



Shenae Draughn
President

AGENDA

SPECIAL MEETING OF THE BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

360 ORANGE STREET NEW HAVEN CT 06511

TUESDAY, JANUARY 20th, 2026 at 4:00 P.M.

<https://v.ringcentral.com/join/215683616>

Dial: 1-650-419-1505

Access Code / Meeting ID: 215 683 616

- 1. Roll Call
- 2. Approval of the Minutes From December 16th, 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 01-01/26-S;** Authorization of Submission of an Application with the Housing Authority of the City of New Haven as Lead Applicant for the FY 2025 Choice Neighborhoods Implementation Grant for Union Square and, Subject to City Approval, Authorizing the City of New Haven to Serve as Co-Applicant and Neighborhood Implementation Entity and Executing Related MOU Regarding the Same
- 2. **Resolution 01-02/26-S;** Resolution Designating Community Action Agency of New Haven as People Implementation Entity (PIE) for the FY 2025 Choice Neighborhoods Implementation Grant and Executing Related MOU Regarding the Same
- 3. **Resolution 01-03/26-S;** Resolution Designating The Glendower Group, Inc. as Housing Implementation Entity (HIE) for the FY 2025 Choice Neighborhoods Implementation Grant and Executing Related MOU Regarding the Same
- 4. **Resolution 01-04/26-S;** 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 George Crawford Manor Redevelopment Project

5. **Resolution 01-05/26-S;** Resolution Authorizing Submission of a Combined "Many-to-One" RAD Application for Essex Townhouses and St. Anthony I & II to be Known as RAD V
6. **Resolution 01-06/26-S;** Resolution Authorizing a Predevelopment Loan in the Amount of \$1,000,000 to The Glendower Group, Inc., for the Orange and George Development Project
7. **Resolution 01-07/26-S;** 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 RAD Scattered Site Multifamily Redevelopment Project To be Known as RAD V
8. **Resolution 01-08/26-S;** Resolution to Declare the Official Intent to Issue Tax-Exempt Multifamily Housing Revenue Bonds in an Amount Not to Exceed \$10,000,000 for the RAD Scattered Site Multifamily Redevelopment Project To be Known as RAD V
9. **Resolution 01-09/26-S;** Resolution Authorizing Project-Based Voucher Commitment for Union Square/Robert T. Wolfe Redevelopment
10. **Resolution 01-10/26-S;** Resolution Authorizing Submission of a Rental Assistance Demonstration (RAD) Application for the Conversion of Robert T. Wolfe to Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA) in Connection with the FY 2025 Choice Neighborhoods Implementation Application

Services Committee:

11. **Resolution 01-11/26-S;** Resolution Authorizing a Housing Assistance Payment (HAP) Contract with MEPT Chapel Street LLC For Twenty (20) Project Based Units for Four (4) Additional Years Commencing January 26, 2026, And Ending January 25, 2030, With an Option to Renew at the Authority's Sole Discretion
12. **Resolution 01-12/26-S;** Resolution Authorizing Change Order #2 to the Contract with WB Mason for Various Office Supplies, Adding \$60,000 to the Contract for a Total Not to Exceed Total Contract Amount of \$420,000 and Extending the Term of the Contract to February 28, 2026
13. **Resolution 01-13/26-S;** Resolution Authorizing the Award of a Contract to Ace Moving & Storage, LLC in the Not to Exceed Contract Amount of \$372,500 for a One (1) Year Period Commencing February 1, 2026, through January 31, 2027, with Four (4) One Year Options to Renew for a Total Not to Exceed Contract Amount of \$1,889,700, For Moving & Storage Services
14. **Resolution 01-14/26-S;** Resolution Authorizing the Award of a One (1) Year Contract to Advantage Moving for the Period Commencing February 1, 2026, through January 31, 2027, for a Not to Exceed Contract Amount of \$348,831, with Four (4) One Year Options to Renew for a Total Not to Exceed Contract Amount of \$1,744,155, for Moving and Storage Services
15. **Resolution 01-15/26-S;** Resolution Authorizing the Award of a One (1) Year Contract to Your Certified Solutions, LLC in the Not to Exceed Contract Amount of \$359,425, With Four (4) One Year Options to Renew for a Total Not to Exceed Contract Amount of \$1,837,335, for the Period Commencing February 1, 2026, through January 31, 2027, for Moving & Storage Services

ADJOURNMENT

MINUTES
SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF NEW HAVEN
360 ORANGE STREET NEW HAVEN CT 06511
TUESDAY, JANUARY 20TH, 2026 at 4:00 P.M.

Those present included:

William Kilpatrick, Chair
Danya Keene, Vice Chair
Elmer Rivera, Commissioner
Kevin Alvarez, Commissioner
Rolan Joni Young, McCarter & English LLP
Various staff and public attendees via RingCentral

The Regular Meeting of the Board of Commissioners of the Housing Authority of New Haven was called to order at 4:02 p.m.

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

Approval of the Minutes from the December 16th 2025 Meeting:

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

Aged Accounts Payable Report totaling **\$ 369,996.26** (listed on page 11), 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 January 20, 2026, Board of Commissioners meeting.

Bank Book Check Register totaling **\$ 4,440,571.43** (listed on page 22). This list consists of invoices that have been paid from Dec 1-Dec 31, 2025. Censere Consulting (\$ 22,336) for development; Lothrop Associates, LLP (\$ 123,793) for IQC A&E Architect for Scattered Sites; A. Prete Construction Company, Inc (\$ 417,727) for McConaughy 9% electrical renovations. Housing Enterprise Insurance Company (\$ 13,194) for Insurance Services; Housing Insurance Services (\$ 180,091) for Agency Insurance Coverage: Southern Ct Gas (\$ 70,431.40) for various sites gas services; United Illuminating (\$ 358,279) for various sites electrical; Regional Water Authority (\$88,922) For agency-wide services; Anthem Blue Cross/Blue Shield (\$ 250,841) for Agency-wide Medical, Dental & Vision.

The total of both registers is **\$ 4,810,567.69**.

Public Comments:

- None

December 16th, 2025 President Report Located Here:

- [President's Report \(2\).docx](#)

December 16th, 2025 Resolutions Located Here:

- [12-89 Lothrop Associates Additional Services Grp D Resolution.docx](#)
- [12-90 CHARLES FINKLEY APPOINTMENT TO GLENDOWER BOARD.docx](#)
- [12-91 APPOINT Claribel Shavers TO 360 Management Board RESOLUTION.docx](#)
- [12-92 APPOINT Pat Johnson TO 360 Management Board RESOLUTION.docx](#)
- [12-93 Clock Factory Predevelopment Loan Resolution REVISED 12_9_25.docx](#)
- [12-94 Inducement Resolution Clock Factory \(003\).docx](#)
- [12-95 CLOCK FACTORY TEFRA Resolution.docx](#)
- [12-96 George Crawford Manor Predevelopment Loan Resolution - REVISED 12_9_25.docx](#)
- [12-97 GEORGE CRAWFORD MANOR INDUCEMENT RESOLUTION.docx](#)
- [12-98 Predevelopment Loan Scattered Sites RESOLUTION REVISED 12_9_25.doc](#)
- [12-99 Winchester LIHTC Owners LLC Board Resolution.docx](#)
- [12-100 MTW FY2025 Annual Report RESOLUTION.docx](#)
- [12-101 Home Services More Change Order # 4 RESOLUTION.docx](#)
- [12-102 Northeast Generator Services Change Order Resolution.docx](#)
- [12-103 HANH MOU WITH GLENDOWER CED SERVICES MCCONAUGHEY 4% RESOLUTION.docx](#)
- [12-104 HANH MOU WITH GLENDOWER CED SERVICES MCCONAUGHEY 9% RESOLUTION.docx](#)

ADJOURNMENT

Motion to adjourn made by Keene seconded by Witherspoon at 4:35pm

MEMORANDUM

TO: All Board of Commissioners
FROM: John Rafferty, CFO
RE: Bills and Communications
DATE: January 20, 2026

Attached please find the following Two (2) lists:

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Attachments

Payables Aging Report

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Period: 12/2025

As of : 01/13/2026

Payee	Remittance Vendor	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	Notes
Code			Notes							Owed	
S0107149		Karen A Wilkinson		P-36289	1868	bho	12/19/2025	2307-10-000 HO Capital Improvement Repair		2,197.50	Capital Improvement Repair Oil Tank
Total S0107149										2,197.50	
S0168304		ECC Group IV RAD, LLC		P-28346	1432	lfr	12/23/2025	4715-10-000 HAP Misc Adjustment	October, November, December	2,671.00	HAP Partial October, November-December
Total S0168304										2,671.00	
v0000021		SSH Capital LLC	t unit 27 at 1134 Quin	P-36005	1699	lext	9/30/2025	4430-10-000 Contract-Janitorial/	40	1,500.00	Essex Townhouses Unit #27 Interior House Cleaning
Total v0000021										1,500.00	
v0114532	rv00000007	Department of Public Works									
			116Services- Gasoline, P-36128	1751	igg	12/31/2025	4430-14-000 Contract-Vehicle M:5-11/30/25 acct#		209.23	Glendower Nov 2025 Fuel	
			116Services- Gasoline, P-36128	1751	lcm	12/31/2025	4430-14-000 Contract-Vehicle M:5-11/30/25 acct#		517.55	A08 HANH Nov 2025 Fuel	
			116Services- Gasoline, P-36128	1751	lext	12/31/2025	4430-14-000 Contract-Vehicle M:5-11/30/25 acct#		166.16	A08 HANH Nov 2025 Fuel	
			116Services- Gasoline, P-36128	1751	lrtw	12/31/2025	4430-14-000 Contract-Vehicle M:5-11/30/25 acct#		441.76	A08 HANH Nov 2025 Fuel	
			116Services- Gasoline, P-36128	1751	lsse	12/31/2025	4430-14-000 Contract-Vehicle M:5-11/30/25 acct#		246.99	A08 HANH Nov 2025 Fuel	
			116Services- Gasoline, P-36128	1751	lssm	12/31/2025	4430-14-000 Contract-Vehicle M:5-11/30/25 acct#		451.31	A08 HANH Nov 2025 Fuel	
			116Services- Gasoline, P-36128	1751	lssw	12/31/2025	4430-14-000 Contract-Vehicle M:5-11/30/25 acct#		109.19	A08 HANH Nov 2025 Fuel	
			116Services- Gasoline, P-36128	1751	lwm	12/31/2025	4430-14-000 Contract-Vehicle M:5-11/30/25 acct#		717.10	A08 HANH Nov 2025 Fuel	
Total v0114532									2,859.29		
v0118695		Southern Connecticut Gas									
			P-18302	1035	lsm	11/12/2025	4330-00-000 Gas	235 CCF	444.42	QUINNIPAC/EASTERN/CHAMBERLAIN/FULTON	
			P-28725	1541	lwm	12/17/2025	4330-00-000 Gas	1114 CCF* 12/17	1,663.66	WAYFARER	
			P-36160	1774	bwrl	12/17/2025	4330-00-000 Gas	617 CCF* 12/17	1,039.12	295 WILMONT RD	
			P-36161	1774	lssw	12/17/2025	4330-00-000 Gas	322 CCF* 12/17	890.13	COUNTY/CENTRAL	
			P-36163	1774	lwm	12/17/2025	4330-00-000 Gas	804 CCF* 12/17	1,830.32	LEVEL	
			P-36164	1774	lwm	12/17/2025	4330-00-000 Gas	933 CCF* 12/17	1,653.02	LODGE	
			P-36165	1774	lwm	12/17/2025	4330-00-000 Gas	953 CCF* 12/17	2,454.80	LODGE	
			P-36166	1774	lwm	12/17/2025	4330-00-000 Gas	821 CCF* 12/17	2,027.09	WAYFARER	
			P-36167	1774	lwm	12/17/2025	4330-00-000 Gas	492 CCF* 12/17	929.61	WAYFARER	
			P-36168	1774	lwm	12/17/2025	4330-00-000 Gas	735 CCF* 12/17	1,596.26	WAYFARER	
			P-36172	1778	lwm	12/17/2025	4330-00-000 Gas	1084 CCF* 12/17	1,639.12	WAYFARER	
			P-36173	1778	lwm	12/17/2025	4330-00-000 Gas	881 CCF* 12/17	1,528.35	WAYFARER	
			P-36188	1780	lwm	12/17/2025	4330-00-000 Gas	852 CCF* 12/17	2,057.36	LEVEL	
			P-36189	1780	lwm	12/17/2025	4330-00-000 Gas	998 CCF* 12/17	2,116.10	LODGE	
			P-36190	1780	lwm	12/17/2025	4330-00-000 Gas	874 CCF* 12/17	1,839.60	LODGE	
			P-36191	1780	lwm	12/17/2025	4330-00-000 Gas	693 CCF* 12/17	1,639.67	LODGE	
			P-36192	1780	lssw	12/17/2025	4330-00-000 Gas	313 CCF* 12/17	754.75	COUNTY/CENTRAL	
			P-36193	1780	lwm	12/17/2025	4330-00-000 Gas	923 CCF* 12/17	1,843.05	WAYFARER	
			P-36194	1780	lwm	12/17/2025	4330-00-000 Gas	1119 CCF* 12/17	1,759.72	WAYFARER	
			P-36251	1830	lwm	12/22/2025	4330-00-000 Gas	4 CCF* 12/22	17.37	61 LEVEL ST	
			P-36252	1830	lssw	12/26/2025	4330-00-000 Gas	3 CCF* 12/26	36.38	127 COUNTY ST UNIT 1	
			P-36255	1833	lwm	12/22/2025	4330-00-000 Gas	111 CCF* 12/22	190.14	WAYFARER	
			P-36256	1834	lwm	12/22/2025	4330-00-000 Gas	373 CCF* 12/22	490.91	LODGE	
			P-471	116	lsm	8/11/2025	4330-00-000 Gas	23 CCF	273.29	23 CCF	
Total v0118695									30,714.24		

Payables Aging Report

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Period: 12/2025

As of : 01/13/2026

Payee	Remittance Vendor	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	Notes
Code			Notes							Owed	
v0118696 United Illuminating											
			P-36138	1756	bwrl	10/29/2025	4320-00-000 Electricity	138,830 kWh	104.45	167 kWh	
			P-36138	1756	bwrl	10/29/2025	4320-00-000 Electricity	138,830 kWh	1,393.09	7452 kWh	
			P-36138	1756	lcm	10/29/2025	4320-00-000 Electricity	138,830 kWh	4,609.68	47246 kWh	
			P-36138	1756	lext	10/29/2025	4320-00-000 Electricity	138,830 kWh	2,715.70	28480 kWh	
			P-36138	1756	lrtw	10/29/2025	4320-00-000 Electricity	138,830 kWh	5,017.02	45691 kWh	
			P-36138	1756	lsse	10/29/2025	4320-00-000 Electricity	138,830 kWh	61.91	270 kWh	
			P-36138	1756	lssm	10/29/2025	4320-00-000 Electricity	138,830 kWh	53.67	83 kWh	
			P-36138	1756	lsw	10/29/2025	4320-00-000 Electricity	138,830 kWh	459.52	1392 kWh	
			P-36138	1756	lwm	10/29/2025	4320-00-000 Electricity	138,830 kWh	1,688.65	3120 kWh	
			P-36139	1756	bwrl	12/4/2025	4320-00-000 Electricity	172,884 kWh	110.70	214 kWh	
			P-36139	1756	bwrl	12/4/2025	4320-00-000 Electricity	172,884 kWh	1,298.17	7543 kWh	
			P-36139	1756	lcm	12/4/2025	4320-00-000 Electricity	172,884 kWh	6,068.65	58668 kWh	
			P-36139	1756	lext	12/4/2025	4320-00-000 Electricity	172,884 kWh	2,577.34	26880 kWh	
			P-36139	1756	lrtw	12/4/2025	4320-00-000 Electricity	172,884 kWh	6,988.67	68909 kWh	
			P-36139	1756	lsse	12/4/2025	4320-00-000 Electricity	172,884 kWh	62.44	270 kWh	
			P-36139	1756	lssm	12/4/2025	4320-00-000 Electricity	172,884 kWh	56.88	107 kWh	
			P-36139	1756	lsw	12/4/2025	4320-00-000 Electricity	172,884 kWh	337.70	946 kWh	
			P-36139	1756	lwm	12/4/2025	4320-00-000 Electricity	172,884 kWh	1,742.27	3105 kWh	
			P-36247	1826	lssm	1/5/2026	4320-00-000 Electricity	I803 KWH* 01/05	227.13	FULTON/ EASTERN/ QUINNIPAC/ CHAMBERLAIN	
			P-36248	1827	lssm	1/5/2026	4320-00-000 Electricity	I073 KWH* 01/05	587.46	QUINNIPAC/ CHAMBERLAIN/ EASTERN	
			P-36249	1828	lsse	1/5/2026	4320-00-000 Electricity	I419 KWH* 01/05	417.37	SSME	
Total v0118696									36,578.47		
V0118697		Afscme Local 818	P-28831	1595	cocc-hr	11/24/2025	2117-11-000 AFSCME Payable	OCAL 818 DECEM	185.95	AFSCME LOCAL 818 DECEMBER 2025	
Total V0118697									185.95		
V0118700		Afscme Local 713/afscme Council 4	P-28833	1595	cocc-hr	12/24/2025	2117-11-000 AFSCME Payable	OCAL 713 DECEM	2,892.00	AFSCME LOCAL 713 DECEMBER 2025	
Total V0118700									2,892.00		
V0118736		W.B. Mason Company Inc	ase Order Number:23	P-36332	1908	i360-adm	8/29/2025	4190-04-000 Office Supplies	256522262	85.16	WB MASON
			ase Order Number:23	P-36333	1909	i360-adm	10/8/2025	4190-04-000 Office Supplies	257405432	98.34	WB MASON
			ase Order Number:23	P-36334	1910	i360-adm	10/9/2025	4190-04-000 Office Supplies	257438056	142.16	WB MASON
			ase Order Number:23	P-36335	1911	i360-adm	10/7/2025	4190-04-000 Office Supplies	257373046	79.18	WB MASON
			ase Order Number:23	P-36338	1913	i360-adm	10/21/2025	4190-04-000 Office Supplies	257668520	390.40	WB MASON
Total V0118736									795.24		
V0119701		Cohen Key Shop	ase Order Number:23	P-36071	1729	bwrl	12/23/2025	4430-26-000 Doors & Hardware	6603234	525.00	COHEN'S KEY SHOP DECEMBER 2025
Total V0119701									525.00		
v0119704		Frontier Communications of Company	P-36089	1732	lcm	12/21/2025	4190-07-000 Telephone	I-752-9352* 12/1	378.26	102899-5	
			P-36093	1732	lwm	12/15/2025	4190-07-000 Telephone	I-387-1893* 12/1	668.61	032715-5	
Total v0119704									1,046.87		

