December 31, 2026 for \$60,000
- #(žResolution 12-104/25-R;** Authorization of a Memorandum of Agreement Between the Housing Authority City of New Haven, d/b/a Elm City Communities ("ECC") and Glendower McConaughy Terrace 9% LLC for a Period of One Year with the Option to Renew for Four Additional One Year Periods, for Supportive Services From January 1, 2026 to December 31, 2026 for \$70,000

ADJOURNMENT

MINUTES
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, DECEMBER 16TH, 2025 at 4:00 P.M.

Those present included:

William Kilpatrick, Chair
Elmer Rivera, Commissioner * Joined shortly after call began
Danya Keene, Commissioner
Kevin Alvarez, Commissioner
Rolan 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, Shenae Draughn was present in person in the boardroom along with Chairman Kilpatrick, and Commissioner Rivera.

Approval of the Minutes from the November 18th, 2025, Meeting:

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

Aged Accounts Payable Report totaling \$ 623,080.66 (listed on page 17). 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 invoices paid may be provided on November 18, 2025, Board of Commissioners meeting.

Bank Book Check Register totaling \$ 6,565,453.15 (listed on page 24). This list consists of invoices that have been paid from Oct 1-Oct 31, 2025. New Reach, Inc.(\$ 46,033) 7 months of services for McQueeney; Columbus House, Inc (\$ 10K) for four months of tenant services; City of New Haven (\$ 89,937) for Youth@work, Youth & Rec, bulk trash, fuel, & LCI services; W.B. Mason Company Inc (\$ 103,536.67) agency-wide office supplies & HCV Furniture; AVT Construction Inc (\$ 31,636) for RAD services multiple sites; The Computer Company Inc (\$ 196,108) for IT services; LaRosa Building Group LLC (\$ 1,835,950) for Glendower McConaughy 4% & 9%; Yale Termite & Pest Elimination Corp. (\$ 30,760) various sites pest control; Southern Ct Gas (\$ 26,226) for various sites gas services. United Illuminating (\$ 134,399) for various sites electrical; Regional Water Authority (\$64,151) For agency-wide services; Anthem Blue Cross/Blue Shield (\$ 511,345) for two months of Agency-wide Medical, Dental & Vision; B&H Foto Electronis Corp (\$ 54,744) for IT equipment.

The total of both registers is **\$ 7,188,533.81**

Public Comments:

- None

November 18th, 2025 President Report Located Here:

- [President's Report \(1\).docx](#)

November 18th, 2025 Resolutions Located Here:

- [11-82 CRAWFORD MANOR RAD SUBMISSION RESOLUTION.docx](#)
- [11-83 Union Square Predevelopment Loan Resolution 11102025 IMG.docx](#)
- [11-84 ACOP Revisions - Resolution November 2025.docx](#)
- [11-85 HCV Admin Plan Revisions - November 2025 RESOLUTION.docx](#)
- [11-86 Haven's Harvest MOU RESOLUTION.docx](#)
- [11-87 COMPUTER STORE RESOLUTION.docx](#)
- [11-88 Ed the Treeman Change Order RESOLUTION.docx](#)

ADJOURNMENT: Motion to adjourn made by Rivera seconded by Keene at 5:00PM

MEMORANDUM

TO: All Board of Commissioners

FROM: John Rafferty, CFO

RE: Bills and Communications

DATE: December 16, 2025

Attached please find the following Two (2) lists:

Aged Accounts Payable Report totaling **\$ 567,010.67** (listed on page 7), this excludes paid invoices on report). This list consists of invoices that have been received and entered in the system but may not be ready for payment. A register of the invoices paid may be provided on December 16, 2025, Board of Commissioners meeting.

Bank Book Check Register totaling **\$ 3,968,016.36** (listed on page 19). This list consists of invoices that have been paid from Nov 1-Nov 30, 2025. The Computer Company Inc (\$ 33,918) for IT services; Gengras Ford LLC (\$ 194,979) for purchase of HANH vehicles; M.A.C. Computer Consulting (\$ 68,257) for agency-wide Yardi conversion consulting; Kelly Group Consultants (\$ 16,667) for Yardi conversion consulting; Censere Consulting (\$ 27,018) for development; RingCentral (\$ 19,587) Agency-wide telephone services; HAZ-Pros Inc (\$ 82,260) for Mold Abatement various sites; Home Depot (\$ 60,453) agency-wide materials for sites; Housing Insurance Services (\$ 519,633) for Insurance Services; Southern Ct Gas (\$ 39,382) for various sites gas services; United Illuminating (\$ 75,851) for various sites electrical; Regional Water Authority (\$143,857) For agency-wide services; Anthem Blue Cross/Blue Shield (\$ 199,627) for Agency-wide Medical;

The total of both registers is **\$ 4,535,027.01**
Attachments

Payables Aging Report

allegc
 Period: 11/2025
 As of : 12/10/2024

Payee	Remittance Vendor	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Future	Notes
Code	Notes									Owed	Owed	Owed	Owed	90	Invoice	
S0140694		New Reach, Inc.														0.00
			P-25138	1057	cooc-res		11/3/2025	4230-00-000 Tenant Services Cor Y26-October 2021		0.00	0.00	0.00	0.00	6,576.17	6,576.17	OCT 2025 MCQUEENY
Total S0140694										0.00	0.00	0.00	0.00	6,576.17	6,576.17	
v000098		139 Summit LLC														0.00
			P-25152	1059	hservcen		11/24/2025	4190-22-000 Other Misc Admin E Sec Dep. E Butler		0.00	0.00	0.00	0.00	582.50	582.50	Security Deposit Ebony Butler
Total v000098										0.00	0.00	0.00	0.00	582.50	582.50	
v000099		LBOE Holdings LLC														0.00
			P-25116	1052	hservcen		11/25/2025	4190-22-000 Other Misc Admin Exec Dep A Marques		0.00	0.00	0.00	0.00	1,080.00	1,080.00	Security Deposit Arlene Marquez
Total v000099										0.00	0.00	0.00	0.00	1,080.00	1,080.00	
v0000106		Khalanil Ketchum														0.00
			P-25567	1151	bbca		11/12/2025	2307-20-000 Escrow Liabilities 2025 CARES Grad		0.00	0.00	0.00	0.00	21,416.46	21,416.46	Oct 2025 CARES Graduate
Total v0000106										0.00	0.00	0.00	0.00	21,416.46	21,416.46	
v0118695		Southern Connecticut Gas														0.00
			P-18302	1035	lssm		11/12/2025	4330-00-000 Gas 235 CCF		0.00	0.00	0.00	0.00	444.42	444.42	QUINNIPIAC/EASTERN/CHAMBERLAIN/FULTON
			P-471	116	lssm		8/11/2025	4330-00-000 Gas 23 CCF		0.00	0.00	0.00	0.00	273.29	273.29	23 CCF
Total v0118695										0.00	0.00	0.00	0.00	717.71	717.71	
v0118696		United Illuminating														0.00
			P-25281	1084	lssse		11/5/2025	4320-00-000 Electricity 186 KWH* 11/05		0.00	0.00	0.00	0.00	134.96	134.96	1363 QUINNIPIAC
			P-25293	1089	cooc-com		11/10/2025	4320-00-000 Electricity 15200 KWH* 11/1		0.00	0.00	0.00	0.00	3,664.82	3,664.82	358 ORANGE ST
			P-25295	1089	lcm		11/5/2025	4320-00-000 Electricity 107 KWH* 11/05		0.00	0.00	0.00	0.00	21.21	21.21	
			P-25295	1089	lxt		11/5/2025	4320-00-000 Electricity 107 KWH* 11/05		0.00	0.00	0.00	0.00	6.81	6.81	
			P-25295	1089	lrlw		11/5/2025	4320-00-000 Electricity 107 KWH* 11/05		0.00	0.00	0.00	0.00	18.11	18.11	40 MIDDLETOWN
			P-25295	1089	lssse		11/5/2025	4320-00-000 Electricity 107 KWH* 11/05		0.00	0.00	0.00	0.00	10.12	10.12	
			P-25295	1089	lssm		11/5/2025	4320-00-000 Electricity 107 KWH* 11/05		0.00	0.00	0.00	0.00	18.53	18.53	
			P-25295	1089	lssw		11/5/2025	4320-00-000 Electricity 107 KWH* 11/05		0.00	0.00	0.00	0.00	4.47	4.47	
			P-25295	1089	lwm		11/5/2025	4320-00-000 Electricity 107 KWH* 11/05		0.00	0.00	0.00	0.00	29.40	29.40	
			P-25298	1089	lssw		11/7/2025	4320-00-000 Electricity 75 KWH* 11/07		0.00	0.00	0.00	0.00	87.62	87.62	HENRY ST
			P-25365	1103	lssse		11/5/2025	4320-00-000 Electricity 10 KWH* 11/05		0.00	0.00	0.00	0.00	0.25	0.25	168 BEACON
			P-25366	1103	lcm		10/5/2025	4320-00-000 Electricity 171 KWH* 11/05		0.00	0.00	0.00	0.00	9.27	9.27	
			P-25366	1103	lxt		10/5/2025	4320-00-000 Electricity 171 KWH* 11/05		0.00	0.00	0.00	0.00	2.97	2.97	
			P-25366	1103	lrlw		10/5/2025	4320-00-000 Electricity 171 KWH* 11/05		0.00	0.00	0.00	0.00	7.91	7.91	47 MIDDLETOWN
			P-25366	1103	lssse		10/5/2025	4320-00-000 Electricity 171 KWH* 11/05		0.00	0.00	0.00	0.00	4.42	4.42	
			P-25366	1103	lssm		10/5/2025	4320-00-000 Electricity 171 KWH* 11/05		0.00	0.00	0.00	0.00	8.11	8.11	
			P-25366	1103	lssw		10/5/2025	4320-00-000 Electricity 171 KWH* 11/05		0.00	0.00	0.00	0.00	1.95	1.95	
			P-25366	1103	lwm		10/5/2025	4320-00-000 Electricity 171 KWH* 11/05		0.00	0.00	0.00	0.00	12.84	12.84	
			P-25367	1103	lssse		11/5/2025	4320-00-000 Electricity 31 KWH* 11/05		0.00	0.00	0.00	0.00	6.85	6.85	20 WESTMINSTER
			P-25368	1103	lrlw		11/11/2025	4320-00-000 Electricity 3 KWH* 11/11		0.00	0.00	0.00	0.00	12.61	12.61	49 UNION AVE
			P-25369	1103	lssm		11/5/2025	4320-00-000 Electricity 1259 KWH* 11/05		0.00	0.00	0.00	0.00	1,485.31	1,485.31	SSMF
			P-25370	1103	lssw		11/7/2025	4320-00-000 Electricity 68 KWH* 11/07		0.00	0.00	0.00	0.00	32.14	32.14	137 HENRY ST
			P-25372	1103	lssm		11/6/2025	4320-00-000 Electricity 0 KWH* 11/06		0.00	0.00	0.00	0.00	11.49	11.49	30 CHAMBERLAIN
			P-25373	1103	lssm		11/5/2025	4320-00-000 Electricity 606 KWH* 11/05		0.00	0.00	0.00	0.00	182.95	182.95	QUINNIPIAC/FULTON
			P-25374	1103	lssse		11/5/2025	4320-00-000 Electricity 512 KWH* 11/05		0.00	0.00	0.00	0.00	115.15	115.15	BEACON/WEYBOSSET
			P-25448	1119	lwm		11/12/2025	4320-00-000 Electricity 45 KWH* 11/12		0.00	0.00	0.00	0.00	21.46	21.46	88 WAYFARER
			P-25449	1119	lwm		11/10/2025	4320-00-000 Electricity 615 KWH* 11/12		0.00	0.00	0.00	0.00	61.87	61.87	31 LEVEL ST
			P-25451	1119	lwm		11/12/2025	4320-00-000 Electricity 355 KWH* 11/12		0.00	0.00	0.00	0.00	176.38	176.38	LODGE
			P-25459	1119	lwm		11/12/2025	4320-00-000 Electricity 604 KWH* 11/12		0.00	0.00	0.00	0.00	183.92	183.92	WAYFARER
			P-25460	1119	lwm		11/12/2025	4320-00-000 Electricity 147 KWH* 11/12		0.00	0.00	0.00	0.00	117.36	117.36	LEVEL
			P-25461	1119	lwm		11/13/2025	4320-00-000 Electricity 3856 KWH* 11/13		0.00	0.00	0.00	0.00	1,631.35	1,631.35	LODGE
			P-25468	1120	lssw		11/14/2025	4320-00-000 Electricity 210 KWH* 11/14		0.00	0.00	0.00	0.00	17.84	17.84	573 CENTRAL AVE
			P-25470	1120	lwm		11/12/2025	4320-00-000 Electricity 1001 KWH* 11/12		0.00	0.00	0.00	0.00	588.85	588.85	LODGE
			P-25471	1120	lwm		11/12/2025	4320-00-000 Electricity 1354 KWH* 11/12		0.00	0.00	0.00	0.00	1,842.11	1,842.11	LODGE
			P-25473	1120	lwm		11/12/2025	4320-00-000 Electricity 491 KWH* 11/12		0.00	0.00	0.00	0.00	276.00	276.00	LEVEL
			P-25475	1120	lwm		11/12/2025	4320-00-000 Electricity 1591 KWH* 11/12		0.00	0.00	0.00	0.00	528.49	528.49	WAYFARER
			P-25476	1120	lwm		11/12/2025	4320-00-000 Electricity 1933 KWH* 11/12		0.00	0.00	0.00	0.00	942.42	942.42	WAYFARER
			P-25482	1121	lwm		11/12/2025	4320-00-000 Electricity 101 KWH* 11/12		0.00	0.00	0.00	0.00	57.07	57.07	47 LEVEL ST 13
			P-25486	1121	lwm		11/12/2025	4320-00-000 Electricity 529 KWH* 11/12		0.00	0.00	0.00	0.00	255.35	255.35	WAYFARER
			P-25488	1121	lssw		11/11/2025	4320-00-000 Electricity 1734 KWH* 11/11		0.00	0.00	0.00	0.00	229.72	229.72	COUNTY
Total v0118696										0.00	0.00	0.00	0.00	12,820.46	12,820.46	
V0118697		Afscme Local 818														0.00
			P-25321	1093	cooc-hr		11/7/2025	2117-11-000 AFSCME Payable DCAL 818 NOVEN		0.00	0.00	0.00	0.00	211.20	211.20	AFSCME LOCAL 818 NOVEMBER 2025
Total V0118697										0.00	0.00	0.00	0.00	211.20	211.20	

Payables Aging Report

alleg
 Period: 11/2025
 As of : 12/10/2024

Payee	Remittance Vendor	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Future	Notes
Code	Notes															
															90	Invoice
															Owed	
V0118700 AFSCME Local 713/afscme Council 4																
				P-25322	1093	cooc-hr	11/7/2025	2117-11-000 AFSCME Payable	FSCME LOCAL 71	0.00	0.00	0.00	0.00	2,792.70	2,792.70	AFSCME LOCAL 713
Total V0118700										0.00	0.00	0.00	0.00	2,792.70	2,792.70	
V0118736 W.B. Mason Company Inc																
				P-25290	1088	cooc-exe	10/31/2025	4190-18-000 Small Office Equipm	257895985	0.00	0.00	0.00	0.00	3,700.00	3,700.00	IT 2ND FLOOR LASER PHOSPHOR PROJ
	ase Order Number: 231			P-25140	1057	i360-adm	11/5/2025	4190-04-000 Office Supplies	258015627	0.00	0.00	0.00	0.00	6.99	6.99	360 MGMT Main Office Teirra
	ase Order Number: 231			P-25144	1057	cooc-op	11/13/2025	4190-04-000 Office Supplies	258188258	0.00	0.00	0.00	0.00	1.30	1.30	7% 360 MGMT Waitlist/Compliance
	ase Order Number: 231			P-25144	1057	hservcoen	11/13/2025	4190-04-000 Office Supplies	258188258	0.00	0.00	0.00	0.00	13.77	13.77	74% 360 MGMT Waitlist/Compliance
	ase Order Number: 231			P-25144	1057	i360-adm	11/13/2025	4190-04-000 Office Supplies	258188258	0.00	0.00	0.00	0.00	3.53	3.53	19% 360 MGMT Waitlist/Compliance
	ase Order Number: 231			P-25145	1057	cooc-op	11/11/2025	4190-04-000 Office Supplies	258131561	0.00	0.00	0.00	0.00	9.62	9.62	7% 360 MGMT Waitlist/Compliance
	ase Order Number: 231			P-25145	1057	hservcoen	11/11/2025	4190-04-000 Office Supplies	258131561	0.00	0.00	0.00	0.00	101.64	101.64	74% 360 MGMT Waitlist/Compliance
	ase Order Number: 231			P-25145	1057	i360-adm	11/11/2025	4190-04-000 Office Supplies	258131561	0.00	0.00	0.00	0.00	26.09	26.09	19% 360 MGMT Waitlist/Compliance
	ase Order Number: 231			P-25146	1057	igg	10/31/2025	4190-04-000 Office Supplies	257914840	0.00	0.00	0.00	0.00	158.94	158.94	Tanya 3rd FL
	ase Order Number: 231			P-25147	1057	igg	11/3/2025	4190-04-000 Office Supplies	257927161	0.00	0.00	0.00	0.00	20.26	20.26	Tanya 3rd FL
	ase Order Number: 231			P-25148	1057	cooc-fin	11/3/2025	4190-04-000 Office Supplies	257929702	0.00	0.00	0.00	0.00	35.74	35.74	LaVonta Bryant 2nd FL
	ase Order Number: 231			P-25149	1057	cooc-exe	11/3/2025	4190-04-000 Office Supplies	257929924	0.00	0.00	0.00	0.00	37.59	37.59	Desire 3rd FL
	ase Order Number: 231			P-25150	1057	cooc-fin	11/5/2025	4190-04-000 Office Supplies	258006101	0.00	0.00	0.00	0.00	21.35	21.35	Dean 2nd FL Finance
Total V0118736										0.00	0.00	0.00	0.00	4,136.82	4,136.82	
V0119701 Cohen Key Shop																
	ase Order Number: 231			P-25212	1068	lwm	11/11/2025	4430-26-000 Doors & Hardware	129731	0.00	0.00	0.00	0.00	123.00	123.00	19 Level
	ase Order Number: 231			P-25213	1068	lwm	10/23/2025	4430-26-000 Doors & Hardware	6602955	0.00	0.00	0.00	0.00	123.00	123.00	26 Lodge
Total V0119701										0.00	0.00	0.00	0.00	246.00	246.00	
V0119739 Greater New Haven Chamber Of Commerce																
				P-25203	1068	i360-adm	7/2/2025	4190-01-000 Membership and Fe	120721-5654	0.00	0.00	0.00	0.00	572.00	572.00	360 MGMT Membership Fee 2025
Total V0119739										0.00	0.00	0.00	0.00	572.00	572.00	
V0119749 Yale New Haven Hospital																
				P-25326	1096	cooc-hr	11/5/2025	4190-22-000 Other Misc Admin E	679621	0.00	0.00	0.00	0.00	217.00	217.00	PRE-EMPLOYMENT DRUG SCREEN
				P-25415	1111	i360-adm	11/18/2025	4190-22-000 Other Misc Admin E	679563	0.00	0.00	0.00	0.00	548.00	548.00	360 MGMT November 1-15/25 Screenings
Total V0119749										0.00	0.00	0.00	0.00	765.00	765.00	
v0119806 Regional Water Authority																
				P-25248	1082	cooc-com	11/6/2025	4310-00-000 Water	987 CCF* 11/06	0.00	0.00	0.00	0.00	1,056.06	1,056.06	360 ORANGE ST
				P-25249	1082	bwrl	11/6/2025	4310-00-000 Water	2 CCF* 11/06	0.00	0.00	0.00	0.00	90.62	90.62	295 WILMONT RD COMM CNTR
				P-25267	1084	lwm	11/6/2025	4310-00-000 Water	397 CCF* 11/06	0.00	0.00	0.00	0.00	2,873.23	2,873.23	WAYFAREER
				P-25268	1084	lwm	11/6/2025	4310-00-000 Water	20 CCF* 11/06	0.00	0.00	0.00	0.00	155.66	155.66	LEVEL
				P-25269	1084	lwm	11/6/2025	4310-00-000 Water	240 CCF* 11/06	0.00	0.00	0.00	0.00	2,222.45	2,222.45	LODGE
				P-25273	1084	lssm	11/6/2025	4310-00-000 Water	89 CCF* 11/06	0.00	0.00	0.00	0.00	1,412.84	1,412.84	CHAMBERLAIN/KINGSWOOD/EASTERN/QUINNIPIAC
				P-25274	1084	lssm	11/6/2025	4310-00-000 Water	*240 CCF* 11/06	0.00	0.00	0.00	0.00	3,610.02	3,610.02	CHAMBERLAIN/KINGSWOOD/EASTERN/GLEN HWY
				P-25275	1084	lssm	11/6/2025	4310-00-000 Water	333 CCF* 11/06	0.00	0.00	0.00	0.00	4,301.68	4,301.68	KINGSWOOD/EASTERN/FULTON/CHAMBERLAIN/QUINNIPIAC
				P-25276	1084	lsse	11/6/2025	4310-00-000 Water	144 CCF* 11/06	0.00	0.00	0.00	0.00	1,534.28	1,534.28	SSME
				P-25277	1084	lsse	11/6/2025	4310-00-000 Water	225 CCF* 11/06	0.00	0.00	0.00	0.00	1,652.10	1,652.10	SSME
				P-25278	1084	lsse	11/6/2025	4310-00-000 Water	91 CCF* 11/06	0.00	0.00	0.00	0.00	885.02	885.02	SSME
				P-25279	1084	lsse	11/6/2025	4310-00-000 Water	28 CCF* 11/06	0.00	0.00	0.00	0.00	434.27	434.27	SSME
				P-25479	1120	lssm	11/6/2025	4310-00-000 Water	333 CCF* 11/06a	0.00	0.00	0.00	0.00	4,301.68	4,301.68	SSMF
				P-25480	1120	lsse	11/6/2025	4310-00-000 Water	144 CCF* 11/06a	0.00	0.00	0.00	0.00	1,534.28	1,534.28	SSME
				P-485	122	lssm	9/4/2025	4310-00-000 Water	248 CCF	0.00	0.00	0.00	0.00	1,479.09	1,479.09	248 CCF
				P-691	160	lssm	8/6/2025	4310-00-000 Water	228CCF	0.00	0.00	0.00	0.00	699.56	699.56	228CCF
Total v0119806										0.00	0.00	0.00	0.00	28,242.84	28,242.84	
v0119867 New Haven Parking Authority																
				P-25238	1074	cooc-hr	12/2/2025	4410-05-000 Employee Benefit O	243254	0.00	0.00	0.00	0.00	145.00	145.00	NEW HAVEN PARKING AUTHORITY GRANITE SQUARE DECEMBER 2025
Total v0119867										0.00	0.00	0.00	0.00	145.00	145.00	
V0119875 Housing Insurance Services, Inc.																
				P-25200	1068	i360-adm	10/10/2025	1211-01-000 Prepaid Insurance	HP00136517	0.00	0.00	0.00	0.00	9,966.92	9,966.92	ALT-PROFESSIONAL LIABILITY OCTOBER 2025
				P-25216	1068	cooc-fin	10/2/2025	1211-01-000 Prepaid Insurance	HP00136363	0.00	0.00	0.00	0.00	5,282.16	5,282.16	Commercial Property/Surplus Lines/Terrorism 10/2/25-10/2/26
Total V0119875										0.00	0.00	0.00	0.00	15,249.08	15,249.08	
V0119883 MINITPRINT Inc d/b/a Docuprintnow																
				P-25287	1087	igg	11/5/2025	4190-22-000 Other Misc Admin E	23635	0.00	0.00	0.00	0.00	112.00	112.00	BUS CARDS: Y. VARGAS, JOCELYNE B., C. FINKLEY, & L. BRYANT
	ase Order Number: 22:			P-25427	1111	cooc-it	11/30/2025	4190-11-000 Printer Supplies	23724	0.00	0.00	0.00	0.00	892.48	892.48	#10 Window Envelopes Per IT (Mohana)
Total V0119883										0.00	0.00	0.00	0.00	1,004.48	1,004.48	

Payables Aging Report

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 Period: 11/2025
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Payee	Remittance Vendor	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Future	Notes
Code	Notes															
										Owed	Owed	Owed	Owed	90	Invoice	
										Owed						
V0119932 Infoshd, LLC																
			ase Order Number:22: P-25337	1100	i360-adm		11/26/2025	4340-00-000 Garbage/Trash Rerr	3573879	0.00	0.00	0.00	0.00	26.86		26.86 360 MGMT-1ST FLR. 360 ORANGE ST.
			ase Order Number:22: P-25585	1162	cooc-exe		10/31/2025	4340-00-000 Garbage/Trash Rerr	1129595	0.00	0.00	0.00	0.00	1,268.69	1,268.69	HANH OCT2025
			ase Order Number:22: P-25586	1162	i360-adm		11/26/2025	4340-00-000 Garbage/Trash Rerr	3573841	0.00	0.00	0.00	0.00	159.28	159.28	360 MGMT NOV2025
Total V0119932										0.00	0.00	0.00	0.00	1,454.83	1,454.83	
V0121115 Karin & Fazib, Llc																
			operties proposed for	P-25286	1087	cfp-ssc	11/20/2025	1480-01-000 CIP-Soft Cost	16062	0.00	0.00	0.00	0.00	3,800.00	3,800.00	Appraise SSEast properties proposed for disposition
Total V0121115										0.00	0.00	0.00	0.00	3,800.00	3,800.00	
V0123313 Cdw Government Inc.																
				P-25257	1083	cooc-it	12/2/2025	4190-18-000 Small Office Equiprr	AH1119R	0.00	0.00	0.00	0.00	107.63	107.63	Nintendo Switch 2 Mario Kart World
				P-25428	1111	cooc-it	12/3/2025	4190-18-000 Small Office Equiprr	AH16Z2K	0.00	0.00	0.00	0.00	539.18	539.18	Nintendo Switch 2 System
			Employee Purchase Proc	P-25564	1148	cooc-hr	12/4/2025	1129-00-000 A/R -Other	AH2EP38	0.00	0.00	0.00	0.00	1,651.52	1,651.52	EPP Apple iPad & Airpods
Total V0123313										0.00	0.00	0.00	0.00	2,298.33	2,298.33	
V0123324 Skillpath Seminars																
				P-25202	1068	i360-adm	11/19/2025	4140-00-000 Staff Training	INV85007	0.00	0.00	0.00	0.00	530.69	530.69	HR Elearning Subscription 11/19/25
				P-25204	1068	i360-adm	11/19/2025	4140-00-000 Staff Training	INV85005	0.00	0.00	0.00	0.00	211.64	211.64	HR Legal Hiring Practices 11/19/25
Total V0123324										0.00	0.00	0.00	0.00	742.33	742.33	
v0123351 Comcast Cable																
			ase Order Number:22: P-25440	1115	lcm		11/2/2025	4190-07-000 Telephone	3404131497390N	0.00	0.00	0.00	0.00	2,138.66	2,138.66	90 Park 11/2/25
			ase Order Number:22: P-25440	1115	lrw		11/2/2025	4190-07-000 Telephone	3404131497390N	0.00	0.00	0.00	0.00	1,831.21	1,831.21	49 Union 11/2/25
Total v0123351										0.00	0.00	0.00	0.00	3,969.87	3,969.87	
V0123356 Colonial Life & Accident Insurance																
				P-25323	1094	cooc-hr	11/7/2025	2117-14-000 Colonial Payable	72606231107791	0.00	0.00	0.00	0.00	11,726.28	11,726.28	COLONIAL LIFE NOVEMBER 2025
Total V0123356										0.00	0.00	0.00	0.00	11,726.28	11,726.28	
v0123392 Standard Insurance Company.																
				P-25524	1134	cooc-hr	11/14/2025	2117-14-000 Colonial Payable	INSURANCE NOV	0.00	0.00	0.00	0.00	2,520.77	2,520.77	AD/D & LIFE NOVEMBER 2025
				P-25524	1134	cooc-hr	11/14/2025	2117-21-000 LTD Payable	INSURANCE NOV	0.00	0.00	0.00	0.00	4,310.74	4,310.74	LTD NOVEMBER 2025
				P-25524	1134	cooc-hr	11/14/2025	2117-22-000 STD Payable	INSURANCE NOV	0.00	0.00	0.00	0.00	7,582.00	7,582.00	STD NOVEMBER 2025
Total v0123392										0.00	0.00	0.00	0.00	14,413.51	14,413.51	
v0135905 Aflac																
				P-25237	1073	cooc-hr	11/14/2025	2117-13-000 AFLAC Payable	005771	0.00	0.00	0.00	0.00	964.36	964.36	AFLAC NOVEMBER 2025
Total v0135905										0.00	0.00	0.00	0.00	964.36	964.36	
V0136904 4Imprint, Inc.																
				P-25136	1057	igg	8/25/2025	4190-22-000 Other Misc Admin E	14194481	0.00	0.00	0.00	0.00	399.65	399.65	Christina Roshier Business Card Magnets
				P-25494	1123	cooc-fin	9/23/2025	4190-11-000 Printer Supplies	14307863-Balance	0.00	0.00	0.00	0.00	399.65	399.65	Olga Hard Hat Pens/Sticky Notes/Hand Sanitizer 9/23/25
			struction Vendor Eve	P-25493	1123	cooc-fin	9/23/2025	4190-11-000 Printer Supplies	14307863	0.00	0.00	0.00	0.00	297.75	297.75	Olga Hard Hat Pens/Sticky Notes/Hand Sanitizer 9/23/25
Total V0136904										0.00	0.00	0.00	0.00	1,097.05	1,097.05	
V0137083 Pullman & Comley, LLC																
			ase Order Number:21: P-25587	1163	bevt		12/9/2025	1480-01-000 CIP-Soft Cost	450713	0.00	0.00	0.00	0.00	318.50	318.50	EASTVIEW TERR -OCT2025-VOLUME CAP
			ase Order Number:21: P-25588	1164	igg		11/25/2025	4130-04-000 General Legal Exper	450710	0.00	0.00	0.00	0.00	3,094.00	3,094.00	GLENDOWER-GENERAL MATTERS OCT2025
			ase Order Number:21: P-25589	1164	igg		11/26/2025	4130-04-000 General Legal Exper	450715	0.00	0.00	0.00	0.00	6,300.00	6,300.00	GLENDOWER-ZONING ISSUES NOV2025
Total V0137083										0.00	0.00	0.00	0.00	9,712.50	9,712.50	
v0138359 Hidden Quarry Association, Inc.																
				P-25441	1115	lssm	11/5/2025	4320-00-000 Electricity	939.06 kWh	0.00	0.00	0.00	0.00	194.63	194.63	Hidden Quarry 1423 Quinmiplac
				P-25571	1155	lssm	11/5/2025	4320-00-000 Electricity	939.06 kWh*	0.00	0.00	0.00	0.00	194.63	194.63	Hidden Quarry 1423 Quinmiplac. 11/5/25
Total v0138359										0.00	0.00	0.00	0.00	389.26	389.26	
V0138361 ARAMARK Uniform & Career Apparel																
			ase Order Number:22: P-25423	1111	cooc-op		9/27/2025	4420-22-000 Uniforms	27505773	0.00	0.00	0.00	0.00	104.95	104.95	Womens Ss Poplin/Embroidery 9/27/25
			ase Order Number:22: P-25424	1111	cooc-op		8/12/2025	4420-22-000 Uniforms	27417175	0.00	0.00	0.00	0.00	937.07	937.07	Various Boots/Uniforms 8/12/25
			ase Order Number:22: P-25425	1111	cooc-op		8/2/2025	4420-22-000 Uniforms	27402696	0.00	0.00	0.00	0.00	50.97	50.97	Women's Ss Pique Polo 8/2/25
Total V0138361										0.00	0.00	0.00	0.00	1,092.99	1,092.99	
V0138814 B&H Foto & Electronics Corp																
			Quote #1122546832	P-25201	1068	cooc-it	9/19/2025	4190-18-000 Small Office Equiprr	237531130	0.00	0.00	0.00	0.00	37,254.24	37,254.24	Multiple IT Equipments 9/19/25
Total V0138814										0.00	0.00	0.00	0.00	37,254.24	37,254.24	