Payables Aging Report

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Period: 12/2025

As of : 01/13/2026

Payee	Remittance Vendor	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	Notes
Code			Notes							Owed	
V0119749 Yale New Haven Hospital											
				P-36062	1725	i360-adm	12/17/2025	4190-22-000 Other Misc Admin E	680167	445.00	360 MGMT 12/1-12/15/25 Screens
Total V0119749											
V0119771 Supreme Corporation											
on for Supreme Stora P-36440 1949 bwr 5/29/2025 4430-99-000 Contract Costs-Oth 451474 95.00 CONTAINER # 8750 6/1/25-6/30/25											
on for Supreme Stora P-36441 1949 bwr 6/27/2025 4430-99-000 Contract Costs-Oth 453408 130.00 CONTAINER # 7422 # 6802 7/1/25-7/31/25											
on for Supreme Stora P-36442 1949 lext 6/27/2025 4430-99-000 Contract Costs-Oth 453438 85.00 CONTAINER # 9159 7/1/25-7/31/25											
on for Supreme Stora P-36443 1949 lcm 6/27/2025 4430-99-000 Contract Costs-Oth 453478 85.00 CONTAINER # 9237 7/1/25-7/31/25											
on for Supreme Stora P-36444 1949 lrtw 6/27/2025 4430-99-000 Contract Costs-Oth 453627 125.00 CONTAINER #8279 7/1/25-7/31/25											
on for Supreme Stora P-36445 1949 bwr 10/30/2025 4430-99-000 Contract Costs-Oth 459887 95.00 CONTAINER #8750 11/1/25-11/30/25											
on for Supreme Stora P-36446 1949 lext 10/30/2025 4430-99-000 Contract Costs-Oth 459783 65.00 CONTAINER #53072 11/1/25-11/30/25											
on for Supreme Stora P-36447 1949 bwr 10/30/2025 4430-99-000 Contract Costs-Oth 459911 65.00 CONTAINER #7265 11/1/25-11/30/25											
on for Supreme Stora P-36448 1949 bwr 10/30/2025 4430-99-000 Contract Costs-Oth 459953 130.00 CONTAINER #7422 #6802 11/1/25-11/30/25											
on for Supreme Stora P-36449 1949 lext 10/30/2025 4430-99-000 Contract Costs-Oth 459982 85.00 CONTAINER #9159 11/1/25-11/30/25											
on for Supreme Stora P-36450 1949 lcm 10/30/2025 4430-99-000 Contract Costs-Oth 460018 85.00 CONTAINER #9237 11/1/25-11/30/25											
on for Supreme Stora P-36451 1950 lrtw 1/29/2025 4430-99-000 Contract Costs-Oth 444407 125.00 CONTAINER # 8279 2/1/25-2/28/25 INCL ELDERY HOUSING											
on for Supreme Stora P-36452 1950 lext 1/29/2025 4430-99-000 Contract Costs-Oth 445265 65.00 CONTAINER # 4753 2/1/25-2/28/25 INCL											
on for Supreme Stora P-36453 1950 bwr 1/29/2025 4430-99-000 Contract Costs-Oth 445381 95.00 CONTAINER # 8750 2/1/25-2/28/25											
on for Supreme Stora P-36454 1950 bwr 5/29/2025 4430-99-000 Contract Costs-Oth 451499 65.00 CONTAINER #7265 6/1/25-6/30/25											
on for Supreme Stora P-36455 1950 bwr 5/29/2025 4430-99-000 Contract Costs-Oth 451545 130.00 CONTAINERS # 7422 # 6802 6/1/25-6/30/25											
on for Supreme Stora P-36456 1950 lext 5/29/2025 4430-99-000 Contract Costs-Oth 451575 85.00 CONTAINER # 9159 6/1/25-6/30/25											
on for Supreme Stora P-36457 1950 lcm 5/29/2025 4430-99-000 Contract Costs-Oth 451615 85.00 CONTAINER # 9237 6/1/25-6/30/25											
on for Supreme Stora P-36458 1950 lext 6/27/2025 4430-99-000 Contract Costs-Oth 453225 65.00 CONTAINERS # 4753 7/1/25-7/31/25											
on for Supreme Stora P-36459 1950 bwr 6/27/2025 4430-99-000 Contract Costs-Oth 453338 95.00 CONTAINER # 8750 7/1/25-7/31/25											
on for Supreme Stora P-36460 1950 bwr 6/27/2025 4430-99-000 Contract Costs-Oth 453363 65.00 CONTAINERS # 7265 7/1/25-7/31/25											
on for Supreme Stora P-36461 1951 lrtw 10/30/2025 4430-99-000 Contract Costs-Oth 460092 125.00 CONTAINER #8279 11/1/25-11/30/25											
on for Supreme Stora P-36462 1952 lcm 2/26/2025 4430-99-000 Contract Costs-Oth 446416 85.00 CONTAINER # 9237 3/1/25-3/31/25											
on for Supreme Stora P-36463 1952 lrtw 2/26/2025 4430-99-000 Contract Costs-Oth 446613 125.00 CONTAINER # 8279 3/1/25-3/31/25											
on for Supreme Stora P-36464 1952 lext 3/28/2025 4430-99-000 Contract Costs-Oth 448353 65.00 CONTAINER # 4753 4/1/25-4/30/25											
on for Supreme Stora P-36465 1952 bwr 3/28/2025 4430-99-000 Contract Costs-Oth 448468 95.00 CONTAINER # 8750 4/1/25-4/30/25											
on for Supreme Stora P-36466 1952 bwr 3/28/2025 4430-99-000 Contract Costs-Oth 448494 65.00 CONTAINER # 7265 4/1/25-4/30/25											
on for Supreme Stora P-36467 1952 bwr 3/28/2025 4430-99-000 Contract Costs-Oth 448541 130.00 CONTAINER # 7422 # 6802 4/1/25-4/30/25											
on for Supreme Stora P-36468 1952 lext 3/28/2025 4430-99-000 Contract Costs-Oth 448572 85.00 CONTAINER # 9159 4/1/25-4/30/25											
on for Supreme Stora P-36469 1952 lcm 3/28/2025 4430-99-000 Contract Costs-Oth 448616 85.00 CONTAINER # 9237 4/1/25-4/30/25											
on for Supreme Stora P-36470 1952 lrtw 3/28/2025 4430-99-000 Contract Costs-Oth 448697 125.00 CONTAINER # 8279 4/1/25-4/30/25											
on for Supreme Stora P-36471 1952 lext 4/29/2025 4430-99-000 Contract Costs-Oth 449184 65.00 CONTAINER # 4753 5/1/25-5/31/25											
on for Supreme Stora P-36472 1952 bwr 4/29/2025 4430-99-000 Contract Costs-Oth 449296 95.00 CONTAINER # 8750 5/1/25-5/31/25											
on for Supreme Stora P-36473 1952 bwr 4/29/2025 4430-99-000 Contract Costs-Oth 449321 65.00 CONTAINER # 7265 5/1/25-5/31/25											
on for Supreme Stora P-36474 1952 bwr 4/29/2025 4430-99-000 Contract Costs-Oth 449367 130.00 CONTAINER # 7422 # 6802 5/1/25-5/31/25											
on for Supreme Stora P-36475 1952 lext 5/29/2025 4430-99-000 Contract Costs-Oth 449398 85.00 CONTAINER # 9159 5/1/25-5/31/25											
on for Supreme Stora P-36476 1952 cocc-op 4/29/2025 4430-99-000 Contract Costs-Oth 449439 85.00 CONTAINER # 9237 5/1/25-5/31/25											
on for Supreme Stora P-36477 1952 lrtw 4/29/2025 4430-99-000 Contract Costs-Oth 449519 125.00 CONTAINER # 8279 5/1/25-5/31/25											
on for Supreme Stora P-36478 1952 lrtw 5/29/2025 4430-99-000 Contract Costs-Oth 450499 125.00 CONTAINER # 8279 6/1/25-6/30/25											
on for Supreme Stora P-36479 1952 lext 5/29/2025 4430-99-000 Contract Costs-Oth 451361 65.00 CONTAINER # 4753 6/1/25-6/30/25											
Total V0119771											

v0119806	Regional Water Authority	P-25275	1084	lsm	11/6/2025	4310-00-000 Water	333 CCF*	11/06	4,301.68	KINGSWOOD/EASTERN/FULTON/CHAMBERLAIN/QUINNIPAC
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Payee	Remittance Vendor	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	Notes	
Code			Notes							Owed		
				P-25276	1084	lsse	11/6/2025	4310-00-000 Water	144 CCF* 11/06	1,534.28 SSME		
				P-36322	1898	lssm	12/18/2025	4310-00-000 Water	127 CCF 12/18/25	2,923.98 1381-1363 Quinnipiac 12/18/25		
Total v0119806										8,759.94		
v0119825		Laz Parking		P-36326	1902	cocc-hr	9/1/2025	4410-05-000 Employee Benefit C	INV06518629	4,014.65 LAZ PARKING-AUDUBON ST		
				P-36327	1903	cocc-hr	10/1/2025	4410-05-000 Employee Benefit C	INV06697809	2,948.45 LAZ PARKING-AUDUBON ST		
				P-36328	1904	cocc-hr	11/1/2025	4410-05-000 Employee Benefit C	INV06881540	2,227.20 LAZ PARKING-AUDUBON ST		
Total v0119825										9,190.30		
V0119842		Enviromed Services, Inc.		ase Order Number:23	P-36546	1977	cfp-sse	12/31/2025	1480-01-000 CIP-Soft Cost	29831	1,525.00 IQC Environmental 174 B Farren Ave #90	
				ase Order Number:23	P-36547	1977	cfp-sse	12/31/2025	1480-01-000 CIP-Soft Cost	29830	1,525.00 IQC Environmental 174 B Farren Ave #89	
Total V0119842										3,050.00		
V0119854		Reitman Personnel Services, Inc.		ase Order Number:22	P-36063	1726	cocc-com	12/26/2025	4190-17-000 Temporary Adminis	90,311	247.38 Sanchez Hernandez, Omari M (commercial) 12/26/25	
				ase Order Number:22	P-36063	1726	cocc-exe	12/26/2025	4190-17-000 Temporary Adminis	90,311	675.00 El Hachach, Sawsan A 12/26/25	
				ase Order Number:22	P-36063	1726	cocc-fin	12/26/2025	4190-17-000 Temporary Adminis	90,311	928.13 Rodriguez, Lismaris 12/26/25	
				ase Order Number:22	P-36063	1726	cocc-hr	12/26/2025	4190-17-000 Temporary Adminis	90,311	77.04 Admin Fee	
				ase Order Number:22	P-36063	1726	cocc-hr	12/26/2025	4190-17-000 Temporary Adminis	90,311	385.50 Ramirez, Joriley ni 12/26/25	
Total V0119854										2,313.05		
V0119930		Payne Environmental		ase Order Number:22	P-36156	1770	bcf	12/31/2025	1480-01-000 CIP-Soft Cost	3683	2,470.00 CLOCK FACTORY LAB ANALYSIS-INDOOR RADON 12/19 & 21/25	
Total V0119930										2,470.00		
V0119932		Infoshred, LLC		ase Order Number:22	P-36258	1837	bwrl	12/24/2025	4340-00-000 Garbage/Trash Ren	3577092	26.86 295 WILMOT 12/24/25	
				ase Order Number:22	P-36262	1841	i360-pro	12/24/2025	4340-00-000 Garbage/Trash Ren	3577091	26.86 360 ORANGE ST. 12/24/25	
Total V0119932										53.72		
v0120117		Tri-Con Construction Manager, Llc		ase Order Number:22	P-36313	1889	lext	9/18/2025	4430-26-000 Doors & Hardware	955781	225.00 TRI CON CONSTRUCTION MANAGERS, LLC SEPTEMBER 2025	
Total v0120117										225.00		
V0123282		Ricoh USA Inc		ase Order Number:21	P-27873	1329	cocc-it	11/12/2025	4181-00-000 Non-Dwelling Rent	109622652	-1,261.70 Billing Period 12/1/25-12/31/25	
				ase Order Number:21	P-27874	1329	cocc-it	11/6/2025	4181-00-000 Non-Dwelling Rent	109604418	-404.40 Billing Period 11/25/25-12/24/25	
				ase Order Number:21	P-27875	1329	cocc-it	11/18/2025	4181-00-000 Non-Dwelling Rent	109633726	-233.71 Billing Period 12/7/25-1/6/26	
				ase Order Number:21	P-27996	1381	cocc-it	12/5/2025	4181-00-000 Non-Dwelling Rent	109670243	404.40 RICOH USA INC 12/05/2025	
				ase Order Number:21	P-35921	1648	cocc-it	12/12/2025	4181-00-000 Non-Dwelling Rent	109695230	7.26 Billing Period 1/1/26-1/31/26	
Total V0123282										-1,488.15		
V0123336		National Center For Housing Mgmt.		P-36517	1963	i360-adm	12/22/2025	4140-00-000 Staff Training	RWL26-2787813	155.00 Frieda Hawley Active Certification Renewal 12/22/25		
Total V0123336										155.00		
v0123351		Comcast Cable		P-36102	1734	cocc-op	12/17/2025	4190-07-000 Telephone	10 413 2532864*	309.85 2 JOHN WILLIAMSON DR DPMNT HANH2		

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Payee	Remittance Vendor	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	Notes
Code			Notes							Owed	
			P-36103	1734	cocc-op	12/17/2025	4190-07-000 Telephone	10 413 2532849*	309.85	2 JOHN WILLIAMSON DR UNIT HANH	
			P-36104	1734	lext	12/19/2025	4190-07-000 Telephone	10 413 3537169*	303.35	1134 QUINNIPAC AVE BLDG 12 FL 2 HANH	
			P-36105	1734	lssm	12/16/2025	4190-07-000 Telephone	10 413 3537151*	169.85	437 EASTERN ST DPMNT HANH	
			P-36107	1734	lext	12/17/2025	4190-07-000 Telephone	10 413 4330358*	8.19	1134 QUINNIPAC AVE BLDG SHED	
			P-36110	1734	lrtw	12/16/2025	4190-07-000 Telephone	10 413 2532450*	738.28	49 UNION AVE UNIT HANH	
			P-36215	1798	lwm	12/28/2025	4190-07-000 Telephone	10 413 2547201*	16.38	61 LEVEL ST UNIT HNH	
			P-36216	1799	lcm	12/26/2025	4190-07-000 Telephone	10 413 3199846*	54.66	90 PARK ST COMMUNITY RM	
ase Order Number:22			P-36055	1719	lcm	12/2/2025	4190-07-000 Telephone	3404131497390D(	2,138.77	90 Park 12/9/25-1/8/26
ase Order Number:22			P-36055	1719	lrtw	12/2/2025	4190-07-000 Telephone	3404131497390D(	1,831.32	49 Union 12/9/25-1/8/26
Total v0123351									5,880.50		

V0123358	Home Depot										
		ase Order Number:21	P-36268	1847	lrtw	12/10/2025	4420-09-000 Tools and Equipment	7012081	290.72	49 Union 80%	
		ase Order Number:21	P-36268	1847	lrtw	12/10/2025	4420-15-000 Windows	7012081	72.68	49 Union 20%	
		ase Order Number:21	P-36405	1938	l360-pro	12/30/2025	4420-10-000 Maintenance Paper	7143007	372.32	PER LEE-1360-MAINT SUPPLIES	
		o the contract with Ho	P-36018	1712	lrtw	11/21/2025	4420-21-000 Vacancy Materials	6014527	121.20	HOME DEPOT	
		o the contract with Ho	P-36019	1712	lwm	11/20/2025	4420-21-000 Vacancy Materials	7142740	119.75	HOME DEPOT	
		o the contract with Ho	P-36020	1712	lwm	11/17/2025	4420-21-000 Vacancy Materials	142716	232.00	HOME DEPOT	
		o the contract with Ho	P-36021	1712	lrtw	11/19/2025	4420-21-000 Vacancy Materials	8023045	240.00	HOME DEPOT	
		o the contract with Ho	P-36022	1712	lwm	12/3/2025	4420-21-000 Vacancy Materials	4142835	405.32	HOME DEPOT	
		o the contract with Ho	P-36023	1712	lwm	12/8/2025	4420-21-000 Vacancy Materials	9142866	287.21	HOME DEPOT	
		o the contract with Ho	P-36024	1712	lrtw	12/10/2025	4420-21-000 Vacancy Materials	7012108	329.18	HOME DEPOT	
		o the contract with Ho	P-36025	1712	lwm	12/11/2025	4420-21-000 Vacancy Materials	6142902	732.35	HOME DEPOT	
		o the contract with Ho	P-36026	1712	lwm	12/10/2025	4420-21-000 Vacancy Materials	7142896	25.55	HOME DEPOT	
		o the contract with Ho	P-36027	1712	lrtw	12/11/2025	4420-21-000 Vacancy Materials	6013445	53.13	HOME DEPOT	
		o the contract with Ho	P-36028	1712	lwm	12/11/2025	4420-21-000 Vacancy Materials	6142901	7.43	HOME DEPOT	
		o the contract with Ho	P-36029	1713	lrtw	12/9/2025	4420-07-000 Supplies-Maint/Rep	8142877	7.47	HOME DEPOT	
		o the contract with Ho	P-36030	1713	lrtw	12/9/2025	4420-05-000 Supplies-Extermina	8142876	152.15	HOME DEPOT	
		o the contract with Ho	P-36031	1713	lrtw	12/4/2025	4420-01-000 Supplies-Grounds	3011052	191.87	HOME DEPOT	
		o the contract with Ho	P-36032	1713	lrtw	1/5/2026	4420-02-000 Supplies-Appliance	4010913	63.50	HOME DEPOT	
		o the contract with Ho	P-36033	1713	lwm	11/21/2025	4420-10-000 Maintenance Paper	6142758	115.87	HOME DEPOT	
		o the contract with Ho	P-36034	1713	lwm	11/21/2025	4420-04-000 Supplies-Electrical	6014547	19.45	HOME DEPOT	
		o the contract with Ho	P-36035	1713	lrtw	11/21/2025	4420-14-000 Elevator Materials	6142756	60.99	HOME DEPOT	
		o the contract with Ho	P-36036	1713	lrtw	12/1/2025	4420-07-000 Supplies-Maint/Rep	6142816	151.01	HOME DEPOT	
		o the contract with Ho	P-36037	1713	lrtw	11/21/2025	4420-04-000 Supplies-Electrical	6014546	47.97	HOME DEPOT	
		o the contract with Ho	P-36038	1713	lrtw	11/19/2025	4420-04-000 Supplies-Electrical	8014135	97.65	97.65	
		o the contract with Ho	P-36039	1713	lrtw	11/28/2025	4420-06-000 Supplies-Janitorial/i	9023566	72.23	HOME DEPOT	
		o the contract with Ho	P-36040	1713	lwm	11/26/2025	4420-02-000 Supplies-Appliance	1015346	559.54	HOME DEPOT	
		o the contract with Ho	P-36041	1713	lrtw	11/25/2025	4420-10-000 Maintenance Paper	2015180	211.64	HOME DEPOT	
		o the contract with Ho	P-36042	1713	lrtw	12/10/2025	4420-01-000 Supplies-Grounds	7012126	177.32	HOME DEPOT	
		o the contract with Ho	P-36043	1713	lssw	12/9/2025	4420-21-000 Vacancy Materials	8011866	240.54	HOME DEPOT	
		o the contract with Ho	P-36044	1713	lrtw	11/24/2025	4420-21-000 Vacancy Materials	3014991	207.98	HOME DEPOT	
		o the contract with Ho	P-36045	1713	lwm	11/26/2025	4420-21-000 Vacancy Materials	1142781	655.35	HOME DEPOT	
		o the contract with Ho	P-36046	1714	lrtw	12/10/2025	4420-04-000 Supplies-Electrical	7012038	60.41	HOME DEPOT	
		o the contract with Ho	P-36047	1714	lwm	12/8/2025	4420-01-000 Supplies-Grounds	9142867	14.78	HOME DEPOT	
		o the contract with Ho	P-36053	1717	bwrl	12/17/2025	4420-07-000 Supplies-Maint/Rep	142928	9.85	HOME DEPOT	
		o the contract with Ho	P-36122	1747	lrtw	12/1/2025	4420-07-000 Supplies-Maint/Rep	6142816-Balance	0.03	49 Union Invoice #6142816 Balance	
		o the contract with Ho	P-36396	1934	cocc-com	12/12/2025	4420-18-000 Painting Materials	5142911	1,548.14	CENTRAL-PAINT	
		o the contract with Ho	P-36397	1934	cocc-com	12/12/2025	4420-21-000 Vacancy Materials	5012405	227.71	CENTRAL-VACANCY	

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Payee	Remittance Vendor	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	Notes
Code			Notes							Owed	
			) the contract with Ho	P-36398	1934	lssm	12/9/2025	1111-60-000 Operating Main	8142885	254.02	PER LEE-SSMF-VACANCY
			) the contract with Ho	P-36399	1935	bwr	12/17/2025	4420-21-000 Vacancy Materials	142929	173.18	295 WILMOT-VACANCY
			) the contract with Ho	P-36400	1936	lssm	11/25/2025	4420-06-000 Supplies-Janitorial/i	2015227	404.68	1363 QUINN-JANITORIAL
			) the contract with Ho	P-36401	1936	lssm	11/14/2025	4420-01-000 Supplies-Grounds	3013232	27.88	437 EASTERN-GROUNDS
			) the contract with Ho	P-36402	1936	lssm	12/12/2025	4420-04-000 Supplies-Electrical	5012437	36.00	44 CHAMBERLAIN-ELECTRICAL
			) the contract with Ho	P-36403	1936	cocc-com	12/14/2025	4420-20-000 Snow Removal Mat	3012647	254.35	CENTRAL-SNOW
			) the contract with Ho	P-36406	1938	lcm	12/31/2025	4420-04-000 Supplies-Electrical	7014321	161.29	90 PARK-ELECTRICAL
			) the contract with Ho	P-36407	1938	lssm	12/31/2025	4420-06-000 Supplies-Janitorial/i	7014364	583.90	1361 QUINN-JANITORIAL
			) the contract with Ho	P-36408	1938	lssm	12/12/2025	4420-18-000 Painting Materials	5012481	20.39	44 CHAMBERLAIN-PAINT
			) the contract with Ho	P-36409	1938	lssm	12/12/2025	4420-02-000 Supplies-Appliance	5012460	182.25	69 FULTON-APPLIANCES
			) the contract with Ho	P-36410	1938	lssm	12/11/2025	4420-04-000 Supplies-Electrical	6012282	148.67	44 CHAMBERLAIN-ELECTRICAL
			) the contract with Ho	P-36411	1938	lssm	12/2/2025	4420-13-000 Building Materials	5023821	130.35	425 EASTERN-BLDG MATERIALS
			) the contract with Ho	P-36412	1938	lssm	12/8/2025	4420-08-000 Supplies-Plumbing	9011750	83.14	23 CHAMBERLAIN-PLUMBING
			) the contract with Ho	P-36413	1938	lssm	12/9/2025	4420-13-000 Building Materials	8024239	609.07	23 CHAMBERLAIN-BLDG MATERIALS
			) the contract with Ho	P-36415	1940	lssm	12/9/2025	4420-13-000 Building Materials	8024248	45.72	23 CHAMBERLAIN-BLDG MATERIALS
			) the contract with Ho	P-36416	1940	lssm	11/17/2025	4420-13-000 Building Materials	22897	364.15	23 CHAMBERLAIN-BLDG MATERIALS
			) the contract with Ho	P-36417	1940	lssm	12/8/2025	4420-13-000 Building Materials	9024203	92.61	437 SCOTT RIDGE-BLDG MATERIALS
			) the contract with Ho	P-36418	1940	lssm	12/17/2025	4420-04-000 Supplies-Electrical	13184	45.99	71 FULTON-ELECTRICAL
			) the contract with Ho	P-36419	1940	lssm	12/31/2025	4420-13-000 Building Materials	6023271	328.12	23 CHAMBERLAIN-BLDG MATERIALS
			) the contract with Ho	P-36420	1940	lssm	11/25/2025	4420-08-000 Supplies-Plumbing	2023388	72.34	437 EASTERN-PLUMBING
			) the contract with Ho	P-36421	1940	lssm	12/1/2025	4420-02-000 Supplies-Appliance	6010489	299.84	23 CHAMBERLAIN-APPLIANCE
			) the contract with Ho	P-36422	1940	lssm	12/3/2025	4420-11-000 HVAC Materials	4023926	27.00	437 SCOTT RIDGE-HVAC
			) the contract with Ho	P-36423	1940	lssm	12/3/2025	4420-13-000 Building Materials	4023925	423.85	437 SCOTT RIDGE-BLDG MATERIALS
			) the contract with Ho	P-36424	1940	lssm	12/5/2025	4420-13-000 Building Materials	2011194	324.02	437 EASTERN-BLDG MATERIALS
			) the contract with Ho	P-36425	1940	lssm	1/31/2025	4420-13-000 Building Materials	2024074	525.02	437 SCOTT RIDGE-BLDG MATERIALS
			) the contract with Ho	P-36426	1940	lssm	12/2/2025	4420-13-000 Building Materials	5023810	52.66	437 SCOTT RIDGE-BLDG MATERIALS
			) the contract with Ho	P-36427	1940	lssm	11/18/2025	4420-08-000 Supplies-Plumbing	9022983	188.39	55 KINGWOOD-PLUMBING
			) the contract with Ho	P-36428	1940	lssm	11/18/2025	4420-06-000 Supplies-Janitorial/i	9014008	291.42	1363 QUINN-JANITORIAL
			) the contract with Ho	P-36429	1940	lssm	11/18/2025	4420-09-000 Tools and Equipment	9013954	51.12	1363 QUINN-TOOLS
			) the contract with Ho	P-36430	1940	lssm	1/31/2025	4420-09-000 Tools and Equipment	6012231	88.88	1361 QUINN-TOOLS
			) the contract with Ho	P-36431	1940	lsse	11/19/2025	4420-13-000 Building Materials	8142737	27.43	147 BURWELL-BLDG MATERIALS
Total V0123358										14,500.02	

v0135905	Aflac	P-28691	1532	cocc-hr	12/13/2025	2117-13-000 AFLAC Payable	AC DECEMBER 2C	964.36	AFLAC DECEMBER 2025
Total v0135905									

V0136837	Ace Van & Storage, Inc.	ase Order Number:22	P-36157	1771	lrtw	11/24/2025	4146-00-000 Relocation - Employee	35595	1,120.00	HANH OFFICE FURNITURE 49 UNION 404	11/14/25
Total V0136837											

v0137155	Verizon Wireless	P-36115	1738	cocc-it	12/18/2025	4190-07-000 Telephone	6131299457	11,363.66	Nov 19 - Dec 18 2025
		P-36115	1738	hservcen	12/18/2025	4190-07-000 Telephone	6131299457	3,432.98	Nov 19 - Dec 18 2025
		P-36115	1738	igg	12/18/2025	4190-07-000 Telephone	6131299457	1,572.82	Nov 19 - Dec 18 2025
		P-36115	1738	lcm	12/18/2025	4190-07-000 Telephone	6131299457	1,040.28	Nov 19 - Dec 18 2025
		P-36115	1738	lxt	12/18/2025	4190-07-000 Telephone	6131299457	332.46	Nov 19 - Dec 18 2025
		P-36115	1738	lrtw	12/18/2025	4190-07-000 Telephone	6131299457	571.98	Nov 19 - Dec 18 2025
		P-36115	1738	lsse	12/18/2025	4190-07-000 Telephone	6131299457	427.19	Nov 19 - Dec 18 2025

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Payee	Remittance Vendor	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	Notes	
Code			Notes							Owed		
				P-36115	1738	lssm	12/18/2025	4190-07-000 Telephone	6131299457	580.91	Nov 19 - Dec 18 2025	
				P-36115	1738	lssw	12/18/2025	4190-07-000 Telephone	6131299457	178.74	Nov 19 - Dec 18 2025	
				P-36115	1738	lwm	12/18/2025	4190-07-000 Telephone	6131299457	568.40	Nov 19 - Dec 18 2025	
Total v0137155										20,069.42		
V0138316		Haz-Pros Inc										
				ase Order Number:22	P-36544	1977	cfp-sse	12/30/2025	1480-02-000 CIP-Hard Cost	3- Mold Abatement	15,146.94	Mold Abatement SS EAST#15
Total V0138316										15,146.94		
V0138815		AFSCME PEOPLE Committee										
				P-28832	1595	cocc-hr	12/24/2025	2117-11-000 AFSCME Payable	OPLE 818 DECEMBER	8.00	AFSCME People 818 DECEMBER 2025	
				P-28834	1595	cocc-hr	12/24/2025	2117-11-000 AFSCME Payable	OPLE 713 DECEMBER	24.00	AFSCME PEOPLE 713 DECEMBER 2025	
Total V0138815										32.00		
V0139018		Corporate Mailing Services LLC										
				ase Order Number:23	P-35881	1634	cocc-hr	12/5/2025	4190-08-000 Postage	829952 - \$57.85	57.85	CORPORATE MAILING SERVICES LLC DECEMBER 2025
Total V0139018										57.85		
v0139908		AMTEC										
				P-8742	458	bb1	10/9/2025	4190-22-000 Other Misc Admin E	3765-10-25	700.00		
Total v0139908										700.00		
v0140197		Commissioner of Revenue Services										
				P-36124	1749	ig	12/23/2025	4521-00-000 Misc. Taxes/License	L0011441855	95.26	CT Tax Reg. #100278735-000 & ID #862639	
Total v0140197										95.26		
v0141189		Al Mccoy Langston										
				P-8342	366	lcm	9/18/2025	4430-25-000 Security Contracts /P SEPTEMBER 2C		200.00	RSVP SEPTEMBER 2025	
Total v0141189										200.00		
V0144282		Palace Garage dba York Service Center										
				ase Order Number:21	P-36076	1729	bwrl	12/23/2025	4430-14-000 Contract-Vehicle M	469853	70.00	YORK SERVICE
Total V0144282										70.00		
V0144390		The Glendower Group, Inc										
				P-36267	1846	hsercen	12/21/2025	4182-00-000 Consultants	3-November 2025	8,305.00	Mobility Counseling November 2025	
Total V0144390										8,305.00		
V0147055		Home Services & More, LLC										
				e contract with Home	P-36050	1716	lssw	12/8/2025	4430-04-000 Contract-Carpet Cle	276218	197.00	HOME SERVICES
				e contract with Home	P-36051	1716	lwm	12/8/2025	4430-04-000 Contract-Carpet Cle	276129	450.00	HOME SERVICES
				e contract with Home	P-36072	1729	lext	12/20/2025	4430-11-000 Contract-Plumbing	276625	197.00	HOME SERVICES DECEMBER 2025
				e contract with Home	P-36073	1729	lrtw	12/18/2025	4430-11-000 Contract-Plumbing	276697	190.00	HOME SERVICES DECEMBER 2025
				e contract with Home	P-36074	1729	lwm	12/21/2025	4430-11-000 Contract-Plumbing	276710	197.00	HOME SERVICES DECEMBER 2025
				e contract with Home	P-36225	1804	lssm	12/9/2025	4430-11-000 Contract-Plumbing	276277	438.00	HOME SERVICES
				e contract with Home	P-36226	1805	lssm	12/10/2025	4430-11-000 Contract-Plumbing	276382	450.00	HOME SERVICES
				e contract with Home	P-36227	1806	lssm	12/8/2025	4430-11-000 Contract-Plumbing	276057	98.50	HOME SERVICES
				e contract with Home	P-36275	1853	lext	12/26/2025	4430-11-000 Contract-Plumbing	276671	197.00	HOME SERVICES
				e contract with Home	P-36276	1854	lssm	12/27/2025	4430-11-000 Contract-Plumbing	276887	197.00	HOME SERVICES