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Code			Notes																	
														90	Invoice					
														Owed	Owed					
V0138815 AFSCME PEOPLE Committee																				
			P-25320	1093		cocc-hr	11/7/2025	2117-11-000 AFSCME Payable	IOPL 713 NOVE	0.00	0.00	0.00	0.00	24.00		0.00				
			P-25563	1147		cocc-hr	11/7/2025	2117-11-000 AFSCME Payable	IOPL 818 NOVE	0.00	0.00	0.00	0.00	8.00		8.00				
Total V0138815														0.00	0.00	0.00	0.00	32.00		32.00
V0139018 Corporate Mailing Services LLC																				
		ase Order Number: 23	P-25289	1088		cocc-hr	10/27/2025	4190-08-000 Postage	829863	0.00	0.00	0.00	0.00	57.38		57.38				
		ase Order Number: 23	P-25324	1095		cocc-hr	11/17/2025	4190-08-000 Postage	829552	0.00	0.00	0.00	0.00	300.81		300.81				
		ase Order Number: 23	P-25325	1095		cocc-hr	11/10/2025	4190-08-000 Postage	829421	0.00	0.00	0.00	0.00	620.67		620.67				
Total V0139018														0.00	0.00	0.00	0.00	978.86		978.86
v0139908 AMTEC																				
			P-8742	458		tbr1	10/9/2025	4190-22-000 Other Misc Admin E	3765-10-25	0.00	0.00	0.00	0.00	700.00		700.00				
Total v0139908														0.00	0.00	0.00	0.00	700.00		700.00
V0139939 LCPTracker, Inc																				
			P-25570	1154		cocc-IT	10/13/2025	4190-09-000 Software License Fe	INV556245	0.00	0.00	0.00	0.00	28,799.20		28,799.20				
Total V0139939														0.00	0.00	0.00	0.00	28,799.20		28,799.20
V0140511 Kronos Incorporated																				
			P-25288	1088		cocc-hr	10/1/2025	4141-00-000 Payroll Fees	110080031509	0.00	0.00	0.00	0.00	7.50		7.50				
			P-25327	1097		cocc-hr	11/8/2025	4141-00-000 Payroll Fees	110080029780	0.00	0.00	0.00	0.00	2,944.24		2,944.24				
Total V0140511														0.00	0.00	0.00	0.00	2,951.74		2,951.74
v0141189 Al Mccoy Langston																				
			P-8342	366		lcm	9/18/2025	4430-25-000 Security Contracts	/P SEPTEMBER 2	0.00	0.00	0.00	0.00	200.00		200.00				
Total v0141189														0.00	0.00	0.00	0.00	200.00		200.00
V0144390 The Glendower Group, Inc																				
			P-25139	1057		igg	11/24/2025	4182-00-000 Consultants	22	0.00	0.00	0.00	0.00	11,913.00		11,913.00				
Total V0144390														0.00	0.00	0.00	0.00	11,913.00		11,913.00
V0144696 Housing Authority of the City of New Haven																				
			P-25560	1145		l360-adm	12/8/2025	4410-05-000 Employee Benefit C nbar & October P		0.00	0.00	0.00	0.00	220.00		220.00				
			P-25560	1145		l360-adm	12/8/2025	4410-05-000 Employee Benefit C nbar & October P		0.00	0.00	0.00	0.00	172.00		172.00				
Total V0144696														0.00	0.00	0.00	0.00	392.00		392.00
V0145844 HD Supply Facilities Maintenance, Ltd																				
		> the contract with HD	P-25207	1068		lcm	10/31/2025	4190-04-000 Office Supplies	9242614127	0.00	0.00	0.00	0.00	24.18		24.18				
		> the contract with HD	P-25208	1068		lcm	10/30/2025	4420-06-000 Supplies-Janitorial/C	9242561859	0.00	0.00	0.00	0.00	537.27		537.27				
		> the contract with HD	P-25220	1071		bwr1	11/12/2025	4420-02-000 Supplies-Appliances	9242969352	0.00	0.00	0.00	0.00	3,036.20		3,036.20				
		> the contract with HD	P-25221	1071		lcm	11/5/2025	4190-04-000 Office Supplies	9242746011	0.00	0.00	0.00	0.00	158.32		158.32				
		> the contract with HD	P-25222	1071		lssm	11/17/2025	4420-16-000 Cabinets	9243111429	0.00	0.00	0.00	0.00	2,728.21		2,728.21				
		> the contract with HD	P-25521	1132		bwr1	10/15/2025	4420-11-000 HVAC Materials	9242044453	0.00	0.00	0.00	0.00	1,075.56		1,075.56				
Total V0145844														0.00	0.00	0.00	0.00	7,559.74		7,559.74
V0147055 Home Services & More, LLC																				
		>e contract with Home	P-25223	1071		lwm	11/14/2025	4430-11-000 Contract-Plumbing	275504	0.00	0.00	0.00	0.00	197.00		197.00				
		>e contract with Home	P-25224	1071		lcm	11/16/2025	4430-11-000 Contract-Plumbing	275542	0.00	0.00	0.00	0.00	190.00		190.00				
		>e contract with Home	P-25225	1071		lcm	11/16/2025	4430-11-000 Contract-Plumbing	275543	0.00	0.00	0.00	0.00	285.00		285.00				
		>e contract with Home	P-25226	1071		lssse	11/14/2025	4430-11-000 Contract-Plumbing	275316	0.00	0.00	0.00	0.00	750.00		750.00				
		>e contract with Home	P-25227	1071		lssse	11/10/2025	4430-11-000 Contract-Plumbing	275430	0.00	0.00	0.00	0.00	1,971.39		1,971.39				
		>e contract with Home	P-25228	1071		lrlw	11/10/2025	4430-11-000 Contract-Plumbing	275451	0.00	0.00	0.00	0.00	190.00		190.00				
		>e contract with Home	P-25229	1071		lssm	11/10/2025	4430-11-000 Contract-Plumbing	275530	0.00	0.00	0.00	0.00	197.00		197.00				
		>e contract with Home	P-25230	1071		lwm	11/8/2025	4430-11-000 Contract-Plumbing	275421	0.00	0.00	0.00	0.00	511.36		511.36				
		>e contract with Home	P-25231	1071		lssse	11/9/2025	4430-11-000 Contract-Plumbing	275427	0.00	0.00	0.00	0.00	197.00		197.00				
		>e contract with Home	P-25232	1071		lrlw	11/8/2025	4430-11-000 Contract-Plumbing	275379	0.00	0.00	0.00	0.00	190.00		190.00				
		>e contract with Home	P-25233	1071		lwm	11/7/2025	4430-11-000 Contract-Plumbing	275178	0.00	0.00	0.00	0.00	300.00		300.00				
Total V0147055														0.00	0.00	0.00	0.00	4,978.75		4,978.75
V0147998 Legal Shield																				
			P-25240	1076		cocc-hr	11/7/2025	2117-20-000 Legal Shield Payabk:SHIELD NOVEMBE		0.00	0.00	0.00	0.00	246.14		246.14				
Total V0147998														0.00	0.00	0.00	0.00	246.14		246.14
V0148139 Rubino Enterprises LLC																				
		rchase Order Number:	P-25258	1083		bwr1	9/3/2025	4430-09-000 Contract-Grounds	2479	0.00	0.00	0.00	0.00	600.00		600.00				

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Code			Notes																				
										Owed	Owed	Owed	Owed	90	Invoice								
										Owed							Owed						
			rchase Order Number: P-25258	1083		lext	9/3/2025	4430-09-000 Contract-Grounds	2479	0.00	0.00	0.00	0.00	1,200.00	1,200.00	Essex Townhouses 9/3/25							
			rchase Order Number: P-25258	1083		lsse	9/3/2025	4430-09-000 Contract-Grounds	2479	0.00	0.00	0.00	0.00	100.00	100.00	168 Beacon St 9/3/25							
			rchase Order Number: P-25258	1083		lsse	9/3/2025	4430-09-000 Contract-Grounds	2479	0.00	0.00	0.00	0.00	100.00	100.00	174 Barnes Ave 9/3/25							
			rchase Order Number: P-25258	1083		lsse	9/3/2025	4430-09-000 Contract-Grounds	2479	0.00	0.00	0.00	0.00	100.00	100.00	92 Melrose Ave 9/3/25							
			rchase Order Number: P-25258	1083		lssm	9/3/2025	4430-09-000 Contract-Grounds	2479	0.00	0.00	0.00	0.00	1,500.00	1,500.00	Cornell Scott Ridge 1 & 2 9/3/25							
			rchase Order Number: P-25259	1083		bwrl	10/1/2025	4430-09-000 Contract-Grounds	2490	0.00	0.00	0.00	0.00	400.00	400.00	295 Wilmot 10/1/25							
			rchase Order Number: P-25259	1083		lext	10/1/2025	4430-09-000 Contract-Grounds	2490	0.00	0.00	0.00	0.00	1,200.00	1,200.00	Essex Townhouses 10/1/25							
			rchase Order Number: P-25259	1083		lsse	10/1/2025	4430-09-000 Contract-Grounds	2490	0.00	0.00	0.00	0.00	100.00	100.00	168 Beacon St 10/1/25							
			rchase Order Number: P-25259	1083		lsse	10/1/2025	4430-09-000 Contract-Grounds	2490	0.00	0.00	0.00	0.00	100.00	100.00	174 Barnes Ave 10/1/25							
			rchase Order Number: P-25259	1083		lsse	10/1/2025	4430-09-000 Contract-Grounds	2490	0.00	0.00	0.00	0.00	100.00	100.00	44-46 Judith Terrace 10/1/25							
			rchase Order Number: P-25259	1083		lsse	10/1/2025	4430-09-000 Contract-Grounds	2490	0.00	0.00	0.00	0.00	100.00	100.00	92 Melrose Ave 10/1/25							
			rchase Order Number: P-25259	1083		lssm	10/1/2025	4430-09-000 Contract-Grounds	2490	0.00	0.00	0.00	0.00	1,500.00	1,500.00	Cornell Scott Ridge 1 & 2 10/1/25							
			rchase Order Number: P-25259	1083		lssw	10/1/2025	4430-09-000 Contract-Grounds	2490	0.00	0.00	0.00	0.00	100.00	100.00	6 Shelton Ave 10/1/25							
			rchase Order Number: P-25259	1083		lwm	10/1/2025	4430-09-000 Contract-Grounds	2490	0.00	0.00	0.00	0.00	900.00	900.00	34 Level 10/1/25							
			rchase Order Number: P-25260	1083		bwrl	9/5/2025	4430-09-000 Contract-Grounds	2540	0.00	0.00	0.00	0.00	400.00	400.00	295 Wilmot 9/5/25							
			rchase Order Number: P-25260	1083		lext	9/5/2025	4430-09-000 Contract-Grounds	2540	0.00	0.00	0.00	0.00	600.00	600.00	Essex Townhouses 9/5/25							
			rchase Order Number: P-25260	1083		lsse	9/5/2025	4430-09-000 Contract-Grounds	2540	0.00	0.00	0.00	0.00	100.00	100.00	44-46 Judith Terrace 9/5/25							
			rchase Order Number: P-25260	1083		lssm	9/5/2025	4430-09-000 Contract-Grounds	2540	0.00	0.00	0.00	0.00	1,000.00	1,000.00	Cornell Scott Ridge 1 & 2 9/5/25							
			rchase Order Number: P-25260	1083		lwm	9/5/2025	4430-09-000 Contract-Grounds	2540	0.00	0.00	0.00	0.00	900.00	900.00	34 Level 9/5/25							
Total V0148139										0.00	0.00	0.00	0.00	11,100.00	11,100.00								
V0148914 LaToya Mills																0.00							
										P-25117	1052	cccc-res	11/25/2025	4220-01-000 Other Tenant Svcs: rd + Supplies Pett	0.00	0.00	0.00	0.00	1,100.00	1,100.00	Gift Card + Supplies Petty Cash		
Total V0148914										0.00	0.00	0.00	0.00	1,100.00	1,100.00								
V0149491 Tyco Intergrated Security, LLC																0.00							
										ase Order Number:204	P-25501	1126	bwrl	10/14/2025	4430-25-000 Security Contracts	41767956	0.00	0.00	0.00	0.00	120.31	120.31	MONTHLY BILLING
										ase Order Number:204	P-25502	1126	lwm	10/14/2025	4430-25-000 Security Contracts	41767964	0.00	0.00	0.00	0.00	60.00	60.00	MONTHLY BILLING
Total V0149491										0.00	0.00	0.00	0.00	180.31	180.31								
V0149610 Cobblestone System Corp																0.00							
										Annual Subscription Lic	P-25198	1067	cccc-fin	11/19/2025	4190-09-000 Software License Fe	21522	0.00	0.00	0.00	0.00	1,425.71	1,425.71	Contract Insight Enterprise Hosted License 11/19/25
Total V0149610										0.00	0.00	0.00	0.00	1,425.71	1,425.71								
v0151522 Ringcentral, Inc																0.00							
										ase Order Number:224	P-25447	1118	cccc-it	12/1/2025	4190-07-000 Telephone	CD_001288266	0.00	0.00	0.00	0.00	4,210.69	4,210.69	(475) 355-7201 12/1/33
										ase Order Number:224	P-25447	1118	hservicen	12/1/2025	4190-07-000 Telephone	CD_001288266	0.00	0.00	0.00	0.00	1,239.97	1,239.97	(475) 355-7201 12/1/25
										ase Order Number:224	P-25447	1118	i360-adm	12/1/2025	4190-07-000 Telephone	CD_001288266	0.00	0.00	0.00	0.00	1,067.66	1,067.66	(475) 355-7201 12/1/35
										ase Order Number:224	P-25447	1118	lgg	12/1/2025	4190-07-000 Telephone	CD_001288266	0.00	0.00	0.00	0.00	286.56	286.56	(475) 355-7201 12/1/34
										ase Order Number:224	P-25447	1118	lcm	12/1/2025	4190-07-000 Telephone	CD_001288266	0.00	0.00	0.00	0.00	400.04	400.04	(475) 355-7201 12/1/27
										ase Order Number:224	P-25447	1118	lext	12/1/2025	4190-07-000 Telephone	CD_001288266	0.00	0.00	0.00	0.00	127.85	127.85	(475) 355-7201 12/1/29
										ase Order Number:224	P-25447	1118	lrhw	12/1/2025	4190-07-000 Telephone	CD_001288266	0.00	0.00	0.00	0.00	219.95	219.95	(475) 355-7201 12/1/28
										ase Order Number:224	P-25447	1118	lsse	12/1/2025	4190-07-000 Telephone	CD_001288266	0.00	0.00	0.00	0.00	164.28	164.28	(475) 355-7201 12/1/32
										ase Order Number:224	P-25447	1118	lssm	12/1/2025	4190-07-000 Telephone	CD_001288266	0.00	0.00	0.00	0.00	223.39	223.39	(475) 355-7201 12/1/30
										ase Order Number:224	P-25447	1118	lssw	12/1/2025	4190-07-000 Telephone	CD_001288266	0.00	0.00	0.00	0.00	68.73	68.73	(475) 355-7201 12/1/31
										ase Order Number:224	P-25447	1118	lwm	12/1/2025	4190-07-000 Telephone	CD_001288266	0.00	0.00	0.00	0.00	218.58	218.58	(475) 355-7201 12/1/26
Total v0151522										0.00	0.00	0.00	0.00	8,227.70	8,227.70								
V0151794 KJR Consulting																0.00							
										rchase Order Number: P-25244	1081	cccc-hr	11/20/2025	4182-00-000 Consultants	2879	0.00	0.00	0.00	0.00	5,381.49	5,381.49	KJR CONSULTING, LLC SEPTEMBER 2025	
Total V0151794										0.00	0.00	0.00	0.00	5,381.49	5,381.49								
V0152409 Censere Consulting, LLC																0.00							
										ase Order Number:224	P-25234	1072	lgg	11/29/2025	4182-00-000 Consultants	1392-A	0.00	0.00	0.00	0.00	5,665.00	5,665.00	Development Consultant Invoice #1392-A 11/29/25
										ase Order Number:224	P-25235	1072	bcf	11/29/2025	1480-01-000 CIP-Soft Cost	1392	0.00	0.00	0.00	0.00	2,060.00	2,060.00	Development Consultant Invoice #1392 11/29/25
										ase Order Number:224	P-25235	1072	bcn	11/29/2025	1480-01-000 CIP-Soft Cost	1392	0.00	0.00	0.00	0.00	2,575.00	2,575.00	Development Consultant Invoice #1392 11/29/25
										ase Order Number:224	P-25235	1072	bvvt	11/29/2025	1480-01-000 CIP-Soft Cost	1392	0.00	0.00	0.00	0.00	1,030.00	1,030.00	Development Consultant Invoice #1392 11/29/25
										ase Order Number:224	P-25235	1072	bsl	11/29/2025	1480-01-000 CIP-Soft Cost	1392	0.00	0.00	0.00	0.00	1,673.75	1,673.75	Development Consultant Invoice #1392 11/29/25
										ase Order Number:224	P-25235	1072	lwm	11/29/2025	1480-01-000 CIP-Soft Cost	1392	0.00	0.00	0.00	0.00	1,545.00	1,545.00	Development Consultant Invoice #1392 11/29/25
										ase Order Number:224	P-25575	1159	bsl	12/5/2025	1480-01-000 CIP-Soft Cost	1395-ST. LUKES	0.00	0.00	0.00	0.00	3,250.00	3,250.00	CONSULT.-ST.LUKES-NOV2025
Total V0152409										0.00	0.00	0.00	0.00	17,798.75	17,798.75								
v0154991 Aramark Refreshment Services																0.00							
										ase Order Number:224	P-25408	1110	cccc-exe	10/8/2025	4190-04-000 Office Supplies	9055571695	0.00	0.00	0.00	0.00	11.13	11.13	3rd FL Coffee Creamer
										ase Order Number:224	P-25409	1110	cccc-exe	10/8/2025	4190-04-000 Office Supplies	9055571694	0.00	0.00	0.00	0.00	580.43	580.43	3rd FL Coffee+Sugar
										ase Order Number:224	P-25410	1110	cccc-exe	9/25/2025	4190-04-000 Office Supplies	9055570814	0.00	0.00	0.00	0.00	108.59	108.59	3rd FL Coffee+Snacks
										ase Order Number:224	P-25411	1110	cccc-exe	9/19/2025	4190-04-000 Office Supplies	9055570390	0.00	0.00	0.00	0.00	289.74	289.74	3rd FL Cups+Chips

Payables Aging Report

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 Period: 11/2025
 As of : 12/10/2024

Payee	Remittance Vendor	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Future	Notes
Code	Notes															
										Owed	Owed	Owed	Owed	90	Invoice	
Total V0154991																
V0155421 Advance Security Integration LLC dba Security 101																
ase Order Number:225 P-25412 1110 cocc-exe 9/18/2025 4190-04-000 Office Supplies 9055570300 0.00 0.00 0.00 0.00 455.03 455.03 3rd FL Snacks																
ase Order Number:225 P-25413 1110 cocc-exe 11/20/2025 4190-04-000 Office Supplies 9055575392 0.00 0.00 0.00 0.00 1,710.63 1,710.63 3rd FL Snacks/Coffee																
ase Order Number:225 P-25414 1110 cocc-exe 11/6/2025 4190-04-000 Office Supplies 9055574091 0.00 0.00 0.00 0.00 296.92 296.92 3rd FL Coffee/Snacks/Sugar																
ase Order Number:225 P-25429 1111 cocc-exe 10/31/2025 4190-04-000 Office Supplies 14098091 0.00 0.00 0.00 0.00 90.00 90.00 3rd FL Water/Coffee Filter																
ase Order Number:225 P-25430 1111 cocc-exe 10/2/2025 4190-04-000 Office Supplies 9055571312 0.00 0.00 0.00 0.00 1,299.48 1,299.48 3rd FL Coffee/Snacks																
ase Order Number:225 P-25433 1113 cocc-exe 10/30/2025 4190-04-000 Office Supplies 9055573606 0.00 0.00 0.00 0.00 1,360.08 1,360.08 3rd FL Coffee/Snacks																
Total V0155421																
V0155627 Marcum LLP																
urchase Order Number: P-25196 1067 lgg 11/21/2025 4171-00-000 Auditing Fees 10IN50661408 0.00 0.00 0.00 0.00 1,155.00 1,155.00 Glendower McConaughy Terrace 9% Redevelopment Corporation																
urchase Order Number: P-25197 1067 lgg 11/24/2025 4171-00-000 Auditing Fees 10IN50662301 0.00 0.00 0.00 0.00 840.00 840.00 WESTVILLE MANOR RAD II REDEVELOPMENT CORP.																
Total V0155627																
V0162981 Sylva Developers, LLC																
ase Order Number:21C P-25577 1159 bwm 12/8/2025 1480-01-000 CIP-Soft Cost #23 0.00 0.00 0.00 0.00 1,710.00 1,710.00 WESTVILLE MANOR NOV2025																
Total V0162981																
V0164409 McCarter & English, LLP																
ase Order Number:21C P-25242 1078 cocc-leg 11/5/2025 4130-04-000 General Legal Exper 9226847 0.00 0.00 0.00 0.00 18,000.00 18,000.00 GENERAL COUNSEL																
ase Order Number:21C P-25243 1080 cocc-leg 11/4/2025 4130-05-000 Legal - Labor 9226275 0.00 0.00 0.00 0.00 5,320.65 5,320.65 EMPLOYMENT LAW																
ase Order Number:21C P-25438 1114 lgg 11/4/2025 4130-04-000 General Legal Exper 9226273 0.00 0.00 0.00 0.00 2,672.50 2,672.50 GLENDOWER PD-EASTVIEW TERR. PHASE 1																
ase Order Number:21C P-25439 1114 cocc-leg 11/4/2025 4130-05-000 Legal - Labor 9226289 0.00 0.00 0.00 0.00 380.00 380.00 COMPLIANCE WITH LAWS																
Total V0164409																
V0166766 United Mechanical Resources Inc.																
ase Order Number:23C P-25160 1061 cocc-com 11/18/2025 4430-13-000 Contract-HVAC 32417 0.00 0.00 0.00 0.00 14,850.00 14,850.00 360 Orange IT Room																
ase Order Number:23C P-25378 1104 cocc-com 10/17/2025 4430-13-000 Contract-HVAC 32303 0.00 0.00 0.00 0.00 180.00 180.00 360 Orange Office Space																
Total V0166766																
V0167284 Kelly Group Consultants LLC																
ase Order Number:22C P-25211 1068 cocc-it 11/24/2025 4182-00-000 Consultants 769 0.00 0.00 0.00 0.00 16,666.66 16,666.66 Project Management 11/30/25																
Total V0167284																
V0168206 The Narrative Project, LLC																
ase Order Number:22C P-25209 1068 cocc-exe 11/25/2025 4182-00-000 Consultants 2256 0.00 0.00 0.00 0.00 8,000.00 8,000.00 December 2025																
Total V0168206																
V0188019 Holly A Bryk																
ase Order Number:22C P-25218 1071 lssm 11/14/2025 4130-06-000 Legal - Evictions 25-1809 0.00 0.00 0.00 0.00 400.00 400.00 NHH-CV25-6026449-S																
Total V0188019																
V0198471 Black Rock Truck Group, Inc.																
ase Order Number:22C P-9374 620 lcm 10/1/2025 4430-14-000 Contract-Vehicle M:100088880.01BA 0.00 0.00 0.00 0.00 4,588.42 4,588.42 Remaining Balance - Crawford																
Total V0198471																
V0226633 Nonprofit HR Solutions LLC																
ase Order Number:23C P-25525 1135 cocc-hr 11/18/2025 4182-00-000 Consultants 0010712 0.00 0.00 0.00 0.00 14,000.00 14,000.00 EXECUTIVE SEARCH AGENCY-POSITION VICE PRESIDENT																
Total V0226633																
V0232950 TORTI GALLAS AND PARTNERS, INC.																
urchase Order Number: P-25315 1092 bcn 8/31/2025 1480-01-000 CIP-Soft Cost 0075808 0.00 0.00 0.00 0.00 24,564.59 24,564.59 CNI-UNION SQUARE PRO SRVS. AUG2025																
urchase Order Number: P-25316 1092 bcn 8/31/2025 1480-01-000 CIP-Soft Cost 0085809 0.00 0.00 0.00 0.00 1,854.00 1,854.00 CNI-UNION SQUARE EXT'D SCH. AUG2025																
urchase Order Number: P-25317 1092 bcn 9/30/2025 1480-01-000 CIP-Soft Cost 0075898 0.00 0.00 0.00 0.00 5,120.00 5,120.00 CNI-UNION SQUARE PRO SRVS. SEP2025																
urchase Order Number: P-25318 1092 bcn 9/30/2025 1480-01-000 CIP-Soft Cost 0075899 0.00 0.00 0.00 0.00 6,630.00 6,630.00 CNI-UNION SQUARE 2500 EXPD SCOPE SEP2025																
urchase Order Number: P-25319 1092 bcn 10/31/2025 1480-01-000 CIP-Soft Cost 0075999 0.00 0.00 0.00 0.00 3,131.22 3,131.22 CNI-UNION SQUARE PRO SRVS. OCT2025																
Total V0232950																
V0245802 Yardi Systems Inc.																
ase Order Number:23C P-25434 1113 cocc-it 10/17/2025 1480-01-000 CIP-Soft Cost 5034167 0.00 0.00 0.00 0.00 41,406.58 41,406.58 Travel & PSG Full Service Training 10/17/25																
ase Order Number:23C P-25435 1113 cocc-it 11/13/2025 1480-01-000 CIP-Soft Cost 5067644 0.00 0.00 0.00 0.00 24,553.75 24,553.75 Travel & PSG Full Service Training 11/13/25																
ase Order Number:23C P-25436 1113 cocc-it 10/10/2025 1480-01-000 CIP-Soft Cost 5017720 0.00 0.00 0.00 0.00 29,750.00 29,750.00 Custom Programming 10/10/25																
ase Order Number:23C P-25437 1113 cocc-it 10/10/2025 1480-01-000 CIP-Soft Cost 5017714 0.00 0.00 0.00 0.00 38,850.00 38,850.00 Custom Programming #2 10/10/25																

Payables Aging Report

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 Period: 11/2025
 As of : 12/10/2024

Payee	Remittance Vendor	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Future	Notes		
Code	Notes																	
										Owed	Owed	Owed	Owed	90	Invoice			
Total V0245802										0.00	0.00	0.00	0.00	134,560.33	134,560.33			
V0253542 Mutual of Omaha Insurance Company																	0.00	
		Medical reimbursement	P-17855	957	I360-adm	11/18/2025	4410-05-000 Employee Benefit C Dental/Vision/Life			0.00	0.00	0.00	0.00	1,378.48	1,378.48	November Dental/Vision		
		Medical reimbursement	P-17855	957	I360-adm	11/18/2025	4410-05-000 Employee Benefit C Dental/Vision/Life			0.00	0.00	0.00	0.00	2,228.99	2,228.99	November Life Insurance		
Total V0253542										0.00	0.00	0.00	0.00	3,607.47	3,607.47			
V0254011 Connecticut Foodshare Inc																	0.00	
			P-17248	878	cccc-res	11/1/2025	4220-01-000 Other Tenant Svcs. A1831-019			0.00	0.00	0.00	0.00	616.12	616.12	Community Pantries Prescott Bush Mall		
			P-25519	1131	cccc-res	12/1/2025	4220-01-000 Other Tenant Svcs. stville manor Dec			0.00	0.00	0.00	0.00	916.91	916.91	A 1831-018 Westville manor December 1st, 2025 Gayatri rana		
			P-25520	1131	cccc-res	12/1/2025	4220-00-000 Resident Council County street Dec			0.00	0.00	0.00	0.00	233.25	233.25	A 1831-019-220 County street December 1st, 2025 Gayatri Rana		
Total V0254011										0.00	0.00	0.00	0.00	1,766.28	1,766.28			
Grand Total										0.00	0.00	0.00	0.00	567,010.67	567,010.67			

Bank Register
well1055 - General Fund
Date Range : 11/01/2025 - 11/30/2025

Check or Deposit	Date	Vendor or Memo	Payment
Chk - 1000274	11/01/2025	t0006259 - Goodwin	\$76.00
Chk - 1000275	11/01/2025	t0006322 - Santana	\$4.00
Chk - 1000276	11/01/2025	t0006597 - Luciano	\$22.00
Chk - 1000277	11/01/2025	t0006649 - Harrington	\$4.00
Chk - 1000278	11/01/2025	t0006700 - Fuentes	\$194.00
Chk - 202118	11/01/2025	t0002042 - Evans	\$91.00
Chk - 202119	11/01/2025	t0002920 - Tyson	\$43.00
Chk - 202120	11/01/2025	t0006192 - Suggs	\$129.00
Chk - 202121	11/01/2025	t0006251 - Lockwood	\$132.00
Chk - 202122	11/01/2025	t0006270 - Flowers	\$159.00
Chk - 202123	11/01/2025	t0006285 - Carmichael	\$138.00
Chk - 202124	11/01/2025	t0006307 - Nolan Sterling	\$20.00
Chk - 202125	11/01/2025	t0006310 - Wiggins	\$115.00
Chk - 202126	11/01/2025	t0006316 - Lennon	\$115.00
Chk - 202127	11/01/2025	t0006325 - Santiago	\$47.00
Chk - 202128	11/01/2025	t0006330 - Highsmith	\$128.00
Chk - 202129	11/01/2025	t0006332 - Perkins	\$156.00
Chk - 202130	11/01/2025	t0006362 - Quiles	\$33.00
Chk - 202131	11/01/2025	t0006363 - Pagan	\$20.00
Chk - 202132	11/01/2025	t0006379 - Barnes	\$23.00
Chk - 202133	11/01/2025	t0006388 - Ellison	\$156.00
Chk - 202134	11/01/2025	t0006393 - Durham	\$193.00
Chk - 202135	11/01/2025	t0006398 - Brodie	\$287.00
Chk - 202136	11/01/2025	t0006401 - Moore	\$137.00
Chk - 202137	11/01/2025	t0006415 - Green	\$113.00
Chk - 202138	11/01/2025	t0006421 - Soares	\$128.00
Chk - 202139	11/01/2025	t0006422 - Burnett	\$176.00
Chk - 202140	11/01/2025	t0006423 - Rodriguez	\$124.00
Chk - 202141	11/01/2025	t0006462 - Simpson	\$106.00
Chk - 202142	11/01/2025	t0006465 - Desilva	\$74.00
Chk - 202143	11/01/2025	t0006469 - Brodie	\$219.00
Chk - 202144	11/01/2025	t0006476 - Santiago	\$20.00
Chk - 202145	11/01/2025	t0006479 - Rodriguez Quiles	\$106.00
Chk - 202146	11/01/2025	t0006480 - Boone	\$178.00
Chk - 202147	11/01/2025	t0006485 - Thomas	\$20.00
Chk - 202148	11/01/2025	t0006515 - Tyson	\$26.00
Chk - 202149	11/01/2025	t0006519 - Perez	\$19.00
Chk - 202150	11/01/2025	t0006523 - Bratton	\$277.00
Chk - 202151	11/01/2025	t0006572 - Washington	\$195.00
Chk - 202152	11/01/2025	t0006575 - Jones	\$219.00
Chk - 202153	11/01/2025	t0006576 - Wallace	\$215.00
Chk - 202154	11/01/2025	t0006606 - Allen	\$109.00
Chk - 202155	11/01/2025	t0006651 - Toro	\$74.00

Chk - 202156	11/01/2025	t0006674 - Soto	\$60.00
Chk - 202157	11/01/2025	t0006696 - Young	\$177.00
Chk - 202158	11/01/2025	t0006772 - Massey	\$306.00
Chk - 202159	11/01/2025	t0006780 - Watley	\$109.00
Chk - 202160	11/01/2025	t0006794 - Langston	\$216.00
Chk - 202161	11/01/2025	t0006807 - Barros	\$98.00
Chk - 202162	11/01/2025	t0006808 - Sparks	\$137.00
Chk - 202163	11/01/2025	t0006809 - Kendrick	\$165.00
Chk - 202164	11/01/2025	t0006816 - Kane	\$126.00
Chk - 202165	11/01/2025	t0006821 - Lucky	\$119.00
Chk - 202166	11/01/2025	t0006831 - Lewis	\$50.00
Chk - 202167	11/01/2025	t0006835 - Garrett	\$195.00
Chk - 202168	11/01/2025	t0006844 - Flores	\$87.00
Chk - 202169	11/01/2025	t0006852 - Martinez	\$269.00
Chk - 202170	11/01/2025	t0006880 - Stevenson	\$67.00
Chk - 202171	11/01/2025	t0006884 - Saher	\$41.00
Chk - 202172	11/01/2025	t0006890 - Estrada	\$156.00
Chk - 202173	11/01/2025	t0006901 - Cunningham	\$232.00
Chk - 202174	11/01/2025	t0006903 - Rivera	\$186.00
Chk - 202175	11/01/2025	t0006911 - Harrison	\$20.00
Chk - 202176	11/01/2025	t0006918 - Laureano	\$162.00
Chk - 202177	11/01/2025	t0006931 - Burruss	\$219.00
Chk - 202178	11/01/2025	t0006971 - Pue	\$245.00
Chk - 202179	11/01/2025	t0006972 - Standberry	\$4.00
Chk - 202180	11/01/2025	t0006974 - Council	\$4.00
Chk - 202181	11/01/2025	t0007009 - Jones	\$4.00
Chk - 202182	11/01/2025	t0007014 - Torres	\$4.00
Chk - 202244	11/03/2025	S0228776 - Glendower McConaughy Terrace 9% LLC	\$3,499.00
Chk - 202245	11/03/2025	v0000065 - Monarch Apartment Homes, LLC	\$4,638.00
Chk - 1000294	11/04/2025	V0136596 - Chamberlain Court Condominium Association, Inc.	\$2,236.29
Chk - 1000295	11/04/2025	V0118700 - Afscome Local 713/afscme Council 4	\$2,691.30
Chk - 1000296	11/04/2025	V0119689 - La Voz Hispana Newsprint	\$1,895.00
Chk - 1000297	11/04/2025	V0119701 - Cohen Key Shop	\$340.00
Chk - 1000298	11/04/2025	V0119795 - Berchem Moses PC	\$2,166.00
Chk - 1000299	11/04/2025	V0119875 - Housing Insurance Services, Inc.	\$68,692.32
Chk - 1000300	11/04/2025	V0119932 - Infoshred, LLC	\$26.86
Chk - 1000301	11/04/2025	V0138316 - Haz-Pros Inc	\$82,259.58
Chk - 1000302	11/04/2025	V0138815 - AFSCME PEOPLE Committee	\$38.00
Chk - 1000303	11/04/2025	V0139018 - Corporate Mailing Services LLC	\$33.40
Chk - 1000304	11/04/2025	V0140511 - Kronos Incorporated	\$5,250.00
Chk - 1000305	11/04/2025	V0146990 - Kenneth Boroson Architects, LLC	\$10,050.00
Chk - 1000306	11/04/2025	V0147024 - Otis Elevator Company	\$6,202.71
Chk - 1000307	11/04/2025	V0147055 - Home Services & More, LLC	\$3,516.00
Chk - 1000308	11/04/2025	v0151522 - Ringcentral, Inc	\$8,091.57
Chk - 1000309	11/04/2025	v0151522 - Ringcentral, Inc	\$11,362.42
Chk - 1000310	11/04/2025	V0151794 - KJR Consulting	\$3,450.00
Chk - 1000311	11/04/2025	V0229171 - Sparks Security LLC	\$5,739.40