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Payee	Remittance Vendor	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	Notes
Code			Notes							Owed	
		e contract with Home	P-36309	1885	lwm	12/30/2025	4430-11-000 Contract-Plumbing	276841	1,440.00	65 LODGE STREET NEW HAVEN	
		e contract with Home	P-36310	1886	lrtw	12/30/2025	4430-11-000 Contract-Plumbing	276833	190.00	ROBERT T. WOLFE 49 UNION AVENUE	
		e contract with Home	P-36312	1888	lrtw	12/30/2025	4430-11-000 Contract-Plumbing	276832	190.00	ROBERT T. WOLFE 49 UNION AVENUE	
		HOME SERVICES	P-36311	1887	lssm	12/29/2025	4430-11-000 Contract-Plumbing	276892	197.00	HOME SERVICES	
Total V0147055										4,628.50	
V0147998	Legal Shield			P-28690	1532	cocc-hr	12/24/2025	2117-20-000 Legal Shield PayablSHIELD DECEMBER	252.12	LEGAL SHIELD DECEMBER 2025	
Total V0147998										252.12	
V0148443	Hearst Media Services Connecticut, LLC			rchase Order Number	P-36505	1958	lcm	12/31/2025	4190-03-000 Advertising	962480-1203202f	24.55 Agency Wide Moving Services Elm City 12/3/25
				rchase Order Number	P-36505	1958	lext	12/31/2025	4190-03-000 Advertising	962480-1203202f	7.88 Agency Wide Moving Services Elm City 12/3/25
				rchase Order Number	P-36505	1958	lrtw	12/31/2025	4190-03-000 Advertising	962480-1203202f	20.95 Agency Wide Moving Services Elm City 12/3/25
				rchase Order Number	P-36505	1958	lsse	12/31/2025	4190-03-000 Advertising	962480-1203202f	11.72 Agency Wide Moving Services Elm City 12/3/25
				rchase Order Number	P-36505	1958	lssm	12/31/2025	4190-03-000 Advertising	962480-1203202f	21.41 Agency Wide Moving Services Elm City 12/3/25
				rchase Order Number	P-36505	1958	lssw	12/31/2025	4190-03-000 Advertising	962480-1203202f	5.18 Agency Wide Moving Services Elm City 12/3/25
				rchase Order Number	P-36505	1958	lwm	12/31/2025	4190-03-000 Advertising	962480-1203202f	34.01 Agency Wide Moving Services Elm City 12/3/25
				rchase Order Number	P-36506	1958	lsse	12/31/2025	4190-03-000 Advertising	962180-1207202f	406.44 398-400 Concord Street 12/7/25
				rchase Order Number	P-36507	1958	lcm	12/31/2025	4190-03-000 Advertising	962181-1221202f	97.95 Communication Media Consultant Elm City 12/21/25
				rchase Order Number	P-36507	1958	lext	12/31/2025	4190-03-000 Advertising	962181-1221202f	31.45 Communication Media Consultant Elm City 12/21/25
				rchase Order Number	P-36507	1958	lrtw	12/31/2025	4190-03-000 Advertising	962181-1221202f	83.60 Communication Media Consultant Elm City 12/21/25
				rchase Order Number	P-36507	1958	lsse	12/31/2025	4190-03-000 Advertising	962181-1221202f	46.74 Communication Media Consultant Elm City 12/21/25
				rchase Order Number	P-36507	1958	lssm	12/31/2025	4190-03-000 Advertising	962181-1221202f	85.41 Communication Media Consultant Elm City 12/21/25
				rchase Order Number	P-36507	1958	lssw	12/31/2025	4190-03-000 Advertising	962181-1221202f	20.66 Communication Media Consultant Elm City 12/21/25
				rchase Order Number	P-36507	1958	lwm	12/31/2025	4190-03-000 Advertising	962181-1221202f	135.71 Communication Media Consultant Elm City 12/21/25
				rchase Order Number	P-36508	1958	lsse	12/31/2025	4190-03-000 Advertising	967127-1224202f	541.92 Unit Upgrades Elm City 12/24/25
Total V0148443										1,575.58	
V0149113	Nica's Market LLC				P-36131	1753	cocc-res	10/1/2025	4190-22-000 Other Misc Admin E	43600	449.50 COCC-OP Food Services 10/1/25
					P-36132	1753	cocc-res	12/31/2025	4220-01-000 Other Tenant Svcs.	43992 & 44069	327.66 Dinner for Youth Entrepreneurs 11/13/25 & 11/19/25
					P-36178	1779	cocc-res	12/31/2025	4220-01-000 Other Tenant Svcs.	CRAWFORD - INV	708.40 FOOD FOR RIN AT CRAWFORD - INVOICES 4399943998
					P-36179	1779	cocc-res	12/31/2025	4220-01-000 Other Tenant Svcs.	Y ELECTRICAL WORK	193.00 FOOD - MCNAUGHEY ELECTRICAL WORK - INVOICE 44078
					P-36180	1779	cocc-res	12/31/2025	4420-01-000 Supplies-Grounds	WNCHON - INV	920.00 BA HOLIDAY WNCHON - INVOICE 44228
Total V0149113										2,598.56	
V0149886	Johnson Controls Inc										
				ase Order Number:20	P-36003	1697	lcm	12/5/2025	4430-01-000 Contract-Alarm/Ext	53603422	450.00 JOHNSON CONTROLS DECEMBER 2025
				ase Order Number:20	P-36048	1715	lrtw	11/21/2025	4430-01-000 Contract-Alarm/Ext	25079056	380.00 JOHNSON CONTROLS
				ase Order Number:20	P-36049	1715	lwm	12/4/2025	4430-01-000 Contract-Alarm/Ext	53597096	518.82 JOHNSON CONTROLS
Total V0149886										1,348.82	
V0151008	F.W. Webb Company										
				ob for winter season a	P-36210	1793	bwrl	11/24/2025	4420-11-000 HVAC Materials	93508256	48.60 F.W. WEBB
				ob for winter season a	P-36211	1794	bwrl	12/1/2025	4420-11-000 HVAC Materials	93678137	199.01 F.W. WEBB
				ob for winter season a	P-36212	1795	lrtw	11/25/2025	4420-11-000 HVAC Materials	93610123	106.79 F.W. WEBB

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Payee	Remittance Vendor	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	Notes
Code			Notes							Owed	
			ob for winter season a	P-36229	1808	lssm	10/13/2025	4420-11-000 HVAC Materials	93423379	28.27	F.W. WEBB
			ob for winter season a	P-36231	1810	lssm	11/17/2025	4420-11-000 HVAC Materials	93480745	47.50	F.W. WEBB
			ob for winter season a	P-36234	1813	lssm	11/19/2025	4420-11-000 HVAC Materials	93532620	235.56	FW WEBB
			ob for winter season a	P-36236	1815	lssm	12/1/2025	4420-11-000 HVAC Materials	936678246	193.27	FW WEBB
			ob for winter season a	P-36237	1816	lssm	12/1/2025	4420-11-000 HVAC Materials	93678087	199.01	F.W. WEBB
			ob for winter season a	P-36241	1820	lssm	12/2/2025	4420-11-000 HVAC Materials	93683764	93.99	FW WEBB
			ob for winter season a	P-36242	1821	lssm	12/2/2025	4420-11-000 HVAC Materials	93684036	195.07	FW WEBB
			ob for winter season a	P-36269	1848	lcm	10/28/2025	4420-11-000 HVAC Materials	93143462	106.88	A08 Truck Stock 10/28/25
			ob for winter season a	P-36269	1848	lext	10/28/2025	4420-11-000 HVAC Materials	93143462	34.31	A08 Truck Stock 10/28/25
			ob for winter season a	P-36269	1848	lrtw	10/28/2025	4420-11-000 HVAC Materials	93143462	91.23	A08 Truck Stock 10/28/25
			ob for winter season a	P-36269	1848	lsse	10/28/2025	4420-11-000 HVAC Materials	93143462	51.01	A08 Truck Stock 10/28/25
			ob for winter season a	P-36269	1848	lssm	10/28/2025	4420-11-000 HVAC Materials	93143462	93.20	A08 Truck Stock 10/28/25
			ob for winter season a	P-36269	1848	lssw	10/28/2025	4420-11-000 HVAC Materials	93143462	22.55	A08 Truck Stock 10/28/25
			ob for winter season a	P-36269	1848	lwm	10/28/2025	4420-11-000 HVAC Materials	93143462	148.09	A08 Truck Stock 10/28/25
Total V0151008										1,894.34	
V0151086	EccoVia, Inc		ase Order Number:22	P-36510	1960	cocc-res	10/1/2025	4220-01-000 Other Tenant Svcs.	EC-2163	9,000.00	HMIS Admin- Y1
Total V0151086										9,000.00	
V0151889	Billy Ray Mathews			P-36363	1926	lcm	1/2/2026	4430-25-000 Security Contracts	IVP December 2025	200.00	RSVP December 2025
Total V0151889										200.00	
V0152409	Censere Consulting, LLC		ase Order Number:22	P-36323	1899	bcf	1/8/2025	1480-01-000 CIP-Soft Cost	1396	418.44	CLOCK FACTORY 12/8 & 23/25
			ase Order Number:22	P-36323	1899	bcn	1/8/2025	1480-01-000 CIP-Soft Cost	1396	11,465.19	UNION SQUARE 12/10, 11, 14, 15, 16, 20, 22, 26, & 30/25
			ase Order Number:22	P-36323	1899	bcraw	1/8/2025	1480-01-000 CIP-Soft Cost	1396	515.00	CRAWFORD MANOR 12/9/25 RFP
			ase Order Number:22	P-36323	1899	bsl	1/8/2025	1480-01-000 CIP-Soft Cost	1396	1,545.00	ST. LUKES 12/6, 12/22, & 12/23/25
			ase Order Number:22	P-36324	1900	igg	1/8/2025	4182-00-000 Consultants	1396-GG	5,875.00	GLENDOWER CONSULT: DEE GAMBLE DEC2025
			ase Order Number:22	P-36324	1900	igg	1/8/2025	4182-00-000 Consultants	1396-GG	1,802.50	GLENDOWER OPERATIONS DEC2025
Total V0152409										21,621.13	
V0154657	Online Information Services, Inc		ase Order Number:23	P-36182	1779	hservcen	12/31/2025	4130-03-000 Tenant Screening	1366677	502.11	ONLINE INFORMATION SERVICES
Total V0154657										502.11	
v0154991	Aramark Refreshment Services			P-36437	1947	hservcen	12/31/2025	4190-04-000 Office Supplies	14670637	90.00	Office Supplies
			et1st FloorNew Haver	P-36435	1945	hservcen	12/31/2025	4190-04-000 Office Supplies	14670645	171.00	Office Supplies
			nd & 3rd FloorsNew H.	P-36438	1948	cocc-exe	12/31/2025	4190-04-000 Office Supplies	14670393	186.00	Office Supplies
Total v0154991										447.00	
V0155421	Advance Security Integration LLC dba Security 101		ase Order Number:21	P-36520	1964	cocc-com	12/30/2025	4430-25-000 Security Contracts	INV93125	1,257.41	McQueeney 21% 12/30/25
Total V0155421										1,257.41	
V0155627	Marcum LLP										

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Payee	Remittance Vendor	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	Notes
Code			Notes							Owed	
			rchase Order Number	P-36291	1869	lgg	12/29/2025	2138-20-000 Accrued Audit Fee	501NS0025509	9,975.00	1/4 Audit- Glendower Group 2025
			rchase Order Number	P-36306	1882	i360-adm	12/29/2025	2138-20-000 Accrued Audit Fee	501NS0025524	4,200.00	1/4 Audit- 360 Management 2025
Total V0155627										14,175.00	
v0155629		M.A.C Computer Consulting, Inc									
			MENT CONTRACT WIT	P-36205	1789	cocc-it	12/1/2025	4182-00-000 Consultants	3007	12,620.00	CONSULTING SERVICES
			MENT CONTRACT WIT	P-36206	1789	cocc-it	10/1/2025	4182-00-000 Consultants	2950	31,665.00	CONSULTING SERVICES 31,665.00
			MENT CONTRACT WIT	P-36207	1789	cocc-it	7/31/2025	4182-00-000 Consultants	2882	41,643.19	CONSULTING SERVICES 41,643.19
Total v0155629										85,928.19	
V0155658		Gilson Software Solutions - PHA, LLC.									
			ase Order Number:21	P-36064	1727	lcm	12/1/2025	4410-02-000 Maint-On Call Servi	24792	168.52	A08 December 2025
			ase Order Number:21	P-36064	1727	lext	12/1/2025	4410-02-000 Maint-On Call Servi	24792	54.10	A08 December 2025
			ase Order Number:21	P-36064	1727	lrtw	12/1/2025	4410-02-000 Maint-On Call Servi	24792	143.85	A08 December 2025
			ase Order Number:21	P-36064	1727	lsse	12/1/2025	4410-02-000 Maint-On Call Servi	24792	80.41	A08 December 2025
			ase Order Number:21	P-36064	1727	lssm	12/1/2025	4410-02-000 Maint-On Call Servi	24792	146.95	A08 December 2025
			ase Order Number:21	P-36064	1727	lssw	12/1/2025	4410-02-000 Maint-On Call Servi	24792	35.54	A08 December 2025
			ase Order Number:21	P-36064	1727	lwm	12/1/2025	4410-02-000 Maint-On Call Servi	24792	233.50	A08 December 2025
Total V0155658										862.87	
V0159636		NuEnergen, LLC									
			ase Order Number:21	P-36307	1883	lcm	11/3/2025	4390-00-000 Other Utilities	21265	423.15	A08 October 2025
			ase Order Number:21	P-36307	1883	lext	11/3/2025	4390-00-000 Other Utilities	21265	135.85	A08 October 2025
			ase Order Number:21	P-36307	1883	lrtw	11/3/2025	4390-00-000 Other Utilities	21265	361.18	A08 October 2025
			ase Order Number:21	P-36307	1883	lsse	11/3/2025	4390-00-000 Other Utilities	21265	201.94	A08 October 2025
			ase Order Number:21	P-36307	1883	lssm	11/3/2025	4390-00-000 Other Utilities	21265	368.98	A08 October 2025
			ase Order Number:21	P-36307	1883	lssw	11/3/2025	4390-00-000 Other Utilities	21265	89.27	A08 October 2025
			ase Order Number:21	P-36307	1883	lwm	11/3/2025	4390-00-000 Other Utilities	21265	586.30	A08 October 2025
Total V0159636										2,166.67	
V0162819		Lothrop Associates, LLP									
			Services Contract Am	P-36545	1977	cfp-sse	12/31/2025	1480-01-000 CIP-Soft Cost	2257-03-34	13,688.12	Architect Services Contract amendment
Total V0162819										13,688.12	
V0166639		Northwest Interpreters, Inc.									
			ase Order Number:22	P-36522	1965	cocc-exe	12/31/2025	4182-00-000 Consultants	123125-1	75.00	On-Demand Over The Phone Interpreting Spanish 12/31/25
Total V0166639										75.00	
V0168235		B Squared Engineering, LLC									
			f 2025. The PO never	P-36513	1963	cocc-com	5/15/2024	4430-23-000 Contract-Consultant	2024-05-0038	107.63	McQueeney 21% 5/15/24
			f 2025. The PO never	P-36514	1963	cocc-com	7/15/2025	4430-23-000 Contract-Consultant	2025-07-0058	261.17	McQueeney 21% 7/15/25
			f 2025. The PO never	P-36515	1963	cocc-com	8/15/2025	4430-23-000 Contract-Consultant	2025-08-0070	348.24	McQueeney 21% 8/15/25
			f 2025. The PO never	P-36516	1963	lcm	7/22/2024	4430-23-000 Contract-Consultant	2024-07-0033	768.83	Crawford Contract 7/22/24
Total V0168235										1,485.87	
V0188019		Holly A Bryk									
			ase Order Number:22	P-36052	1716	lwm	12/11/2025	4430-14-000 Contract-Vehicle M	25-1945	81.60	HOLLY A. BRYK.
			ase Order Number:22	P-36277	1855	lwm	12/31/2025	4130-06-000 Legal - Evictions	STATE MARSHAL I	81.60	51 LODGE HANH VS PULLEN 12/11/25
Total V0188019										163.20	

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Payee	Remittance Vendor	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	Notes
Code			Notes							Owed	

v0251990	Newman Architects PC	Engineering for Union S	P-36315	1890	bcss	11/26/2025	1480-01-000 CIP-Soft Cost	24558	26,150.00	Architectural and Engineering -CHURCH ST S.
Total v0251990									26,150.00	

V0255571	Your Certified Solutions LLC	val services at Scatter	P-36529	1969	ext	12/18/2025	4430-29-000 Snow Removal Con	674	390.00	1134 Quinnipiac Snow Removal 12/14/25
		val services at Scatter	P-36529	1969	lssm	12/18/2025	4430-29-000 Snow Removal Con	674	390.00	1361 Quinnipiac Snow Removal 12/14/25
		val services at Scatter	P-36529	1969	lssm	12/18/2025	4430-29-000 Snow Removal Con	674	390.00	1363 Quinnipiac Snow Removal 12/14/25
		val services at Scatter	P-36529	1969	lssm	12/18/2025	4430-29-000 Snow Removal Con	674	260.00	425-437 Eastern Snow Removal 12/14/25
		val services at Scatter	P-36529	1969	lssm	12/18/2025	4430-29-000 Snow Removal Con	674	260.00	Kingswood 1 Snow Removal 12/14/25
		val services at Scatter	P-36529	1969	lssm	12/18/2025	4430-29-000 Snow Removal Con	674	260.00	Kingswood 2 Snow Removal 12/14/25

Total V0255571 1,950.00

Grand Total 369,996.26

Bank Register
well1055 - General Fund
Date Range :12/01/2025 - 12/31/2025

Check or Deposit	Date	Vendor or Memo	Payment
Chk - 1000416	12/01/2025	t0006259 - Goodwin	\$76.00
Chk - 1000417	12/01/2025	t0006322 - Santana	\$4.00
Chk - 1000418	12/01/2025	t0006597 - Luciano	\$22.00
Chk - 1000419	12/01/2025	t0006649 - Harrington	\$4.00
Chk - 1000420	12/01/2025	t0006700 - Fuentes	\$194.00
Chk - 202713	12/01/2025	t0006606 - Allen	\$109.00
Chk - 202714	12/01/2025	t0006379 - Barnes	\$23.00
Chk - 202715	12/01/2025	t0006480 - Boone	\$178.00
Chk - 202716	12/01/2025	t0006523 - Bratton	\$277.00
Chk - 202717	12/01/2025	t0006469 - Brodie	\$219.00
Chk - 202718	12/01/2025	t0006398 - Brodie	\$287.00
Chk - 202719	12/01/2025	t0006422 - Burnett	\$176.00
Chk - 202720	12/01/2025	t0006931 - Burruss	\$219.00
Chk - 202721	12/01/2025	t0006285 - Carmichael	\$138.00
Chk - 202722	12/01/2025	t0006974 - Council	\$4.00
Chk - 202723	12/01/2025	t0006465 - Desilva	\$74.00
Chk - 202724	12/01/2025	t0006393 - Durham	\$193.00
Chk - 202725	12/01/2025	t0006388 - Ellison	\$156.00
Chk - 202726	12/01/2025	t0006890 - Estrada	\$156.00
Chk - 202727	12/01/2025	t0002042 - Evans	\$91.00
Chk - 202728	12/01/2025	t0006844 - Flores	\$128.00
Chk - 202729	12/01/2025	t0006270 - Flowers	\$159.00
Chk - 202730	12/01/2025	t0006835 - Garrett	\$195.00
Chk - 202731	12/01/2025	t0006415 - Green	\$113.00
Chk - 202732	12/01/2025	t0006911 - Harrison	\$20.00
Chk - 202733	12/01/2025	t0006330 - Highsmith	\$128.00
Chk - 202734	12/01/2025	t0007009 - Jones	\$4.00
Chk - 202735	12/01/2025	t0006575 - Jones	\$219.00
Chk - 202736	12/01/2025	t0006816 - Kane	\$126.00
Chk - 202737	12/01/2025	t0006809 - Kendrick	\$165.00
Chk - 202738	12/01/2025	t0006794 - Langston	\$216.00
Chk - 202739	12/01/2025	t0006918 - Laureano	\$162.00
Chk - 202740	12/01/2025	t0006316 - Lennon	\$115.00

Chk - 202741	12/01/2025	t0006831 - Lewis	\$50.00
Chk - 202742	12/01/2025	t0006251 - Lockwood	\$132.00
Chk - 202743	12/01/2025	t0006821 - Lucky	\$119.00
Chk - 202744	12/01/2025	t0006852 - Martinez	\$269.00
Chk - 202745	12/01/2025	t0006772 - Massey	\$306.00
Chk - 202746	12/01/2025	t0006401 - Moore	\$137.00
Chk - 202747	12/01/2025	t0006307 - Nolan Sterling	\$20.00
Chk - 202748	12/01/2025	t0006363 - Pagan	\$20.00
Chk - 202749	12/01/2025	t0006519 - Perez	\$19.00
Chk - 202750	12/01/2025	t0006332 - Perkins	\$156.00
Chk - 202751	12/01/2025	t0006971 - Pue	\$245.00
Chk - 202752	12/01/2025	t0006362 - Quiles	\$33.00
Chk - 202753	12/01/2025	t0006903 - Rivera	\$186.00
Chk - 202754	12/01/2025	t0006479 - Rodriguez Quiles	\$106.00
Chk - 202755	12/01/2025	t0006423 - Rodriguez	\$124.00
Chk - 202756	12/01/2025	t0006884 - Saher	\$41.00
Chk - 202757	12/01/2025	t0006325 - Santiago	\$47.00
Chk - 202758	12/01/2025	t0006476 - Santiago	\$20.00
Chk - 202759	12/01/2025	t0006462 - Simpson	\$106.00
Chk - 202760	12/01/2025	t0006421 - Soares	\$128.00
Chk - 202761	12/01/2025	t0006674 - Soto	\$60.00
Chk - 202762	12/01/2025	t0006808 - Sparks	\$141.00
Chk - 202763	12/01/2025	t0006972 - Standberry	\$4.00
Chk - 202764	12/01/2025	t0006880 - Stevenson	\$67.00
Chk - 202765	12/01/2025	t0006192 - Suggs	\$129.00
Chk - 202766	12/01/2025	t0006485 - Thomas	\$20.00
Chk - 202767	12/01/2025	t0006651 - Toro	\$74.00
Chk - 202768	12/01/2025	t0007014 - Torres	\$4.00
Chk - 202769	12/01/2025	t0006515 - Tyson	\$26.00
Chk - 202770	12/01/2025	t0002920 - Tyson	\$43.00
Chk - 202771	12/01/2025	t0006576 - Wallace	\$215.00
Chk - 202772	12/01/2025	t0006572 - Washington	\$195.00
Chk - 202773	12/01/2025	t0006780 - Watley	\$109.00
Chk - 202774	12/01/2025	t0006310 - Wiggins	\$115.00
Chk - 202775	12/01/2025	t0006696 - Young	\$177.00
Chk - 1000440	12/02/2025	S0140694 - New Reach, Inc.	\$6,576.17
Chk - 1000441	12/02/2025	V0119701 - Cohen Key Shop	\$408.75

Chk - 1000442	12/02/2025	V0119875 - Housing Insurance Services, Inc.	\$15,249.08
Chk - 1000443	12/02/2025	V0119956 - CWPM, LLC	\$15,309.68
Chk - 1000444	12/02/2025	V0135803 - Maria Carmona	\$1,000.00
Chk - 1000445	12/02/2025	V0136904 - 4Imprint, Inc.	\$399.65
Chk - 1000446	12/02/2025	V0136979 - Amarante Custom Catering Inc	\$7,200.00
Chk - 1000447	12/02/2025	V0138316 - Haz-Pros Inc	\$2,800.13
Chk - 1000448	12/02/2025	V0138814 - B&H Foto & Electronics Corp	\$37,254.24
Chk - 1000449	12/02/2025	V0144390 - The Glendower Group, Inc	\$11,913.00
Chk - 1000450	12/02/2025	V0147055 - Home Services & More, LLC	\$4,978.75
Chk - 1000451	12/02/2025	v0151522 - Ringcentral, Inc	\$88.52
Chk - 1000452	12/02/2025	V0152409 - Censere Consulting, LLC	\$15,836.25
Chk - 1000453	12/02/2025	V0155056 - Housing Development Fund, Inc.	\$5,536.53
Chk - 1000454	12/02/2025	V0155627 - Marcum LLP	\$2,515.00
Chk - 1000455	12/02/2025	V0163193 - The Computer Company Inc	\$14,943.25
Chk - 1000456	12/02/2025	V0166766 - United Mechanical Resources Inc.	\$32,691.08
Chk - 1000457	12/02/2025	V0167284 - Kelly Group Consultants LLC	\$16,666.66
Chk - 1000458	12/02/2025	V0168206 - The Narrative Project, LLC	\$8,000.00
Chk - 1000459	12/02/2025	V0188019 - Holly A Bryk	\$400.00
Chk - 202871	12/02/2025	S0148773 - Columbus House, Inc	\$2,500.00
Chk - 202872	12/02/2025	v0000097 - Marie Turner	\$25.00
Chk - 202873	12/02/2025	v0000098 - 139 Summit LLC	\$582.50
Chk - 202874	12/02/2025	v0118696 - United Illuminating	\$3,987.23
Chk - 202875	12/02/2025	V0118736 - W.B. Mason Company Inc	\$1,007.24
Chk - 202876	12/02/2025	V0119739 - Greater New Haven Chamber Of Commerce	\$572.00
Chk - 202877	12/02/2025	v0119806 - Regional Water Authority	\$5,627.67
Chk - 202878	12/02/2025	V0123324 - Skillpath Seminars	\$742.33
Chk - 202879	12/02/2025	V0145844 - HD Supply Facilities Maintenance, Ltd	\$11,454.06
Chk - 202880	12/02/2025	V0149610 - Cobblestone System Corp	\$1,425.71
Chk - 202881	12/02/2025	V0155421 - Advance Security Integration LLC dba Security 101	\$1,992.16
Chk - 202882	12/02/2025	V0177581 - Johnson Controls US Holdings LLC	\$1,100.81
Chk - 202883	12/03/2025	v0114226 - CHFA	\$250.00
Chk - 202884	12/03/2025	v0114226 - CHFA	\$2,880.00
Chk - 1000460	12/04/2025	V0119883 - MINITPRINT Inc d/b/a Docuprintnow	\$112.00
Chk - 1000461	12/04/2025	V0119932 - Infoshred, LLC	\$53.72
Chk - 1000462	12/04/2025	V0121115 - Kerin & Fazio, Llc	\$3,800.00
Chk - 1000463	12/04/2025	V0151794 - KJR Consulting	\$5,381.49
Chk - 1000464	12/04/2025	V0164409 - McCarter & English, LLP	\$23,320.65

Chk - 1000465	12/04/2025	V0232950 - TORTI GALLAS AND PARTNERS, INC	\$41,299.81
Chk - 202885	12/04/2025	v0251990 - Newman Architects PC	\$14,547.50
Chk - 202886	12/04/2025	v0000103 - Gabriel Fargas	\$1,530.00
Chk - 202887	12/04/2025	v0118696 - United Illuminating	\$63.78
Chk - 202888	12/04/2025	v0118696 - United Illuminating	\$134.96
Chk - 202889	12/04/2025	v0118696 - United Illuminating	\$68.57
Chk - 202890	12/04/2025	v0118696 - United Illuminating	\$5,449.47
Chk - 202891	12/04/2025	v0118696 - United Illuminating	\$17,451.49
Chk - 202892	12/04/2025	v0118696 - United Illuminating	\$46.36
Chk - 202893	12/04/2025	v0118696 - United Illuminating	\$108.65
Chk - 202894	12/04/2025	v0118696 - United Illuminating	\$1,965.43
Chk - 202895	12/04/2025	v0118696 - United Illuminating	\$2,533.32
Chk - 202896	12/04/2025	v0118696 - United Illuminating	\$87.62
Chk - 202897	12/04/2025	v0118696 - United Illuminating	\$1,164.08
Chk - 202898	12/04/2025	v0118696 - United Illuminating	\$1,680.00
Chk - 202899	12/04/2025	v0118696 - United Illuminating	\$323.46
Chk - 202900	12/04/2025	v0118696 - United Illuminating	\$2,568.14
Chk - 202901	12/04/2025	v0118696 - United Illuminating	\$1,738.95
Chk - 202902	12/04/2025	v0118696 - United Illuminating	\$330.42
Chk - 202903	12/04/2025	v0118696 - United Illuminating	\$1,228.79
Chk - 202904	12/04/2025	v0118696 - United Illuminating	\$1,360.24
Chk - 202905	12/04/2025	v0118696 - United Illuminating	\$1,503.71
Chk - 202906	12/04/2025	v0118696 - United Illuminating	\$1,874.16
Chk - 202907	12/04/2025	v0118696 - United Illuminating	\$1,527.07
Chk - 202908	12/04/2025	v0118696 - United Illuminating	\$2,344.46
Chk - 202909	12/04/2025	v0118696 - United Illuminating	\$2,076.41
Chk - 202910	12/04/2025	v0118696 - United Illuminating	\$17.38
Chk - 202911	12/04/2025	v0118696 - United Illuminating	\$2,530.75
Chk - 202912	12/04/2025	v0118696 - United Illuminating	\$17,388.14
Chk - 202913	12/04/2025	v0118696 - United Illuminating	\$16,798.51
Chk - 202914	12/04/2025	v0118696 - United Illuminating	\$2,197.68
Chk - 202915	12/04/2025	v0118696 - United Illuminating	\$2,205.67
Chk - 202916	12/04/2025	v0118696 - United Illuminating	\$1,851.85
Chk - 202917	12/04/2025	v0118696 - United Illuminating	\$128.32
Chk - 202918	12/04/2025	v0119806 - Regional Water Authority	\$5,028.82
Chk - 202919	12/04/2025	v0119806 - Regional Water Authority	\$90.62
Chk - 202920	12/04/2025	v0119806 - Regional Water Authority	\$570.14

Chk - 202921	12/04/2025	v0119806 - Regional Water Authority	\$775.31
Chk - 202922	12/04/2025	v0119806 - Regional Water Authority	\$199.14
Chk - 202923	12/04/2025	v0119806 - Regional Water Authority	\$2,388.10
Chk - 202924	12/04/2025	v0119806 - Regional Water Authority	\$5,326.36
Chk - 202925	12/04/2025	v0119806 - Regional Water Authority	\$2,873.23
Chk - 202926	12/04/2025	v0119806 - Regional Water Authority	\$155.66
Chk - 202927	12/04/2025	v0119806 - Regional Water Authority	\$2,222.45
Chk - 202928	12/04/2025	v0119806 - Regional Water Authority	\$2,650.24
Chk - 202929	12/04/2025	v0119806 - Regional Water Authority	\$1,421.66
Chk - 202930	12/04/2025	v0119806 - Regional Water Authority	\$3,732.04
Chk - 202931	12/04/2025	v0119806 - Regional Water Authority	\$1,412.84
Chk - 202932	12/04/2025	v0119806 - Regional Water Authority	\$3,610.02
Chk - 202933	12/04/2025	v0119806 - Regional Water Authority	\$1,652.10
Chk - 202934	12/04/2025	v0119806 - Regional Water Authority	\$885.02
Chk - 202935	12/04/2025	v0119806 - Regional Water Authority	\$434.27
Chk - 202936	12/04/2025	v0119867 - New Haven Parking Authority	\$145.00
Chk - 202937	12/04/2025	v0119867 - New Haven Parking Authority	\$90.00
Chk - 202938	12/04/2025	v0119926 - Anthem Blue Cross/Blue Shield	\$10,867.25
Chk - 202939	12/04/2025	v0135905 - Aflac	\$964.36
Chk - 202940	12/04/2025	V0147998 - Legal Shield	\$246.14
Chk - 202941	12/04/2025	v0123351 - Comcast Cable	\$440.84
Chk - 202942	12/04/2025	V0123358 - Home Depot	\$1,326.36
Chk - 202943	12/04/2025	V0123358 - Home Depot	\$13.65
Chk - 1000466	12/05/2025	V0118700 - Afscme Local 713/afscme Council 4	\$2,792.70
Chk - 1000467	12/05/2025	V0138815 - AFSCME PEOPLE Committee	\$24.00
Chk - 1000468	12/05/2025	V0139018 - Corporate Mailing Services LLC	\$978.86
Chk - 1000469	12/05/2025	V0140511 - Kronos Incorporated	\$2,951.74
Chk - 1000470	12/05/2025	V0123313 - CdW Government Inc	\$107.63
Chk - 1000471	12/05/2025	V0148139 - Rubino Enterprises LLC	\$75,758.32
Chk - 1000472	12/05/2025	S0228776 - Glendower McConaughy Terrace 9% LLC	\$1,803.00
Chk - 1000473	12/05/2025	V0119875 - Housing Insurance Services, Inc.	\$21,401.40
Chk - 1000474	12/05/2025	V0119883 - MINITPRINT Inc d/b/a Docuprintnow	\$892.48
Chk - 1000475	12/05/2025	V0123313 - CdW Government Inc	\$539.18
Chk - 1000476	12/05/2025	V0135922 - U.S. Inspection Group, INC	\$2,533.00
Chk - 1000477	12/05/2025	v0151522 - Ringcentral, Inc	\$8,227.70
Chk - 1000478	12/05/2025	v0154991 - Aramark Refreshment Services	\$6,202.03
Chk - 1000479	12/05/2025	V0164409 - McCarter & English, LLP	\$380.00

Chk - 1000480	12/05/2025	V0166766 - United Mechanical Resources Inc.	\$4,568.82
Chk - 1000481	12/05/2025	V0229171 - Sparks Security LLC	\$3,319.48
Chk - 1000482	12/05/2025	v0151522 - Ringcentral, Inc	\$132.78
Chk - 1000483	12/05/2025	V0166766 - United Mechanical Resources Inc.	\$12,077.70
Chk - 202944	12/05/2025	v0118696 - United Illuminating	\$0.25
Chk - 202945	12/05/2025	v0118696 - United Illuminating	\$47.47
Chk - 202946	12/05/2025	v0118696 - United Illuminating	\$6.85
Chk - 202947	12/05/2025	v0118696 - United Illuminating	\$12.61
Chk - 202948	12/05/2025	v0118696 - United Illuminating	\$1,485.31
Chk - 202949	12/05/2025	v0118696 - United Illuminating	\$32.14
Chk - 202950	12/05/2025	v0118696 - United Illuminating	\$38.52
Chk - 202951	12/05/2025	v0118696 - United Illuminating	\$11.49
Chk - 202952	12/05/2025	v0118696 - United Illuminating	\$182.95
Chk - 202953	12/05/2025	v0118696 - United Illuminating	\$115.15
Chk - 202954	12/05/2025	V0118697 - Afscme Local 818	\$211.20
Chk - 202955	12/05/2025	V0118736 - W.B. Mason Company Inc	\$3,700.00
Chk - 202956	12/05/2025	V0119749 - Yale New Haven Hospital	\$217.00
Chk - 202957	12/05/2025	V0123356 - Colonial Life & Accident Insurance	\$11,726.28
Chk - 202958	12/05/2025	v0123351 - Comcast Cable	\$321.08
Chk - 202959	12/05/2025	v0123351 - Comcast Cable	\$321.08
Chk - 202960	12/05/2025	V0166563 - Sunwealth Project Pool 14 LLC	\$140.07
Chk - 202961	12/05/2025	S0148773 - Columbus House, Inc	\$2,500.00
Chk - 202962	12/05/2025	V0119749 - Yale New Haven Hospital	\$548.00
Chk - 202963	12/05/2025	V0119818 - Northeast Generator	\$12,565.50
Chk - 202964	12/05/2025	V0123336 - National Center For Housing Mgmt.	\$950.00
Chk - 202965	12/05/2025	v0123351 - Comcast Cable	\$14,636.34
Chk - 202966	12/05/2025	v0138359 - Hidden Quarry Association, Inc.	\$194.63
Chk - 202967	12/05/2025	V0138361 - ARAMARK Uniform & Career Apparel	\$1,291.96
Chk - 202968	12/05/2025	V0155421 - Advance Security Integration LLC dba Security 101	\$508.00
Chk - 202969	12/05/2025	V0245802 - Yardi Systems Inc	\$134,560.33
Chk - 202970	12/05/2025	v0000105 - Housing Enterprise Insurance Company Inc	\$12,383.62
Chk - 1000484	12/08/2025	V0136904 - 4Imprint, Inc.	\$697.40
Chk - 202971	12/08/2025	v0118696 - United Illuminating	\$21.46
Chk - 202972	12/08/2025	v0118696 - United Illuminating	\$61.87
Chk - 202973	12/08/2025	v0118696 - United Illuminating	\$246.90
Chk - 202974	12/08/2025	v0118696 - United Illuminating	\$176.38
Chk - 202975	12/08/2025	v0118696 - United Illuminating	\$422.40