Chk - 1000312	11/04/2025	V0255571 - Your Certified Solutions LLC	\$7,080.00
Chk - 202246	11/04/2025	V0123358 - Home Depot	\$1,755.54
Chk - 202247	11/04/2025	v0114226 - CHFA	\$2,880.00
Chk - 202248	11/04/2025	v0252132 - CORPORATION SERVICE COMPANY	\$220.00
Chk - 202249	11/04/2025	v0000044 - Munir Ahmed	\$802.53
Chk - 202250	11/04/2025	v0000041 - Specialized Elevator Corp	\$1,185.82
Chk - 202251	11/04/2025	V0123358 - Home Depot	\$1,722.58
Chk - 202252	11/04/2025	V0123358 - Home Depot	\$1,769.34
Chk - 202253	11/04/2025	V0123358 - Home Depot	\$1,371.81
Chk - 202254	11/04/2025	V0123358 - Home Depot	\$2,678.52
Chk - 202256	11/04/2025	v0000065 - Monarch Apartment Homes, LLC	\$2,319.00
Chk - 202257	11/04/2025	v0000065 - Monarch Apartment Homes, LLC	\$2,319.00
Chk - 202258	11/04/2025	v0000065 - Monarch Apartment Homes, LLC	\$2,319.00
Chk - 202259	11/04/2025	V0232063 - Southern New England Fire Protection	\$1,182.98
Chk - 202260	11/04/2025	V0114036 - Elmer Rivera	\$490.50
Chk - 202261	11/04/2025	V0118697 - Afscome Local 818	\$211.20
Chk - 202262	11/04/2025	V0118736 - W.B. Mason Company Inc	\$637.56
Chk - 202263	11/04/2025	v0119704 - Frontier Communications of Company	\$199.20
Chk - 202264	11/04/2025	v0119704 - Frontier Communications of Company	\$87.53
Chk - 202265	11/04/2025	V0119749 - Yale New Haven Hospital	\$274.00
Chk - 202267	11/04/2025	v0123351 - Comcast Cable	\$26.03
Chk - 202268	11/04/2025	V0123381 - Chesson & Schweickert, LLC	\$7,082.45
Chk - 202269	11/04/2025	v0135905 - Aflac	\$1,176.05
Chk - 202270	11/04/2025	V0147998 - Legal Shield	\$315.15
Chk - 202271	11/04/2025	V0149113 - Nica's Market LLC	\$701.97
Chk - 202272	11/04/2025	V0154736 - Gayatri Rana	\$16.99
Chk - 202273	11/04/2025	V0217740 - Danya Elizabeth Keene	\$265.50
Chk - 202274	11/04/2025	v0119806 - Regional Water Authority	\$235.82
Chk - 202275	11/04/2025	v0119806 - Regional Water Authority	\$235.94
Chk - 202276	11/04/2025	v0119806 - Regional Water Authority	\$1,886.13
Chk - 202277	11/04/2025	v0119806 - Regional Water Authority	\$435.36
Chk - 202278	11/04/2025	v0119806 - Regional Water Authority	\$679.55
Chk - 202279	11/04/2025	v0118696 - United Illuminating	\$4,747.76
Chk - 202280	11/04/2025	v0118696 - United Illuminating	\$1,664.80
Chk - 202281	11/04/2025	v0118696 - United Illuminating	\$2,645.45
Chk - 202282	11/04/2025	v0118696 - United Illuminating	\$3,497.89
Chk - 202283	11/04/2025	v0118696 - United Illuminating	\$273.90
Chk - 202284	11/04/2025	v0118696 - United Illuminating	\$1,314.57
Chk - 202285	11/04/2025	v0118696 - United Illuminating	\$2,566.63
Chk - 202286	11/04/2025	v0118696 - United Illuminating	\$2,707.87
Chk - 202287	11/04/2025	v0118696 - United Illuminating	\$1,358.91
Chk - 202288	11/04/2025	v0118696 - United Illuminating	\$2,427.29
Chk - 202289	11/04/2025	v0118696 - United Illuminating	\$1,151.45
Chk - 202290	11/04/2025	v0118696 - United Illuminating	\$766.48

Chk - 202291	11/04/2025	v0118696 - United Illuminating	\$183.66
Chk - 202292	11/04/2025	v0118696 - United Illuminating	\$501.55
Chk - 202293	11/04/2025	v0118696 - United Illuminating	\$156.72
Chk - 202294	11/04/2025	v0118696 - United Illuminating	\$337.23
Chk - 202295	11/04/2025	v0118696 - United Illuminating	\$7,066.78
Chk - 202296	11/04/2025	v0118696 - United Illuminating	\$650.33
Chk - 202297	11/04/2025	v0118696 - United Illuminating	\$7,694.89
Chk - 202298	11/04/2025	v0118696 - United Illuminating	\$544.37
Chk - 202299	11/04/2025	v0118696 - United Illuminating	\$538.08
Chk - 202300	11/04/2025	v0118696 - United Illuminating	\$903.50
Chk - 202301	11/04/2025	v0118696 - United Illuminating	\$1,638.89
Chk - 202302	11/04/2025	v0118696 - United Illuminating	\$138.19
Chk - 202303	11/04/2025	v0118696 - United Illuminating	\$19.45
Chk - 202304	11/04/2025	v0118696 - United Illuminating	\$150.31
Chk - 202305	11/04/2025	v0118696 - United Illuminating	\$1,611.53
Chk - 202306	11/04/2025	v0118696 - United Illuminating	\$3,929.94
Chk - 202307	11/04/2025	v0118696 - United Illuminating	\$798.53
Chk - 202308	11/04/2025	v0118696 - United Illuminating	\$247.28
Chk - 202309	11/04/2025	v0118696 - United Illuminating	\$806.42
Chk - 202310	11/04/2025	v0118696 - United Illuminating	\$6.83
Chk - 202311	11/04/2025	v0118696 - United Illuminating	\$488.23
Chk - 202313	11/04/2025	v0118696 - United Illuminating	\$748.41
Chk - 202314	11/04/2025	v0118696 - United Illuminating	\$1,669.30
Chk - 202315	11/04/2025	V0148443 - Hearst Media Services Connecticut, LLC	\$1,583.17
Chk - 202316	11/05/2025	v0118695 - Southern Connecticut Gas	\$85.84
Chk - 202317	11/05/2025	v0118695 - Southern Connecticut Gas	\$156.86
Chk - 202318	11/05/2025	v0118695 - Southern Connecticut Gas	\$27.05
Chk - 202319	11/05/2025	v0118695 - Southern Connecticut Gas	\$1,670.13
Chk - 202320	11/05/2025	v0118695 - Southern Connecticut Gas	\$481.99
Chk - 202321	11/05/2025	v0118695 - Southern Connecticut Gas	\$1,141.85
Chk - 202322	11/05/2025	v0118695 - Southern Connecticut Gas	\$662.07
Chk - 202323	11/05/2025	v0118695 - Southern Connecticut Gas	\$738.99
Chk - 202324	11/05/2025	v0118695 - Southern Connecticut Gas	\$858.82
Chk - 202325	11/05/2025	v0118695 - Southern Connecticut Gas	\$233.80
Chk - 202326	11/05/2025	v0118695 - Southern Connecticut Gas	\$139.80
Chk - 202327	11/05/2025	v0118696 - United Illuminating	\$142.78
Chk - 202328	11/05/2025	v0227809 - Engie North America Inc	\$3,230.46
Chk - 202329	11/05/2025	v0118695 - Southern Connecticut Gas	\$13.26
Chk - 202330	11/05/2025	V0150890 - DePino, Nunez & Biggs, LLC	\$15,000.00
Chk - 1000313	11/06/2025	V0147024 - Otis Elevator Company	\$1,880.43
Chk - 1000314	11/06/2025	V0147055 - Home Services & More, LLC	\$240.87
Chk - 1000315	11/06/2025	V0155629 - M.A.C Computer Consulting, Inc	\$68,257.50
Chk - 202331	11/06/2025	V0162029 - Gengras Ford LLC	\$193,867.40
Chk - 202332	11/06/2025	V0162029 - Gengras Ford LLC	\$1,111.65

Chk - 202333	11/06/2025	v0123351 - Comcast Cable	\$406.70
Chk - 202334	11/06/2025	V0123381 - Chesson & Schweickert, LLC	\$215.00
Chk - 202335	11/06/2025	V0151677 - Melody Ramos	\$100.00
Chk - 202336	11/06/2025	v0123351 - Comcast Cable	\$406.70
Chk - 202337	11/06/2025	v0123351 - Comcast Cable	\$343.70
Chk - 202338	11/06/2025	v0123351 - Comcast Cable	\$406.70
Chk - 202339	11/06/2025	v0123351 - Comcast Cable	\$14.59
Chk - 202340	11/06/2025	v0123351 - Comcast Cable	\$886.94
Chk - 202341	11/06/2025	v0123351 - Comcast Cable	\$16.26
Chk - 202342	11/06/2025	v0123351 - Comcast Cable	\$440.84
Chk - 202343	11/06/2025	v0123351 - Comcast Cable	\$63.36
Chk - 202344	11/06/2025	v0123351 - Comcast Cable	\$406.70
Chk - 202345	11/06/2025	v0123351 - Comcast Cable	\$606.70
Chk - 202346	11/06/2025	v0123351 - Comcast Cable	\$550.84
Chk - 202347	11/06/2025	v0123351 - Comcast Cable	\$463.13
Chk - 202348	11/06/2025	v0123351 - Comcast Cable	\$650.76
Chk - 202349	11/06/2025	v0123351 - Comcast Cable	\$538.76
Chk - 202350	11/06/2025	v0123351 - Comcast Cable	\$406.70
Chk - 202351	11/06/2025	v0123351 - Comcast Cable	\$414.54
Chk - 202352	11/06/2025	v0123351 - Comcast Cable	\$619.70
Chk - 202353	11/06/2025	v0123351 - Comcast Cable	\$619.70
Chk - 202354	11/06/2025	v0123351 - Comcast Cable	\$545.80
Chk - 202355	11/06/2025	v0123351 - Comcast Cable	\$435.70
Chk - 202356	11/06/2025	v0123351 - Comcast Cable	\$339.70
Chk - 202357	11/06/2025	v0123351 - Comcast Cable	\$343.70
Chk - 202358	11/06/2025	v0123351 - Comcast Cable	\$198.35
Chk - 202359	11/06/2025	v0227809 - Engie North America Inc	\$378.06
Chk - 202360	11/06/2025	v0227809 - Engie North America Inc	\$85.30
Chk - 202361	11/06/2025	v0227809 - Engie North America Inc	\$21.88
Chk - 202362	11/06/2025	v0227809 - Engie North America Inc	\$87.41
Chk - 202363	11/06/2025	v0227809 - Engie North America Inc	\$803.24
Chk - 202364	11/06/2025	v0227809 - Engie North America Inc	\$1,395.29
Chk - 202365	11/06/2025	v0227809 - Engie North America Inc	\$11,494.81
Chk - 202366	11/06/2025	v0227809 - Engie North America Inc	\$11,541.35
Chk - 202367	11/06/2025	v0227809 - Engie North America Inc	\$2,091.38
Chk - 202368	11/06/2025	v0227809 - Engie North America Inc	\$8.96
Chk - 202369	11/06/2025	v0119704 - Frontier Communications of Company	\$372.98
Chk - 202370	11/06/2025	v0119704 - Frontier Communications of Company	\$454.08
Chk - 202371	11/06/2025	v0119704 - Frontier Communications of Company	\$602.45
Chk - 202372	11/06/2025	v0119704 - Frontier Communications of Company	\$168.74
Chk - 202373	11/06/2025	v0119704 - Frontier Communications of Company	\$0.74
Chk - 202374	11/06/2025	v0119704 - Frontier Communications of Company	\$2.82
Chk - 202375	11/06/2025	v0119704 - Frontier Communications of Company	\$1.09

Chk - 202376	11/06/2025	v0119704 - Frontier Communications of Company	\$108.83
Chk - 202377	11/06/2025	v0119704 - Frontier Communications of Company	\$208.16
Chk - 202378	11/06/2025	v0119704 - Frontier Communications of Company	\$359.26
Chk - 202379	11/06/2025	v0119704 - Frontier Communications of Company	\$333.46
Chk - 202380	11/06/2025	v0119704 - Frontier Communications of Company	\$602.02
Chk - 202381	11/06/2025	v0119704 - Frontier Communications of Company	\$50.09
Chk - 202382	11/06/2025	v0118696 - United Illuminating	\$230.86
Chk - 202383	11/06/2025	v0118696 - United Illuminating	\$137.42
Chk - 202384	11/06/2025	v0118701 - Water Pollution Control	\$457.90
Chk - 202385	11/06/2025	V0118736 - W.B. Mason Company Inc	\$308.97
Chk - 202386	11/06/2025	V0231778 - VERIZON CONNECT FLEET USA LLC	\$593.32
Chk - 202387	11/06/2025	V0166563 - Sunwealth Project Pool 14 LLC	\$230.64
Chk - 202388	11/06/2025	v0000065 - Monarch Apartment Homes, LLC	\$1,867.00
Chk - 202389	11/06/2025	V0163329 - Sean Holland	\$100.00
Chk - 202390	11/06/2025	v0119806 - Regional Water Authority	\$208.57
Chk - 202391	11/06/2025	v0119806 - Regional Water Authority	\$9,120.07
Chk - 202392	11/06/2025	v0119806 - Regional Water Authority	\$1,881.68
Chk - 202393	11/06/2025	v0119806 - Regional Water Authority	\$90.62
Chk - 202394	11/06/2025	v0119806 - Regional Water Authority	\$336.89
Chk - 202395	11/06/2025	v0119806 - Regional Water Authority	\$148.33
Chk - 202396	11/06/2025	v0119806 - Regional Water Authority	\$618.37
Chk - 202397	11/06/2025	v0119806 - Regional Water Authority	\$205.85
Chk - 202398	11/06/2025	v0119806 - Regional Water Authority	\$9,016.61
Chk - 202399	11/06/2025	v0119806 - Regional Water Authority	\$19.15
Chk - 202400	11/06/2025	v0119806 - Regional Water Authority	\$63.81
Chk - 202401	11/06/2025	v0119806 - Regional Water Authority	\$584.44
Chk - 202402	11/06/2025	v0119806 - Regional Water Authority	\$62.25
Chk - 202403	11/06/2025	v0119806 - Regional Water Authority	\$1,628.38
Chk - 202404	11/06/2025	v0119806 - Regional Water Authority	\$423.33
Chk - 202405	11/06/2025	v0119806 - Regional Water Authority	\$2,486.91
Chk - 202406	11/06/2025	v0119806 - Regional Water Authority	\$1,375.34
Chk - 202407	11/06/2025	v0119806 - Regional Water Authority	\$1,011.40
Chk - 202408	11/06/2025	v0119806 - Regional Water Authority	\$12,218.27
Chk - 202409	11/06/2025	v0119806 - Regional Water Authority	\$944.02
Chk - 202410	11/06/2025	v0119806 - Regional Water Authority	\$1,000.13
Chk - 202411	11/06/2025	v0119806 - Regional Water Authority	\$1,144.66
Chk - 202412	11/06/2025	v0119806 - Regional Water Authority	\$664.89

Chk - 202413	11/06/2025	v0119806 - Regional Water Authority	\$100.55
Chk - 202414	11/06/2025	v0119806 - Regional Water Authority	\$3,954.04
Chk - 202415	11/06/2025	v0119806 - Regional Water Authority	\$853.54
Chk - 202416	11/06/2025	v0119806 - Regional Water Authority	\$1,208.09
Chk - 202417	11/06/2025	v0119806 - Regional Water Authority	\$451.62
Chk - 202418	11/06/2025	v0119806 - Regional Water Authority	\$2,177.17
Chk - 202419	11/06/2025	v0119806 - Regional Water Authority	\$5.23
Chk - 202420	11/06/2025	v0119806 - Regional Water Authority	\$1,029.43
Chk - 202421	11/06/2025	v0119806 - Regional Water Authority	\$924.01
Chk - 202422	11/06/2025	v0119806 - Regional Water Authority	\$6,957.08
Chk - 202423	11/06/2025	v0118695 - Southern Connecticut Gas	\$950.29
Chk - 202424	11/06/2025	v0118695 - Southern Connecticut Gas	\$785.94
Chk - 202425	11/06/2025	v0118695 - Southern Connecticut Gas	\$759.00
Chk - 202426	11/06/2025	v0118695 - Southern Connecticut Gas	\$524.89
Chk - 202427	11/06/2025	v0118695 - Southern Connecticut Gas	\$58.37
Chk - 202428	11/06/2025	v0118695 - Southern Connecticut Gas	\$622.34
Chk - 202429	11/06/2025	v0118695 - Southern Connecticut Gas	\$514.21
Chk - 202430	11/06/2025	v0118695 - Southern Connecticut Gas	\$67.66
Chk - 202431	11/06/2025	v0118695 - Southern Connecticut Gas	\$1,526.15
Chk - 202432	11/06/2025	v0118695 - Southern Connecticut Gas	\$1,343.26
Chk - 202433	11/06/2025	v0118695 - Southern Connecticut Gas	\$742.29
Chk - 202434	11/06/2025	v0118695 - Southern Connecticut Gas	\$1,774.51
Chk - 202435	11/06/2025	v0118695 - Southern Connecticut Gas	\$378.18
Chk - 202436	11/06/2025	v0118695 - Southern Connecticut Gas	\$61.43
Chk - 202437	11/06/2025	v0118695 - Southern Connecticut Gas	\$433.87
Chk - 202438	11/06/2025	v0118695 - Southern Connecticut Gas	\$197.40
Chk - 202439	11/06/2025	v0118695 - Southern Connecticut Gas	\$341.91
Chk - 202440	11/06/2025	v0118695 - Southern Connecticut Gas	\$36.85
Chk - 202441	11/06/2025	v0118695 - Southern Connecticut Gas	\$103.75
Chk - 202442	11/06/2025	v0118695 - Southern Connecticut Gas	\$32.87
Chk - 202443	11/06/2025	v0118695 - Southern Connecticut Gas	\$41.70
Chk - 202444	11/06/2025	v0000080 - E&S Investments, LLC	\$2,263.00
Chk - 202445	11/06/2025	V0145844 - HD Supply Facilities Maintenance, Ltd	\$11,785.76
Chk - 202446	11/06/2025	v0000066 - Estate Wise Management LLC	\$1,385.00
Chk - 202447	11/06/2025	V0163160 - William Kilpatrick	\$490.50
Chk - 1000316	11/07/2025	V0114690 - Alberta Witherspoon	\$594.91
Chk - 1000317	11/07/2025	v0151522 - Ringcentral, Inc	\$132.60

Chk - 1000318	11/07/2025	v0151522 - Ringcentral, Inc	\$132.56
Chk - 1000319	11/07/2025	V0152409 - Censere Consulting, LLC	\$27,018.44
Chk - 1000320	11/07/2025	v0154991 - Aramark Refreshment Services	\$171.00
Chk - 1000321	11/07/2025	V0164074 - Skyview Ridgefield LLC	\$560.86
Chk - 1000322	11/07/2025	V0166639 - Northwest Interpreters, Inc.	\$348.84
Chk - 1000323	11/07/2025	V0180953 - WebHouse Inc	\$4,260.00
Chk - 1000324	11/07/2025	V0050208 - Donna Santiago	\$200.00
Chk - 1000325	11/07/2025	V0101146 - Glenda Streater	\$200.00
Chk - 1000326	11/07/2025	V0101893 - Perry Lamar Gary	\$200.00
Chk - 1000327	11/07/2025	V0103834 - Lagreta Riles	\$200.00
Chk - 1000328	11/07/2025	V0105499 - Lenard Greene	\$200.00
Chk - 1000329	11/07/2025	V0106243 - Dennis Nathaniel Jenkins	\$200.00
Chk - 1000330	11/07/2025	V0107496 - Lavern Davis	\$200.00
Chk - 1000331	11/07/2025	V0110642 - Alberta W Golden	\$200.00
Chk - 1000332	11/07/2025	V0114547 - Teresa Nela Caporale	\$200.00
Chk - 1000333	11/07/2025	V0119381 - Doris J Doward	\$200.00
Chk - 1000334	11/07/2025	V0132133 - Willard E. Ford	\$200.00
Chk - 1000335	11/07/2025	V0133288 - Linda Cross	\$200.00
Chk - 1000336	11/07/2025	V0133441 - Eric D Jowers	\$200.00
Chk - 1000337	11/07/2025	V0135642 - Deborah Hudson	\$200.00
Chk - 1000338	11/07/2025	V0136019 - Luz E Torres	\$200.00
Chk - 1000339	11/07/2025	V0137713 - Patricia Mabry	\$200.00
Chk - 1000340	11/07/2025	V0137897 - Pedro Octavio Jimenez	\$200.00
Chk - 1000341	11/07/2025	V0138281 - Jonathan Stewart	\$200.00
Chk - 1000342	11/07/2025	V0140330 - Ana Felicia Duran	\$200.00
Chk - 1000343	11/07/2025	V0150324 - Ralph Berryman	\$200.00
Chk - 1000344	11/07/2025	V0154565 - Todd Collins	\$200.00
Chk - 1000345	11/07/2025	V0160286 - Ethel M Gray	\$200.00
Chk - 202448	11/07/2025	V0121305 - Network Electric And Security Systems, LLC	\$36.27
Chk - 202449	11/07/2025	V0103039 - Edward Beverley	\$200.00
Chk - 202450	11/07/2025	V0103465 - Shantour Jackson	\$200.00
Chk - 202451	11/07/2025	V0104828 - Carol Suggs	\$200.00
Chk - 202452	11/07/2025	V0105491 - Teethenia Stroud	\$200.00
Chk - 202453	11/07/2025	V0105992 - Adele Maysonet	\$200.00
Chk - 202454	11/07/2025	V0106685 - Darius K Reid	\$200.00
Chk - 202455	11/07/2025	V0107749 - Brenda J Harris	\$200.00
Chk - 202456	11/07/2025	V0110362 - Major Banks	\$200.00
Chk - 202457	11/07/2025	V0118837 - Judy Cosby	\$200.00
Chk - 202458	11/07/2025	V0119242 - Eddie P Moore	\$200.00
Chk - 202459	11/07/2025	V0137502 - Russell Roberson	\$200.00
Chk - 202460	11/07/2025	V0137523 - Bruce Gatling	\$200.00
Chk - 202461	11/07/2025	V0138319 - Hector A Lozada-Osorio	\$200.00
Chk - 202462	11/07/2025	V0139148 - Clenison Dickey	\$200.00
Chk - 202463	11/07/2025	V0139159 - Ann Marie Maysonet	\$200.00
Chk - 202464	11/07/2025	v0141189 - Al Mccoy Langston	\$200.00
Chk - 202465	11/07/2025	V0141227 - Annette Yancey	\$200.00
Chk - 202466	11/07/2025	V0145436 - Robert London	\$200.00
Chk - 202467	11/07/2025	V0146874 - ANTHONY G BURRUS	\$200.00

Chk - 202468	11/07/2025	V0148226 - Gail Pressley	\$200.00
Chk - 202469	11/07/2025	v0150259 - Keith Davis	\$200.00
Chk - 202471	11/07/2025	V0150758 - Adalberto Rivera	\$200.00
Chk - 202472	11/07/2025	V0151235 - Louise Wiggins	\$200.00
Chk - 202473	11/07/2025	V0151710 - Kelly Nichols	\$200.00
Chk - 202474	11/07/2025	V0151889 - Billy Ray Mathews	\$200.00
Chk - 202475	11/07/2025	V0163329 - Sean Holland	\$200.00
Chk - 202476	11/07/2025	v0166814 - Janet Poole	\$200.00
Chk - 202477	11/07/2025	V0205735 - George G Robinson	\$200.00
Chk - 202478	11/07/2025	t0006307 - Nolan Sterling	\$750.00
Chk - 202479	11/07/2025	v0000029 - Gaurvi Hospitality LLC	\$1,780.00
Chk - 202480	11/07/2025	V0111677 - Marta B Laboy	\$200.00
Chk - 202481	11/07/2025	V0118891 - Stevie Jackson	\$200.00
Chk - 202482	11/07/2025	V0119047 - Miguel Avila	\$200.00
Chk - 202483	11/07/2025	V0136882 - Christy A Pedini	\$200.00
Chk - 202484	11/07/2025	V0145585 - Fresia Betancourt	\$200.00
Chk - 202485	11/07/2025	V0150417 - Jennifer Malone	\$200.00
Chk - 202486	11/07/2025	V0154825 - Noraima Avila	\$200.00
Chk - 1000346	11/10/2025	V0119701 - Cohen Key Shop	\$3,020.15
Chk - 1000347	11/10/2025	V0137476 - Kone Inc.	\$1,192.62
Chk - 1000348	11/10/2025	v0151522 - Ringcentral, Inc	\$88.52
Chk - 1000349	11/10/2025	v0151522 - Ringcentral, Inc	\$132.78
Chk - 1000350	11/10/2025	V0163771 - Autoscribe Corporation	\$652.00
Chk - 202488	11/10/2025	v0118701 - Water Pollution Control	\$3,298.62
Chk - 202489	11/10/2025	v0118701 - Water Pollution Control	\$436.70
Chk - 202490	11/10/2025	v0118701 - Water Pollution Control	\$3,770.40
Chk - 202491	11/10/2025	v0118701 - Water Pollution Control	\$924.30
Chk - 202492	11/10/2025	v0118701 - Water Pollution Control	\$4,114.90
Chk - 202493	11/10/2025	v0118701 - Water Pollution Control	\$3,314.60
Chk - 202494	11/10/2025	v0118701 - Water Pollution Control	\$9,939.60
Chk - 202495	11/10/2025	v0118701 - Water Pollution Control	\$13,103.70
Chk - 202496	11/10/2025	v0118701 - Water Pollution Control	\$3,300.30
Chk - 202497	11/10/2025	v0118701 - Water Pollution Control	\$4,145.35
Chk - 202498	11/10/2025	v0118701 - Water Pollution Control	\$685.80
Chk - 202499	11/10/2025	v0118701 - Water Pollution Control	\$6,329.34
Chk - 202500	11/10/2025	v0118701 - Water Pollution Control	\$872.38
Chk - 202501	11/10/2025	v0118701 - Water Pollution Control	\$1,197.40
Chk - 202502	11/10/2025	v0118701 - Water Pollution Control	\$1,756.76
Chk - 202503	11/10/2025	V0118736 - W.B. Mason Company Inc	\$1,828.78
Chk - 202504	11/10/2025	V0119760 - Frankson Fence Company	\$225.00
Chk - 202505	11/10/2025	V0123282 - Ricoh USA Inc	\$13,290.61
Chk - 202506	11/10/2025	v0123351 - Comcast Cable	\$350.84
Chk - 202507	11/10/2025	V0137136 - Stanley Convergent Security Solutions, INC.	\$2,437.54
Chk - 202508	11/10/2025	V0139599 - Spectrum Seminars	\$825.00
Chk - 202509	11/10/2025	V0145844 - HD Supply Facilities Maintenance, Ltd	\$5,681.17
Chk - 202510	11/10/2025	V0193173 - De Lage Landen Financial Services, Inc	\$166.18
Chk - 202511	11/10/2025	v0249104 - DH Bolton Inc	\$5,500.00
Chk - 202512	11/10/2025	v0249104 - DH Bolton Inc	\$7,500.00

Chk - 202513	11/10/2025	v0119806 - Regional Water Authority	\$800.00
Chk - 1000351	11/12/2025	V0119932 - Infoshred, LLC	\$26.86
Chk - 1000352	11/12/2025	V0147055 - Home Services & More, LLC	\$197.00
Chk - 1000353	11/12/2025	S0142374 - Trinity Rowe, LP	\$17,797.15
Chk - 1000354	11/12/2025	S0137873 - Brookside I Associates LLC	\$31,210.64
Chk - 1000355	11/12/2025	S0137878 - Brookside 2 Associates LLC	\$19,853.94
Chk - 1000356	11/12/2025	S0143090 - Rockview 1 Associates LLC	\$16,636.28
Chk - 1000357	11/12/2025	S0105769 - Trinity New Haven Housing LP	\$20,251.58
Chk - 1000358	11/12/2025	S0122614 - Trinity New Haven Housing Two Limited Partnership	\$24,764.15
Chk - 1000359	11/12/2025	s0139182 - Trinity New Haven Housing Three LP	\$9,458.95
Chk - 202514	11/12/2025	v0118701 - Water Pollution Control	\$1,770.76
Chk - 202515	11/12/2025	v0118701 - Water Pollution Control	\$11,053.67
Chk - 202516	11/12/2025	v0118701 - Water Pollution Control	\$10,922.42
Chk - 202517	11/12/2025	v0118701 - Water Pollution Control	\$1,996.70
Chk - 202518	11/12/2025	v0118701 - Water Pollution Control	\$12,223.23
Chk - 202519	11/12/2025	v0118701 - Water Pollution Control	\$251.72
Chk - 202520	11/12/2025	v0118701 - Water Pollution Control	\$98.96
Chk - 202521	11/12/2025	v0118701 - Water Pollution Control	\$98.96
Chk - 202522	11/12/2025	v0118701 - Water Pollution Control	\$98.96
Chk - 202523	11/12/2025	v0118701 - Water Pollution Control	\$3,064.40
Chk - 202524	11/12/2025	v0118701 - Water Pollution Control	\$847.73
Chk - 202525	11/12/2025	v0118701 - Water Pollution Control	\$5,521.50
Chk - 202526	11/12/2025	v0118701 - Water Pollution Control	\$197.92
Chk - 202527	11/12/2025	v0118701 - Water Pollution Control	\$327.03
Chk - 202528	11/12/2025	v0118701 - Water Pollution Control	\$540.71
Chk - 202529	11/12/2025	v0118701 - Water Pollution Control	\$364.69
Chk - 202530	11/12/2025	v0118701 - Water Pollution Control	\$431.37
Chk - 202531	11/12/2025	v0118701 - Water Pollution Control	\$1,238.18
Chk - 202532	11/12/2025	v0118701 - Water Pollution Control	\$1,148.86
Chk - 202533	11/12/2025	v0118701 - Water Pollution Control	\$6,831.77
Chk - 202534	11/12/2025	v0118701 - Water Pollution Control	\$4,516.55
Chk - 202535	11/12/2025	v0118701 - Water Pollution Control	\$4,606.88
Chk - 202536	11/12/2025	v0118701 - Water Pollution Control	\$20,100.88
Chk - 202537	11/12/2025	v0118701 - Water Pollution Control	\$1,438.40
Chk - 202538	11/12/2025	v0118701 - Water Pollution Control	\$13,198.05
Chk - 202539	11/12/2025	v0118701 - Water Pollution Control	\$3,702.60
Chk - 202540	11/12/2025	V0118736 - W.B. Mason Company Inc	\$1,357.23
Chk - 202541	11/12/2025	V0145844 - HD Supply Facilities Maintenance, Ltd	\$2,047.34
Chk - 202542	11/12/2025	v0252132 - CORPORATION SERVICE COMPANY	\$1,080.00
Chk - 202543	11/12/2025	v0000065 - Monarch Apartment Homes, LLC	\$2,319.00
Chk - 1000360	11/13/2025	V0118691 - AVT Construction Inc	\$12,700.85
Chk - 1000361	11/13/2025	V0119701 - Cohen Key Shop	\$278.60
Chk - 1000362	11/13/2025	V0119932 - Infoshred, LLC	\$26.86
Chk - 1000363	11/13/2025	V0119956 - CWPM, LLC	\$1,127.65
Chk - 1000364	11/13/2025	V0137476 - Kone Inc.	\$397.54