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Chk - 202977	12/08/2025	v0118696 - United Illuminating	\$1,557.33
Chk - 202978	12/08/2025	v0118696 - United Illuminating	\$1,986.12
Chk - 202979	12/08/2025	v0118696 - United Illuminating	\$130.99
Chk - 202980	12/08/2025	v0118696 - United Illuminating	\$635.86
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Chk - 202982	12/08/2025	v0118696 - United Illuminating	\$183.92
Chk - 202983	12/08/2025	v0118696 - United Illuminating	\$117.36
Chk - 202984	12/08/2025	v0118696 - United Illuminating	\$1,631.35
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Chk - 202989	12/08/2025	v0118696 - United Illuminating	\$2,516.01
Chk - 202990	12/08/2025	v0118696 - United Illuminating	\$1,775.42
Chk - 202991	12/08/2025	v0118696 - United Illuminating	\$17.84
Chk - 202992	12/08/2025	v0118696 - United Illuminating	\$1,132.24
Chk - 202993	12/08/2025	v0118696 - United Illuminating	\$588.85
Chk - 202994	12/08/2025	v0118696 - United Illuminating	\$1,842.11
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Chk - 203000	12/08/2025	v0118696 - United Illuminating	\$1,187.40
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Chk - 203002	12/08/2025	v0118696 - United Illuminating	\$57.07
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Chk - 203007	12/08/2025	v0118696 - United Illuminating	\$1,310.91
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Chk - 203009	12/08/2025	v0118696 - United Illuminating	\$1,594.30
Chk - 203010	12/08/2025	v0118696 - United Illuminating	\$1,112.73
Chk - 203011	12/08/2025	v0118696 - United Illuminating	\$1,651.45
Chk - 203012	12/08/2025	v0118696 - United Illuminating	\$962.68

Chk - 203013	12/08/2025	v0119806 - Regional Water Authority	\$770.11
Chk - 203014	12/08/2025	v0119806 - Regional Water Authority	\$4,301.68
Chk - 203015	12/08/2025	v0119806 - Regional Water Authority	\$1,534.28
Chk - 1000485	12/09/2025	V0114547 - Teresa Nela Caporale	\$200.00
Chk - 1000486	12/09/2025	V0120373 - Laura Harrell	\$200.00
Chk - 1000487	12/09/2025	V0123313 - CdW Government Inc	\$1,651.52
Chk - 1000488	12/09/2025	V0132133 - Willard E. Ford	\$200.00
Chk - 1000489	12/09/2025	V0136837 - Ace Van & Storage, Inc.	\$1,500.00
Chk - 1000490	12/09/2025	V0138815 - AFSCME PEOPLE Committee	\$8.00
Chk - 1000491	12/09/2025	V0140330 - Ana Felicia Duran	\$200.00
Chk - 1000492	12/09/2025	v0144696 - Housing Authority of the City of New Haven	\$51,843.00
Chk - 1000493	12/09/2025	V0150324 - Ralph Berryman	\$200.00
Chk - 1000494	12/09/2025	v0155601 - 360 Management Group. Co.	\$36,755.42
Chk - 1000495	12/09/2025	V0226633 - Nonprofit HR Solutions LLC	\$14,000.00
Chk - 1000496	12/09/2025	V0229171 - Sparks Security LLC	\$3,107.88
Chk - 1000498	12/09/2025	V0136596 - Chamberlain Court Condominium Association, Inc.	\$2,236.29
Chk - 203016	12/09/2025	v0000101 - DJ MAR	\$350.00
Chk - 203017	12/09/2025	v0000106 - Khalanii Ketchum	\$21,416.46
Chk - 203018	12/09/2025	v0000113 - H Mark DeAngelis State Marshal	\$525.00
Chk - 203019	12/09/2025	V0107749 - Brenda J Harris	\$200.00
Chk - 203020	12/09/2025	V0110362 - Major Banks	\$200.00
Chk - 203021	12/09/2025	V0118736 - W.B. Mason Company Inc	\$47.99
Chk - 203022	12/09/2025	V0119047 - Miguel Avila	\$200.00
Chk - 203023	12/09/2025	v0123392 - Standard Insurance Company.	\$14,413.51
Chk - 203024	12/09/2025	V0141227 - Annette Yancey	\$200.00
Chk - 203025	12/09/2025	V0145844 - HD Supply Facilities Maintenance, Ltd	\$1,075.56
Chk - 203026	12/09/2025	V0148226 - Gail Pressley	\$200.00
Chk - 203027	12/09/2025	V0149491 - Tyco Intergrated Security, LLC	\$180.31
Chk - 203028	12/09/2025	v0150259 - Keith Davis	\$200.00
Chk - 203029	12/09/2025	V0151235 - Louise Wiggins	\$200.00
Chk - 203030	12/09/2025	V0154825 - Noraima Avila	\$200.00
Chk - 203031	12/09/2025	V0163329 - Sean Holland	\$200.00
Chk - 203032	12/09/2025	v0166814 - Janet Poole	\$200.00
Chk - 203033	12/09/2025	V0254011 - Connecticut Foodshare Inc	\$1,150.16
Chk - 203034	12/09/2025	t0001432 - Martindale	\$24,520.00
Chk - 203035	12/09/2025	t0002019 - Rosetta	\$39,183.00
Chk - 203036	12/09/2025	v0138359 - Hidden Quarry Association, Inc.	\$194.63

Chk - 203037	12/09/2025	v0000118 - Melissa Mims	\$74.99
Chk - 203038	12/09/2025	v0000119 - United States Treasury	\$337.61
Chk - 203039	12/09/2025	S0155402 - 1423 Q 811, LLC	\$2,849.00
Chk - 203040	12/09/2025	V0118707 - Crosskey Architects, LLC	\$4,950.00
Chk - 203041	12/09/2025	V0119751 - Yale University	\$16,592.70
Chk - 203042	12/09/2025	v0252132 - CORPORATION SERVICE COMPANY	\$220.00
Chk - 203043	12/09/2025	v0114532 - City of New Haven	\$5,000.00
Chk - 1000499	12/10/2025	V0152409 - Censere Consulting, LLC	\$6,500.00
Chk - 1000500	12/10/2025	v0155601 - 360 Management Group. Co.	\$295,034.67
Chk - 1000501	12/10/2025	V0155372 - Fuss & O'Neill, Inc.	\$20,623.75
Chk - 203044	12/10/2025	v0152357 - Marketing 101, dba Big Prints	\$145.00
Chk - 1000502	12/11/2025	V0119932 - Infoshred, LLC	\$1,454.83
Chk - 1000503	12/11/2025	V0137083 - Pullman & Comley, LLC	\$9,712.50
Chk - 1000504	12/11/2025	v0155601 - 360 Management Group. Co.	\$6,125.00
Chk - 1000505	12/11/2025	V0162981 - Sylva Developers, LLC	\$1,710.00
Chk - 1000506	12/11/2025	V0123338 - Reno & Cavanaugh, PLLC	\$80,827.26
Chk - 1000507	12/11/2025	S0105769 - Trinity New Haven Housing LP	\$21,867.43
Chk - 1000508	12/11/2025	S0122614 - Trinity New Haven Housing Two Limited Partnership	\$26,740.07
Chk - 1000509	12/11/2025	S0137873 - Brookside I Associates LLC	\$30,850.91
Chk - 1000510	12/11/2025	S0137878 - Brookside 2 Associates LLC	\$21,570.00
Chk - 1000511	12/11/2025	s0139182 - Trinity New Haven Housing Three LP	\$10,213.68
Chk - 1000512	12/11/2025	S0142374 - Trinity Rowe, LP	\$17,797.15
Chk - 1000513	12/11/2025	S0143090 - Rockview 1 Associates LLC	\$18,080.24
Chk - 1000514	12/11/2025	V0198471 - Black Rock Truck Group, Inc	\$4,588.42
Chk - 203045	12/11/2025	v0000041 - Specialized Elevator Corp	\$6,089.09
Chk - 203046	12/11/2025	v0199147 - Utilotus LLC	\$3,890.00
Chk - 203047	12/11/2025	V0111677 - Marta B Laboy	\$200.00
Chk - 203048	12/11/2025	V0118891 - Stevie Jackson	\$200.00
Chk - 203049	12/11/2025	V0136882 - Christy A Pedini	\$200.00
Chk - 203050	12/11/2025	V0139939 - LCPtracker, Inc	\$28,799.20
Chk - 203051	12/11/2025	V0145585 - Fresia Betancourt	\$200.00
Chk - 203052	12/11/2025	V0150417 - Jennifer Malone	\$200.00
Chk - 203053	12/11/2025	V0123356 - Colonial Life & Accident Insurance	\$14,464.15
Chk - 203054	12/11/2025	V0119218 - Michelle Gary	\$1,200.00
Chk - 203055	12/11/2025	v0164660 - Karissa Demoura	\$400.00
Chk - 203056	12/11/2025	v0000008 - Eula McKoy	\$75.00
Chk - 203057	12/11/2025	V0123358 - Home Depot	\$5,586.28

Chk - 203058	12/12/2025	v0118695 - Southern Connecticut Gas	\$193.21
Chk - 203059	12/12/2025	v0118695 - Southern Connecticut Gas	\$350.12
Chk - 203060	12/12/2025	v0118695 - Southern Connecticut Gas	\$135.58
Chk - 203061	12/12/2025	v0118696 - United Illuminating	\$93.54
Chk - 203062	12/12/2025	v0118696 - United Illuminating	\$74.51
Chk - 203063	12/12/2025	v0118696 - United Illuminating	\$2,730.58
Chk - 203064	12/12/2025	v0118696 - United Illuminating	\$12,360.05
Chk - 203065	12/12/2025	v0118696 - United Illuminating	\$271.12
Chk - 203066	12/12/2025	v0118696 - United Illuminating	\$19,670.77
Chk - 203067	12/12/2025	v0118696 - United Illuminating	\$1,575.58
Chk - 203068	12/12/2025	v0118696 - United Illuminating	\$671.91
Chk - 203069	12/12/2025	v0118696 - United Illuminating	\$962.47
Chk - 203070	12/12/2025	v0118696 - United Illuminating	\$1,569.30
Chk - 203071	12/12/2025	v0118696 - United Illuminating	\$1,151.45
Chk - 203072	12/12/2025	v0118696 - United Illuminating	\$23,235.18
Chk - 203073	12/12/2025	v0118696 - United Illuminating	\$7,101.25
Chk - 203074	12/12/2025	v0118696 - United Illuminating	\$1,536.32
Chk - 203075	12/12/2025	v0118696 - United Illuminating	\$1,288.41
Chk - 203076	12/12/2025	v0118696 - United Illuminating	\$966.23
Chk - 203077	12/12/2025	v0118696 - United Illuminating	\$720.62
Chk - 203078	12/12/2025	v0118696 - United Illuminating	\$1,147.94
Chk - 203079	12/12/2025	v0118696 - United Illuminating	\$1,207.78
Chk - 203080	12/12/2025	v0118696 - United Illuminating	\$370.56
Chk - 203081	12/12/2025	v0118696 - United Illuminating	\$7,929.03
Chk - 203082	12/12/2025	v0118696 - United Illuminating	\$621.84
Chk - 203083	12/12/2025	v0118701 - Water Pollution Control	\$4,007.84
Chk - 203084	12/12/2025	v0118701 - Water Pollution Control	\$1,825.46
Chk - 203085	12/12/2025	v0118701 - Water Pollution Control	\$3,703.28
Chk - 203086	12/12/2025	v0119704 - Frontier Communications of Company	\$334.30
Chk - 203087	12/12/2025	v0119704 - Frontier Communications of Company	\$135.05
Chk - 203088	12/12/2025	v0119704 - Frontier Communications of Company	\$208.16
Chk - 203089	12/12/2025	v0119704 - Frontier Communications of Company	\$12.32
Chk - 203090	12/12/2025	v0119704 - Frontier Communications of Company	\$132.56
Chk - 203091	12/12/2025	v0119704 - Frontier Communications of Company	\$169.03
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Chk - 203095	12/12/2025	v0119704 - Frontier Communications of Company	\$132.56
Chk - 203096	12/12/2025	v0119704 - Frontier Communications of Company	\$359.26
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Chk - 203098	12/12/2025	v0119704 - Frontier Communications of Company	\$359.26
Chk - 203099	12/12/2025	v0119704 - Frontier Communications of Company	\$132.56
Chk - 203100	12/12/2025	v0119704 - Frontier Communications of Company	\$208.16
Chk - 203101	12/12/2025	v0119704 - Frontier Communications of Company	\$595.13
Chk - 203102	12/12/2025	v0123351 - Comcast Cable	\$228.61
Chk - 203103	12/12/2025	v0123351 - Comcast Cable	\$546.10
Chk - 203104	12/12/2025	v0123351 - Comcast Cable	\$219.61
Chk - 203105	12/12/2025	v0123351 - Comcast Cable	\$396.70
Chk - 203106	12/12/2025	v0123351 - Comcast Cable	\$619.70
Chk - 203107	12/12/2025	v0123351 - Comcast Cable	\$619.70
Chk - 203108	12/12/2025	v0123351 - Comcast Cable	\$432.50
Chk - 203109	12/12/2025	v0123351 - Comcast Cable	\$339.70
Chk - 203110	12/12/2025	v0123351 - Comcast Cable	\$2,521.33
Chk - 203111	12/12/2025	v0123351 - Comcast Cable	\$463.13
Chk - 203112	12/12/2025	v0123351 - Comcast Cable	\$275.42
Chk - 203113	12/12/2025	v0123351 - Comcast Cable	\$333.57
Chk - 203114	12/12/2025	v0123351 - Comcast Cable	\$435.70
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Chk - 1000515	12/15/2025	V0050208 - Donna Santiago	\$200.00
Chk - 1000516	12/15/2025	V0101146 - Glenda Streater	\$200.00
Chk - 1000517	12/15/2025	V0101893 - Perry Lamar Gary	\$200.00
Chk - 1000518	12/15/2025	V0103834 - Lagreta Riles	\$200.00
Chk - 1000519	12/15/2025	V0105499 - Lenard Greene	\$200.00
Chk - 1000520	12/15/2025	V0106243 - Dennis Nathaniel Jenkins	\$200.00
Chk - 1000521	12/15/2025	V0107496 - Lavern Davis	\$200.00
Chk - 1000522	12/15/2025	V0110642 - Alberta W Golden	\$200.00
Chk - 1000523	12/15/2025	V0119381 - Doris J Doward	\$200.00
Chk - 1000524	12/15/2025	V0119795 - Berchem Moses PC	\$30.00
Chk - 1000525	12/15/2025	V0119875 - Housing Insurance Services, Inc.	\$52,000.00
Chk - 1000526	12/15/2025	V0119932 - Infoshred, LLC	\$26.86
Chk - 1000527	12/15/2025	V0123338 - Reno & Cavanaugh, PLLC	\$405.00
Chk - 1000528	12/15/2025	V0133288 - Linda Cross	\$200.00
Chk - 1000529	12/15/2025	V0133441 - Eric D Jowers	\$200.00
Chk - 1000530	12/15/2025	V0135642 - Deborah Hudson	\$200.00

Chk - 1000531	12/15/2025	V0136837 - Ace Van & Storage, Inc.	\$840.00
Chk - 1000532	12/15/2025	V0137476 - Kone Inc.	\$1,676.43
Chk - 1000533	12/15/2025	V0137713 - Patricia Mabry	\$200.00
Chk - 1000534	12/15/2025	V0137897 - Pedro Octavio Jimenez	\$200.00
Chk - 1000535	12/15/2025	V0138814 - B&H Foto & Electronics Corp	\$5,096.13
Chk - 1000536	12/15/2025	V0144282 - Palace Garage dba York Service Center	\$500.00
Chk - 1000537	12/15/2025	v0150272 - Airess Johnson	\$200.00
Chk - 1000538	12/15/2025	V0154009 - Hands On Moving, LLC	\$9,500.00
Chk - 1000539	12/15/2025	V0154565 - Todd Collins	\$200.00
Chk - 1000540	12/15/2025	V0155056 - Housing Development Fund, Inc.	\$11,073.06
Chk - 1000541	12/15/2025	v0155601 - 360 Management Group. Co.	\$6,125.00
Chk - 1000542	12/15/2025	V0160286 - Ethel M Gray	\$200.00
Chk - 1000543	12/15/2025	V0188936 - A&A Office System, Inc	\$51,785.84
Chk - 203116	12/15/2025	V0138633 - Daniel Ramos	\$320.00
Chk - 203117	12/15/2025	v0000137 - Jomary Fuentes	\$149.97
Chk - 203118	12/15/2025	v0000138 - NHV Venture 1 LLC	\$1,734.00
Chk - 203119	12/15/2025	v0000045 - Monica Wolfork	\$200.00
Chk - 203120	12/15/2025	v0000046 - Griselle McFadden	\$200.00
Chk - 203121	12/15/2025	V0119726 - Lee Purvis	\$200.00
Chk - 203122	12/15/2025	V0177581 - Johnson Controls US Holdings LLC	\$48,611.62
Chk - 203123	12/15/2025	V0177581 - Johnson Controls US Holdings LLC	\$5,409.83
Chk - 203124	12/15/2025	v0000025 - Eagle Fence & Guardrail	\$3,087.34
Chk - 203125	12/15/2025	v0102618 - Lee C Moore	\$200.00
Chk - 203126	12/15/2025	V0103039 - Edward Beverley	\$200.00
Chk - 203127	12/15/2025	V0103465 - Shantour Jackson	\$200.00
Chk - 203128	12/15/2025	V0104828 - Carol Suggs	\$200.00
Chk - 203129	12/15/2025	V0105491 - Teethenia Stroud	\$200.00
Chk - 203130	12/15/2025	V0105992 - Adele Maysonet	\$200.00
Chk - 203131	12/15/2025	V0106685 - Darius K Reid	\$200.00
Chk - 203132	12/15/2025	v0118696 - United Illuminating	\$214.74
Chk - 203133	12/15/2025	v0118696 - United Illuminating	\$686.64
Chk - 203134	12/15/2025	v0118696 - United Illuminating	\$2,640.95
Chk - 203135	12/15/2025	v0118696 - United Illuminating	\$1,756.81
Chk - 203136	12/15/2025	V0118837 - Judy Cosby	\$200.00
Chk - 203137	12/15/2025	V0119242 - Eddie P Moore	\$200.00
Chk - 203138	12/15/2025	v0119806 - Regional Water Authority	\$733.04
Chk - 203139	12/15/2025	v0119806 - Regional Water Authority	\$2,350.56

Chk - 203140	12/15/2025	v0119806 - Regional Water Authority	\$1,118.71
Chk - 203141	12/15/2025	V0123373 - Federal Express Corp.	\$620.61
Chk - 203142	12/15/2025	V0129633 - Roberto Roman-Negron	\$200.00
Chk - 203143	12/15/2025	V0137502 - Russell Roberson	\$200.00
Chk - 203144	12/15/2025	V0137523 - Bruce Gatling	\$200.00
Chk - 203145	12/15/2025	V0138319 - Hector A Lozada-Osorio	\$200.00
Chk - 203146	12/15/2025	V0138361 - ARAMARK Uniform & Career Apparel	\$244.79
Chk - 203147	12/15/2025	V0139148 - Clenison Dickey	\$200.00
Chk - 203148	12/15/2025	V0139159 - Ann Marie Maysonet	\$200.00
Chk - 203149	12/15/2025	V0140034 - Quadient Finance USA, INC	\$2,275.90
Chk - 203150	12/15/2025	v0141189 - Al Mccoy Langston	\$200.00
Chk - 203151	12/15/2025	V0145436 - Robert London	\$200.00
Chk - 203152	12/15/2025	V0146874 - ANTHONY G BURRUS	\$200.00
Chk - 203153	12/15/2025	V0151710 - Kelly Nichols	\$200.00
Chk - 203154	12/15/2025	V0151889 - Billy Ray Mathews	\$200.00
Chk - 203155	12/15/2025	V0193173 - De Lage Landen Financial Services, Inc	\$166.18
Chk - 203156	12/15/2025	V0205735 - George G Robinson	\$200.00
Chk - 203157	12/15/2025	v0227809 - Engie North America Inc	\$2,418.31
Chk - 203158	12/15/2025	v0227809 - Engie North America Inc	\$110.14
Chk - 203159	12/15/2025	v0227809 - Engie North America Inc	\$17.22
Chk - 203160	12/15/2025	V0232063 - Southern New England Fire Protection	\$2,180.00
Chk - 203161	12/15/2025	V0253462 - Connecticut Business and Industry Association Inc	\$1,492.70
Chk - 203162	12/15/2025	V0254010 - American Leak Detection of Central CT LLC	\$1,500.00
Chk - 203163	12/15/2025	V0254011 - Connecticut Foodshare Inc	\$2,429.25
Chk - 1000544	12/16/2025	V0119701 - Cohen Key Shop	\$3,116.15
Chk - 1000545	12/16/2025	V0123313 - CdW Government Inc	\$814.34
Chk - 1000546	12/16/2025	V0138814 - B&H Foto & Electronics Corp	\$27,962.34
Chk - 1000547	12/16/2025	v0151522 - Ringcentral, Inc	\$11,795.09
Chk - 1000548	12/16/2025	v0144696 - Housing Authority of the City of New Haven	\$630.48
Chk - 203164	12/16/2025	v0118696 - United Illuminating	\$220.37
Chk - 203165	12/16/2025	v0123351 - Comcast Cable	\$3.19
Chk - 203166	12/16/2025	v0227809 - Engie North America Inc	\$511.80
Chk - 203167	12/16/2025	v0227809 - Engie North America Inc	\$51.05
Chk - 203168	12/16/2025	v0227809 - Engie North America Inc	\$0.19
Chk - 203169	12/16/2025	v0227809 - Engie North America Inc	\$2,839.68
Chk - 203170	12/16/2025	v0227809 - Engie North America Inc	\$3,512.57
Chk - 203171	12/16/2025	V0231778 - VERIZON CONNECT FLEET USA LLC	\$902.02

Chk - 203172	12/16/2025	V0154982 - Christina Rosher	\$319.10
Chk - 203173	12/16/2025	V0123358 - Home Depot	\$47,815.23
Chk - 203174	12/16/2025	v0000041 - Specialized Elevator Corp	\$1,115.02
Chk - 203175	12/16/2025	V0123358 - Home Depot	\$270.81
Chk - 203176	12/16/2025	V0123358 - Home Depot	\$465.08
Chk - 203177	12/17/2025	v0000136 - Randie Gonzalez	\$50.00
Chk - 203178	12/18/2025	v0119806 - Regional Water Authority	\$536.24
Chk - 203179	12/18/2025	v0119806 - Regional Water Authority	\$3,909.46
Chk - 203180	12/18/2025	v0119806 - Regional Water Authority	\$164.53
Chk - 203181	12/18/2025	v0119806 - Regional Water Authority	\$64.85
Chk - 203182	12/18/2025	v0119806 - Regional Water Authority	\$2,350.56
Chk - 203183	12/18/2025	v0119806 - Regional Water Authority	\$16.50
Chk - 203184	12/18/2025	v0119806 - Regional Water Authority	\$136.43
Chk - 203185	12/18/2025	v0119806 - Regional Water Authority	\$823.19
Chk - 203186	12/18/2025	v0119806 - Regional Water Authority	\$269.51
Chk - 203187	12/18/2025	v0119806 - Regional Water Authority	\$674.41
Chk - 203188	12/18/2025	v0119806 - Regional Water Authority	\$2,179.72
Chk - 203189	12/18/2025	v0119806 - Regional Water Authority	\$1,216.91
Chk - 203190	12/18/2025	v0119806 - Regional Water Authority	\$1,123.68
Chk - 203191	12/18/2025	v0119806 - Regional Water Authority	\$1,475.46
Chk - 203192	12/18/2025	V0248530 - Cascade Fine Catering LLC	\$8,980.96
Chk - 203193	12/18/2025	V0119749 - Yale New Haven Hospital	\$292.00
Chk - 203194	12/18/2025	V0154982 - Christina Rosher	\$175.48
Chk - 203195	12/18/2025	v0118695 - Southern Connecticut Gas	\$1,185.57
Chk - 203196	12/18/2025	v0118695 - Southern Connecticut Gas	\$3,496.66
Chk - 203197	12/18/2025	v0118695 - Southern Connecticut Gas	\$327.71
Chk - 203198	12/18/2025	v0118695 - Southern Connecticut Gas	\$221.21
Chk - 203199	12/18/2025	v0118695 - Southern Connecticut Gas	\$975.46
Chk - 203200	12/18/2025	v0118695 - Southern Connecticut Gas	\$2,160.52
Chk - 203201	12/18/2025	v0118695 - Southern Connecticut Gas	\$1,908.55
Chk - 203202	12/18/2025	V0119771 - Supreme Corporation	\$735.00
Chk - 203203	12/18/2025	V0119768 - Torello Tire Inc.	\$4,917.01
Chk - 203204	12/18/2025	v0118696 - United Illuminating	\$673.86
Chk - 203205	12/18/2025	v0118696 - United Illuminating	\$479.36
Chk - 203206	12/18/2025	v0118696 - United Illuminating	\$2,964.83
Chk - 203207	12/18/2025	v0118696 - United Illuminating	\$4,174.41
Chk - 203208	12/18/2025	v0118696 - United Illuminating	\$4,777.57

Chk - 203209	12/18/2025	v0118696 - United Illuminating	\$147.73
Chk - 203210	12/18/2025	v0118696 - United Illuminating	\$834.66
Chk - 203211	12/18/2025	v0118696 - United Illuminating	\$49.83
Chk - 203212	12/18/2025	v0118696 - United Illuminating	\$501.47
Chk - 203213	12/18/2025	v0118695 - Southern Connecticut Gas	\$31.48
Chk - 203214	12/18/2025	v0119806 - Regional Water Authority	\$597.13
Chk - 203215	12/18/2025	v0119806 - Regional Water Authority	\$140.96
Chk - 203216	12/18/2025	v0119806 - Regional Water Authority	\$206.50
Chk - 203217	12/18/2025	v0118695 - Southern Connecticut Gas	\$608.14
Chk - 203218	12/18/2025	v0118695 - Southern Connecticut Gas	\$8,026.40
Chk - 203219	12/18/2025	v0118695 - Southern Connecticut Gas	\$1,353.18
Chk - 203220	12/18/2025	v0118695 - Southern Connecticut Gas	\$1,343.22
Chk - 203221	12/18/2025	v0118695 - Southern Connecticut Gas	\$738.69
Chk - 203222	12/18/2025	v0144696 - Housing Authority of the City of New Haven	\$17,000.00
Chk - 203223	12/18/2025	v0000145 - A D Perkins Co	\$120.00
Chk - 203224	12/19/2025	V0123381 - Chesson & Schweickert, LLC	\$505.00
Chk - 203225	12/19/2025	V0168235 - B Squared Engineering, LLC	\$18,267.36
Chk - 203226	12/19/2025	V0151683 - Patriquin Architects, P.C.	\$4,240.00
Chk - 1000549	12/22/2025	V0119932 - Infoshred, LLC	\$53.72
Chk - 1000550	12/22/2025	V0147055 - Home Services & More, LLC	\$197.00
Chk - 1000551	12/22/2025	V0155372 - Fuss & O'Neill, Inc.	\$401.25
Chk - 1000552	12/22/2025	v0161885 - WSP USA Inc.	\$13,184.17
Chk - 1000553	12/22/2025	V0163771 - Autoscribe Corporation	\$1,664.15
Chk - 1000554	12/22/2025	V0119956 - CWPM, LLC	\$9,640.80
Chk - 1000555	12/22/2025	v0120117 - Tri-Con Construction Manager, Llc	\$4,632.40
Chk - 1000556	12/22/2025	V0135922 - U.S. Inspection Group, INC	\$1,846.25
Chk - 1000557	12/22/2025	V0137083 - Pullman & Comley, LLC	\$9,766.50
Chk - 1000558	12/22/2025	V0139018 - Corporate Mailing Services LLC	\$235.17
Chk - 1000559	12/22/2025	V0140511 - Kronos Incorporated	\$3,178.99
Chk - 1000560	12/22/2025	v0144696 - Housing Authority of the City of New Haven	\$23,365.92
Chk - 1000561	12/22/2025	V0155633 - Crown Castle Fiber LLC	\$1,695.00
Chk - 1000562	12/22/2025	V0162819 - Lothrop Associates, LLP	\$123,793.13
Chk - 1000563	12/22/2025	V0118712 - Ed The Treeman	\$15,320.00
Chk - 1000564	12/22/2025	V0119701 - Cohen Key Shop	\$796.25
Chk - 1000565	12/22/2025	V0119956 - CWPM, LLC	\$41,372.47
Chk - 1000566	12/22/2025	V0123313 - Cdw Government Inc	\$576.09
Chk - 1000567	12/22/2025	V0147055 - Home Services & More, LLC	\$1,935.50

Chk - 203227	12/22/2025	v0000105 - Housing Enterprise Insurance Company Inc	\$810.15
Chk - 203228	12/22/2025	v0118696 - United Illuminating	\$532.00
Chk - 203229	12/22/2025	v0118696 - United Illuminating	\$10,284.95
Chk - 203230	12/22/2025	v0118696 - United Illuminating	\$273.98
Chk - 203231	12/22/2025	v0118696 - United Illuminating	\$31,387.63
Chk - 203232	12/22/2025	v0118696 - United Illuminating	\$6,532.08
Chk - 203233	12/22/2025	v0118696 - United Illuminating	\$537.64
Chk - 203234	12/22/2025	V0123381 - Chesson & Schweickert, LLC	\$669.29
Chk - 203235	12/22/2025	V0145844 - HD Supply Facilities Maintenance, Ltd	\$13,896.29
Chk - 203236	12/22/2025	V0232063 - Southern New England Fire Protection	\$2,522.84
Chk - 203237	12/22/2025	V0123358 - Home Depot	\$952.46
Chk - 203238	12/22/2025	v0000147 - Percy Penn	\$150.00
Chk - 203239	12/22/2025	V0140376 - Patricia Smith-Lennon	\$290.00
Chk - 203240	12/22/2025	V0118736 - W.B. Mason Company Inc	\$99.52
Chk - 203241	12/22/2025	V0142289 - Kimberly Johansen	\$166.33
Chk - 203242	12/22/2025	V0232621 - Kristen Cloutier	\$93.24
Chk - 203243	12/22/2025	V0119768 - Torello Tire Inc.	\$311.05
Chk - 203244	12/22/2025	V0123381 - Chesson & Schweickert, LLC	\$1,858.29
Chk - 203245	12/22/2025	v0162493 - Consolidated Electric INC	\$18,596.02
Chk - 203246	12/22/2025	v0000041 - Specialized Elevator Corp	\$1,089.09
Chk - 203247	12/22/2025	V0118692 - Yale Termite & Pest Elimination Corp.	\$4,343.81
Chk - 203248	12/22/2025	V0118736 - W.B. Mason Company Inc	\$1,581.21
Chk - 203249	12/22/2025	V0119768 - Torello Tire Inc.	\$1,846.52
Chk - 203250	12/22/2025	V0123381 - Chesson & Schweickert, LLC	\$669.29
Chk - 203251	12/22/2025	V0140034 - Quadient Finance USA, INC	\$12,821.78
Chk - 1000568	12/23/2025	V0138814 - B&H Foto & Electronics Corp	\$1,541.26
Chk - 1000569	12/23/2025	V0119854 - Reitman Personnel Services, Inc.	\$44,674.23
Chk - 1000570	12/23/2025	V0123313 - CdW Government Inc	\$2,482.42
Chk - 1000571	12/23/2025	V0138814 - B&H Foto & Electronics Corp	\$509.02
Chk - 1000572	12/23/2025	V0139018 - Corporate Mailing Services LLC	\$320.92
Chk - 1000573	12/23/2025	V0168206 - The Narrative Project, LLC	\$8,000.00
Chk - 1000574	12/23/2025	V0154554 - A. Prete Construction Company, Inc	\$417,727.35
Chk - 203252	12/23/2025	v0162493 - Consolidated Electric INC	\$933.00
Chk - 203253	12/23/2025	v0118696 - United Illuminating	\$60.05
Chk - 203254	12/23/2025	v0118696 - United Illuminating	\$175.56
Chk - 203255	12/23/2025	v0118696 - United Illuminating	\$1,400.37
Chk - 203256	12/23/2025	v0118695 - Southern Connecticut Gas	\$430.61