Chk - 1000365	11/13/2025	V0139018 - Corporate Mailing Services LLC	\$144.74
Chk - 1000366	11/13/2025	V0140511 - Kronos Incorporated	\$2,956.24
Chk - 1000367	11/13/2025	V0147055 - Home Services & More, LLC	\$197.00
Chk - 1000368	11/13/2025	V0155631 - Carahsoft Technology Corporation	\$1,872.29
Chk - 1000369	11/13/2025	V0155633 - Crown Castle Fiber LLC	\$1,695.00
Chk - 1000370	11/13/2025	V0163193 - The Computer Company Inc	\$14,943.25
Chk - 1000371	11/13/2025	V0168206 - The Narrative Project, LLC	\$8,000.00
Chk - 1000372	11/13/2025	V0119854 - Reitman Personnel Services, Inc.	\$4,858.67
Chk - 1000373	11/13/2025	v0120117 - Tri-Con Construction Manager, Llc	\$2,585.83
Chk - 1000374	11/13/2025	V0123375 - Paul B. Bailey Architect	\$140,765.00
Chk - 1000375	11/13/2025	V0144390 - The Glendower Group, Inc	\$22,005.50
Chk - 1000376	11/13/2025	V0147055 - Home Services & More, LLC	\$380.00
Chk - 1000377	11/13/2025	V0163771 - Autoscribe Corporation	\$675.70
Chk - 202544	11/13/2025	v0000045 - Monica Wolfork	\$200.00
Chk - 202545	11/13/2025	v0000046 - Griselle McFadden	\$200.00
Chk - 202546	11/13/2025	v0118695 - Southern Connecticut Gas	\$15.13
Chk - 202547	11/13/2025	v0118695 - Southern Connecticut Gas	\$899.37
Chk - 202548	11/13/2025	v0118695 - Southern Connecticut Gas	\$1,176.14
Chk - 202549	11/13/2025	v0118695 - Southern Connecticut Gas	\$2,319.36
Chk - 202550	11/13/2025	v0118695 - Southern Connecticut Gas	\$1,111.71
Chk - 202551	11/13/2025	v0118696 - United Illuminating	\$1,556.12
Chk - 202552	11/13/2025	v0119704 - Frontier Communications of Company	\$633.74
Chk - 202553	11/13/2025	v0119704 - Frontier Communications of Company	\$3,260.87
Chk - 202554	11/13/2025	v0119806 - Regional Water Authority	\$399.80
Chk - 202555	11/13/2025	v0119806 - Regional Water Authority	\$5,326.36
Chk - 202556	11/13/2025	v0119806 - Regional Water Authority	\$948.09
Chk - 202557	11/13/2025	v0119806 - Regional Water Authority	\$3,258.97
Chk - 202558	11/13/2025	v0119806 - Regional Water Authority	\$1,393.75
Chk - 202559	11/13/2025	v0119806 - Regional Water Authority	\$5,028.82
Chk - 202560	11/13/2025	v0119806 - Regional Water Authority	\$5.24
Chk - 202561	11/13/2025	v0119806 - Regional Water Authority	\$775.31
Chk - 202562	11/13/2025	v0119806 - Regional Water Authority	\$38.30
Chk - 202563	11/13/2025	v0119806 - Regional Water Authority	\$140.96
Chk - 202564	11/13/2025	v0119806 - Regional Water Authority	\$9.57
Chk - 202565	11/13/2025	v0119806 - Regional Water Authority	\$226.09
Chk - 202566	11/13/2025	V0119819 - Cirma	\$107,566.00
Chk - 202567	11/13/2025	v0119896 - State Of Connecticut	\$240.00
Chk - 202568	11/13/2025	V0123282 - Ricoh USA Inc	\$9,839.96
Chk - 202569	11/13/2025	V0123336 - National Center For Housing Mgmt.	\$3,800.00

Chk - 202570	11/13/2025	V0123381 - Chesson & Schweickert, LLC	\$469.29
Chk - 202571	11/13/2025	V0144937 - Metropolitan Life Insurance Company USA	\$508.43
Chk - 202572	11/13/2025	V0145844 - HD Supply Facilities Maintenance, Ltd	\$4,960.43
Chk - 202573	11/13/2025	V0149113 - Nica's Market LLC	\$495.00
Chk - 202574	11/13/2025	V0150904 - Johns Refuse & Recycling, LLC	\$2,391.12
Chk - 202575	11/13/2025	V0151683 - Patriquin Architects, P.C.	\$9,652.13
Chk - 202576	11/13/2025	V0154657 - Online Information Services, Inc	\$611.14
Chk - 202577	11/13/2025	v0227809 - Engie North America Inc	\$3,074.99
Chk - 202578	11/13/2025	V0231778 - VERIZON CONNECT FLEET USA LLC	\$435.85
Chk - 202579	11/13/2025	V0254011 - Connecticut Foodshare Inc	\$1,829.30
Chk - 202580	11/13/2025	v0000018 - Great Northern Elevator CO LLC	\$5,859.00
Chk - 202581	11/13/2025	V0118736 - W.B. Mason Company Inc	\$5,522.37
Chk - 202582	11/13/2025	V0119771 - Supreme Corporation	\$85.00
Chk - 202583	11/13/2025	V0123336 - National Center For Housing Mgmt.	\$99.90
Chk - 202584	11/13/2025	v0123351 - Comcast Cable	\$160.54
Chk - 202585	11/13/2025	v0123351 - Comcast Cable	\$160.54
Chk - 202586	11/13/2025	V0137103 - Chubb and Son, a division of Federal Insurance Com	\$2,017.00
Chk - 202587	11/13/2025	V0138361 - ARAMARK Uniform & Career Apparel	\$438.40
Chk - 202588	11/13/2025	V0145844 - HD Supply Facilities Maintenance, Ltd	\$5,762.76
Chk - 202589	11/13/2025	v0167220 - Tri State Generator Co LLC	\$1,651.89
Chk - 202590	11/13/2025	V0119749 - Yale New Haven Hospital	\$75.00
Chk - 1000378	11/14/2025	V0162286 - Patterson & Associate Consulting, LLC	\$27,000.00
Chk - 1000379	11/14/2025	V0167284 - Kelly Group Consultants LLC	\$16,666.66
Chk - 202591	11/14/2025	v0101481 - Shonteah Ford	\$35.00
Chk - 202592	11/14/2025	v0000086 - Paul Carty	\$100.00
Chk - 1000380	11/17/2025	V0119701 - Cohen Key Shop	\$360.50
Chk - 1000381	11/17/2025	V0119846 - Housing Authority Risk Retention Group, Inc	\$397,882.00
Chk - 1000382	11/17/2025	V0119875 - Housing Insurance Services, Inc.	\$450,941.00
Chk - 202593	11/17/2025	V0049418 - Madeline Mendez	\$341.99
Chk - 202594	11/17/2025	V0123336 - National Center For Housing Mgmt.	\$1,900.00
Chk - 202595	11/17/2025	V0123381 - Chesson & Schweickert, LLC	\$885.00
Chk - 202596	11/17/2025	V0154657 - Online Information Services, Inc	\$137.56
Chk - 202597	11/17/2025	V0254011 - Connecticut Foodshare Inc	\$978.95
Chk - 202598	11/18/2025	v0000029 - Gaurvi Hospitality LLC	\$356.00
Chk - 202599	11/18/2025	v0000090 - Hytean Sterling	\$150.00
Chk - 1000383	11/19/2025	V0119701 - Cohen Key Shop	\$60.25
Chk - 1000384	11/19/2025	V0119842 - Enviromed Services, Inc.	\$3,370.00
Chk - 1000385	11/19/2025	V0119932 - Infoshred, LLC	\$53.72
Chk - 1000386	11/19/2025	V0147055 - Home Services & More, LLC	\$197.00
Chk - 1000387	11/19/2025	V0148914 - LaToya Mills	\$25.20

Chk - 1000388	11/19/2025	V0166639 - Northwest Interpreters, Inc.	\$75.00
Chk - 1000389	11/19/2025	V0229171 - Sparks Security LLC	\$5,448.71
Chk - 1000390	11/19/2025	V0144696 - Housing Authority of the City of New Haven	\$630.48
Chk - 1000391	11/19/2025	v0155601 - 360 Management Group. Co.	\$1,329.93
Chk - 1000392	11/19/2025	V0155627 - Marcum LLP	\$7,139.72
Chk - 202600	11/19/2025	v0118695 - Southern Connecticut Gas	\$461.50
Chk - 202601	11/19/2025	v0118696 - United Illuminating	\$22.71
Chk - 202602	11/19/2025	v0118696 - United Illuminating	\$183.12
Chk - 202603	11/19/2025	v0118701 - Water Pollution Control	\$410.20
Chk - 202604	11/19/2025	V0119749 - Yale New Haven Hospital	\$171.00
Chk - 202605	11/19/2025	v0119806 - Regional Water Authority	\$2,137.02
Chk - 202606	11/19/2025	v0119806 - Regional Water Authority	\$1,810.09
Chk - 202607	11/19/2025	v0119806 - Regional Water Authority	\$2,969.30
Chk - 202608	11/19/2025	v0119806 - Regional Water Authority	\$2,200.89
Chk - 202609	11/19/2025	v0119806 - Regional Water Authority	\$3,313.01
Chk - 202610	11/19/2025	v0119806 - Regional Water Authority	\$345.46
Chk - 202611	11/19/2025	v0119806 - Regional Water Authority	\$47.87
Chk - 202612	11/19/2025	v0119806 - Regional Water Authority	\$152.26
Chk - 202613	11/19/2025	v0119806 - Regional Water Authority	\$127.42
Chk - 202614	11/19/2025	v0119806 - Regional Water Authority	\$777.35
Chk - 202615	11/19/2025	v0119806 - Regional Water Authority	\$1,165.76
Chk - 202616	11/19/2025	v0119806 - Regional Water Authority	\$570.14
Chk - 202617	11/19/2025	V0123381 - Chesson & Schweickert, LLC	\$760.00
Chk - 202618	11/19/2025	V0137136 - Stanley Convergent Security Solutions, INC.	\$570.00
Chk - 202619	11/19/2025	V0138633 - Daniel Ramos	\$274.40
Chk - 202620	11/19/2025	V0142289 - Kimberly Johansen	\$119.56
Chk - 202621	11/19/2025	V0155421 - Advance Security Integration LLC dba Security 101	\$1,192.28
Chk - 202622	11/19/2025	V0177581 - Johnson Controls US Holdings LLC	\$23.63
Chk - 202623	11/19/2025	V0232621 - Kristen Cloutier	\$95.90
Chk - 202624	11/19/2025	V0246909 - TPC Associates Inc	\$1,112.00
Chk - 202625	11/19/2025	v0118695 - Southern Connecticut Gas	\$23.00
Chk - 202626	11/19/2025	v0118695 - Southern Connecticut Gas	\$6.50
Chk - 202627	11/19/2025	v0119896 - State Of Connecticut	\$3,190.00
Chk - 202628	11/19/2025	v0137155 - Verizon Wireless	\$29,806.12
Chk - 202629	11/19/2025	V0118736 - W.B. Mason Company Inc	\$838.79
Chk - 202630	11/19/2025	V0118736 - W.B. Mason Company Inc	\$185.97
Chk - 202631	11/19/2025	S0133859 - Anthony Sims	\$1,750.00
Chk - 202632	11/19/2025	v0000065 - Monarch Apartment Homes, LLC	\$1,580.00
Chk - 202633	11/19/2025	v0000094 - Pine Rock Property Management, LLC	\$1,400.00
Chk - 202634	11/19/2025	V0246909 - TPC Associates Inc	\$1,031.18

Chk - 1000393	11/20/2025	v0120117 - Tri-Con Construction Manager, Llc	\$4,876.13
Chk - 1000394	11/20/2025	v0000001 - Elm City Communities (New Haven Housing Authority)	\$41,501.04
Chk - 1000395	11/20/2025	V0114690 - Alberta Witherspoon	\$25.00
Chk - 1000396	11/20/2025	V0119842 - Enviromed Services, Inc.	\$995.00
Chk - 1000397	11/20/2025	V0119956 - CWPM, LLC	\$38,623.15
Chk - 1000398	11/20/2025	V0120373 - Laura Harrell	\$200.00
Chk - 1000399	11/20/2025	V0136837 - Ace Van & Storage, Inc.	\$9,150.00
Chk - 1000400	11/20/2025	V0148914 - LaToya Mills	\$21.47
Chk - 1000401	11/20/2025	V0163193 - The Computer Company Inc	\$18,975.00
Chk - 1000402	11/20/2025	V0166639 - Northwest Interpreters, Inc.	\$65.00
Chk - 1000403	11/20/2025	V0229171 - Sparks Security LLC	\$5,448.71
Chk - 1000404	11/20/2025	V0144390 - The Glendower Group, Inc	\$14,500.00
Chk - 202635	11/20/2025	v0114532 - City of New Haven	\$2,054.70
Chk - 202636	11/20/2025	v0118696 - United Illuminating	\$685.87
Chk - 202637	11/20/2025	v0118696 - United Illuminating	\$271.92
Chk - 202638	11/20/2025	v0118696 - United Illuminating	\$7,318.61
Chk - 202639	11/20/2025	v0118696 - United Illuminating	\$984.75
Chk - 202640	11/20/2025	v0118696 - United Illuminating	\$29.45
Chk - 202641	11/20/2025	v0118696 - United Illuminating	\$193.88
Chk - 202642	11/20/2025	v0118696 - United Illuminating	\$3,987.23
Chk - 202643	11/20/2025	V0118736 - W.B. Mason Company Inc	\$131.41
Chk - 202644	11/20/2025	V0119484 - Cynthia N Rogers	\$25.00
Chk - 202645	11/20/2025	V0119726 - Lee Purvis	\$200.00
Chk - 202646	11/20/2025	V0123373 - Federal Express Corp.	\$360.58
Chk - 202647	11/20/2025	V0145844 - HD Supply Facilities Maintenance, Ltd	\$3,497.79
Chk - 202648	11/20/2025	V0149886 - Johnson Controls Inc	\$175.00
Chk - 202649	11/20/2025	V0214564 - Carne Inn Group, LLC dba Residence Inn by Marriott	\$4,732.00
Chk - 202650	11/20/2025	v0118695 - Southern Connecticut Gas	\$863.59
Chk - 202651	11/20/2025	v0118695 - Southern Connecticut Gas	\$355.92
Chk - 202652	11/20/2025	v0118696 - United Illuminating	\$479.00
Chk - 202653	11/20/2025	v0118701 - Water Pollution Control	\$1,798.88
Chk - 202654	11/20/2025	v0118701 - Water Pollution Control	\$1,336.70
Chk - 202655	11/20/2025	v0118701 - Water Pollution Control	\$3,949.47
Chk - 202656	11/20/2025	v0118701 - Water Pollution Control	\$44.50
Chk - 202657	11/20/2025	v0118701 - Water Pollution Control	\$2,365.90
Chk - 202658	11/20/2025	v0118701 - Water Pollution Control	\$558.60
Chk - 202659	11/20/2025	v0118701 - Water Pollution Control	\$1,560.30
Chk - 202660	11/20/2025	v0119704 - Frontier Communications of Company	\$296.68
Chk - 202661	11/20/2025	v0119704 - Frontier Communications of Company	\$296.68
Chk - 202662	11/20/2025	v0119704 - Frontier Communications of Company	\$457.65
Chk - 202663	11/20/2025	v0119704 - Frontier Communications of Company	\$400.25
Chk - 202664	11/20/2025	v0119704 - Frontier Communications of Company	\$296.68
Chk - 202665	11/20/2025	v0119704 - Frontier Communications of Company	\$450.11

Chk - 202666	11/20/2025	v0119704 - Frontier Communications of Company	\$310.60
Chk - 202667	11/20/2025	v0119704 - Frontier Communications of Company	\$16.45
Chk - 202668	11/20/2025	v0119704 - Frontier Communications of Company	\$16.45
Chk - 202669	11/20/2025	v0119704 - Frontier Communications of Company	\$455.62
Chk - 202670	11/20/2025	v0119704 - Frontier Communications of Company	\$53.92
Chk - 202671	11/20/2025	v0119704 - Frontier Communications of Company	\$296.68
Chk - 202672	11/20/2025	v0119704 - Frontier Communications of Company	\$296.68
Chk - 202673	11/20/2025	v0119704 - Frontier Communications of Company	\$378.66
Chk - 202674	11/20/2025	v0119704 - Frontier Communications of Company	\$296.68
Chk - 202675	11/20/2025	v0119704 - Frontier Communications of Company	\$603.53
Chk - 202676	11/20/2025	v0119704 - Frontier Communications of Company	\$337.54
Chk - 202677	11/20/2025	v0119806 - Regional Water Authority	\$1,495.67
Chk - 202678	11/20/2025	v0119806 - Regional Water Authority	\$90.62
Chk - 202679	11/20/2025	v0119806 - Regional Water Authority	\$51.18
Chk - 202680	11/20/2025	v0119806 - Regional Water Authority	\$1,546.88
Chk - 202681	11/20/2025	v0119806 - Regional Water Authority	\$3,143.39
Chk - 202682	11/20/2025	v0119806 - Regional Water Authority	\$711.55
Chk - 202683	11/20/2025	v0119806 - Regional Water Authority	\$2,083.24
Chk - 202684	11/20/2025	v0119806 - Regional Water Authority	\$3,586.17
Chk - 202685	11/20/2025	v0119806 - Regional Water Authority	\$6,648.50
Chk - 202686	11/20/2025	v0119806 - Regional Water Authority	\$2,620.11
Chk - 202687	11/20/2025	v0119806 - Regional Water Authority	\$1,973.17
Chk - 202688	11/20/2025	v0119806 - Regional Water Authority	\$157.38
Chk - 202689	11/20/2025	v0123351 - Comcast Cable	\$1,261.77
Chk - 202690	11/20/2025	v0227809 - Engie North America Inc	\$3.55
Chk - 202691	11/20/2025	v0227809 - Engie North America Inc	\$3,135.64
Chk - 202692	11/20/2025	v0227809 - Engie North America Inc	\$1.40
Chk - 202693	11/20/2025	v0227809 - Engie North America Inc	\$2.28
Chk - 202694	11/20/2025	v0227809 - Engie North America Inc	\$103.11
Chk - 202695	11/20/2025	v0227809 - Engie North America Inc	\$2.38
Chk - 202696	11/20/2025	v0227809 - Engie North America Inc	\$5.17
Chk - 202697	11/20/2025	v0227809 - Engie North America Inc	\$5.56
Chk - 202698	11/20/2025	V0118692 - Yale Termite & Pest Elimination Corp.	\$19,788.43
Chk - 202699	11/20/2025	v0252132 - CORPORATION SERVICE COMPANY	\$120.00
Chk - 1000405	11/21/2025	V0119842 - Enviromed Services, Inc.	\$15,705.00
Chk - 1000406	11/21/2025	V0123375 - Paul B. Bailey Architect	\$80,934.04
Chk - 1000407	11/21/2025	V0146990 - Kenneth Boroson Architects, LLC	\$1,650.00

Chk - 1000408	11/21/2025	v0151688 - Christopher Williams Architects LLC	\$14,250.00
Chk - 1000409	11/21/2025	v0155601 - 360 Management Group. Co.	\$37,296.22
Chk - 1000410	11/21/2025	V0162981 - Sylva Developers, LLC	\$1,994.50
Chk - 1000411	11/21/2025	V0251676 - Brian Cleveland Architects Inc	\$14,560.00
Chk - 1000412	11/21/2025	v0252015 - AEPM International LLC	\$4,520.00
Chk - 1000413	11/21/2025	s0150396 - Glendower Ribicoff, LLC	\$382.00
Chk - 1000414	11/21/2025	V0119842 - Enviromed Services, Inc.	\$3,300.00
Chk - 1000415	11/21/2025	V0147024 - Otis Elevator Company	\$67,049.84
Chk - 202701	11/21/2025	V0129633 - Roberto Roman-Negron	\$200.00
Chk - 202702	11/21/2025	V0145844 - HD Supply Facilities Maintenance, Ltd	\$3,742.61
Chk - 202703	11/21/2025	V0151683 - Patriquin Architects, P.C.	\$4,240.00
Chk - 202704	11/21/2025	V0177581 - Johnson Controls US Holdings LLC	\$2,190.79
Chk - 202705	11/21/2025	t0008048 - Hueca	\$108.00
Chk - 202706	11/24/2025	V0123358 - Home Depot	\$47,815.23
Chk - 202707	11/24/2025	V0123358 - Home Depot	\$831.62
Chk - 202708	11/24/2025	v0119926 - Anthem Blue Cross/Blue Shield	\$199,627.23
Chk - 202709	11/24/2025	v0000041 - Specialized Elevator Corp	\$2,204.11
Chk - 202710	11/24/2025	V0123358 - Home Depot	\$2,508.44
Chk - 202711	11/24/2025	V0150890 - DePino, Nunez & Biggs, LLC	\$5,000.00
Chk - 202712	11/24/2025	V0182083 - Coreen Toussaint	\$3,159.00
Chk - 1000421	11/25/2025	V0119701 - Cohen Key Shop	\$1,148.25
Chk - 1000422	11/25/2025	V0119932 - Infoshred, LLC	\$53.72
Chk - 1000423	11/25/2025	V0144542 - FIRETECH Engineered Systems	\$8,171.00
Chk - 1000424	11/25/2025	V0147024 - Otis Elevator Company	\$4,500.00
Chk - 1000425	11/25/2025	V0147900 - 212 Exchange Street LLC	\$4,950.00
Chk - 1000426	11/25/2025	V0148914 - LaToya Mills	\$26.97
Chk - 1000427	11/25/2025	v0155601 - 360 Management Group. Co.	\$215,457.64
Chk - 1000428	11/25/2025	V0226633 - Nonprofit HR Solutions LLC	\$22,093.33
Chk - 1000429	11/25/2025	V0229171 - Sparks Security LLC	\$648.03
Chk - 1000430	11/25/2025	V0144696 - Housing Authority of the City of New Haven	\$51,451.00
Chk - 1000431	11/25/2025	s0150396 - Glendower Ribicoff, LLC	\$382.00
Chk - 202776	11/25/2025	v0118695 - Southern Connecticut Gas	\$101.23
Chk - 202777	11/25/2025	v0118695 - Southern Connecticut Gas	\$186.27
Chk - 202778	11/25/2025	v0118695 - Southern Connecticut Gas	\$1,261.05
Chk - 202779	11/25/2025	v0118695 - Southern Connecticut Gas	\$892.73
Chk - 202780	11/25/2025	v0118695 - Southern Connecticut Gas	\$996.81
Chk - 202781	11/25/2025	v0118695 - Southern Connecticut Gas	\$1,085.73
Chk - 202782	11/25/2025	v0118696 - United Illuminating	\$3,674.15
Chk - 202783	11/25/2025	v0118701 - Water Pollution Control	\$3,649.34
Chk - 202784	11/25/2025	v0118701 - Water Pollution Control	\$20,028.29
Chk - 202785	11/25/2025	v0118701 - Water Pollution Control	\$457.90
Chk - 202786	11/25/2025	v0118701 - Water Pollution Control	\$26,403.96

Chk - 202787	11/25/2025	v0118701 - Water Pollution Control	\$89.67
Chk - 202788	11/25/2025	v0118701 - Water Pollution Control	\$1,125.58
Chk - 202789	11/25/2025	v0118701 - Water Pollution Control	\$6,657.40
Chk - 202790	11/25/2025	v0118701 - Water Pollution Control	\$6,678.92
Chk - 202791	11/25/2025	v0118701 - Water Pollution Control	\$3,144.00
Chk - 202792	11/25/2025	v0118701 - Water Pollution Control	\$6,704.51
Chk - 202793	11/25/2025	v0118701 - Water Pollution Control	\$13,058.81
Chk - 202794	11/25/2025	v0118701 - Water Pollution Control	\$7,597.36
Chk - 202795	11/25/2025	v0118701 - Water Pollution Control	\$1,862.46
Chk - 202796	11/25/2025	v0118701 - Water Pollution Control	\$1,706.50
Chk - 202797	11/25/2025	v0119806 - Regional Water Authority	\$473.07
Chk - 202798	11/25/2025	v0119806 - Regional Water Authority	\$736.21
Chk - 202799	11/25/2025	v0119806 - Regional Water Authority	\$316.27
Chk - 202800	11/25/2025	v0119806 - Regional Water Authority	\$412.36
Chk - 202801	11/25/2025	v0119806 - Regional Water Authority	\$155.66
Chk - 202802	11/25/2025	v0119806 - Regional Water Authority	\$343.71
Chk - 202803	11/25/2025	v0119806 - Regional Water Authority	\$770.11
Chk - 202804	11/25/2025	v0119806 - Regional Water Authority	\$1,831.65
Chk - 202805	11/25/2025	v0119806 - Regional Water Authority	\$1,559.05
Chk - 202806	11/25/2025	v0119806 - Regional Water Authority	\$1,994.19
Chk - 202807	11/25/2025	v0119806 - Regional Water Authority	\$440.48
Chk - 202808	11/25/2025	v0119806 - Regional Water Authority	\$1,112.33
Chk - 202809	11/25/2025	v0119806 - Regional Water Authority	\$63.61
Chk - 202810	11/25/2025	v0119806 - Regional Water Authority	\$1,213.66
Chk - 202811	11/25/2025	v0119806 - Regional Water Authority	\$662.52
Chk - 202812	11/25/2025	v0227809 - Engie North America Inc	\$2,213.66
Chk - 202813	11/25/2025	v0227809 - Engie North America Inc	\$3.24
Chk - 202814	11/25/2025	v0227809 - Engie North America Inc	\$2,888.36
Chk - 202815	11/25/2025	v0227809 - Engie North America Inc	\$23.76
Chk - 202816	11/25/2025	v0227809 - Engie North America Inc	\$12,305.56
Chk - 202817	11/25/2025	v0227809 - Engie North America Inc	\$26.44
Chk - 202818	11/25/2025	v0150272 - Ainess Johnson	\$200.00
Chk - 202819	11/25/2025	V0106253 - Natalya Troutman	\$67.00
Chk - 202820	11/25/2025	V0128513 - Traci Frasier	\$209.00
Chk - 202821	11/25/2025	V0134564 - Ana Bertha Paredes Obregon	\$201.00
Chk - 202822	11/25/2025	V0135955 - Ferdinand Escoffery	\$1,750.00
Chk - 202823	11/25/2025	V0139448 - Stephanie Marie Cox	\$251.00
Chk - 202824	11/25/2025	V0153131 - Shaneka W Pittman	\$585.00
Chk - 202825	11/25/2025	V0232585 - Rosayda D Sanchez	\$157.00
Chk - 202826	11/25/2025	S0164236 - 241 Quinnpic Avenue, LLC	\$1,800.00
Chk - 202827	11/25/2025	v0000098 - 139 Summit LLC	\$582.50

Chk - 202828	11/25/2025	v0152357 - Marketing 101, dba Big Prints	\$145.00
Chk - 1000432	11/26/2025	V0119795 - Berchem Moses PC	\$176.00
Chk - 1000433	11/26/2025	V0119930 - Payne Environmental	\$39,424.84
Chk - 1000434	11/26/2025	V0147024 - Otis Elevator Company	\$43,031.32
Chk - 1000435	11/26/2025	V0155627 - Marcum LLP	\$2,500.00
Chk - 1000436	11/26/2025	V0161885 - WSP USA Inc.	\$36,160.80
Chk - 1000437	11/26/2025	V0164409 - McCarter & English, LLP	\$37,907.50
Chk - 1000438	11/26/2025	V0148914 - LaToya Mills	\$1,100.00
Chk - 202829	11/26/2025	v0114532 - City of New Haven	\$27,238.91
Chk - 202830	11/26/2025	v0118695 - Southern Connecticut Gas	\$1,181.00
Chk - 202831	11/26/2025	v0118695 - Southern Connecticut Gas	\$470.58
Chk - 202832	11/26/2025	v0118695 - Southern Connecticut Gas	\$3,176.48
Chk - 202833	11/26/2025	v0118695 - Southern Connecticut Gas	\$169.89
Chk - 202834	11/26/2025	v0118695 - Southern Connecticut Gas	\$730.36
Chk - 202835	11/26/2025	v0118695 - Southern Connecticut Gas	\$492.32
Chk - 202836	11/26/2025	v0118701 - Water Pollution Control	\$1,356.75
Chk - 202837	11/26/2025	v0119704 - Frontier Communications of Company	\$660.14
Chk - 202838	11/26/2025	v0119704 - Frontier Communications of Company	\$455.62
Chk - 202839	11/26/2025	v0119704 - Frontier Communications of Company	\$224.92
Chk - 202840	11/26/2025	v0119704 - Frontier Communications of Company	\$11.65
Chk - 202841	11/26/2025	v0119704 - Frontier Communications of Company	\$13.13
Chk - 202842	11/26/2025	v0119704 - Frontier Communications of Company	\$2.08
Chk - 202843	11/26/2025	v0119806 - Regional Water Authority	\$199.14
Chk - 202844	11/26/2025	v0119806 - Regional Water Authority	\$7,008.23
Chk - 202845	11/26/2025	v0119806 - Regional Water Authority	\$101.32
Chk - 202846	11/26/2025	v0123351 - Comcast Cable	\$359.40
Chk - 202847	11/26/2025	v0123351 - Comcast Cable	\$303.35
Chk - 202848	11/26/2025	v0123351 - Comcast Cable	\$303.35
Chk - 202849	11/26/2025	v0123351 - Comcast Cable	\$303.35
Chk - 202850	11/26/2025	v0123351 - Comcast Cable	\$303.35
Chk - 202851	11/26/2025	v0123351 - Comcast Cable	\$886.94
Chk - 202852	11/26/2025	v0123351 - Comcast Cable	\$406.70
Chk - 202853	11/26/2025	v0123351 - Comcast Cable	\$50.00
Chk - 202854	11/26/2025	V0151683 - Patriquin Architects, P.C.	\$2,750.00
Chk - 202855	11/26/2025	V0155329 - Special Testing Laboratories, Inc	\$420.00
Chk - 202856	11/26/2025	v0249104 - DH Bolton Inc	\$2,600.00
Chk - 202857	11/26/2025	v0251990 - Newman Architects PC	\$10,262.50
Chk - 202858	11/26/2025	v0119704 - Frontier Communications of Company	\$1.33
Chk - 202859	11/26/2025	v0119704 - Frontier Communications of Company	\$0.81
Chk - 202860	11/26/2025	v0119704 - Frontier Communications of Company	\$183.66
Chk - 202861	11/26/2025	v0119704 - Frontier Communications of Company	\$0.55

Chk - 202862	11/26/2025	v0119704 - Frontier Communications of Company	\$0.81
Chk - 202863	11/26/2025	v0119704 - Frontier Communications of Company	\$0.53
Chk - 202864	11/26/2025	v0119704 - Frontier Communications of Company	\$0.55
Chk - 202865	11/26/2025	v0000099 - LBOE Holdings LLC	\$1,080.00
Chk - 202866	11/26/2025	v0118695 - Southern Connecticut Gas	\$1,958.07
Chk - 202867	11/26/2025	v0118695 - Southern Connecticut Gas	\$958.00
Chk - 202868	11/26/2025	v0118695 - Southern Connecticut Gas	\$454.08
Chk - 202869	11/26/2025	v0118695 - Southern Connecticut Gas	\$83.03
Chk - 202870	11/26/2025	v0118695 - Southern Connecticut Gas	\$444.42
	11/30/2025	Total Payments Issued	\$3,968,016.34

ELM CITY COMMUNITIES

PRESIDENT'S REPORT



**DEC
2025**

FROM THE OFFICE OF OUR PRESIDENT

As we approach the end of another year, I want to take a moment to reflect on our collective achievements and the challenges we've faced together. This year has been marked by significant progress in our mission to provide safe and affordable housing for our community.

We have successfully planned new housing units and expanded our services, especially during these critical times when many are in need. Your dedication, hard work, and commitment to excellence have made a real difference in the lives of those we serve.

Looking ahead, our work continues. We remain steadfast in our goal to positively impact our community, and I am confident that together, we will navigate the path forward.

Let's make excellence a habit as we strive to create a brighter future for all. Thank you for your unwavering passion and support.

Wishing you all a joyful and restful holiday season! As we gather today, I want to take a moment to reflect on the resilience and commitment that define our work at Elm City Communities. In a time where the political landscape can often feel uncertain, I want to emphasize our unwavering dedication to serving our residents.

Our mission remains rooted in hope. We are not just building homes; we are fostering communities and creating spaces where families can thrive. Even as we navigate challenges brought on by shifting policies, we stand ready to adapt and respond to the needs of our residents.

I am truly grateful for our leadership team, whose collaborative spirit and innovative thinking continues. Our efforts in brainstorming ideas to address negative impacts to families are invaluable as we face these challenges together. We will carry this proactive framework forward, ensuring that our commitment to our residents remains steadfast, regardless of external pressures.

Let us continue to work together with determination and optimism, always keeping the well-being of our community at the forefront of our efforts. Thank you to our team and Commissioners for your dedication and for the important work we do together.

CONTRACT UPDATES

- Exercise the second option to the contract for KJR Consulting from January 1, 2026 to December 31, 2026.



OPERATIONS

Agency-wide, ECC maintained 774 leasable units, with 732 units under lease, resulting in an overall occupancy rate of 93.25%, slightly below the agency goal of 95%. There were 42 non-exempt vacant units and 11 exempt units, producing a vacancy rate of 5.6%, which is above the agency target of less than 5%. Within the LIPH/HANH-only portfolio, 496 units were leasable, with 461 units under lease, yielding a 92.9% occupancy rate. There were 32 non-exempt vacancies and 10 exempt off-line units, resulting in a 6.8% vacancy rate, also above target. These figures indicate continued pressure on unit turnover, readiness, and leasing timelines.

YTD FINANCIALS

The financial report covers eleven ten months (October 1 through August 2025) of data. Total Revenues are \$128,064,082. Total Expenses are \$114,243,265 (including depreciation expense of \$1,555,413). The excess of revenue over expenses is reduced by \$(7,558,573) capitalized expenditures. Depreciation expense add-back is \$1,555,413. The HANH Net Surplus of \$7,817,657.

COMMUNITY ECONOMIC DEVELOPMENT



#1-Through coordinated efforts, CED helped deliver 905 turkeys with sides and 34 hot meals, ensuring families across the community had a meaningful holiday meal. This achievement reflects CED’s unwavering commitment to supporting residents and strengthening the community through compassionate, hands-on service.

#2-CED continues to maintain 100% compliance in responding to all referrals received.

#3-CED Processed over 1400 rental rebates, with Families getting an average of \$400 in return.

PLANNING & MODERNIZATION

HUD Housing Related Hazards

ECC was awarded a \$3,999,993 Housing Related Hazards grant to address the following Hazards at Scattered Sites, Essex, Crawford Manor, Wolfe: Smoke and Carbon monoxide, Radon, Mold and Vermin (high-rise buildings). Smoke and carbon monoxide detector installation is complete. Current obligation of grant funds is 100% and expenditure of funds at 96%.

- Scattered Sites East and West upgrades: Three IQC architectural firms in coordination with two environmental firms were engaged to perform needs assessments and identify priority work. They are now preparing construction documents for bid solicitations. Also, at 398-400 Concord Street, bids are being solicited for property site drainage improvements.
- Scattered Sites Multifamily upgrades: P&M Department staff is performing similar needs assessments in the scattered sites multifamily developments and working with IQC architects to prepare construction documents for bid.
- Crawford Boiler Replacement: Contract executed to replace two of the four boilers at 90 Park Street. Construction is in progress.

THE GLENDOWER GROUP

The Glendower Group

- 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 completed in 2021 and is fully occupied.
- The Authority issued an RFQ for a Master Planner for Westville Manor site and selected a team composed of Ken Boroson Architects and Torti Gallas Planners.
- 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.
- 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.
- The project is now being modeled to determine the best method to obtain project financing for the balance of the site.

RAD Portfolio Award

- The Authority received a portfolio award, inclusive of 12 developments, with 11 being completed and detailed herein. The last remaining project is Valley Townhomes which has converted to permanent financing.
- Final construction completion other than minor site work and finishing items was completed in June 2024.
- Ribbon-cutting held on June 28, 2024.
- Conversion to permanent financing completed in Sept 2025.

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 consists of 92 affordable units and Glendower McConaughy Terrace 9%, LLC consists of 104 affordable and 26 market rate units.
- Submitted a LIHTC Hybrid application to CHFA in 2021. Application awarded funding for both the 4% and 9% phases.
- Dual Closing completed on November 28, 2023 and construction completed for all units September 2025.
- Final electrical work now underway which will be completed no later than February 2026.

Scattered Sites

- Scattered site is multifamily redevelopment which includes 88 units located in the Fair Haven Heights area. The project will be redeveloped using RAD vouchers and LIHTC 4% funding.
- Submitted a 9% LIHTC application on January 12, 2022. Project was not awarded.
- The project is now being modeled to determine the best method to obtain project financing. Likely that Essex Houses will be added to the original 88 and that a 4% LIHTC model will be used.

**THE GLENDOWER
GROUP****34 Level Street/The Heights at Westrock**

- Submitted a HUD Section 202 Supportive Housing for the Elderly application to HUD in January 2023 and was awarded the 202 grant and associated rental subsidy in October 2023.
- The development includes 50 supportive housing units.
- DECD Brownfields award of \$999,000 received assist in clean up and removal of former nursing home.
- HUD Firm Application approval executed in May 2025 and Closing anticipated to be in the 1st quarter of 2026.

St Luke's Apartments, Whalley Ave.

- Partnering to take over a struggling pre-development project being managed by St. Lukes Development Corp.
- Submitted a CIF application on June 30, 2023 and awarded \$7MM in CIF funds that consists of \$6MM for new construction and \$1MM for the City of New Haven infrastructure.
- The development includes 49 housing units, including 44 RAD project-based voucher units using Rebuild Restore vouchers and 5 additional LIHTC/PBV affordable units.
- Closing anticipated for the 1st quarter of 2026.

Newhallville Development, 201 Hazel Street

- Partnering to redevelop a currently vacant site at 210 Hazel Street with Newhallville Development Corp.
- The development includes up to 63 affordable units, 50 affordable and 13 market rate.
- A CIF application is planned to be submitted in the fall 2025 round.

Union Square/Robert T. Wolfe & Former Church Street South

- The Authority submitted a Choice Neighborhood Planning Grant application in April 2023 to complete the redevelopment of Robert T. Wolfe site and was awarded. – Notice of Award occurred on September 15, 2023.
- The Draft Transformation Plan was submitted in March 2025 and reviewed by HUD. The final Transformation plan was submitted to HUD in August 2025.
- A CNI Implementation Plan application will be submitted upon announcement of the next round from HUD.
- Glendower is in the process of procuring an architect for phases 1 & 2.

Eastview Terrace Conversion

- The Project's 15-year initial Low-Income Tax Credit ("LIHTC") Compliance Period ("Compliance Period") ended in December 2023 and has purchased the property outright Investor buyout completed on September 4, 2024.
- Architect and Construction Manager in-place with an anticipated closing in 1st quarter of 2026.

Henry Street

- The Authority purchased 3 properties at 133, 135 and 137 Henry Street
- The Glendower Group solicited for Architects and selected Russell & Dawson as Architect and is working on As-Built drawings
- 100% Construction documents are expected to be issued by September 2025.
- Construction to begin in 2025 with a 12- month construction period.
- Completed project will contain 7 units.

HOUSING CHOICE VOUCHER

- In November 2025, the Housing Choice Voucher (HCV) Department sustained strong operational performance across all core program areas, while continuing to stabilize systems and workflows tied to the Bob.ai and Yardi transitions. The department maintained full utilization across all voucher programs, reinforcing ECC's commitment to maximizing housing assistance resources and preserving access to affordable housing for eligible families.
- Utilization across MTW, VASH, Church Street South (CSS), RAD, and PBV programs remained at 90%, reflecting disciplined leasing operations, efficient turnover management, and consistent coordination between intake, inspections, and occupancy staff. These results demonstrate continued success in maintaining optimal unit absorption despite system conversion activity.
- The department achieved a 100% recertification completion rate for the month, with all 229 scheduled annual recertifications completed on time. This level of performance ensures continued HUD compliance, protects agency revenue, and minimizes tenant and landlord disruptions. Agency-wide, the HCV portfolio now supports 5,761 active assisted households, with specialists averaging 25 completed recertifications per staff member for the month.
- Housing Assistance Payments remained a major operational focus in November. The department successfully processed \$6.91 million in total HAP disbursements through the first and mid-month check runs, covering more than 65,000 transactions. These payments were issued while balancing system conversions, staff training, and payment troubleshooting, underscoring the resilience and adaptability of the operations and finance collaboration.
- Inspection performance remained strong, with 16 of 17 scheduled HQS inspections completed, resulting in a 94% completion rate for the month—nearly reaching the agency's 95% target. Inspection scheduling and completion remain closely monitored to avoid leasing delays and ensure regulatory compliance.
- Program intake and mobility activity continued at a steady pace in November. The department processed 12 new admissions, completed 5 household moves, and issued 23 new vouchers. There were 8 voucher expirations, 10 port-out updates, and 5 active portable families moving into ECC jurisdiction, reflecting continued housing mobility and interagency coordination.
- Lease-up activity remains strong at the fiscal year level, with 570 lease-ups completed year-to-date, including 15 deconcentration lease-ups, advancing ECC's goals related to mobility, fair housing access, and poverty deconcentration.
- Overall, November reflects a month of operational strength, regulatory compliance, and financial stability, maintained during an active system conversion period. The department continues to focus on balancing daily service delivery with modernization efforts, staff training, and process stabilization to support long-term sustainability and improved tenant and landlord experience.

MEMORANDUM

TO: Board of Commissioners

DATE: December 16, 2025

FROM: Shenae Draughn, President

RE: Resolution Authorizing Amendment to Indefinite Quantities Contract (IQC) with Lothrop Associates, LLP for Agency Wide Architectural & Engineering Services in the Net Amount Not to Exceed \$81,417.80 Bringing the Adjusted 5-Year Contract Value From \$766,787.50 to \$848,205.30 until January 31, 2026

ACTION: Recommend that the Board of Commissioners adopt Resolution Number 12-89/25-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 to the total contract amount) bringing the five-year not to exceed contract value from \$83,357.50 to \$416,787.50 and extending the contract term to September 30, 2024.

Lothrop Associates worked on 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 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 encapsulate 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.

On July 18, 2023, the Board adopted Resolution #07-51/23-R authorizing a contract amendment to address the need for task modifications 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.

The final Lothrop task is contract Group D that included work on 24 units in 21 properties. As this construction contract is closing out, ECC/HANH is now requesting authorization for additional Lothrop Associates services to bring Group D to completion. There is a balance of \$55,463.45 remaining on the Lothrop Associates contract. We are requesting authorization of Lothrop Associates contract amendment for Group D in the gross amount not to exceed \$136,881.25 with the net add for this amendment at \$81,417.80.

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 Commissioners' authorization of an amendment to contract PM-19-C-209 (B) with Lothrop Associates, LLP in the net not to exceed amount of \$81,417.80 bringing the adjusted five year not to exceed contract value from \$766,787.50 to \$848,205.30 until January 31, 2026.

FISCAL IMPACT: Net add \$81,417.80

SOURCE OF FUNDS: HUD Housing Related Hazards Grant 2020; CFP 2025

STAFF: Rachel Gilroy, Senior Project Manager, Planning & Modernization



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

Resolution Number 12-89/25-R

RESOLUTION AUTHORIZING AMENDMENT TO INDEFINITE QUANTITIES CONTRACT (IQC) WITH LOTHROP ASSOCIATES, LLP FOR AGENCY WIDE ARCHITECTUTRAL & ENGINEERING SERVICES IN THE NET AMOUNT NOT TO EXCEED \$81,417.80 BRINGING THE ADJUSTED 5-YEAR CONTRACT VALUE FROM \$766,787.50 TO \$848,205.30 UNTIL JANUARY 31, 2026

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, on July 18, 2023, the Board adopted Resolution #07-51/23-R authorizing a contract amendment to address the need for task modifications in the amount not to exceed \$350,000.00, bringing the adjusted contract value from \$416,787.50 to \$766,787.50 to September 30, 2024; and

WHEREAS, the final Lothrop task is contract Group D that included work on 24 units in 21 properties; and

WHEREAS, as this construction contract is closing out, ECC/HANH is now requesting authorization for additional Lothrop Associates services to bring Group D to completion.

WHEREAS, there is a balance of \$55,463.45 remaining on the Lothrop Associates contract; and

WHEREAS, we are requesting authorization of Lothrop Associates contract amendment in the gross amount not to exceed \$136,881.25 for Group D with the net add for this amendment at \$81,417.80 bringing the adjusted contract value from \$766,787.50 to \$848,205.30 until January 31, 2026; 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 of an amendment to contract PM-19-C-209 (B) with Lothrop Associates, LLP in the not to exceed net amount of \$81,417.80 bringing the adjusted five year not to exceed contract value from \$766,787.50 to \$848,205.30 until January 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 amendment to the Agency wide Architectural and Engineering services contract #PM-19-C-209 (B) with Lothrop Associates, LLP in the gross amount not to exceed \$136,881.25 for Group D (in the net not to exceed amount of \$81,417.80 after utilizing the \$55,463.45 remaining balance on the contract), bringing the adjusted five-year not to exceed contract value from \$766,787.50 to \$848,205.30 through January 31, 2026 be and hereby is authorized, including the expenditure of such amount; and
- 2) The Executive Director-President be and hereby is authorized, empowered and directed to take any and all action necessary and appropriate to fulfill the foregoing purposes and to execute and deliver such agreements, documents and instruments as necessary to fulfill the foregoing purposes and to take any and all such action ancillary, related and/or necessary action to fulfill the foregoing purposes and the purposes of this Resolution and to expend the authorized funds; and
- 3) This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on December 16, 2025.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

EMAIL & MAIL

(rgilroy@elmcitycommunities.org)

November 13, 2025

November 28, 2025 (REVISED & REISSUED)

Rachel Gilroy
Senior Project Manager, Planning and Modernization
Elm City Communities
(aka Housing Authority of New Haven)
360 Orange Street
New Haven, Connecticut 06511

**RE: Elm City Communities
(aka Housing Authority of New Haven)
Indefinite Quantity Contract (IQC) for Architectural / Engineering Services
HUD Lead Based Paint (LBP) Grants 2017 & 2020 at
Groups # 3, 5, 7 & 8
New Haven, Connecticut
LA #2257-03**

REF: Additional Services Request (ASR) #15R(V3) – Scope Changes During Construction of Bid Package D

Dear Ms. Gilroy:

As a follow up to recent discussions, in response to your request, Lothrop Associates Architects D.P.C. P.C. is pleased to submit this "**Additional Service Request (ASR) #15RV2**" to Elm City Communities (aka Housing Authority of New Haven) for the additional "**Professional Services**" that have been provided by our firm for requested scope changes for the following properties that are included in Bid Package D. These requested scope changes resulted in additional field survey work, design services and construction administration services. As you are aware the original construction completion date for Bid Package D was March 18, 2025 and was extended to June 26, 2025 and again to September 25, 2025 with a current completion date of November 24, 2025. The following is a summary of the scope changes initiated by Elm City Communities during the construction phase of Bid Package D:

- **1091 Townsend Avenue**
 - 1) Repair and reconstruction of the existing front porch due to deteriorating and rotted conditions
 - 2) Construction of the new wood frame exterior stair over the existing concrete stair at front porch
 - 3) Repair and restoration of interior finishes due to water damage from a broken heating pipe

- **6 Townsend Avenue**
 - 1) Renovation and upgrade of Kitchen
 - 2) Renovation and upgrade of Bathroom
 - 3) Repair of exterior stair at Kitchen entrance

November 13, 2025
November 28, 2025 (REVISED & REISSUED)
Rachel Gilroy
Senior Project Manager, Planning and Modernization
Elm City Communities
(aka Housing Authority of New Haven)
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- **17 Orchard Avenue**
 - 1) Renovation and upgrade of additional Bathroom
 - 2) Removal / reconstruction of rear stair / porch to second floor

- **169 Weybosset Street**
 - 1) Renovation and upgrade of Bathroom
 - 2) Renovation and upgrade of Kitchen

- **140 Harrington Avenue**
 - 1) Removal and replacement of Basement ceiling tiles
 - 2) Renovation and upgrade of Kitchen and Rear Hall

As you are aware our firm has been working with Elm City Communities and the contractor, VASE Management, LLC to modified / change the scope of work for the originally designed project. These scope modifications are being initiated by Elm City Communities to address additional mold remediation identified by Fuss & O'Neill, Inc. after the award of this project to the contractor. The scope of the additional Professional Services provided by our firm include but are not limited to the following:

- A) All communications (i.e. conference call, telephone call, email etc.) associated with the scope changes.
- B) Additional site visits to identify additions and deletions to the project scope.
- C) Coordinate with the environmental consultant, Fuss & O'Neill, Inc regarding mold and lead based paint remediation.
- D) Update / modify the previously prepared contract drawings to reflect scope changes.
- E) Prepare and issue sketches / drawings to depict scope changes.
- F) Prepare and issue Proposal Requests (AIA Document G709) for scope changes.
- G) Review and evaluate Proposed Change Orders (PCO) submitted by the contractor based on issued Proposal Requests.
- H) Prepare and issues Change Orders (AIA Document G701) for accepted scope changes.
- I) Additional Construction Administration Services (i.e. site visits, submittals, Request For Information etc.) based on expanded scope of work

For the record the above outlined Professional Services were NOT included in our original scope of work and are not included in any previously submitted and / or approved ***Additional Service Requests (ASR)***.

Lothrop Associates Architects D.P.C. P.C. is offering Elm City Communities a CREDIT of Twelve Thousand Dollars (\$12,000.00) for additional man-hours that were included in approved ***Additional Services Request (ASR) #14R (Version 2)*** dated August 2, 2024, REVISED & REISSUED August 15, 2024 and REVISED & REISSUED August 23, 2024 for Professional Services rendered by our firm after August 1, 2024. As discussed

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Rachel Gilroy
Senior Project Manager, Planning and Modernization
Elm City Communities
(aka Housing Authority of New Haven)
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and agreed all additional Professional Services rendered by our firm after August 1, 2024 are now included in this Additional Services Request (ASR).

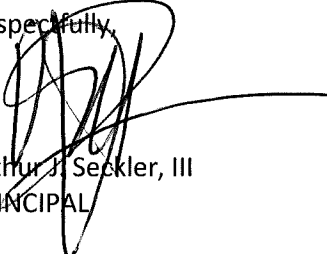
Lothrop Associates Architects D.P.C. P.C. is respectfully requesting additional compensation in the amount of One Hundred Thirty-Six Thousand Eight Hundred Eighty-One Dollars and Twenty-Five Cents (\$136,881.25) for "**Additional Service Request (ASR) #15R(V3)**". For the record this amount is based on ACTUAL time expended by our firm as well as an additional forty-eight (48) manhours to close out the project over the next few weeks. I have attached for your review and information a "**Summary of Time**" dated November 26, 2025 (and an accompany Labor Transactions Report for the period August 15, 2024 through November 21, 2025). This "**Summary of Time**" is based on the Hourly Rates included in the fully executed Master Agreement for Contract Number PM-19-C-209B

Please sign and return that attached duplicate copy of this **Additional Services Request (ASR) #15R(V3)** to acknowledge your acceptance.

For the record this REVISED & REISSUED **Additional Services Request (ASR) # 15R(V3)** will supersede and replace previously issued **Additional Services Request (ASR) #15, REVISED & REISSUED Additional Services Request (ASR) # 15R** dated August 15, 2025 and **REVISED & REISSUED Additional Services Request (ASR) # 15RV2** dated November 13, 2025.

Please call or email if you have any questions.

Respectfully,



Arthur J. Seckler, III
PRINCIPAL

cc: C. Hawthorne – Elm City Communities (aka Housing Authority of the City of New Haven)

ACCEPTED BY: _____

DATE: _____

November 13, 2025

November 26, 2025 - Revised and Reissued

Elm City Communities

(aka Housing Authority of New Haven)

Indefinite Quantity Contract (IQC) for Architectural / Engineering Services

HUD Lead based Paint (LBP) Grants 2017 & 2020 at

Groups # 3, 5, 7 & 8

New Haven, Connecticut

LA# 2257-03

REF: Additional Service Request (ASR) #15RV3 - Scope Changes During Construction of Bid Package D

Summary of Time

(08/15/2024 - 11/21/2025)

Employee	Job Title	Hours	Rate	Total
Seckler, Arthur J	Principal	9.00	\$ 195.00	\$ 1,755.00
Claar, Andrew	Architect	55.00	\$ 165.00	\$ 9,075.00
Fraites, Gordon	Job Captain	962.75	\$ 125.00	\$ 120,343.75
Groomes, Martin	Architectural Draftsperson	113.75	\$ 98.00	\$ 11,147.50
Total		1,140.50		\$ 142,321.25

Anticipated Summary of Time

(11/22/2025 - 12/05/2025)

Employee	Job Title	Hours	Rate	Total
Seckler, Arthur J	Principal	8.00	\$ 195.00	\$ 1,560.00
Fraites, Gordon	Job Captain	40.00	\$ 125.00	\$ 5,000.00
Total		48		\$ 6,560.00

Subtotal \$ 148,881.25

Credit from Additional Service Request - ASR#14R (Version #2) \$ (12,000.00)

Total \$ 136,881.25

Labor Transactions LA Hours - Lothrop Associates Architects

8/15/2024 to 11/22/2025

	Date	Reg Hrs	OT Hrs	Total Hrs
2257-03 Elm City Community - Lead Based Paint (LBP) Restoration @ Various Sites (21-288)				
		1,140.5		1,140.5
Claar, Andrew		55		55
	8/15/2024	1		1
	<i>ASR review</i>			
	8/16/2024	2		2
	<i>Virtual meeting/ change order scope review</i>			
	8/19/2024	1		1
	<i>project review with Gordon</i>			
	8/27/2024	2		2
	<i>change order/ rfi review</i>			
	8/28/2024	2		2
	<i>rfi</i>			
	9/12/2024	4		4
	<i>project meeting/review/rfi</i>			
	9/19/2024	7		7
	<i>project meeting/rfi</i>			
	9/20/2024	4		4
	<i>project meeting/rfi</i>			
	9/23/2024	2		2
	<i>RFI</i>			
	9/24/2024	2		2
	<i>RFI</i>			
	9/25/2024	2		2
	<i>rfi</i>			
	9/26/2024	7		7
	<i>rfi/project meeting</i>			
	9/27/2024	1		1
	<i>rfi-17 Orchard</i>			
	9/30/2024	2		2
	<i>RFI 17 orchard and project review</i>			
	10/1/2024	1		1
	<i>rfi</i>			
	10/2/2024	2		2
	<i>RFI-17 orchard</i>			
	11/1/2024	2		2
	<i>stair sketch-17 orchard</i>			
	11/4/2024	2		2
	<i>rfi/ sketch review</i>			
	11/5/2024	2		2
	<i>rfi/ proposal request review</i>			
	11/6/2024	1		1
	11/12/2024	2		2
	<i>rfi review</i>			

Labor Transactions LA Hours - Lothrop Associates Architects

8/15/2024 to 11/22/2025

	Date	Reg Hrs	OT Hrs	Total Hrs
Claar, Andrew		55		55
	11/13/2024	1		1
	<i>rfi</i>			
	12/9/2024	1		1
	<i>RFI review 1091 Townsend and 54 downing- front porch reconstructions</i>			
	1/9/2025	1		1
	<i>RFI</i>			
	5/23/2025	1		1
	<i>Delay claim letter review</i>			
Fraites, Gordon		962.75		962.75
	8/19/2024	3.5		3.5
	<i>group d - emails, pco review, pay req review</i>			
	8/20/2024	7.5		7.5
	<i>group d - emails, rfi review, call w/ rachel, pay req, review close out doc</i>			
	8/20/2024	1		1
	<i>pco review</i>			
	8/21/2024	2.25		2.25
	<i>group d - file report, call w/ vase, call w/ rachel, email</i>			
	8/22/2024	1		1
	<i>add service - measure 17 orchard bathroom</i>			
	8/22/2024	7.75		7.75
	<i>group d - field visit, load/rename photos, email, field report</i>			
	8/23/2024	4.75		4.75
	<i>17 orchard plan/interiors</i>			
	8/23/2024	3		3
	<i>group d - review req, call w/ rachel, team call</i>			
	8/26/2024	6.25		6.25
	<i>group d - emails, rfi review, change order review / markup</i>			
	8/27/2024	2		2
	<i>add service csk - 17 orchard</i>			
	8/27/2024	7		7
	<i>group d - emails, rfi response, pco review</i>			
	8/28/2024	8		8
	<i>add service csk, g709</i>			
	8/28/2024	.75		.75
	<i>group d - call w/ rachel, email</i>			
	8/29/2024	4.75		4.75
	<i>group - team meeting, call w/ rachel and suresh, calls from vase, email</i>			
	8/29/2024	2.25		2.25
	<i>sketch revision, pco review, call from vase</i>			
	8/30/2024	1.75		1.75
	<i>group d - email, closeout doc review</i>			
	8/30/2024	1		1
	<i>pco review, change order</i>			

Labor Transactions LA Hours - Lothrop Associates Architects

8/15/2024 to 11/22/2025

	Date	Reg Hrs	OT Hrs	Total Hrs
Fraites, Gordon		962.75		962.75
	9/3/2024	4.75		4.75
	<i>group d - g701 change order, pco review, closeout doc review, call w/ vase</i>			
	9/4/2024	4.75		4.75
	<i>group d - emails, closeout doc review</i>			
	9/5/2024	6.25		6.25
	<i>group d - site visit, email, call from vase</i>			
	9/5/2024	1		1
	<i>measure 140 harrington kitchen / review bath and basement add scope, review 17 orchard basement add scope</i>			
	9/6/2024	1.5		1.5
	<i>csk drawing markup</i>			
	9/6/2024	5.25		5.25
	<i>group d - emails, field report, load/rename photos</i>			
	9/9/2024	.5		.5
	<i>csk review</i>			
	9/9/2024	7.5		7.5
	<i>group d - field report, email, rfi log and review</i>			
	9/10/2024	5.25		5.25
	<i>group d - calls w/ rich, call w/ rachel, emails, review pay req, log/review rfi</i>			
	9/10/2024	2.5		2.5
	<i>proposal request, csk revision</i>			
	9/11/2024	3.5		3.5
	<i>group d - email</i>			
	9/12/2024	1.75		1.75
	<i>group d - team call, emails, rfi resposne</i>			
	9/12/2024	1		1
	<i>proposal request revision, email</i>			
	9/13/2024	3.5		3.5
	<i>group d - file/review pco, virtual meeting w/ kathleen and rachel, emails</i>			
	9/16/2024	3.25		3.25
	<i>add service pco review</i>			
	9/16/2024	3.25		3.25
	<i>group d - color selections on remaining houses w/ rachel / kathleen, emails, pco</i>			
	9/17/2024	3.75		3.75
	<i>add service pco review</i>			
	9/17/2024	5		5
	<i>group d - emails, rfi response, pay req</i>			
	9/18/2024	5		5
	<i>add service csk</i>			
	9/18/2024	1		1
	<i>group d - rfi response, project progress review</i>			
	9/19/2024	8.75		8.75
	<i>group d - field visit, virtual meeting, emails</i>			

Labor Transactions LA Hours - Lothrop Associates Architects

8/15/2024 to 11/22/2025

	Date	Reg Hrs	OT Hrs	Total Hrs
Fraites, Gordon		962.75		962.75
	9/20/2024	7.5		7.5
	<i>group d - field notes, upload/rename photos, team call, emails, review / respond to rfis, process pay req</i>			
	9/30/2024	7.5		7.5
	<i>group d - file rfi, emails, catch up on project, review pco</i>			
	10/1/2024	2.75		2.75
	<i>group d - rfi response, pay req review, call w/ rachel, emails</i>			
	10/2/2024	.5		.5
	<i>add service - draft proposal request, csk</i>			
	10/2/2024	6		6
	<i>group d - email, call w/ rachel / kathleen, pco review</i>			
	10/3/2024	6		6
	<i>group d - site visits</i>			
	10/4/2024	1.25		1.25
	<i>group d - email, call from rachel</i>			
	10/7/2024	6.75		6.75
	<i>group d - pay req, email, load/rename photos, call Kathleen, rfi review/response, pco review, change order log, call siding rep</i>			
	10/8/2024	.5		.5
	<i>group d - emails</i>			
	10/9/2024	8		8
	<i>group d - rfi response, pco review, call from mike, email, field report</i>			
	10/10/2024	8.25		8.25
	<i>group d - weekly team call, field report, email</i>			
	10/11/2024	4.25		4.25
	<i>group d - pay req, email, pco review, rfi review, call w/ rich</i>			
	10/14/2024	1.25		1.25
	<i>add service - pco review, email</i>			
	10/14/2024	7.25		7.25
	<i>GROUP D - email, process pay req, rfi response, fieldreport, call w/ cynthia</i>			
	10/15/2024	1		1
	<i>add service - pco review / call w/ kathleen and rachel</i>			
	10/15/2024	.5		.5
	<i>group d - emails</i>			
	10/16/2024	.5		.5
	<i>group d - emails</i>			
	10/17/2024	6.25		6.25
	<i>group d - site visits</i>			
	10/18/2024	.5		.5
	<i>group d - email, call w/ rachel, deck color research</i>			
	10/21/2024	.25		.25
	<i>group d - call from rachel, call w/ cynthia</i>			
	10/22/2024	6.75		6.75

Labor Transactions LA Hours - Lothrop Associates Architects

8/15/2024 to 11/22/2025

	Date	Reg Hrs	OT Hrs	Total Hrs
Fraites, Gordon		962.75		962.75
	<i>group d - field report, upload/rename photos, email</i>			
	10/23/2024	1.75		1.75
	<i>group d - field report</i>			
	10/24/2024	3.5		3.5
	<i>group d - rfi response, color chart update, field report, call w/ rachel</i>			
	10/28/2024	3		3
	<i>csk review, csk</i>			
	10/28/2024	1		1
	<i>group d - call w/ rich and mike, call from rachel,</i>			
	10/29/2024	1		1
	<i>csk</i>			
	10/29/2024	1		1
	<i>group d - emails, log/review rfi</i>			
	10/30/2024	2.5		2.5
	<i>csk</i>			
	10/30/2024	1		1
	<i>group d - emails, call w/ rachel and kathleen</i>			
	10/31/2024	8.25		8.25
	<i>site visits</i>			
	11/4/2024	7		7
	<i>group d - emails, csk revision, csk</i>			
	11/5/2024	6.5		6.5
	<i>csk, call from rich, create g709, email, rfi response</i>			
	11/5/2024	1.5		1.5
	<i>group d - call from rich, email, rfi response</i>			
	11/6/2024	7.5		7.5
	<i>add service - pco review, csk</i>			
	11/6/2024	.5		.5
	<i>group d - emails</i>			
	11/7/2024	.5		.5
	<i>group d - email, pay req review</i>			
	11/8/2024	.25		.25
	<i>add service, pco review</i>			
	11/8/2024	.75		.75
	<i>group d - pay req, email</i>			
	11/11/2024	.25		.25
	<i>group d - email</i>			
	11/11/2024	6.25		6.25
	<i>pco review, csk</i>			
	11/12/2024	3.5		3.5
	<i>csk</i>			
	11/12/2024	4		4
	<i>group d - field report</i>			

Labor Transactions LA Hours - Lothrop Associates Architects

8/15/2024 to 11/22/2025

	Date	Reg Hrs	OT Hrs	Total Hrs
Fraites, Gordon		962.75		962.75
	11/13/2024	1.75		1.75
	<i>group d - email, rfi review</i>			
	11/14/2024	6.5		6.5
	<i>group d - field visits</i>			
	11/15/2024	1.75		1.75
	<i>group d - email, call w/ rich, cal w/ rachel, look into door replacement</i>			
	11/18/2024	8.25		8.25
	<i>group d - review pco, email, punchlist report, upload/rename photos, g709, substantial completion, log rfis / rfi response</i>			
	11/19/2024	1		1
	<i>GROUP D - emails, file substantial completion</i>			
	11/20/2024	.25		.25
	<i>group d - rfi response, emails</i>			
	11/21/2024	1		1
	<i>group d - ecc, f&o, laa touch base</i>			
	11/22/2024	3		3
	<i>group d - call w/ rachel, email, rfi response, go over csk w/ martin</i>			
	11/22/2024	.25		.25
	<i>pco review</i>			
	11/25/2024	1.5		1.5
	<i>group d - email, pay req review, g709</i>			
	11/26/2024	3		3
	<i>add service - pco review</i>			
	11/26/2024	5		5
	<i>group d - email, submittal review, color selection chart, substantial completion paperwork, field report</i>			
	11/27/2024	5.5		5.5
	<i>group d - emails, field report</i>			
	12/2/2024	8		8
	<i>group d - site visits/punchlist</i>			
	12/3/2024	2.5		2.5
	<i>group d - email, upload/rename photos, pay req comments</i>			
12/4/2024	1		1	
<i>add service - review porch with andrew</i>				
12/4/2024	6.25		6.25	
<i>group d - call from vase, punchlist, email, siding color review, rfi review</i>				
12/5/2024	8		8	
<i>group d - field report, punchlist, emails, rfi response, submittal/transmittal, team meeting, review closeout doc, sustantial completion</i>				
12/6/2024	7.25		7.25	
<i>group d - punchlist, email, susbstantial completion, call w/ rich, log/review rfi, call w/ vase, call w/ rachel</i>				
12/9/2024	4.75		4.75	
<i>GROUP d - email, call from rachel</i>				
12/10/2024	6.5		6.5	

Labor Transactions LA Hours - Lothrop Associates Architects

8/15/2024 to 11/22/2025

	Date	Reg Hrs	OT Hrs	Total Hrs
Fraites, Gordon		962.75		962.75
	<i>group d - emails, call w/ rachel, closeout review, log/review rfi</i>			
	12/10/2024	.5		.5
	<i>pco review</i>			
	12/11/2024	.25		.25
	<i>group d - prep for meeting / site visit</i>			
	12/12/2024	7.5		7.5
	<i>group d - site visits</i>			
	12/13/2024	2.5		2.5
	<i>group d - rfi responses, email</i>			
	12/17/2024	1		1
	<i>group d - emails, review pay req</i>			
	12/18/2024	8		8
	<i>group d - pay req process, emails, rfi responses</i>			
	12/19/2024	1		1
	<i>group d - email</i>			
	12/20/2024	3		3
	<i>add service - csk</i>			
	12/20/2024	3.75		3.75
	<i>group d - rfi response, email</i>			
	12/22/2024	3		3
	<i>add service - email, g709, csk revision</i>			
	12/23/2024	3		3
	<i>add service - csk revision</i>			
	1/2/2025	8.5		8.5
	<i>group d - site visits, emails</i>			
	1/3/2025	6		6
	GROUP D UPLOAD/RENAME PHOTOS, CALL W/ RACHEL, EMAILS, REVIEW RFIS, PAY REQ REVIEW			
	1/6/2025	7.75		7.75
	<i>group d - pay req, review change order, call w/ toya, email, punchlist writeup</i>			
	1/7/2025	7.5		7.5
	<i>group d - email, review rfi, punchlist, call w/ vase, call w/ rich</i>			
	1/8/2025	.75		.75
	<i>group d - email, rfi review</i>			
	1/9/2025	5		5
	<i>group d - emails, virtual meeting, rfi review, code research</i>			
	1/10/2025	8		8
	<i>group d - code research, email, rfi review / response</i>			
	1/13/2025	7		7
	<i>group d - emails, pay req comments</i>			
	1/14/2025	1		1
	<i>group d - emails, pco review, change order log</i>			
	1/15/2025	.5		.5

Labor Transactions LA Hours - Lothrop Associates Architects

8/15/2024 to 11/22/2025

	Date	Reg Hrs	OT Hrs	Total Hrs
Fraites, Gordon		962.75		962.75
	<i>group d - emails</i>			
	1/16/2025	.25		.25
	<i>GROUP D - email</i>			
	1/17/2025	1.5		1.5
	<i>group d - email, pco invoice review</i>			
	1/22/2025	1.25		1.25
	<i>group d - email, progress review</i>			
	1/23/2025	8.25		8.25
	<i>group d - site visits, calls from/to vee, emails</i>			
	1/24/2025	2		2
	<i>group d - emails, call from vee/toya</i>			
	1/27/2025	7.5		7.5
	<i>group d - upload photos, email, punchlist, rfi review</i>			
	1/28/2025	.75		.75
	<i>group d- call w/ rachel call w/ vase, change order review</i>			
	1/29/2025	1.75		1.75
	<i>group d - pay req process, call w/ rachel, review req 18</i>			
	1/30/2025	1.75		1.75
	<i>group d - call from rachel, emails</i>			
	1/31/2025	.75		.75
	<i>group d - emails, call w/ Rachel</i>			
	2/3/2025	7.25		7.25
	<i>group d - emails, change order review / log, pay req review, call w/ rachel</i>			
	2/4/2025	3		3
	<i>group d - email, payu req, substantial completion</i>			
	2/5/2025	.25		.25
	<i>group d - call w/ rachel</i>			
	2/7/2025	2		2
	<i>add service - submittal review</i>			
	2/7/2025	5.25		5.25
	<i>group d - rfi review, email, list of expected credits for entire project</i>			
	2/10/2025	.75		.75
	<i>group d - calls w/ rachel, call from mike, emails</i>			
	2/11/2025	.5		.5
	<i>group d - rfi review</i>			
	2/12/2025	1.25		1.25
	<i>group d - emails, call w/ rachel, work on credit list</i>			
	2/13/2025	8		8
	<i>group d - site visit, upload/rename photos</i>			
	2/14/2025	6.5		6.5
	<i>group d - pay req process/review, emails, call w/ rachel, list of credits</i>			
	2/18/2025	8		8
	<i>group d - emails, pco review, process pay req, review/respond to rfi, project schedule review</i>			

Labor Transactions LA Hours - Lothrop Associates Architects

8/15/2024 to 11/22/2025

	Date	Reg Hrs	OT Hrs	Total Hrs
Fraites, Gordon		962.75		962.75
	2/19/2025	6		6
	<i>group d - pco review, emails, allowance review, call w/ kathleen</i>			
	2/21/2025	1.5		1.5
	<i>group d - emails, pco log review</i>			
	2/24/2025	8		8
	<i>group d - punchlists, upload/ranme photos, emails, punchlist write up</i>			
	2/25/2025	7.75		7.75
	<i>group d - rfi responses, submittal review / transmittal, punchlist writeup</i>			
	2/26/2025	7.75		7.75
	<i>group d - list of credit for all properties, punch list write up</i>			
	2/27/2025	7.25		7.25
	<i>group d - list of credits, punchlist report, emails, virtual meeting</i>			
	2/28/2025	7		7
	<i>group d - estimate cost of credits, emails</i>			
	3/3/2025	4.75		4.75
	GROUP D - EMAILS, CALL W/ RACHEL			
	3/4/2025	8.75		8.75
	<i>group d - pco review, call w/ rachel, emails, punchlist comments, pay req review, file closeout docs</i>			
	3/5/2025	8		8
	<i>group d - material quantity / allowance review, emails, rfi review, calls w/ rachel, calls w/ vee, review closeout docs</i>			
	3/6/2025	6.25		6.25
	<i>group d - review closeout docs, call w/ mike</i>			
	3/7/2025	8.25		8.25
	<i>group d - review closeouts</i>			
	3/10/2025	8.25		8.25
	<i>group d - site visit, emails</i>			
	3/11/2025	6.5		6.5
	<i>group d - substantial completion, calls w/ rachel, call w/ rich, call tub surround rep</i>			
	3/13/2025	3		3
	<i>group d - emails, call w/ rich, g701</i>			
	3/14/2025	7.75		7.75
	<i>group d - download/rename photos, punchlist, emails, pco review, calls w/ mike, call w/ vee</i>			
	3/17/2025	3.5		3.5
	<i>group d - review pco, email, pay req review</i>			
	3/18/2025	8.25		8.25
	<i>group d - email, pay req process. call w/ kim, punchlist report, review pco, pco log, rfi response</i>			
	3/19/2025	8		8
	<i>group d - punchlist, call w/ rachel, closeout review, email, g701, rfi response</i>			
	3/20/2025	6		6
	<i>add service - group d - site survey for additional service work, upload photos</i>			
	3/20/2025	1.75		1.75
	<i>group d - site visit, email</i>			

Labor Transactions LA Hours - Lothrop Associates Architects

8/15/2024 to 11/22/2025

	Date	Reg Hrs	OT Hrs	Total Hrs
Fraites, Gordon		962.75		962.75
	3/21/2025	2.75		2.75
	<i>group d - proposal writeup for AS for asr, emails</i>			
	3/24/2025	2.25		2.25
	<i>GROUP D - CODE RESEARCH</i>			
	3/27/2025	5.25		5.25
	<i>group d- meeting w/ ha, fo, vase at ha</i>			
	3/31/2025	.5		.5
	<i>group d - call vase, call rich, review tasks w/ martin</i>			
	4/1/2025	1.25		1.25
	<i>group d - call w/ vee, email</i>			
	4/3/2025	1.75		1.75
	<i>add service - sketch review / markups</i>			
	4/4/2025	4.5		4.5
	<i>add service - g709, sketch review</i>			
	4/7/2025	7.75		7.75
	<i>Group d - G709, email sketch revision, call w/ rachel</i>			
	4/8/2025	5.25		5.25
	<i>group d - g709, drawing revisions</i>			
	4/9/2025	.5		.5
	<i>group d - emails</i>			
	4/14/2025	2.75		2.75
	<i>GROUP D - EMAILS, PCO REVIEW, LOG PCOS, FILE CLOSEOUT DOCS, REVIEW ITEMS MISSING FROM VASE</i>			
	4/15/2025	7.25		7.25
	<i>group d - emails, review pay req, call w/ ecc and f&o, retainage calculation</i>			
	4/16/2025	7.75		7.75
	<i>group d - call w/ rachel and cathy, review credits, emails</i>			
	4/17/2025	7.75		7.75
	<i>group d - emails, credit validations</i>			
	4/21/2025	.25		.25
	<i>GROUP D - EMAILS</i>			
	4/24/2025	1		1
	<i>group d - emails, call from rachel</i>			
	4/25/2025	.5		.5
	<i>group d - process pay req and retainage req</i>			
	4/25/2025	2.5		2.5
	<i>proposal request, emails, calls w/ rachel and kathleen</i>			
	4/29/2025	.5		.5
	<i>add service - call w/ rachel/kathleen, issue g709</i>			
	4/30/2025	1.5		1.5
	<i>group d - email, pco review / log</i>			
	5/2/2025	2.75		2.75
	<i>CLOSEOUT DOCS</i>			

Labor Transactions LA Hours - Lothrop Associates Architects

8/15/2024 to 11/22/2025

	Date	Reg Hrs	OT Hrs	Total Hrs
Fraites, Gordon		962.75		962.75
	5/5/2025	7.5		7.5
	<i>group d - email, closeout doc review, g704, punchlist checklist review</i>			
	5/6/2025	8.25		8.25
	<i>group d - outstanding pco review, emails, review vase's counter offer, call w/ rosa, rfi review / log</i>			
	5/7/2025	7.75		7.75
	<i>group d - call w/ mike, emails, rfi response, allowance release, incomplete work item document review and credit release</i>			
	5/8/2025	7		7
	<i>group d - emails, credit review/ comments, pco review</i>			
	5/9/2025	7.5		7.5
	<i>group d - email, credit review, pco review, allowance calculation credit</i>			
	5/12/2025	3.5		3.5
	<i>group d - emails, set up meeting, call from rosa, call w/ rosa and vee, call w/ cynthia, call w/ rachel, pco review</i>			
	5/13/2025	8		8
	<i>group d - email, pco review, closeout review</i>			
	5/14/2025	5.25		5.25
	<i>group d - call w/ mike, pco review, closeout review</i>			
	5/15/2025	1.75		1.75
	<i>group d - email, virtual meeting w/ kathleen and rachel</i>			
	5/19/2025	2		2
	<i>group d - pco review, email, file review</i>			
	5/20/2025	4.75		4.75
	<i>group d - email, pco review / log, start delay rejection letter</i>			
	5/21/2025	7.25		7.25
	<i>group d - rfi response, claim letter</i>			
	5/22/2025	9.25		9.25
	<i>group d - rejection letter, virtual meeting</i>			
	5/30/2025	.5		.5
	<i>group d - letter revisions</i>			
	6/2/2025	.25		.25
	<i>group d - email</i>			
	6/3/2025	3.25		3.25
	<i>group d - work on delay letter revisions</i>			
	6/4/2025	5.75		5.75
	<i>group d - email, call w/ rachel, pay req, pco review</i>			
	6/5/2025	1.25		1.25
	<i>group d - email</i>			
	6/6/2025	.5		.5
	<i>group d - call w/ toya, email, call w/ rachel</i>			
	6/10/2025	3.5		3.5
	<i>group d - call w/ rich, email, review close out docs, rfi review</i>			
	6/11/2025	6.25		6.25

Labor Transactions LA Hours - Lothrop Associates Architects

8/15/2024 to 11/22/2025

	Date	Reg Hrs	OT Hrs	Total Hrs
Fraites, Gordon		962.75		962.75
	<i>group d - punchlist, site visit, load/ rename photos</i>			
	6/12/2025	3		3
	<i>punchlist and sketch markups, email, closeout doc review</i>			
	6/13/2025	2.25		2.25
	<i>group d - g709 / rfi response, email</i>			
	6/16/2025	5.5		5.5
	<i>req review, email, punchlist</i>			
	6/17/2025	3		3
	<i>group d - pay req review, email, punchlist</i>			
	6/18/2025	.5		.5
	<i>group d - call from vase team</i>			
	6/19/2025	.5		.5
	<i>group d - call w/ rachel, po response</i>			
	6/20/2025	5.5		5.5
	<i>group d - emails, pco log, punchlist revisions</i>			
	6/23/2025	2.75		2.75
	<i>group d - punchlist, pco response, email</i>			
	6/25/2025	2.25		2.25
	<i>group d - email / call from rachel, process pay req</i>			
	6/26/2025	1.25		1.25
	<i>group d - closeout doc review, g701</i>			
	6/30/2025	2.5		2.5
	<i>group d - closeout doc review / emails, file CO, review pco, review incomplete work credits</i>			
	7/1/2025	4.25		4.25
	<i>group d - incomplete work credit review, emails, review closeout docs</i>			
	7/2/2025	1		1
	<i>group d - email, call w/ kim, call w/ kathleen</i>			
	7/3/2025	.25		.25
	<i>group d - setup for site visit</i>			
	7/7/2025	4.5		4.5
	<i>GROUP D - punchlist review, 17 orchard deck review, email</i>			
	7/8/2025	2.75		2.75
	<i>group d - emails, call vase, upload / rename photos, review csk</i>			
	7/9/2025	1.75		1.75
	<i>virtual meeting w/ rachel and kathleen, email</i>			
	7/10/2025	1.5		1.5
	<i>group d - email / closeout review</i>			
	7/11/2025	.25		.25
	<i>group d - email</i>			
	7/17/2025	1.5		1.5
	<i>group d - punchlist, g704, pay req, pco review, closeout doc</i>			
	7/18/2025	.5		.5
	<i>call from rachel</i>			

Labor Transactions LA Hours - Lothrop Associates Architects

8/15/2024 to 11/22/2025

	Date	Reg Hrs	OT Hrs	Total Hrs
Fraites, Gordon		962.75		962.75
	7/21/2025	8		8
	<i>group d - call w/ kim, email, g701, g704, pay req review</i>			
	7/22/2025	9.5		9.5
	<i>group d - emails, pay req review, delay claim, pco review</i>			
	7/23/2025	1.75		1.75
	<i>group d - emails, calls w/ rachel, call w/ vase</i>			
	7/28/2025	.25		.25
	<i>group d - call w/ kathleen</i>			
	7/29/2025	.25		.25
	<i>group d - email</i>			
	7/31/2025	3		3
	<i>group d - emails, call w/ vase, call w/ rachel, pco approvals, pco log</i>			
	8/1/2025	6		6
	<i>17 orchard field report, pay req process, pco approval</i>			
	8/20/2025	.25		.25
	<i>call w/ rachel</i>			
	9/2/2025	3		3
	<i>group d - emails, closeout review</i>			
	9/3/2025	2		2
	<i>group d - req review, email</i>			
	9/4/2025	.75		.75
	<i>file email, virtual call w/ rachel and kathleen</i>			
	9/5/2025	1		1
	<i>group d - emails</i>			
	9/9/2025	.25		.25
	<i>email</i>			
	9/10/2025	.5		.5
	<i>call w/ rachel, email</i>			
	9/17/2025	.5		.5
	<i>group d - emails</i>			
	9/18/2025	1		1
	<i>group d - g701</i>			
	9/19/2025	.5		.5
	<i>email, call from rachel</i>			
	9/24/2025	.75		.75
	<i>group d - closeout review</i>			
	9/25/2025	3.25		3.25
	<i>group d - closeout doc review</i>			
	9/26/2025	5.25		5.25
	<i>group d - closeout doc review</i>			
	10/1/2025	.25		.25
	<i>call w/ kim</i>			

Labor Transactions LA Hours - Lothrop Associates Architects

8/15/2024 to 11/22/2025

	Date	Reg Hrs	OT Hrs	Total Hrs
Fraites, Gordon		962.75		962.75
	10/6/2025	.25		.25
	<i>group d - call from kim</i>			
	10/8/2025	4.5		4.5
	<i>group d - closeout doc review, call w/ kim, call w/ rachel</i>			
	10/9/2025	2.5		2.5
	<i>group d - closeout doc review, call w/ rachel</i>			
	10/10/2025	2.5		2.5
	<i>group d - closeout doc review</i>			
	10/14/2025	4		4
	<i>group d - email, co review, pay req review</i>			
	10/21/2025	3.5		3.5
	<i>group d - closeout doc review, emails</i>			
	10/22/2025	3.5		3.5
	<i>pay re review, pco review, email, closeout, call from kim</i>			
	10/23/2025	1		1
	<i>group d - closeout review, email</i>			
	10/27/2025	1		1
	<i>group d - review pco, review req, call from kim</i>			
	10/28/2025	.25		.25
	<i>group d - email</i>			
	10/29/2025	.25		.25
	<i>emails</i>			
	10/30/2025	.5		.5
	<i>email, review pco</i>			
	11/3/2025	3.5		3.5
	<i>group d - change order, process pay req</i>			
	11/4/2025	3.25		3.25
	<i>group d - change order, email, pay req</i>			
	11/6/2025	5		5
	<i>group d - call w/ rachel, review closeout doc, email, revise letter, call from vase</i>			
	11/10/2025	.5		.5
	<i>group d - email</i>			
	11/13/2025	3.5		3.5
	<i>group d- call w/ kim, look up info for asr, email</i>			
	11/14/2025	.25		.25
	<i>call w/ AS and rachel</i>			
	11/20/2025	.5		.5
	<i>call from vee, review asbuilts</i>			
	11/21/2025	.25		.25
	<i>group d - email, closeout review</i>			
Groomes, Martin		113.75		113.75
	8/28/2024	5.5		5.5
	<i>17 Orchard - Rear deck and stairs</i>			

Labor Transactions LA Hours - Lothrop Associates Architects

8/15/2024 to 11/22/2025

	Date	Reg Hrs	OT Hrs	Total Hrs
Groomes, Martin		113.75		113.75
	8/29/2024	4.75		4.75
	<i>17 Orchard - Rear deck and stairs</i>			
	8/30/2024	2.25		2.25
	<i>17 Orchard - Rear deck and stairs. Bathroom Int review</i>			
	9/4/2024	1.25		1.25
	<i>17 Orchard - Bathroom Interior Elevation mark-ups</i>			
	9/5/2024	2.5		2.5
	<i>17 Orchard - Rear stair design</i>			
	9/6/2024	6		6
	<i>17 Orchard - Rear stair design</i>			
	9/9/2024	3.25		3.25
	<i>CSK-16 - 17 Orchard back deck</i>			
	9/10/2024	5.25		5.25
	<i>CSK-16 - 17 Orchard back deck</i>			
	9/26/2024	2.25		2.25
	<i>17Orchard - Front stairs details</i>			
	9/27/2024	2		2
	<i>17Orchard - Front stairs details</i>			
	10/2/2024	1.75		1.75
	<i>17 Orchard - Add Services</i>			
	10/29/2024	.5		.5
	<i>17 Orchard - Rear deck and stairs</i>			
	10/31/2024	2.5		2.5
	<i>17 Orchard - Rear deck and stairs</i>			
	11/1/2024	8.25		8.25
	<i>17 Orchard - Rear deck and stairs</i>			
	11/22/2024	4		4
	<i>1091 Townsend - details and enlarged plan</i>			
	11/25/2024	1.5		1.5
	<i>1091 Townsend - front porch deck</i>			
	12/9/2024	4		4
	<i>1091 Townsend - front porch</i>			
	12/10/2024	4		4
	<i>1091 Townsend - front porch</i>			
	12/12/2024	.5		.5
	<i>Correspondence to Rachel</i>			
	12/16/2024	4.5		4.5
	<i>1091 Townsend - Front porch</i>			
	12/23/2024	2		2
	<i>CA - Door calculations and email.</i>			
	1/27/2025	4		4
	<i>punchlist for group D</i>			

Labor Transactions LA Hours - Lothrop Associates Architects

8/15/2024 to 11/22/2025

	Date	Reg Hrs	OT Hrs	Total Hrs
Groomes, Martin		113.75		113.75
	2/24/2025	2.25		2.25
	<i>Punchlist photo documents for 4 properties</i>			
	3/18/2025	1.25		1.25
	<i>Punchlist photos</i>			
	3/31/2025	6		6
	<i>140 Harrington - Add services</i>			
	4/1/2025	7.25		7.25
	<i>140 Harrington - Add services</i>			
	4/2/2025	6		6
	<i>1091 Townsend - Add services</i>			
	4/3/2025	6.25		6.25
	<i>1091 Townsend - Add services</i>			
	4/4/2025	2.25		2.25
	<i>140 Harrington and 1091 Townsend redline corrections - Add services</i>			
	4/14/2025	.75		.75
	<i>Changes to CSK Drawings - 1091 Townsend</i>			
	6/12/2025	3.75		3.75
	<i>CA - Punchlist documents and photos</i>			
6/13/2025	5.5		5.5	
<i>CA - Punchlist documents and photos</i>				
Seckler, Arthur J		9		9
	8/16/2024	2		2
	<i>Meeting with Elm City Communities regarding ASR # 14 & 15</i>			
	8/26/2024	1.5		1.5
	<i>Revise ASR #14R</i>			
	11/13/2025	4		4
	<i>ASR #15RV2</i>			
	11/14/2025	1.5		1.5
<i>ASR # 14RV2 & 15RV2</i>				

MEMORANDUM

TO: Board of Commissioners

DATE: December 16th, 2025

FROM: Shenae Draughn, President

RE: **RESOLUTION TO APPOINT CHARLES FINKLEY TO THE BOARD OF DIRECTORS OF THE GLENDOWER GROUP, INC., AN INSTRUMENTALITY OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN**

ACTION: Recommend that the Board of Commissioners adopt Resolution #12-90/25-R

TIMING: Immediately

DISCUSSION: The Glendower Group, Inc. ("Glendower") is a non-profit instrumentality of the Authority whose purpose is to undertake certain development activities of the Authority.

Section 3.1 of the Bylaws of Glendower provides that at all times at least 2/3 of the members of the Glendower Board shall be appointed by the HANH Board of Commissioners. The Glendower Bylaws further provide that the Executive Director of HANH, who must always be a member of the Glendower Board of Directors, shall not be counted as one of the 2/3 members appointed by the Board of Commissioners. Pursuant to Glendower's bylaws, the term of a Board of Director is three (3) years.

The Board of Commissioners has determined that it is in the best interests of the Authority to appoint Charles Finkley to the Board of Directors of Glendower, for a three (3) year term.

FISCAL IMPACT: None

SOURCE OF FUNDS: Not applicable

STAFF: Edward LaChance, Vice President of Development

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #12-90/25-R

RESOLUTION TO APPOINT CHARLES FINKLEY TO THE BOARD OF DIRECTORS OF THE GLENDOWER GROUP, INC., AN INSTRUMENTALITY OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

WHEREAS, The Glendower Group, Inc. ("Glendower") is a non-profit instrumentality of the Housing Authority of the City of New Haven, whose purpose is to undertake certain development activities of the Authority; and

WHEREAS, the Bylaws of Glendower require that two-thirds of the members of the Board of Directors be appointed by the Board of Commissioners of the Authority; and

WHEREAS, pursuant to Glendower's Bylaws, the term set for serving as a Board of Director is three (3) years; and

WHEREAS, the Board of Commissioners has determined that it is in the best interests of the Authority to appoint Charles Finkley to the Board of Directors of Glendower for a three (3) year term.

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

1. Charles Finkley be and hereby is appointed to the Board of Directors of The Glendower Group, Inc., for a term expiring on the earlier to occur of (a) three (3) years, or (b) the termination of his employment by the Authority; and
2. 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 December 16, 2025.

Shenae Draughn
Secretary/Executive Director

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: December 16th, 2025

FROM: Shenae Draughn

RE: **RESOLUTION TO APPOINT CLARIBEL SHAVERS TO THE BOARD OF DIRECTORS OF 360 MANAGEMENT GROUP, CO, AN INSTRUMENTALITY OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN**

ACTION: Recommend that the Board of Commissioners adopt Resolution # **12-91/25-R**

TIMING: Immediately

DISCUSSION: 360 Management Group ("360") is a non-profit instrumentality of the Authority whose purpose is to advance ECC's mission to build better neighborhoods, provide safe, decent, affordable housing choices and foster healthy communities by providing seamless property management, resident services and regulatory compliance.

Section 3.1 of the Bylaws of 360 provides that at all times at least 2/3 of the members of the 360 Management Board of Directors shall be appointed by the HANH Board of Commissioners. The 360 Bylaws further provide that the Executive Director of HANH, who must always be a member of the Glendower Board of Directors, shall not be counted as one of the 2/3 members appointed by the Board of Commissioners. Pursuant to Glendower's bylaws, the term of a Board of Director is three (3) years.

360 Management has determined that it is in the best interests of the Authority to appoint Claribel Shavers to the 360 Management Board of Directors, for the earlier to occur of (a) a three (3) year term, or (b) termination off her employment with 360.

FISCAL IMPACT: None

SOURCE OF FUNDS: Not applicable

STAFF: Shenae Draughn, President

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

RESOLUTION #12-91/25-R

RESOLUTION TO APPOINT CLARIBEL SHAVERS TO THE BOARD OF DIRECTORS OF 360 MANAGEMENT GROUP, CO., AN INSTRUMENTALITY OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

WHEREAS, 360 Management Group ("360") is a non-profit instrumentality of the Authority whose purpose is to advance ECC's mission to build better neighborhoods, provide safe, decent, affordable housing choices and foster healthy communities by providing seamless property management, resident services and regulatory compliance; and

WHEREAS, members of the 360 Management Board of Directors shall be appointed by the HANH Board of Commissioners; and

WHEREAS, the 360 Bylaws further provide that the Executive Director of HANH, who must always be a member of the Glendower Board of Directors, shall not be counted as one of the 2/3 members appointed by the Board of Commissioners. Pursuant to Glendower's bylaws, the term of a Board of Director is three (3) years; and

WHEREAS, 360 Management has determined that it is in the best interests of the Authority to appoint Claribel Shavers to the 360 Management Board of Directors, for the earlier to occur of (a) a three (3) year term, or (b) termination off her employment with 360.

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

1. Claribel Shavers be and hereby is appointed to the Board of Directors of 360 Management Group for a term expiring on the earlier to occur of (a) three (3) years, or (b) the termination of her employment by 360 Management Group, Co.; and
2. This Resolution shall take effect immediately.

[CERTIFICATION FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on December 16, 2025.

Shenae Draughn
Secretary/Executive Director

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: December 16th, 2025

FROM: Shenae Draughn, President

RE: **RESOLUTION TO APPOINT PATRICIA JOHNSON TO THE BOARD OF DIRECTORS OF 360 MANAGEMENT GROUP, CO., AN INSTRUMENTALITY OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN**

ACTION: Recommend that the Board of Commissioners adopt Resolution # **12-92/25-R**

TIMING: Immediately

DISCUSSION: 360 Management Group ("360") is a non-profit instrumentality of the Authority whose purpose is to advance ECC's mission to build better neighborhoods, provide safe, decent, affordable housing choices and foster healthy communities by providing seamless property management, resident services and regulatory compliance.

Section 3.1 of the Bylaws of 360 provides that at all times at least 2/3 of the members of the 360 Management Board of Directors shall be appointed by the HANH Board of Commissioners. The 360 Bylaws further provide that the Executive Director of HANH, who must always be a member of the 360 Board of Directors, shall not be counted as one of the 2/3 members appointed by the Board of Commissioners. Pursuant to 360's bylaws, the term of a Board of Director is three (3) years.

360 Management has determined that it is in the best interests of the Authority to appoint Patricia Johnson to the 360 Management Board of Directors, for a three (3) year term.

FISCAL IMPACT: None

SOURCE OF FUNDS: Not applicable

STAFF: Shenae Draughn, President

ELM CITY COMMUNITIES
Housing Authority of the City of New Haven

RESOLUTION #12-92/25-R

RESOLUTION TO APPOINT PATRICIA JOHNSON TO THE BOARD OF DIRECTORS OF 360 MANAGEMENT GROUP, CO., AN INSTRUMENTALITY OF THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

WHEREAS, 360 Management Group ("360") is a non-profit instrumentality of the Authority whose purpose is to advance ECC's mission to build better neighborhoods, provide safe, decent, affordable housing choices and foster healthy communities by providing seamless property management, resident services and regulatory compliance; and

WHEREAS, Section 3.1 of the Bylaws of 360 provides that at all times at least 2/3 of the members of the 360 Management Board of Directors shall be appointed by the HANH Board of Commissioners; and

WHEREAS, The 360 Bylaws further provide that the Executive Director of HANH, who must always be a member of the 360 Board of Directors, shall not be counted as one of the 2/3 members appointed by the Board of Commissioners. Pursuant to 360's bylaws, the term of a Board of Director is three (3) years; and

WHEREAS, 360 Management has determined that it is in the best interests of the Authority to appoint Patricia Johnson to the 360 Management Board of Director for a three (3) year term.

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

1. The Housing Authority of the City of New Haven hereby appoints Patricia Johnson to the 360 Management Group Co., Board of Directors. for a term expiring three (3) years from the date of this resolution; and
2. 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 December 16, 2025.

Shenae Draughn
Secretary/ Executive Director

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: December 16, 2025

FROM: Shenae Draughn, President

RE: Resolution Authorizing a \$1,000,000 Predevelopment Loan to The Glendower Group, Inc., for The Clock Factory Redevelopment Project

ACTION: Recommend that the Board of Commissioners adopt Resolution Number 12-93/25-R

TIMING: Immediately

DISCUSSION: The Clock Factory Redevelopment Project will transform a historic industrial complex into an approximately 130-unit residential community. All units will serve low-income or moderate-income households, with affordability levels structured to meet CHFA/DOH requirements and maximize eligibility for Low-Income Housing Tax Credits (LIHTC) and Federal and State Historic Tax Credits. Predevelopment activities are essential to advance the project toward financing readiness, maintain historic preservation compliance, and meet all CHFA/DOH threshold and scoring criteria.

ECC's instrumentality and development entity, The Glendower Group, Inc., has determined that a predevelopment loan in the amount of \$1,000,000 is required to complete all necessary predevelopment work to move the Clock Factory Project to financial closing. The projected Project cost is estimated to be approximately \$70,000,000. The predevelopment loan will be repaid from permanent sources such as LIHTC and Historic Tax Credit equity and permanent private financing at the financial closing.

FISCAL IMPACT: \$1,000,000

SOURCE OF FUNDS: MTW \$ 1,000,000, to be repaid at closing from LIHTC, permanent financing, and other soft loans.

STAFF: Edward LaChance, Vice President

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (d/b/a Elm City Communities)

RESOLUTION #12-93/25-R

Resolution Authorizing a \$1,000,000 Predevelopment Loan to The Glendower Group, Inc., for The Clock Factory Redevelopment Project

WHEREAS, the Housing Authority of the City of New Haven, d/b/a Elm City Communities ("ECC"), along with its instrumentality and development entity, The Glendower Group, Inc. ("Glendower"), is undertaking the redevelopment of the property known as the Clock Factory, located at 133 Hamilton Street, New Haven, Connecticut (the "Project"); and

WHEREAS, ECC/Glendower have determined that the Project requires substantial predevelopment work, including environmental testing, hazardous materials assessments, architectural and engineering review, historic preservation coordination, financial modeling, third-party studies, and preparation of CHFA, DOH, HTC, AHP, and LIHTC applications; and

WHEREAS, the predevelopment work is estimated to cost approximately \$1,000,000, as set forth in the predevelopment budget attached hereto as Exhibit A; and

WHEREAS, Glendower requires a predevelopment loan in the amount of \$1,000,000 to pay the predevelopment costs to bring the Project to financial closing; and

WHEREAS, HANH staff recommends the making of a Predevelopment Loan to Glendower in the amount of \$1,000,000 to pay the predevelopment costs for the Clock Factory Project, which predevelopment loan will be repaid to HANH at financial closing of the Project from committed sources, including LIHTC equity, State and Federal Historic Tax Credit equity, DOH capital funds, CHFA construction financing, FHLB AHP funds, MTW funds, or other available financing.

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

1. The making of a predevelopment loan in the amount of \$1,000,000 to The Glendower Group, Inc, for the purposes and upon the terms and conditions set forth in the recitals hereinabove, with the proceeds thereof to be applied only to costs identified in Exhibit A attached hereto, unless otherwise approved in writing by ECC, be and hereby is authorized and directed, including the expenditure of such amount,, to be repaid on the earlier to occur of financial closing or September 30, 2027; and
2. The President be and hereby is authorized, empowered and directed to execute and deliver such documents, agreements and instruments necessary and appropriate to fulfill the foregoing purposes, and to take any and all such ancillary and necessary action related thereto; and
3. This Resolution shall take effect immediately.

[CERTIFICATION FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on December 16, 2025.

Shenae Draughn
President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

EXHIBIT A – Detailed Predevelopment Budget

Category	Description	Estimated Cost
Environmental & Remediation	Phase I ESA	\$15,000
Environmental & Remediation	Phase II ESA	\$60,000
Environmental & Remediation	Hazardous materials survey	\$45,000
Environmental & Remediation	Remediation plan	\$150,000
Architectural & Engineering	Review of existing drawings	\$45,000
Architectural & Engineering	Historic architect	\$150,000
Architectural & Engineering	Structural evaluation	\$80,000
Historic Preservation	SHPO/NPS submissions	\$50,000
Historic Preservation	HTC modeling	\$35,000
Historic Preservation	Photography & documentation	\$20,000
Legal & Financial	Financial modeling	\$75,000
Legal & Financial	DOH & CHFA underwriting	\$50,000
Legal & Financial	AHP/MTW documentation	\$62,000
Reports	Appraisal	\$20,000
Reports	Market study	\$18,000
Reports	CNA/PCA	\$40,000
Reports	Part 58 review	\$30,000
Owner Soft Costs	Cost estimator	\$35,000
Owner Soft Costs	Community engagement	\$20,000

MEMORANDUM

TO: Board of Commissioners

DATE: December 16, 2025

FROM: Shenae Draughn, President

RE: Resolution to Declare the Official Intent to Issue Tax-Exempt Multifamily Housing Revenue Bonds for The Clock Factory Redevelopment Project

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #12-94/25-R

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven (“HANH”) intends to support the Clock Factory Redevelopment Project, a 130-unit, fully affordable housing development at 133 Hamilton Street, with up to \$21,000,000 in tax-exempt multifamily housing revenue bonds. The approximately \$70,000,000 project will be financed through a mix of private-activity bonds, Low-Income Housing Tax Credits, Historic Tax Credits, and other sources. Adoption of this inducement resolution establishes HANH’s good-faith intent to issue bonds, enabling the Borrower to proceed with eligible predevelopment activities that may later be reimbursed from bond proceeds, while not constituting a binding commitment.

FISCAL IMPACT: \$21,000,000

SOURCE OF FUNDS: Repaid from the Project’s cash flow.

STAFF: Edward LaChance, Vice President

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (d/b/a Elm City Communities)

RESOLUTION #12-94/25-R

**Resolution to Declare the Official Intent to Issue Tax-Exempt Multifamily Housing Revenue Bonds for
The Clock Factory Redevelopment Project**

WHEREAS the Housing Authority of the City of New Haven ("HANH") is authorized under Connecticut law to issue tax-exempt private-activity bonds to finance affordable housing developments; and

WHEREAS an affiliate of The Glendower Group, Inc. (the "Borrower") proposes to undertake the Clock Factory Redevelopment Project, an approximately 130-unit, multifamily housing development located at 133 Hamilton Street, New Haven, Connecticut (the "Project"); and

WHEREAS the total estimated development cost of the Project is approximately \$70,000,000; and

WHEREAS the Project is intended to utilize a combination of tax-exempt private-activity bonds, 4% Low-Income Housing Tax Credits, Federal and State Historic Tax Credits, and other public/private funding sources; and

WHEREAS HANH desires to issue tax-exempt multifamily housing revenue bonds to finance a portion of the Project in an amount not to exceed \$21,000,000, representing approximately 30% of the total development cost; and

WHEREAS adoption of this inducement resolution signifies HANH's good-faith intent and reasonable expectation to issue such bonds but does not constitute a binding commitment; and

WHEREAS this resolution is required for federal tax purposes to allow the Borrower to proceed with eligible predevelopment and financing activities that may be reimbursed from future bond proceeds.

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

1. The Board declares its official intent to issue up to \$21,000,000 of tax-exempt multifamily housing revenue bonds (the "Bonds") to finance a portion of the Clock Factory Redevelopment Project, subject to future Board approval of the final financing structure; and
2. This resolution does not obligate HANH to issue the Bonds. Final issuance shall require separate Board approval after completion of underwriting, legal review, CHFA coordination, and required TEFRA approvals; and
3. Eligible expenditures incurred by the Borrower prior to the issuance of the Bonds may be reimbursed from Bond proceeds, consistent with U.S. Treasury Regulation §1.150-2.; and
4. The President be and hereby is authorized, empowered and directed to take all preliminary actions necessary to evaluate and prepare for the potential issuance of the Bonds, including consultation with CHFA, bond counsel, financial advisors, and The Glendower Group, Inc. and its affiliates; and

3. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on December 16, 2025.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: December 16, 2025

FROM: Shenae Draughn, President

RE: Resolution Authorizing the Public Hearing Required by the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) for the Proposed Issuance of Tax-Exempt Multifamily Housing Revenue Bonds for the Clock Factory Redevelopment Project

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #12-95/25-R

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven ("HANH") is authorized under Connecticut law to issue tax-exempt private-activity bonds to support affordable housing. An affiliate of The Glendower Group, Inc. would carry out the Clock Factory Redevelopment Project, an approximately 130-unit, fully affordable multifamily community at 133 Hamilton Street in New Haven.

To help finance the project, HANH anticipates issuing up to \$21,000,000 in tax-exempt multifamily housing revenue bonds. In accordance with the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) and Section 147(f) of the Internal Revenue Code, HANH must hold a public hearing, secure approval from the applicable elected representative, and publish notice at least seven days in advance.

This resolution authorizes HANH to take the necessary steps to comply with TEFRA requirements and proceed with the proposed bond issuance to advance the Clock Factory Redevelopment Project.

FISCAL IMPACT: \$21,000,000 in tax-exempt bond.

SOURCE OF FUNDS: Tax-exempt multifamily housing revenue bonds

STAFF: Edward LaChance, Vice President

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (d/b/a Elm City Communities)

RESOLUTION #12-95/25-R

Resolution Authorizing the Public Hearing Required by the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) for the Proposed Issuance of Tax-Exempt Multifamily Housing Revenue Bonds for the Clock Factory Redevelopment Project

WHEREAS, the Housing Authority of the City of New Haven ("HANH") is empowered under Connecticut law to issue tax-exempt private-activity bonds to finance affordable housing developments; and

WHEREAS, an affiliate of The Glendower Group, Inc. (the "Borrower") proposes to undertake the development of the Clock Factory Redevelopment Project, an approximately 130-unit, multifamily housing community located at 133 Hamilton Street, New Haven, Connecticut (the "Project"); and

WHEREAS, HANH anticipates issuing up to \$21,000,000 in tax-exempt multifamily housing revenue bonds (the "Bonds") to finance a portion of the Project; and

WHEREAS, the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) and Section 147(f) of the Internal Revenue Code require that, prior to the issuance of tax-exempt private-activity bonds, a public hearing be held and the proposed bond issuance be approved by the applicable elected representative; and

WHEREAS, HANH must publish a public notice at least seven (7) days prior to conducting such TEFRA hearing; and

WHEREAS, HANH desires to take the required steps to comply with TEFRA in connection with the proposed issuance of the Bonds.

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

1. The Board hereby authorizes and directs the President of HANH, or her designee, to publish the required TEFRA public notice in accordance with federal law, specifying the date, time, location, and purpose of the hearing; and
2. The President be and hereby is authorized, to conduct the TEFRA public hearing on behalf of HANH, to receive public comments, and to prepare the necessary certification of the proceedings; and
3. Following completion of the TEFRA hearing, the President is authorized to submit the hearing record and the proposed bond financing to the Mayor of the City of New Haven, as the "applicable elected representative," for approval in accordance with Section 147(f) of the Internal Revenue Code; and
4. Adoption of this resolution and completion of the TEFRA hearing does not constitute approval or authorization of the issuance of the Bonds. A separate, final bond issuance

resolution will be presented to the Board following completion of underwriting, legal review, and all required approvals; and

5. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on December 16, 2025.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: December 16, 2025

FROM: Shenae Draughn, President

RE: Resolution Authorizing a Predevelopment Loan in the Amount Not-to-Exceed \$1,000,000 to The Glendower Group Inc., for the George Crawford Manor Redevelopment

ACTION: Recommend that the Board of Directors adopt Resolution Number #12-96/25-R

TIMING: Immediately

DISCUSSION: The purpose of this memorandum is to request Board authorization to make a Predevelopment Loan to The Glendower Group, Inc., in an amount not to exceed \$1,000,000 to support the predevelopment activities required for the substantial rehabilitation of George Crawford Manor, a 109-unit mixed population housing development to be redeveloped using 4% LIHTC and federal and state Historic Tax Credits.

The loan is needed to defray predevelopment expenses to enable the Project to reach a financial closing. The projected Project cost is estimated to be approximately \$43,000,000. The loan will be repaid from permanent sources such as LIHTC and Historic Tax Credit equity and permanent private financing at the financial closing.

FISCAL IMPACT: \$1,000,000

SOURCE OF FUNDS: MTW \$1,000,000, to be repaid at closing from LIHTC, permanent financing, and other soft loans.

STAFF: Edward LaChance, Vice President

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (d/b/a Elm City Communities)

RESOLUTION #12-96/25-R

Resolution Authorizing a Predevelopment Loan in the Amount Not-to-Exceed \$1,000,000 to The Glendower Group Inc., for the George Crawford Manor Redevelopment

WHEREAS, The Glendower Group, Inc. ("Glendower"), the development instrumentality of the Authority will undertake the redevelopment of George Crawford Manor, a 109-unit mixed population housing property owned by the Authority; and

WHEREAS, the redevelopment undertaking will include the substantial rehabilitation of the property utilizing 4% Low-Income Housing Tax Credits, federal and state Historic Tax Credits, and tax-exempt bond financing, and other public and private financing; and

WHEREAS, the predevelopment phase work requires the preparation of architectural, engineering, environmental, legal, financing, and other due-diligence materials necessary to secure CHFA/DOH funding, state and Federal Historic Tax Credits, and support financial closing; and

WHEREAS, Glendower has prepared a Predevelopment Budget totaling \$1,000,000, a copy of which is attached hereto as Exhibit A, which includes schematic design, environmental testing, financial consulting, historic preservation, due diligence, and the preparation of Construction Documents, all of which are required to advance the project to financing readiness; and

WHEREAS, it is necessary for Glendower to obtain a Predevelopment Loan in an amount not to exceed One Million Dollars (\$1,000,000) to fund these predevelopment costs; and

WHEREAS, the predevelopment loan will be repaid from project financing sources at financial closing, including developer fee, Low Income Housing and Historic tax credit equity, and/or permanent financing sources; and

WHEREAS, staff recommends that the Board authorize the making of a predevelopment loan to Glendower in the not-to-exceed amount of \$1,000,000 to pay the predevelopment costs as aforesaid, to be repaid as set forth in the recitals hereinabove.

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

1. The making of a predevelopment loan in the not-to-exceed amount of \$1,000,000 to the Glendower Group, Inc., to pay the predevelopment costs for the redevelopment of Crawford Manor as set forth in the recitals hereinabove, upon terms and conditions consistent with this Resolution and the recitals hereinabove, to be repaid upon the terms and conditions as set forth in the recitals hereinabove, be and hereby is authorized and directed, including the expenditure of such amount, to be repaid on the earlier of financial closing or September 30, 2027; and
2. The President be and hereby is authorized, empowered and directed to execute and deliver such documents, agreements and instruments necessary and appropriate to fulfill

the foregoing purposes, and to take any and all action necessary and ancillary or related thereto; and

3. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on December 16, 2025.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Exhibit A

GEORGE CRAWFORD MANOR – PREDEVELOPMENT BUDGET		
Category	Description	Budget
Planning, Design & Due Diligence	Architectural – Schematic Design – Existing building assessment, SD drawings	\$150,000.00
Planning, Design & Due Diligence	Engineering – MEP/Structural – Preliminary system layouts	\$90,000.00
Planning, Design & Due Diligence	Civil / Site Engineering – Utilities, grading	\$35,000.00
Planning, Design & Due Diligence	Environmental Phase I ESA – ASTM-compliant environmental review	\$8,000.00
Planning, Design & Due Diligence	Environmental Phase II ESA – Soil/groundwater sampling	\$45,000.00
Planning, Design & Due Diligence	Hazmat Survey (ACM/LBP) – Testing for abatement planning	\$35,000.00
Planning, Design & Due Diligence	Capital Needs Assessment (CNA) – CHFA/HUD compliant	\$18,000.00
Planning, Design & Due Diligence	Historic Consultant (Fed + CT HTC) – Part 1 & 2 submissions	\$40,000.00
Planning, Design & Due Diligence	Survey – Boundary and topo survey	\$26,000.00
Planning, Design & Due Diligence	90% Construction Documents – Full architectural, MEP, FP, structural, civil, elevator, envelope, specifications + cost coordination	\$150,000.00
Financial & Legal	Real Estate Counsel – Title, acquisition, negotiation	\$45,000.00
Financial & Legal	Tax Credit Counsel – LIHTC & HTC structuring	\$65,000.00
Financial & Legal	Financial Consultant / Underwriting – CHFA/DOH application support	\$100,000.00
Financial & Legal	Appraisal – As-is and as-complete valuations	\$12,500.00
Financial & Legal	Market Study – CHFA-compliant study	\$9,500.00
Financial & Legal	Title & Recording – Searches & policy prep	\$5,000.00
Preconstruction & Development Operations	Owner’s Representative / PM – Predevelopment coordination	\$75,000.00
Preconstruction & Development Operations	Geotechnical Engineering – Borings and evaluation	\$20,000.00
Preconstruction & Development Operations	Cost Estimator – Independent – Required for 90% CDs	\$18,000.00
Preconstruction & Development Operations	Community Engagement / RIN Events – Resident meetings	\$5,000.00
Preconstruction & Development Operations	Relocation Advisory – Early URA planning	\$20,000.00
Preconstruction & Development Operations	Insurance (Predevelopment) – Liability + prelim builder’s risk	\$8,000.00

Fees & Government	CHFA/DOH Application Fee – Underwriting	\$15,000.00
Fees & Government	Zoning Verification – Compliance certification	\$5,000.00
TOTAL PREDEVELOPMENT BUDGET		\$1,000,000.00

MEMORANDUM

TO: Board of Commissioners

DATE: December 16, 2025

FROM: Shenae Draughn, President

RE: Resolution to Declare Official Intent to Issue Tax-Exempt Bonds for the George Crawford Manor Redevelopment

ACTION: Recommend that the Board of Directors adopt Resolution Number #12-97/25-R

TIMING: Immediately

DISCUSSION: The purpose of this memorandum is to request Board approval of an Inducement Resolution authorizing The Glendower Group, Inc. ("Glendower") to pursue the issuance of tax-exempt private activity bonds equal to approximately Thirty Percent (30%) of the Total Development Cost ("TDC") for the redevelopment of George Crawford Manor. The Inducement Resolution is required under federal tax regulations and by the Connecticut Housing Finance Authority ("CHFA") to preserve the ability to use tax-exempt bond proceeds for the project and to qualify for 4% Low-Income Housing Tax Credits ("LIHTC").

FISCAL IMPACT: \$15,000,000 in private tax-exempt bonds.

SOURCE OF FUNDS: Loan to be repaid from the Project cash flow.

STAFF: Edward LaChance, Vice President

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (d/b/a Elm City Communities)

RESOLUTION #12-97/25-R

**Resolution to Declare Official Intent to Issue Tax-Exempt Bonds for the George Crawford Manor
Redevelopment**

WHEREAS, The Glendower Group, Inc. ("Glendower") is undertaking the redevelopment of George Crawford Manor, a 109-unit mixed population housing property owned by the Housing Authority of the City of New Haven ("HANH"), through substantial rehabilitation utilizing 4% Low-Income Housing Tax Credits, federal and state Historic Tax Credits, and tax-exempt bond financing, and other private and public funding; and

WHEREAS, to qualify for 4% Low-Income Housing Tax Credits, at least 25% of aggregate basis must be financed with tax-exempt private activity bonds; and

WHEREAS, Glendower intends to finance Thirty Percent (30%) of the Total Development Cost ("TDC") with tax-exempt multifamily housing revenue bonds, such amount currently estimated at \$15,000,000, based on an estimated total development cost TDC of \$43,000,000 (the "Bonds"); and

WHEREAS, the Internal Revenue Service requires an official intent declaration (the "Inducement Resolution") stating that Glendower may use tax-exempt bond proceeds to reimburse qualifying expenditures paid prior to bond issuance; and

WHEREAS, the issuance of bonds will occur through the Connecticut Housing Finance Authority ("CHFA"), or another issuer as determined by Glendower, and will be repaid from project revenues, tax credit equity, and/or other financing sources at construction closing; and

WHEREAS, the Board desires to authorize this Inducement Resolution to preserve the ability to issue tax-exempt bonds for the Project.

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

1. The Board hereby declares its official intent to issue tax-exempt private activity bonds for the George Crawford Manor Redevelopment in an amount not to exceed \$15,000,000, representing Thirty Percent (30%) of the Total Development Cost, or such amount as may later be determined necessary to satisfy CHFA and IRS requirements; and
2. The President be and hereby is authorized, empowered and directed to take all necessary actions to pursue the issuance of such bonds, including but not limited to filing applications with CHFA, selecting bond counsel, financial advisors, underwriters, and submitting all required documentation; and
3. The Board further authorizes the President to execute all documents, certifications, agreements, and submissions necessary to carry out the intent of this Inducement Resolution; 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 December 16, 2025.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: December 16, 2025

FROM: Shenae Draughn, President

RE: **RESOLUTION AUTHORIZING THE MODIFICATION OF THE PREDEVELOPMENT LOAN BY THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (THE "AUTHORITY") TO THE GLENDOWER GROUP, INC. OR AN AFFILIATE THEREOF, FOR CERTAIN QUALIFIED PREDEVELOPMENT EXPENSES FOR RAD SCATTERED SITE MULTIFAMILY REDEVELOPMENT, TO EXTEND THE TERM TO APRIL 2027 AND ADD ESSEX TOWNHOMES TO THE PROJECT COVERED THEREBY.**

ACTION: Recommend that the Board of Commissioners adopt Resolution Number 12-98/25R

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven d/b/a Elm City Communities VIA Resolution 02-06/22R authorized a predevelopment loan between ECC and The Glendower Group in the amount of \$800,000 to carry out the redevelopment of 88 units known as the RAD Scattered Site Multifamily Redevelopment ("Project") which is inclusive of: 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.

The previously authorized loan expires December 31, 2026, but the project may not close prior to that date. Therefore, the term of the loan needs to be extended until April 2027.

In addition to extending the term of the loan, it has been determined that the Essex Townhomes should be added to this RAD conversion to ensure a rehabilitation of the entire ECC Scattered Site portfolio.

FISCAL IMPACT: \$0 (\$800,000 previously authorized)

SOURCE OF FUNDS: Previously authorized source, with repayment of funds from permanent loan sources or LIHTC

STAFF: Edward LaChance, Vice President

Housing Authority of the City of New Haven

Resolution #12-98/25-R

RESOLUTION AUTHORIZING THE MODIFICATION OF THE PREDEVELOPMENT LOAN BY THE HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (THE "AUTHORITY") TO THE GLENDOWER GROUP, INC. OR AN AFFILIATE THEREOF, FOR CERTAIN QUALIFIED PREDEVELOPMENT EXPENSES FOR RAD SCATTERED SITE MULTIFAMILY REDEVELOPMENT, TO EXTEND THE TERM TO APRIL 2027 AND ADD ESSEX TOWNHOMES TO THE PROJECT COVERED THEREBY

WHEREAS, the Housing Authority of the City of New Haven d/b/a Elm City Communities VIA Resolution 02-06/22R authorized a predevelopment loan between ECC and The Glendower Group in the amount of \$800,000 to carry out the redevelopment of the RAD Scattered Site Multifamily redevelopment ("the Project"); and

WHEREAS, the previously authorized loan expires December 31, 2026, but the project may not close prior to that date, therefore, the term of the loan needs to be extended until April 2027; and

WHEREAS, it has been determined that the Essex Townhomes should be added to this RAD conversion to ensure a rehabilitation of the entire ECC Scattered Site portfolio; and

WHEREAS, this resolution is seeking authorization to extend the term of the predevelopment loan until April 2027, and to add Essex Townhomes to the Project.

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

1. The extension of the term of the predevelopment loan to April 2027, and the use of the proceeds thereof and the project to also include the Essex Townhomes Development, be and hereby is authorized and directed, including the expenditure of such amount; and
2. The President be and is hereby authorized and directed to take any and all such action and execute and deliver such documents, agreements and instruments as necessary to fulfill the forgoing purposes; and
3. This Resolution shall take effect immediately.

[CERTIFICATION FOLLOWS]



I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on December 16, 2025.

Shenae Draughn,
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

EXHIBIT A: PREDEVELOPMENT BUDGET FOR ESSEX TOWNHOMES

Exhibit A		
Category	Item	Cost
Architectural & Engineering	100% Construction Documents	\$112,500.00
Architectural & Engineering	Civil Engineering Final	\$50,000.00
Architectural & Engineering	Landscape Architect	\$20,000.00
Environmental	Phase I ESA Update	\$8,500.00
Environmental	HazMat Survey	\$12,000.00
Surveys	Boundary & Topo Update	\$18,000.00
Legal	Owner Counsel	\$50,000.00
Development	Development Consulting	\$150,000.00
Development	Project Management	\$75,000.00
Third-Party Reports	Appraisal	\$18,000.00
Third-Party Reports	Market Study	\$20,000.00
Third-Party Reports	CNA/PCA	\$25,000.00
Third-Party Reports	NEPA Part 58	\$30,000.00
Third-Party Reports	Noise/Vibration Study	\$12,500.00
Third-Party Reports	Traffic/Parking Study	\$18,000.00
Pre-Construction	GC Precon Services	\$75,000.00
Pre-Construction	Constructability Review	\$25,000.00
Pre-Construction	90% CD Cost Estimate	\$8,500.00
Municipal	Site Plan Update	\$5,000.00
Municipal	Permit Pre-Review	\$12,000.00
Municipal	Sewer/Water Pre-fees	\$7,500.00
Soft Carry	Insurance	\$15,000.00
Soft Carry	Accounting/Audit	\$7,500.00
Soft Carry	Developer Overhead	\$25,000.00
TOTAL		\$800,000.00

PREDEVELOPMENT BUDGET				
Westville Manor		TO BE PAID AT CLOSING		
Architect		\$300,000		
Soil Boring		\$0		
Engineering		\$100,000		
Surveys		\$40,000		
Legal		\$150,000		
Appraisal		\$30,000		
Market Studies		\$30,000		
Enviro Studies		\$10,000		
Marketing		\$0		
Professional Fees		\$60,000		
Tax Credit Fees		\$100,000		
Soft Contingency		\$10,000.00		
TOTAL USES		\$800,000		



Shenae Draughn, President

MEMORANDUM

TO: Board of Commissioners
DATE: December 16, 2025
FROM: Shenae Draughn, President
RE: Resolution Authorizing a Housing Assistance Payment (HAP) Contract With Winchester LIHTC Owners, LLC For eight (8) Project Based Units For An Initial Term Of Twenty (20) Years Commencing January 1, 2026 And Ending December 31, 2045 With An Option To Renew for an Additional 20 Years In the Authority's Sole Discretion.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #12-99/25-R

TIMING: Immediately

DISCUSSION: On January 6, 2025, ECC/HANH issued a Request for Proposals (RFP) for the Housing Choice Voucher (HCV/Section 8) Project-Based Assistance Program to Support the Development of Affordable Housing. ECC/HANH was seeking proposals from owners of newly constructed, rehabilitated or existing units under the Project Based Voucher (PBV) Program. One hundred PBV's were set aside for extremely low and very low-income households with preferences for downtown and neighborhoods with affordable housing undergoing revitalization and housing with accessible units. The RFP was a "rolling process", which is a first come, first served basis. Proposals were accepted for consideration on a continuous basis until ECC/HANH determined that funding or vouchers are no longer available for the award.

On January 31, 2025 Winchester LIHTC Owners, LLC responded to the RFP. The PBV units are located at 315 Winchester Avenue.

Winchester LIHTC Owners, LLC will be allocating eight (8) Project Based vouchers immediately to residents on the ECC/HANH Housing Choice Voucher wait list.

FISCAL IMPACT: \$ 179, 820 plus annual rental increases

SOURCE OF FUNDS: Housing Choice Voucher HAP funds

STAFF: Coreen Toussaint
Senior Vice President of Operations & HCV



**HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (d/b/a Elm City Communities)
RESOLUTION #12-99/25-R**

Resolution Authorizing a Housing Assistance Payment (HAP) Contract With Winchester LIHTC Owners, LLC For Twenty (8) Project Based Units For An Initial Term Of Twenty (20) Years Commencing January 1, 2026, And Ending December 31, 2045 With An Option To Renew For An Additional 20 Years In The Authority's Sole Discretion.

WHEREAS, On January 6, 2025, ECC/HANH issued a Request for Proposals (RFP) for the Housing Choice Voucher (HCV/Section 8) Project-Based Assistance Program to Support the Development of Affordable Housing. ECC/HANH was seeking proposals from owners of newly constructed, rehabilitated or existing units under the Project Based Voucher (PBV) Program; and

WHEREAS, On January 31, 2025, Winchester LIHTC Owners, LLC responded to the RFP. The PBV units are located at 315 Winchester Avenue; and

WHEREAS, Winchester LIHTC Owners, LLC will be allocating eight (8) Project Based vouchers immediately to residents on the ECC/HANH Housing Choice Voucher wait list.

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

1. The award of a Housing Assistance Payment (HAP) Contract to Winchester LIHTC Owners, LLC For Twenty (8) Project Based Units For An Initial Term Of Twenty (20) Years Commencing January 1, 2026 And Ending December 31, 2045 With An Option To Renew For An Additional 20 Years In The Authority's Sole Discretion be and hereby is authorized and directed; and
2. The President be and hereby is authorized, empowered and directed to take any and all such action necessary and appropriate to fulfill the foregoing purposes, to execute and deliver such agreements, documents and instruments as necessary to fulfill the foregoing purposes, and to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this Resolution; and
3. This Resolution shall take effect immediately.

[CERTIFICATION FOLLOWS]



I hereby certify that the above resolution was adopted by a majority of Commissioners present at a meeting duly called at which a quorum was present, on December 16, 2025.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners
DATE: December 16, 2025
FROM: Shenae Draughn, President
RE: Resolution Authorizing Approval and Submission of the FY2025 Moving to Work (MTW) Annual Report to HUD

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #12-100/25-R

TIMING: Immediately

DISCUSSION: ECC/HANH is requesting authorization to submit the FY2025 Moving to Work (MTW) Annual Report to the U.S Department of Housing and Urban Development (HUD).

The Annual Report will provide the information necessary for HUD to assess ECC/HANH's activities in both regular activities and activities authorized by MTW, in the previous fiscal year, October 1, 2024, to September 30, 2025.

The MTW Report was made available for public review and comment for a period of 30 days, starting on November 3, 2025, to December 2, 2025, and a public hearing was held on November 20, 2025, virtually, via Teams. No public comments were received.

Attached is a copy of ECC/HANH's MTW FY2025 annual report.

The Annual MTW Report must be submitted to HUD for review annually, no later than ninety (90) days after the end of the ECC/HANH fiscal year.

This resolution requests the Board's authorization to submit to the U.S. Department of Housing and Urban Development (HUD) the MTW Annual Report for FY2025 with all required and related certifications and documents.

FISCAL IMPACT: N/A

SOURCE OF FUNDS: N/A

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

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (d/b/a Elm City Communities)
RESOLUTION #12-100/25-R

**Resolution Authorizing Approval and Submission of the FY2025 Moving to Work (MTW) Annual Report
to HUD**

WHEREAS, ECC/HANH is requesting authorization to submit the FY2025 Moving to Work Report to the U.S Department of Housing and Urban Development (HUD); and

WHEREAS, the MTW report lists progress and challenges in achieving the objectives established in the FY2025 Annual Moving to Work Plan and is a combination of metrics, stories, hard work and commitment of the services provided by staff throughout the agency and the many successes of the residents and families who have participated in these programs; and

WHEREAS, the FY2025 MTW Report covers the period of October 1, 2024, to September 30, 2025.

WHEREAS, the Report was made available for Public Review and Comment for a period of 30 days, starting on November 3, 2025, to December 2, 2025, and a public hearing was held on November 20, 2025, virtually, via Teams, and no public comments were received; and

WHEREAS, this Resolution requests the Board's approval and authorization to submit to the U.S. Department of Housing and Urban Development (HUD) the MTW Annual Report for FY2025, and all required and related certifications, documents and HUD forms.

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

1. The approval and authorization of the submission of the FY2025 MTW Report to HUD be and hereby is authorized and directed; and
2. The President be and hereby is authorized, empowered and directed to take any and all such action necessary and appropriate to fulfill the foregoing purposes, to execute and deliver such documents and instruments as necessary to fulfill the foregoing purposes, and to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this Resolution; and
3. This Resolution shall take effect immediately.

[CERTIFICATION FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on December 16, 2025.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MTW REPORT FY2025

EXECUTIVE SUMMARY

LINK TO REPORT HERE:

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:547a1d46-25f1-42d4-9cc9-8514b2a7fe72>

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

Established by Congress established in 1996, the MTW Demonstration Program was a pilot project that provides greater flexibility for ECC to design and test innovative local approaches for housing assistance programs that accomplish 3 primary goals:

On March 10, 2024, the MTW Agreement was extended for an additional 10 years to 2038.

SHORT- AND LONG-TERM GOALS

➤ **Deliver Cost Effective Solutions**

- *Improve customer service*
- *Maximize revenues*
- *Energy efficiency and green technology*
- *Effective use of technology to streamline procedures and processes*

➤ **Expand Housing Choice**

- *Complete the redevelopment/modernization and repositioning of LIPH and other ECC-owned portfolio*
- *Increase housing options by acquiring and developing new properties within and outside of New Haven*
- *Increase family options through investment in existing housing stock in New Haven*
- *Improve family access to housing choice through enhanced mobility options, streamlined processes and effective support to decrease lease up time and increase access to housing of choice*

➤ **Help Families Reach Self Sufficiency**

- *Ensure equitable service delivery and equitable outcomes for families*
- *Impactful service delivery to prepare youth for success*
- *Assist residents who are elderly and/or living with disabilities to sustain housing independence*
- *Transition work-able adults to economic self-sufficiency*
- *Robust evaluation of program outcomes*

HCV INITIATIVES

➤ **1.4 and 1.10 - Defining Income Eligibility for the Project Based Voucher Programs**

This activity is designed to achieve an income mix at redeveloped properties and support the redevelopment of units and preservation of units.

In FY2025

- No less than 40 percent of the project-based vouchers awarded in any year will be awarded to families with incomes at or below 30 percent of the Area Median Income (AMI), adjusted for family size.
40% of PBVs were awarded.
- ECC/HANH will award up to 15 percent of the PBV's allocated for any mixed finance project to families with incomes between 50 and 80 percent of AMI for Brookside Phase 1 Rental.
0% of PBVs were awarded.
- 45 percent of PBVs may be allocated to families with income between 50 and 80 percent AMI for Brookside Phase 2 Rental mixed finance development.
0% was allocated.

➤ **1.6 and 1.28 – Mobility Services (New Combined) (Previously Deconcentration of Poverty and Initiative 1.28 - Increase Lease Up Success Rate for HCV Families –**

In FY2009, ECC/HANH's implemented an initiative to promote expanded housing opportunities for HCV and PBV for families to move to the deconcentrated neighborhoods in 4 census tracts in New Haven. Census tracts 1401, 1410, 1411 and 1428.

In FY2023, due to the tight rental market and the fact that some HCV families were having difficulty finding affordable apartments, ECC/HANH implemented Initiative 1.28, Increase Lease Up Success Rate for HCV Families, to offer incentives to families and landlords/owners to overcome barriers in finding affordable units and the ability to lease a unit in a timely manner.

In FY2025 ECC/HANH, ECC proposed a planned non-significant change to combine the initiatives for Deconcentration and Increasing Lease Up Success rates. Both initiatives offer mobility counseling services and participant and landlord incentives to assist participants in leasing up a unit of choice. The incentives include security deposit, application fee and utility deposit assistance for participants and an incentive fee for the landlord based on the bedroom size.

In FY2025

- 6% of all TBV residents lived in a deconcentrated neighborhood
- 421 families were referred to for mobility counseling for assistance in finding a home
- There were 0 incentive payments for landlords
- There were 13 requests for exception rents

➤ **1.7 – TBV for Supportive Housing**

Designated use of housing choice voucher resources for the purpose of ending homelessness. ECC/HANH works in conjunction with City and Regional entities, Continuum of Care, shelters, transitional and permanent housing providers to prioritize and identify chronically homeless families and other homeless populations.

- i. chronically homeless
- ii. homeless families
- iii. families receiving services from Child Protective Services
- iv. formerly incarcerated individuals

In FY2025

At the beginning of FY25, ECC/HANH had 234 tenant-based vouchers allocated to serve individuals that meet one or more of the following criteria. At the end of FY2025, 191 TBVs were utilized for a utilization rate of 82%.

➤ **1.9 - Increase the Allowed Percentage of PBV Units from 75 percent to 100 percent**

ECC/HANH will limit the amount of project based units in non-mixed finance projects to no more than 50 percent of the units in the project; provided, however, that the agency may project base up to 75 percent of the units in such project if the project will provide replacement units for public housing units lost as a result of demolition or disposition, if the project is undertaken in an area where significant investments are being made, if the project will help to reduce de-concentration of very low income families, or if the project is located in areas that provide increased access to transportation or employment opportunities.

In FY2025

- No actions were taken pursuant to this initiative.

- **Initiative 1.11 – Increase the percentage of Housing Choice Voucher (NON-RAD) budget authority for the Agency that is permitted to project-base from 20% up to 25%**

ECC/HANH will allow for the continued redevelopment efforts of the underperforming developments as well as increase housing choices for our residents. It allows ECC/HANH to use its vouchers to pool monies together to leverage funds for redevelopment efforts.

In FY2025

- ECC/HANH's current percentage of non-RAD project-based vouchers is 12%.

- **1.21 – Expanded Jurisdiction**

This initiative gives ECC/HANH the opportunity to develop housing outside of New Haven in “high opportunity” areas for better educational outcomes, employment access, etc. The first property is Parkside Village in Branford, a 40-unit development.

In FY2025

- All 40 units have been leased.
- ECC/HANH has not yet identified another property

- **1.22 – Non-traditional Housing Time Limited Support for Families Transitioning from Homelessness**

This is a 10-year pilot program for non-traditional housing for families transitioning from homelessness at Christion Community Agency (CCA). 18 units have been allocated for a 24-36 transition period. CCA provides supportive services for the residents. All 18 units were leased in the initial year, and ECC/HANH has been working closely with CAA in monitoring the program.

In FY2025

- There were 15 families leased.
- Of the 15 families, 12 families exited the program due to completing the 24–36-month transition period.
 - 75% (9) successfully completed the program
 - 7 new residents entered the program

- **3.1 - Rent Simplification** – Continuation of Bi/triennial recertifications minimum rent, hardship and flat rent requirements.

In FY2025

- (57%) of HCV families were eligible to be recertified.
- (66%) of LIPH families were eligible to be recertified.
- There was a 29% reduction in staff time to process all recertifications.
- There was a 57% reduction in printing, mailing and postage costs

Payment Standard Significant Change MTW FY25 Amendment #2:

ECC/HANH proposed to allow for annual rental increase by processing an interim and to apply the current payment standards when processing interims for elderly/disabled households and any household that requests and receives a rent increase.

ECC/HANH will notify families at the time of biennial or triennial recertification that the payment standard may increase or decrease at the next reexamination based on the approved FMR at that time.

ECC/HANH will use the payment standard in effect on the date of reexamination whether it is a decrease or an increase.

- **3.5 – HCV Rent Simplification** – HQS and Rent Increases on a Bi/Triennial schedule to coincide with the recertifications

In FY2025

- The cost per inspection has reduced from \$77 to \$61, since the baseline year of FY2015.
- 9% of the total units required a special inspection, due to the biennial and triennial schedule for inspections

Payment Standard Significant Change MTW FY25 Amendment #2: (As it relates to rent increases)

ECC/HANH proposed to allow for annual rental increase to occur outside of the bi/triennial cycle, by processing an interim and applying the current payment standards. This applies to elderly/disabled households and any household that requests a rent increase. The request will be reviewed on a case-by-case basis.

In FY2025

- The per voucher average for rent increases was approximately \$198.
(number served/rent increase amount)

LIPH INITIATIVES

➤ **1.25F – Vacancy Reduction**

Continued funding flexibility to turn over vacant LIPH units.

In FY2025

- In FY2025, the vacancy rate was 3%, occupancy rate 97%.
- Total expenses were \$168,500 in MTW funds.
- ECC/HANH turned over 21 vacant units

➤ **2.8F Prison Community Re-Entry**

ECC/HANH serves individuals who have reentered society after completing a prison sentence. ECC/HANH offers mentoring, training, and housing for individuals that qualify for this program.

In FY2025

- There were 0 new admissions in the LIPH program
- There were 7 new admissions in the HCV program

GLENDOWER/DEVELOPMENT INITIATIVES

➤ **1.2 Local Total Development Cost (TDC) Limits –**

This activity establishes TDC and HCC limits for ECC/HANH separate from HUD's standard limits to better reflect local market conditions for development and redevelopment activities. The TDC and HCC schedule reflects construction and development costs in New Haven.

The following developments are in pipeline: Crawford Manor, 34 Level Street, Westville Manor Phase I, Westville Manor Phase II, Scattered Site Multifamily, St. Luke's and Newhallville.

Valley Townhouses an McConaughy Terrace have converted and Crawford Manor, 34 Level Street, Westville Manor Phase I, Westville Manor Phase II, Scattered Site Multifamily, St. Luke's and Newhallville, are still in the planning stages.

In FY2025

- No actions were taken pursuant to this initiative.

➤ **1.18 – ECC/HANH Transformation/Development (New Combined Initiative)
Planned Non-Significant Changes**

ECC/HANH combined all transformation/development initiatives into one initiative for better tracking.

ECC/HANH combined the following initiatives:

- Initiative 1.15 and 1.17 – West Rock Transformation Plan/Major Redevelopment Efforts - Included Initiative 1.13
 - Involves the redevelopment of Brookside, Rockview, Wilmot Crossing, Ribicoff Cottages (Twin Brooks), McConaughy Terrace, Valley Townhouses, and Westville Manor/34 Level St.
- Initiative 1.16 – Crawford Manor Transformation Plan
- Initiative 1.23 - St Luke's Whalley Avenue Development
- Initiative 1.29F– Robert T. Wolfe Transformation Plan
 - Renamed Union Square and added Church Street South

ECC/HANH added the following developments:

- Hazel Street
- East Grand Ave.
- State and George Street
- The Clock Factory
- Griswold

In FY2025

- McConaughy Terrace - All units were re-occupied by the end of the fourth quarter of FY2025.
- Valley Street - All units were fully occupied in FY2024, and the development has now converted to permanent financing.
- Westville Manor - Architectural plans and other required development documents were completed. The project architect and construction manager at risk have been procured and the pre-construction process is proceeding as planned. HUD has approved a CHAP for this development.
- 34 Level St. - The project will not convert to a RAD based model using in-place Faircloth Vouchers as previously proposed but will utilize the PRAC model to convert the units to RAD. The project will convert to a RAD PBRA using the HUD 202 PRAC as a basis. Closing is targeted for the 1st quarter of 2026.
- Crawford Manor Transformation Plan - A historic consultant has been hired to assist in the redevelopment of this historic property. The historic consultant has reviewed the building and will assist in the State and Federal Tax Credit process as well as assisting in the procurement of an architect and the completion of the design plans. The procurement of an architect has begun with a proposed 1st quarter 2026 selection.
- St. Lukes's Whalley Ave Development - During FY 25, two of the business entities were relocated in compliance with the Uniform Relocation Act. The final business is in the process of establishing a new business location and will relocate in the first quarter of CY 2026 prior to closing. The Glendower Group

relocation team has been assisting the commercial businesses throughout the relocation process.

- Clock Factory - This development is still in the planning stages.
- State and George - This development is still in the planning stages.
- Hazel Street - This development is still in the planning stages.
- East Grand Ave. - ECC/HANH will apply for Low Income Housing Tax Credits in the third quarter of FY 2026. ECC anticipates closing the second quarter of FY2027 and construction will take 18 months.
- Griswold - The development did not occur as planned. After numerous community meetings and planning sessions, the Town of Griswold decided not to proceed with the development. Heritage River Village Development LLC is continuing to investigate possible avenues of development, but this is no longer in the active Glendower queue.
- Union Square Transformation (Church Street South/Union Square and Robert T. Wolfe)- This development is still in the planning stages.

➤ **1.30F – Real Estate Acquisition Development**

This initiative has been expanded to include the purchase of vacant properties or non-housing structures that can be converted to affordable housing. This will complement the expansion of affordable housing and create a multi-pronged approach to expanding affordable housing opportunities.

The property acquisitions include:

- Hazel Street
- 16 East Grand Ave.
- New Haven Clock Factory
- Church Street South/Union Square
- State and George Street

In FY2025

- There were no additional activities for this initiative.

FSS/CED

➤ **2.1 – Family Self-Sufficiency (FSS) Program**

Continuation of ECC/HANH FSS Programs to include remedial education, literacy classes, job skills and financial literacy.

In FY2025

- There were 1166 residents enrolled in the FSS program.
- The average household income was \$31,800 which is a 6.3% increase from the FY2024 \$29,908 average household income.
- At baseline 50% of the families were employed and 50% were unemployed. In FY25, 63% of the families were employed, a 25% increase above baseline.
- There was 1 new homeowner

➤ **2.3 – CARES (Caring About Resident Economic Self Sufficiency)**

This was a pilot program at Rockview Terrace and Brookside Estates. The initiative established term limits (72 months) to the amount of time a family can reside on the property and receive subsidy on the road to self-sufficiency.

In FY25

- 1 family graduated from the CARES program.
- There are 22 CARES residents that are prepared to graduate in FY2026.

CARES Significant Change MTW FY25 Amendment #2:

ECC/HANH proposed an update for participants who successfully graduate from the CARES program, who choose to stay on site and pay Flat Rent (LIPH) or market rate rent (PBV).

- Upon completion of the 72 months, the resident will be re-evaluated and recertified accordingly.
- The resident will not receive the final payout escrow until the resident has moved out of the CARES unit and is receiving zero subsidy.
- Residents staying over 4 years from graduation date will be terminated from the CARES program.
- All Residents will abide by the CARES program obligations until fully terminated from the program.
- All extensions will require a yearly update meeting with CED Supervisor or designee.
- All graduation extensions must be approved by CED Director or designee.

➤ **2.4 – Teacher In Residence**

ECC/HANH offers housing to teachers in exchange for the delivery of homework help and tutorial services for our youth. ECC/HANH proposed an update to include recruitment for certified teachers in the State of CT currently teaching in the New Haven public schools or surrounding towns. This includes an Early Childhood Educator, Alternative Teacher, Magnet School Teacher, Retired Teacher or College Student seeking College secondary education.

In FY2025

- A new teacher in residence moved into the development.
- ECC/HANH entered into an agreement with the New Haven Tutoring Initiative to include New Haven Counts programming into the TIR Model to expand math tutoring support from this New Haven based non-profit.

➤ **2.5 REACH Grant**

The REACH Grant will provide cash assistance to residents seeking to achieve defined self-sufficiency goals. Families will be able to apply for and receive up to \$500 per year for up to 5 years to support their achievement of goals that they have established for themselves as part of the Individuals Self Sufficiency Plan.

In FY2025

- To date, the REACH Grant Program has supported 18 residents, providing up to \$500 each for urgent needs such as housing stability, car repair, and transportation.
- In total, approximately \$9,000 has been disbursed to date.

➤ **2.6F – Resident Owned Business**

This initiative will assist residents in starting their own business.

In FY2025

- The Resident Owned Business (ROB) program served 15 participants from 14 households, all of whom received individual assessments and entrepreneurship consultation and/or ongoing training and all in varying levels on the road to entrepreneurship.
- The average income of ROB households was \$76,976 compared to \$45,174 in FY2024, a 70% increase.

➤ **2.7F – SEHOP (Section 8 Homeownership Program) Capital Improvement –**

This program supports new homeowners with necessary capital improvements costing \$500.00 or more that may arise after being in the home for a minimum of three years.

In FY2025

- 1 household utilized the funds in amount of \$4000

➤ **2.9F –Resident Services or the Elderly –**

ECC/HANH serves individuals who are elderly and/or disabled with supportive services.

In FY2025

- ECC/HANH served over 750 residents

- There were programs such as Health and Wellness, Safety and Wellbeing, Financial Wellbeing and Education and Digital Literacy.

➤ **2.10F – Jumpstart**

This initiative has been created to assist higher income residents and participants exit subsidized programs in advance of required program termination due to over-income status.

In FY2025

- The Community and Economic Development (CED) team worked with 39 families whose household income exceeded the Very Low-Income Limit (50%).
- The average household income was \$83,002.

➤ **2.12F – ECC Believes!**

This is a youth initiative that leverages smart housing policy and programs to advance academic outcomes for student residents so that we may see success among New Haven's young people through increased high-school graduation, post-secondary completion, and employment.

In FY2025

- ECC/HANH spent \$447,656 on the ECC Believes! Initiative.
- ECC/HANH served 256 children in various programs

➤ **2.13F (previously 4.11F) – Sponsored Based Housing –**

This is a local non-traditional use of HCV funds. ECC/HANH will partner with a Social Service Agency that will provide supportive services to individuals. Funding only will be issued to the Social Service Agency by ECC/HANH to support the housing operating needs. ECC/HANH is currently working with Youth Continuum to provide transitional housing and support for up to 20 individuals.

In FY2025

- There were no activities

360 MANAGEMENT

➤ **3.11F – Creation of New Instrumentality**

The creation of 360 Mgt includes the management of units converted to the RAD/PBV platform. 360 Management is providing property management services to 1386 units in 23 developments.

In FY2025

- 360 Management's strategic redevelopment goal was to achieve at least 10% savings on total operating expenses. 360 Mgt achieved the goal of 10% savings across all portfolios.

PLANNING AND DEVELOPMENT

➤ **Crawford Manor**

The plan was to upgrade bathrooms, perform exterior masonry, conduct a survey for additional shower pan needs, and design and implement protective pans over critical basement equipment.

- Bathroom upgrades were not pursued during FY2025. Operations staff continued to make repairs as needed. Masonry repairs were completed with Operations funding. An Architect for boiler replacement was selected. The project was designed, and a bid solicitation was issued in August.

➤ **Robert T Wolfe**

ECC/HANH was awarded a Choice Neighborhoods Planning Grant in FY23. In this planning process, Wolfe redevelopment is being incorporated into the larger Union Square comprehensive redevelopment through ECC's Glendower Group. MTW funds are allocated for building repairs that are needed prior to a RAD conversion.

- Wolfe redevelopment is being incorporated into the larger Union Square comprehensive redevelopment through ECC's Glendower Group. Charrette held to solicit community input and redevelopment planning is progressing.

➤ **Essex Townhouses**

The plan was to replace damaged basement access hatches and foundations, repair carports and balcony caps at half walls. Repair 2-fire-damaged units, change site lighting pole heads to LED, replace playground surface and equipment. Design replacement of electric power masts and distribution panels. Investigate code upgrade for stoops and front doors. Perform an engineering study/survey for site drainage; investigate feasibility of separate heating for individual units.

- During FY2025, ECC/HANH replaced damaged basement access hatches, repaired carports, replaced exterior decks, and restored 2-fire-damaged units.
- An Architect was selected for electrical and heating system upgrades.

➤ **Scattered Site West/East/Multifamily**

Possible kitchen and bathroom upgrades; interior doors, walls, ceilings, floors appliances; fences, sidewalks, lighting, building envelope and exterior repairs, code upgrades, site structure repairs and replacement related to life health and safety issues. Continued Lead abatement.

- During FY2025, funds expended to complete SS West units that were included in Lead Group D contract that went beyond the available lead grant funds (including relocation).
- Funds expended to complete SS East units that were included in Lead Group D contract that went beyond the available lead grant funds (including relocation).
- An Architect was selected, and the design is in progress for SS Multifamily.

➤ **Housing- Related Hazard Abatement**

A grant was awarded to address carbon monoxide, radon, mold and associated asbestos abatement, and pest infestation.

- Pest inspections and radon mitigation project are completed. Carbon monoxide-smoke detectors installation, mold and associated asbestos abatement continued in FY 25.

ACTIVITIES PLACED ON HOLD

No activities were placed on hold in FY2025

CLOSED OUT ACTIVITIES

No Activities were closed out in FY2025

**HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (d/b/a Elm City Communities)
RESOLUTION #12-101/25-R**

Resolution Authorizing Change Order Number Four (4) for the fourth and final year to the contract with Home Services & More, LLC, for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor in the amount of \$229,961.00 bringing the total not to Exceed Contract Amount From \$554,941.50 To \$784,902.50.

WHEREAS, on August 23, 2023, the Board adopted Resolution Number # 01-05/23-S Resolution Authorizing Contract Award to Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for a total contract not to exceed amount of \$344,941.50 for a period of three (3) years beginning February 1, 2023, and ending January 31, 2026, with an option to renew for two (2) additional years; and

WHEREAS, on October 15, 2024, the Board adopted Resolution Number # 10-73/24-R Change Order Number One (1) to the contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for additional amount of \$100,000.00 bringing the total not to exceed contract amount from \$344,941.50 to \$444,941.50; and

WHEREAS, on June 17, 2025, the Board adopted Resolution Number # 06-47/25-R Change Order Number Two (2) To the Contract with Home Services & More, LLC For Plumbing Services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for additional amount of \$50,000.00 bringing the total not to exceed contract amount from \$444,941.50 to \$494,941.50; and

WHEREAS, On October 21, 2025, the Board adopted Resolution Number # 10-79/25-R Change Order Number Three (3) to the Contract with Home Services & More, LLC for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor for additional amount of \$60,000.00 bringing the total bringing the total not to exceed contract amount from \$494,941.50 To \$554,941.50; and

WHEREAS, ECC/HANH now seeks authorization of Change Order Number Four (4) for the fourth and final year to the contract with Home Services & More, LLC, for plumbing services at McConaughy Terrace, Valley Townhouses, Scattered Site Properties, 295 Wilmot Road, 90 Park Street, 49 Union Ave and Westville Manor in the amount of \$229,961.00 bringing the total not to Exceed Contract Amount From \$554,941.50 To \$784,902.50; and

WHEREAS, in accordance with resolution 10-129/18-R for the Revised Procurement Policy, adopted by the Board of Commissioners on October 16, 2018, all Contracts greater than



Shenae Draughn, President

MEMORANDUM

TO: Board of Commissioners (for HANH)

DATE: December 16, 2025

FROM: Shenae Draughn, President

RE: Resolution Authorizing Change Order Number Six (6) to the Contract with Northeast Generator Company Increasing the Total Not to Exceed Contract Amount by \$26,000,00 and Bringing the Total Not to Exceed Contract Amount from \$243,973.00 to \$269,973.00, and Extending the Term of the Contract from December 31, 2025, to June 30th, 2026.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number #12-102/25-R

TIMING: Immediately

DISCUSSION: Pursuant to an agreement between HANH and Northeast Generator Company, HANH retained Northeast Generator Company to provide rental of emergency back-up generator services.

On August 1, 2023, HANH authorized PO-22426-13820 Change Order Number One (1) for extension of time beginning August 20, 2023, to January 31, 2024. On January 11, 2024, HANH authorized Change Order Number Two (2) to the contract with Northeast Generator Company for an additional amount of \$72,200.00 for the rental of emergency back-up generator services and extending the term of the agreement for the period beginning January 31, 2024 and ending September 30th, 2024, bringing the total not to exceed contract amount from \$77,773.00 to \$149,973.00.

On September 9, 2024, HANH authorized Change Order Number Three (3) for extension of time, extending the term of the agreement for the period beginning September 30, 2024, and ending December 31, 2024.

On November 19, 2024, the Board adopted Resolution Number # 11-86/24-R 01-05/23-S Resolution Authorizing Change Order Number Four (4) to the contract with Northeast Generator Company for an additional amount \$45,000.00 for the rental of emergency back-up generator services and the extension of the term of the agreement for the period beginning December 31, 2024 and ending March 31, 2025, bringing the total not to exceed contract amount from \$149,973.00 to \$194,973.00.



On March 18, 2025, HANH authorized a no cost time extension to the contract with Northeast Generator of CT, Inc which was set to expire on March 31, 2025. The extension of time was effective March 31, 2025, through July 31, 2025.

On June 17, 2025, the Board adopted Resolution Number #06-48/25-R authorizing Change Order Number Five (5) to the contract with Northeast Generator Company increasing the total not to exceed contract amount by \$49,000.00 and bringing the total not to exceed contract amount from \$194,973.00 to \$243,973.00, and extending the term of the agreement from July 31, 2025, to December 31, 2025.

ECC/HANH now seeks authorization of Change Order Number Six (6) to the contract with Northeast Generator Company increasing the total not to exceed contract amount by \$26,000.00 and bringing the total not to exceed contract amount from \$243,973.00 to \$269,973.00, and extending the term of the agreement from December 31, 2025, to June 30th, 2026.

In accordance with resolution 10-129/18-R for 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 results in a total contract greater than \$150,000.00 must be authorized by the Board of Commissioners prior to execution.

FISCAL IMPACT: \$26,000.00

SOURCE OF FUNDS: Operating funds budgeted FY 2026

STAFF: Lee Purvis
Central Operations Manager



HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (d/b/a Elm City Communities)

RESOLUTION #12-102/25-R

Resolution Authorizing Change Order Number Six (6) to the Contract with Northeast Generator Company Increasing the Total Not to Exceed Contract Amount by \$26,000.00 and Bringing the Total Not to Exceed Contract Amount from \$243,973.00 to \$269,973.00, and Extending the Term of the Contract from December 31, 2025, to June 30th, 2026

WHEREAS, Pursuant to an agreement between HANH and Northeast Generator Company, HANH retained Northeast Generator Company to provide rental of emergency back-up generator services; and

WHEREAS, on August 1, 2023, HANH authorized PO-22426-13820 Change Order Number One (1) for extension of time beginning August 20, 2023, to January 31, 2024; and

WHEREAS, on January 11, 2024, HANH authorized Change Order Number Two (2) to the contract with Northeast Generator Company for an additional amount of \$72,200.00 for the rental of emergency back-up generator services and extending the term of the agreement for the period beginning January 31, 2024, and ending September 30th, 2024, bringing the total not to exceed contract amount from \$77,773.00 to \$149,973.00; and

WHEREAS, on September 9, 2024, HANH authorized Change Order Number Three (3) for extension of time, extending the term of the agreement for the period beginning September 30, 2024, and ending December 31, 2024; and

WHEREAS, on November 19, 2024, the Board adopted Resolution Number # 11-86/24-R 01-05/23-S Resolution Authorizing Change Order Number Four (4) to the contract with Northeast Generator Company for an additional amount \$45,000.00 for the rental of emergency back-up generator services and the extension of the term of the agreement for the period beginning December 31, 2024 and ending March 31, 2025 bringing the total not to exceed contract amount from \$149,973.00 to \$194,973.00; and

WHEREAS, on March 18, 2025, HANH authorized a no cost time extension to the contract with Northeast Generator of CT, Inc which was set to expire on March 31, 2025. The extension of time was effective March 31, 2025, through July 31, 2025; and

WHEREAS, on June 17, 2025, the Board adopted Resolution Number # 06-48/25-R Change Order Number Five (5) to the contract with Northeast Generator Company increasing the total not to exceed contract amount by \$49,000.00, and bringing the total not to exceed contract amount from \$194,973.00 to \$243,973.00, and extending the term of the agreement from July 31, 2025, to December 31, 2025; and

WHEREAS, ECC/HANH now seeks authorization of Change Order Number Six (6) to the contract with Northeast Generator Company increasing the total not to exceed contract amount by \$26,000.00 and



bringing the total not to exceed contract amount from \$243,973.00 to \$269,973.00, and extending the term of the agreement from December 31, 2025, to June 30th, 2026; and

WHEREAS, In accordance with resolution 10-129/18-R for 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 results in a total contract greater than \$150,000.00 must be authorized 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. Change Order Number six (6) to the Contract with Northeast Generator Company, increasing the contract amount by \$26,000 and extending the term of the agreement from December 31, 2025 to June 30th, 2026, be and hereby is authorized and directed, including the expenditure of such amount; and
2. The President be and hereby is authorized, empowered and directed to take any and all such action necessary and appropriate to fulfill the foregoing purposes, to execute and deliver such agreements, documents and instruments as necessary to fulfill the foregoing purposes, and to take any and all such action ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this Resolution; and
3. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on December 16, 2025

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Northeast Generator

Date: 12-02-25

Vendor: Northeast Generator

Initial Contract Term: 08/1/23 to 06/30/26

Original Contract amount:		\$72,200.00
Change Order #1	No cost time extension until January 31, 2024	
Change Order #2		\$77,773.00
Change Order #3	No cost time extension until December 31, 2024	
Change Order #4	Time extension November 19, 2024 and additional money	\$45,000.00
Change Order #5	Time extension June 17, 2025 and additional money	\$49,000.00
Change Order #6	Time extension June 17, 2025 and additional money	\$26,000.00
Total Contract Value:		269,973.00

MEMORANDUM

TO: Board of Commissioners

DATE: December 16, 2025

FROM: Shenae Draughn, President

RE: Authorization of a Memorandum of Agreement Between the Housing Authority City of New Haven, d/b/a Elm City Communities ("ECC") and Glendower McConaughy Terrace 4% LLC for a Period of One Year with the Option to Renew for Four Additional One Year Periods For Supportive Services From January 1, 2026 to December 31, 2026 for \$60,000.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number **12-103/25-R**

TIMING: Immediately

DISCUSSION: The McConaughy Terrace 4% development houses families with a range of service needs, including case management, employment engagement, behavioral health linkage, and crisis intervention.

The Community, Economic and Development ("CED") Department of ECC has a proven track record of delivering comprehensive supportive services across ECC's developments, including intensive case management, workforce linkage, benefits navigation, crisis intervention, and robust resident engagement. Through its work at multiple ECC communities, CED has consistently produced positive resident outcomes such as increased self-sufficiency, improved housing stability, and greater access to employment and community resources.

CED's established service model, strong program infrastructure, and trusted relationships with residents enable a holistic, family-centered approach that supports long-term goal achievement and overall well-being.

Glendower McConaughy Terrace 4% LLC, the owner of McConaughy Terrace 4%, has requested that CED provide the above described supportive services to nineteen (19) families residing at McConaughy Terrace 4%, which aligns with Glendower's strategic priorities and ensures continuity of high-quality, impactful resident support. Glendower McConaughy Terrace 4% LLC has or will agree to provide ECC with an amount not to exceed \$60,000 annually to reimburse ECC for the provision of the supportive services.

This request is for authorization of a Memorandum of Agreement for a one-year period, with the option to renew for an additional four (4) one year periods, between Glendower McConaughy Terrace 4% LLC and the Housing Authority City of New Haven d/b/a Elm City Communities, for the provision of supportive services by CED, with reimbursement of the cost of such services in the amount not to exceed \$60,000.

FISCAL IMPACT: \$60,000 Annually, to be reimbursed by Glendower McConaughy Terrace 4% LLC.

SOURCE OF FUNDS: Project Operating Budget

STAFF: Latoya Mills, Director of CED

**HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
(d/b/a Elm City Communities)**

RESOLUTION # 12-103/25-R

Authorization of a Memorandum of Agreement Between the Housing Authority City of New Haven, d/b/a Elm City Communities ("ECC") and Glendower McConaughy Terrace 4% LLC for a Period of One Year with the Option to Renew for Four Additional One Year Periods For Supportive Services From January 1, 2026 to December 31, 2026 for \$60,000.

WHEREAS, the McConaughy Terrace 4% development houses families with a range of service needs, including case management, employment engagement, behavioral health linkage, and crisis intervention; and

WHEREAS, the Community, Economic and Development ("CED") Department of ECC has a proven track record of delivering comprehensive supportive services across ECC's developments, including intensive case management, workforce linkage, benefits navigation, crisis intervention, and robust resident engagement; and

WHEREAS, through its work at multiple ECC communities, CED has consistently produced positive resident outcomes such as increased self-sufficiency, improved housing stability, and greater access to employment and community resources; and

WHEREAS, CED's established service model, strong program infrastructure, and trusted relationships with residents enable a holistic, family-centered approach that supports long-term goal achievement and overall well-being; and

WHEREAS, Glendower McConaughy Terrace 4% LLC, the owner of McConaughy Terrace 4%, has requested that CED provide the above described supportive services to nineteen (19) families residing at McConaughy Terrace 4%, which aligns with Glendower's strategic priorities and ensures continuity of high-quality, impactful resident support; and

WHEREAS, this resolution is to authorize a Memorandum of Agreement for a one-year period, with the option to renew for an additional four (4) one year periods, between Glendower McConaughy Terrace 4% LLC and the Housing Authority City of New Haven d/b/a Elm City Communities, for the provision of supportive services by CED, with reimbursement of the cost of such services in the amount not to exceed \$60,000 by Glendower McConaughy Terrace 4% LLC.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS THAT:

1. A Memorandum of Agreement between the Housing Authority of the City of New Haven and McConaughy Terrace 4% LLC for the provision of the services set forth in the recitals hereinabove, by the Community and Economic Development Department of ECC, from January 1, 2026 to December 31, 2026 for \$60,000 and upon such terms and conditions as the President determines, in consultation with legal counsel, to be necessary and appropriate the effectuate the foregoing, be and hereby is authorized and directed; and
2. The President be and hereby is authorized, empowered and directed to execute and deliver such agreements, documents and instruments as necessary to fulfill the foregoing purposes, and to take any and all such ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this Resolution; and
3. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the members of the Board of Commissioners present at a meeting duly called at which a quorum was present, on December 16, 2025.

Shenae Draughn
President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Exhibit A

McConaughy 4% Supportive Housing MOA

Intensive Case Management & Supportive Services Agreement

Site: McConaughy Family Developments – 4% (Family Site)

Parties: [Agency Name] and CED

Purpose

To provide Intensive Case Management (ICM) and Supportive Services, including mental health and substance abuse support, that promote housing stability, family well-being, and self-sufficiency for residents of McConaughy 4% development (up to 19 households).

Services will focus on individualized support, consistent engagement, measurable resident outcomes, and structured programming that address both immediate and long-term needs.

Scope of Services

The Provider will:

- Deliver intensive, strengths-based case management for participating households.
 - Conduct resident assessments and individualized service plans (ISPs) within 30 days of enrollment.
 - Provide ongoing support addressing employment, education, family stability, mental health, and substance abuse recovery, connecting residents to appropriate treatment and community-based services.
 - Collaborate with on-site management, behavioral health providers, and community partners for coordinated care.
 - Maintain case notes, outcome tracking, and resident progress data in agency-approved systems.
 - Implement structured programming including:
 - Workforce development and job readiness workshops
 - Financial literacy and budgeting sessions
 - Youth enrichment and tutoring programs
 - Mental health and wellness workshops (stress management, coping skills, trauma-informed care)
 - Substance abuse prevention and recovery support sessions
 - Family wellness and health workshops
 - Community engagement events and recreational activities
-

Key Performance Indicators (KPIs)

Category	KPI / Outcome Measure	Target	Reporting Frequency
Engagement	% of households with active case management plans	90% of eligible families	Quarterly
Stability	% of families maintaining stable housing for 12+ months	90% retention	Annual
Employment & Income	% of working-age residents gaining or maintaining employment	25% increase year-over-year	Semi-Annual
Family Goal Achievement	% of residents meeting at least one goal in service plan	70% completion	Annual
Youth Support	% of school-age youth participating in academic or enrichment programs	40% participation	Quarterly
Mental Health & Wellness	% of residents participating in mental health or substance abuse support programming	30% participation	Semi-Annual
Resident Satisfaction	Resident satisfaction (survey or focus group)	≥ 4.0 / 5.0 rating	Annual

Reporting & Performance Review

- Provider will submit **quarterly progress reports** including narrative, data, and case outcomes related to all service domains, including mental health and substance abuse support.
- **Mid-year and annual reviews** will determine contract performance, quality of service delivery, and outcomes achieved.

Supportive Services Budget – McConaughy 4%

Task	Hours	Hourly Rate (Including Fringe Benefits)	Cost
Complete 10 Assessments and ISPs	30	\$43.27	\$1,298.10
Quarterly Monitoring	80	\$43.27	\$3,461.60
Coordination for 10 families	423	\$43.27	\$17,221.46
Program Costs (including MH/SA support workshops)	–	–	\$7,000.00
Subtotal – Direct Cost	265	\$43.27	\$11,466.55
Subtotal – Indirect Costs	–	–	\$13,509.00

Task	Hours	Hourly Rate (Including Fringe Benefits)	Cost
Total	–	–	\$54,000.00 (actual total: \$53,956.71)

(Budget to be finalized based on available funding and negotiated staffing levels.)

Signatures

Authorized Representative, [Agency Name]

Signature: _____ Date: _____

Authorized Representative, [Provider Name]

Signature: _____ Date: _____

MEMORANDUM

TO: Board of Commissioners

DATE: December 16, 2025

FROM: Shenae Draughn, President

RE: **Authorization of a Memorandum of Agreement Between the Housing Authority City of New Haven, d/b/a Elm City Communities ("ECC") and Glendower McConaughy Terrace 9% LLC for a Period of One Year with the Option to Renew for Four Additional One Year Periods, for Supportive Services From January 1, 2026 to December 31, 2026 for \$70,000.**

ACTION: Recommend that the Board of Commissioners adopt Resolution Number 12-104/25-R

TIMING: Immediately

DISCUSSION: The McConaughy Terrace 9% development houses families with a range of service needs, including case management, employment engagement, behavioral health linkage, and crisis intervention.

The Community, Economic and Development ("CED") Department of ECC has a proven track record of delivering comprehensive supportive services across ECC's developments, including intensive case management, workforce linkage, benefits navigation, crisis intervention, and robust resident engagement. Through its work at multiple ECC communities, CED has consistently produced positive resident outcomes such as increased self-sufficiency, improved housing stability, and greater access to employment and community resources.

CED's established service model, strong program infrastructure, and trusted relationships with residents enable a holistic, family-centered approach that supports long-term goal achievement and overall well-being.

Glendower McConaughy Terrace 9% LLC, the owner of McConaughy Terrace 9%, has requested that CED provide the above described supportive services to twenty-six (26) families residing at McConaughy Terrace 9%, which aligns with Glendower's strategic priorities and ensures continuity of high-quality, impactful resident support. Glendower McConaughy Terrace 9% LLC has or will agree to provide ECC with an amount not to exceed \$70,000 annually to reimburse ECC for the provision of the supportive services.

This request is for authorization of a Memorandum of Agreement for a one-year period, with the option to renew for an additional four (4) one year periods, between Glendower McConaughy Terrace 9% LLC and the Housing Authority City of New Haven d/b/a Elm City Communities, for the provision of supportive services

by CED, with reimbursement of the cost of such services in the amount not to exceed \$70,000.

FISCAL IMPACT: \$70,000 Annually, to be reimbursed by Glendower McConaughy Terrace 9% LLC.

SOURCE OF FUNDS: Project Operating Budget

STAFF: Latoya Mills, Director of CED

**HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
(d/b/a Elm City Communities)**

RESOLUTION # 12-104/25-R

Authorization of a Memorandum of Agreement Between the Housing Authority City of New Haven, d/b/a Elm City Communities ("ECC") and Glendower McConaughy Terrace 9% LLC for a Period of One Year with the Option to Renew for Four Additional One Year Periods, for Supportive Services From January 1, 2026 to December 31, 2026 for \$70,000.

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WHEREAS, through its work at multiple ECC communities, CED has consistently produced positive resident outcomes such as increased self-sufficiency, improved housing stability, and greater access to employment and community resources; and

WHEREAS, CED's established service model, strong program infrastructure, and trusted relationships with residents enable a holistic, family-centered approach that supports long-term goal achievement and overall well-being; and

WHEREAS, Glendower McConaughy Terrace 9% LLC, the owner of McConaughy Terrace 9%, has requested that CED provide the above described supportive services to twenty-six (26) families residing at McConaughy Terrace 9%, which aligns with Glendower's strategic priorities and ensures continuity of high-quality, impactful resident support; and

WHEREAS, this resolution is to authorize a Memorandum of Agreement for a one-year period, with the option to renew for an additional four (4) one year periods, between Glendower McConaughy Terrace 9% LLC and the Housing Authority City of New Haven d/b/a Elm City Communities, for the provision of supportive services by CED, with reimbursement of the cost of such services in the amount not to exceed \$70,000 by Glendower McConaughy Terrace 9% LLC.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS THAT:

1. A Memorandum of Agreement between the Housing Authority of the City of New Haven and McConaughy Terrace 9% LLC for the provision of the services set forth in the recitals hereinabove, by the Community, Economic and Development ("CED") Department of ECC, from January 1, 2026 to December 31, 2026 for \$70,000 and upon such terms and conditions as the President determines, in consultation with legal counsel, to be necessary and appropriate the effectuate the foregoing, be and hereby is authorized and directed; and
2. The President be and hereby is authorized, empowered and directed to execute and deliver such agreements, documents and instruments as necessary to fulfill the foregoing purposes, and to take any and all such ancillary, related and or/necessary action to fulfill the foregoing purposes and the purposes of this Resolution; and
3. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the members of the Board of Commissioners present at a meeting duly called at which a quorum was present, on December 16, 2025.

Shenae Draughn
President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Exhibit A

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Site: McConaughy Family Developments – 4% & 9% (Family Sites)

Parties: [Agency Name] and CED

Purpose

To provide Intensive Case Management (ICM) and Supportive Services, including mental health and substance abuse support, that promote housing stability, family well-being, and self-sufficiency for residents of McConaughy 9% development.

Services will focus on individualized support, consistent engagement, measurable resident outcomes, and structured programming that address both immediate and long-term needs.

Scope of Services

The Provider will:

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(Budget to be finalized based on available funding and negotiated staffing levels.)

Signatures

Authorized Representative, [Agency Name]

Signature: _____ Date: _____

Authorized Representative, [Provider Name]

Signature: _____ Date: _____