Chk - 203257	12/23/2025	v0118695 - Southern Connecticut Gas	\$680.90
Chk - 203258	12/23/2025	v0118695 - Southern Connecticut Gas	\$540.27
Chk - 203259	12/23/2025	v0118695 - Southern Connecticut Gas	\$805.39
Chk - 203260	12/23/2025	v0118695 - Southern Connecticut Gas	\$689.06
Chk - 203261	12/23/2025	v0118696 - United Illuminating	\$1,861.83
Chk - 203262	12/23/2025	v0118695 - Southern Connecticut Gas	\$413.25
Chk - 203263	12/23/2025	v0118695 - Southern Connecticut Gas	\$329.91
Chk - 203264	12/23/2025	v0118695 - Southern Connecticut Gas	\$1,199.81
Chk - 203265	12/23/2025	v0118695 - Southern Connecticut Gas	\$144.19
Chk - 203266	12/23/2025	v0118695 - Southern Connecticut Gas	\$111.89
Chk - 203267	12/23/2025	v0118695 - Southern Connecticut Gas	\$225.20
Chk - 203268	12/23/2025	v0118695 - Southern Connecticut Gas	\$1,969.83
Chk - 203269	12/23/2025	v0118695 - Southern Connecticut Gas	\$358.92
Chk - 203270	12/23/2025	v0118695 - Southern Connecticut Gas	\$416.68
Chk - 203271	12/23/2025	v0118695 - Southern Connecticut Gas	\$1,215.77
Chk - 203273	12/23/2025	v0118695 - Southern Connecticut Gas	\$1,810.94
Chk - 203274	12/23/2025	v0118695 - Southern Connecticut Gas	\$370.46
Chk - 203275	12/23/2025	v0118695 - Southern Connecticut Gas	\$259.44
Chk - 203276	12/23/2025	v0118695 - Southern Connecticut Gas	\$1,745.98
Chk - 203277	12/23/2025	v0118695 - Southern Connecticut Gas	\$1,304.17
Chk - 203278	12/23/2025	v0118695 - Southern Connecticut Gas	\$1,882.85
Chk - 203279	12/23/2025	v0118695 - Southern Connecticut Gas	\$2,269.63
Chk - 203280	12/23/2025	v0118695 - Southern Connecticut Gas	\$1,345.90
Chk - 203281	12/23/2025	v0118695 - Southern Connecticut Gas	\$642.22
Chk - 203282	12/23/2025	v0118695 - Southern Connecticut Gas	\$478.50
Chk - 203283	12/23/2025	v0118695 - Southern Connecticut Gas	\$1,117.65
Chk - 203284	12/23/2025	v0118695 - Southern Connecticut Gas	\$707.42
Chk - 203285	12/23/2025	v0118695 - Southern Connecticut Gas	\$641.15
Chk - 203286	12/23/2025	v0227809 - Engie North America Inc	\$1,276.60
Chk - 203287	12/23/2025	v0227809 - Engie North America Inc	\$91.37
Chk - 203288	12/23/2025	v0227809 - Engie North America Inc	\$2.54
Chk - 203289	12/23/2025	v0227809 - Engie North America Inc	\$4.47
Chk - 203290	12/23/2025	v0227809 - Engie North America Inc	\$17,929.00
Chk - 203291	12/23/2025	v0119704 - Frontier Communications of Company	\$49.90
Chk - 203292	12/23/2025	v0123351 - Comcast Cable	\$388.61
Chk - 203293	12/23/2025	v0118695 - Southern Connecticut Gas	\$0.07
Chk - 203294	12/23/2025	S0146957 - Invest New haven LLC	\$1,500.00

Chk - 203295	12/23/2025	V0123358 - Home Depot	\$46.02
Chk - 203296	12/23/2025	v0227809 - Engie North America Inc	\$14.94
Chk - 203297	12/23/2025	v0000148 - Fixing Fathers One Dad At A Time	\$139.95
Chk - 203298	12/23/2025	V0119818 - Northeast Generator	\$1,163.56
Chk - 203299	12/23/2025	v0119867 - New Haven Parking Authority	\$145.00
Chk - 203300	12/23/2025	v0119867 - New Haven Parking Authority	\$90.00
Chk - 203301	12/23/2025	v0119867 - New Haven Parking Authority	\$145.00
Chk - 203302	12/23/2025	v0119867 - New Haven Parking Authority	\$90.00
Chk - 203303	12/23/2025	v0162493 - Consolidated Electric INC	\$382,836.30
Chk - 1000580	12/24/2025	S0121235 - Fairway Owner, LLC	\$1,136.00
Chk - 1000581	12/24/2025	V0118712 - Ed The Treeman	\$34,840.00
Chk - 1000582	12/24/2025	V0119689 - La Voz Hispana Newsprint	\$2,670.00
Chk - 1000583	12/24/2025	V0119875 - Housing Insurance Services, Inc.	\$31,200.00
Chk - 1000584	12/24/2025	V0119932 - Infoshred, LLC	\$1,577.63
Chk - 1000585	12/24/2025	V0123313 - CdW Government Inc	\$540.08
Chk - 1000586	12/24/2025	V0135922 - U.S. Inspection Group, INC	\$14,643.75
Chk - 1000587	12/24/2025	V0137476 - Kone Inc.	\$475.50
Chk - 1000588	12/24/2025	V0147024 - Otis Elevator Company	\$6,202.71
Chk - 1000589	12/24/2025	V0147055 - Home Services & More, LLC	\$380.00
Chk - 1000590	12/24/2025	V0148914 - LaToya Mills	\$150.00
Chk - 1000591	12/24/2025	v0154991 - Aramark Refreshment Services	\$13,779.31
Chk - 1000592	12/24/2025	V0164074 - Skyview Ridgefield LLC	\$334.98
Chk - 1000593	12/24/2025	V0164409 - McCarter & English, LLP	\$2,672.50
Chk - 1000594	12/24/2025	V0166639 - Northwest Interpreters, Inc.	\$75.00
Chk - 1000595	12/24/2025	V0166766 - United Mechanical Resources Inc.	\$616.63
Chk - 1000596	12/24/2025	V0167284 - Kelly Group Consultants LLC	\$16,666.66
Chk - 1000597	12/24/2025	V0229171 - Sparks Security LLC	\$7,300.21
Chk - 1000598	12/24/2025	V0119875 - Housing Insurance Services, Inc.	\$60,240.00
Chk - 203368	12/24/2025	v0118696 - United Illuminating	\$32.19
Chk - 203369	12/24/2025	v0118696 - United Illuminating	\$86.06
Chk - 203370	12/24/2025	v0118696 - United Illuminating	\$1,044.72
Chk - 203371	12/24/2025	v0118696 - United Illuminating	\$29.98
Chk - 203372	12/24/2025	v0118696 - United Illuminating	\$14.80
Chk - 203373	12/24/2025	v0119704 - Frontier Communications of Company	\$209.44
Chk - 203374	12/24/2025	v0119704 - Frontier Communications of Company	\$183.66
Chk - 203375	12/24/2025	v0119704 - Frontier Communications of Company	\$323.84
Chk - 203376	12/24/2025	v0119704 - Frontier Communications of Company	\$132.56

Chk - 203377	12/24/2025	v0119704 - Frontier Communications of Company	\$132.56
Chk - 203378	12/24/2025	v0119704 - Frontier Communications of Company	\$132.56
Chk - 203379	12/24/2025	v0119704 - Frontier Communications of Company	\$119.56
Chk - 203380	12/24/2025	v0119704 - Frontier Communications of Company	\$397.42
Chk - 203381	12/24/2025	v0119704 - Frontier Communications of Company	\$366.12
Chk - 203382	12/24/2025	v0119704 - Frontier Communications of Company	\$592.66
Chk - 203383	12/24/2025	v0119806 - Regional Water Authority	\$5,627.67
Chk - 203384	12/24/2025	v0119806 - Regional Water Authority	\$10,891.34
Chk - 203385	12/24/2025	v0119806 - Regional Water Authority	\$2,158.84
Chk - 203386	12/24/2025	v0123351 - Comcast Cable	\$630.87
Chk - 203387	12/24/2025	v0123351 - Comcast Cable	\$443.47
Chk - 203388	12/24/2025	v0123351 - Comcast Cable	\$245.20
Chk - 203389	12/24/2025	v0123351 - Comcast Cable	\$238.52
Chk - 203390	12/24/2025	v0123351 - Comcast Cable	\$71.32
Chk - 203391	12/24/2025	v0123351 - Comcast Cable	\$303.35
Chk - 203392	12/24/2025	v0123351 - Comcast Cable	\$303.35
Chk - 203393	12/24/2025	V0144937 - Metropolitan Life Insurance Company USA	\$402.12
Chk - 203394	12/24/2025	v0227809 - Engie North America Inc	\$2.03
Chk - 203395	12/24/2025	v0227809 - Engie North America Inc	\$13.42
Chk - 203396	12/24/2025	v0227809 - Engie North America Inc	\$10.91
Chk - 203397	12/24/2025	v0227809 - Engie North America Inc	\$19.13
Chk - 203398	12/24/2025	v0227809 - Engie North America Inc	\$116.07
Chk - 1000599	12/26/2025	v0155601 - 360 Management Group. Co.	\$132,922.12
Chk - 1000600	12/26/2025	V0164409 - McCarter & English, LLP	\$128,451.66
Chk - 203399	12/26/2025	v0119806 - Regional Water Authority	\$128.66
Chk - 203400	12/26/2025	v0227809 - Engie North America Inc	\$650.42
Chk - 203401	12/26/2025	v0227809 - Engie North America Inc	\$846.47
Chk - 203402	12/26/2025	v0227809 - Engie North America Inc	\$56.39
Chk - 203403	12/26/2025	v0227809 - Engie North America Inc	\$96.25
Chk - 203404	12/26/2025	v0227809 - Engie North America Inc	\$0.94
Chk - 203405	12/26/2025	v0227809 - Engie North America Inc	\$20.93
Chk - 203406	12/26/2025	v0227809 - Engie North America Inc	\$2,910.83
Chk - 203407	12/26/2025	v0227809 - Engie North America Inc	\$5,665.92
Chk - 203408	12/26/2025	v0227809 - Engie North America Inc	\$139.40
Chk - 203409	12/26/2025	v0227809 - Engie North America Inc	\$13,910.14
Chk - 203410	12/26/2025	V0145844 - HD Supply Facilities Maintenance, Ltd	\$1,035.53
Chk - 203411	12/26/2025	V0147024 - Otis Elevator Company	\$2,000.00

Chk - 203412	12/26/2025	V0147024 - Otis Elevator Company	\$19,625.00
Chk - 203413	12/29/2025	v0118695 - Southern Connecticut Gas	\$455.78
Chk - 203414	12/29/2025	v0118695 - Southern Connecticut Gas	\$71.80
Chk - 203415	12/29/2025	v0118695 - Southern Connecticut Gas	\$35.20
Chk - 203416	12/29/2025	v0118695 - Southern Connecticut Gas	\$1,306.39
Chk - 203417	12/29/2025	v0118695 - Southern Connecticut Gas	\$147.18
Chk - 203418	12/29/2025	v0118695 - Southern Connecticut Gas	\$89.40
Chk - 203419	12/29/2025	v0118695 - Southern Connecticut Gas	\$2,461.13
Chk - 203420	12/29/2025	v0118695 - Southern Connecticut Gas	\$1,868.02
Chk - 203421	12/29/2025	v0118695 - Southern Connecticut Gas	\$877.22
Chk - 203422	12/29/2025	v0118695 - Southern Connecticut Gas	\$512.34
Chk - 203423	12/29/2025	v0118695 - Southern Connecticut Gas	\$1,857.41
Chk - 203424	12/29/2025	v0118696 - United Illuminating	\$782.36
Chk - 203425	12/29/2025	v0118696 - United Illuminating	\$1,379.53
Chk - 203426	12/29/2025	v0118696 - United Illuminating	\$371.33
Chk - 203427	12/29/2025	v0118696 - United Illuminating	\$413.14
Chk - 203428	12/29/2025	v0118696 - United Illuminating	\$1,394.21
Chk - 203429	12/29/2025	v0118696 - United Illuminating	\$124.30
Chk - 203430	12/29/2025	v0118696 - United Illuminating	\$21.34
Chk - 203431	12/29/2025	v0118696 - United Illuminating	\$45.04
Chk - 203432	12/29/2025	v0118696 - United Illuminating	\$3,416.00
Chk - 203433	12/29/2025	v0118696 - United Illuminating	\$3,499.45
Chk - 203434	12/29/2025	v0118696 - United Illuminating	\$5,548.99
Chk - 203435	12/29/2025	v0118696 - United Illuminating	\$3,086.53
Chk - 203436	12/29/2025	v0118696 - United Illuminating	\$4,649.82
Chk - 203437	12/29/2025	v0118696 - United Illuminating	\$2,626.48
Chk - 203438	12/29/2025	v0118696 - United Illuminating	\$134.48
Chk - 203439	12/29/2025	v0118696 - United Illuminating	\$46.60
Chk - 203440	12/29/2025	v0118696 - United Illuminating	\$57.90
Chk - 203441	12/29/2025	v0118696 - United Illuminating	\$55.23
Chk - 203442	12/29/2025	v0118696 - United Illuminating	\$73.14
Chk - 203443	12/29/2025	v0118696 - United Illuminating	\$435.98
Chk - 203444	12/29/2025	v0118696 - United Illuminating	\$533.60
Chk - 203445	12/29/2025	v0118696 - United Illuminating	\$32.07
Chk - 203446	12/29/2025	v0118696 - United Illuminating	\$26.29
Chk - 203447	12/29/2025	v0118696 - United Illuminating	\$1,438.98
Chk - 203448	12/29/2025	v0118696 - United Illuminating	\$2,267.11

Chk - 203449	12/29/2025	v0118696 - United Illuminating	\$2,398.16
Chk - 203450	12/29/2025	v0118696 - United Illuminating	\$4,026.45
Chk - 203451	12/29/2025	v0118696 - United Illuminating	\$1,716.23
Chk - 203452	12/29/2025	v0118696 - United Illuminating	\$2,556.45
Chk - 203453	12/29/2025	v0118696 - United Illuminating	\$4,535.44
Chk - 203454	12/29/2025	v0118696 - United Illuminating	\$4,367.91
Chk - 203455	12/29/2025	v0118696 - United Illuminating	\$849.14
Chk - 203456	12/29/2025	v0118696 - United Illuminating	\$1,973.85
Chk - 203457	12/29/2025	v0118696 - United Illuminating	\$1,492.05
Chk - 203458	12/29/2025	v0118696 - United Illuminating	\$306.98
Chk - 203459	12/29/2025	v0118696 - United Illuminating	\$290.58
Chk - 203460	12/29/2025	v0118696 - United Illuminating	\$27.82
Chk - 203461	12/29/2025	v0118696 - United Illuminating	\$5,644.87
Chk - 203462	12/29/2025	v0118696 - United Illuminating	\$4,298.58
Chk - 203463	12/29/2025	V0106253 - Natalya Troutman	\$67.00
Chk - 203464	12/29/2025	V0128513 - Traci Frasier	\$209.00
Chk - 203465	12/29/2025	V0232585 - Rosayda D Sanchez	\$157.00
Chk - 203466	12/29/2025	v0123351 - Comcast Cable	\$406.70
Chk - 203467	12/29/2025	v0123351 - Comcast Cable	\$359.39
Chk - 203468	12/29/2025	v0123351 - Comcast Cable	\$303.35
Chk - 203469	12/29/2025	v0123351 - Comcast Cable	\$303.35
Chk - 203470	12/29/2025	v0119704 - Frontier Communications of Company	\$132.56
Chk - 203471	12/29/2025	v0119704 - Frontier Communications of Company	\$183.66
Chk - 203472	12/29/2025	v0119704 - Frontier Communications of Company	\$208.16
Chk - 203473	12/29/2025	v0119704 - Frontier Communications of Company	\$186.15
Chk - 203474	12/29/2025	v0119704 - Frontier Communications of Company	\$132.56
Chk - 203475	12/29/2025	v0119704 - Frontier Communications of Company	\$132.56
Chk - 203476	12/29/2025	v0119704 - Frontier Communications of Company	\$208.16
Chk - 203477	12/29/2025	v0119704 - Frontier Communications of Company	\$288.70
Chk - 203478	12/29/2025	v0119704 - Frontier Communications of Company	\$266.94
Chk - 203479	12/29/2025	V0119768 - Torello Tire Inc.	\$320.50
Chk - 203480	12/29/2025	V0123381 - Chesson & Schweickert, LLC	\$75.00
Chk - 203481	12/29/2025	V0145844 - HD Supply Facilities Maintenance, Ltd	\$2,084.48
Chk - 203482	12/29/2025	V0177581 - Johnson Controls US Holdings LLC	\$694.84
Chk - 1000601	12/30/2025	V0119883 - MINITPRINT Inc d/b/a Docuprintnow	\$48.00
Chk - 203483	12/30/2025	V0177581 - Johnson Controls US Holdings LLC	\$433.64
Chk - 203484	12/30/2025	V0119768 - Torello Tire Inc.	\$2,082.30

Chk - 203485	12/30/2025	V0119757 - Willco Sales & Service Inc.	\$1,587.92
Chk - 203486	12/30/2025	v0118695 - Southern Connecticut Gas	\$1,663.66
Chk - 203487	12/30/2025	v0118695 - Southern Connecticut Gas	\$521.49
Chk - 203488	12/30/2025	v0118695 - Southern Connecticut Gas	\$95.55
Chk - 203489	12/30/2025	v0118695 - Southern Connecticut Gas	\$3,202.64
Chk - 203490	12/30/2025	v0118695 - Southern Connecticut Gas	\$47.30
Chk - 203491	12/30/2025	v0118695 - Southern Connecticut Gas	\$46.40
Chk - 203492	12/30/2025	v0118695 - Southern Connecticut Gas	\$3,934.32
Chk - 203493	12/30/2025	v0118695 - Southern Connecticut Gas	\$99.52
Chk - 203494	12/30/2025	v0118695 - Southern Connecticut Gas	\$99.15
Chk - 203495	12/30/2025	V0123358 - Home Depot	\$620.03
Chk - 203496	12/30/2025	v0118695 - Southern Connecticut Gas	\$1,615.19
Chk - 203497	12/30/2025	v0118695 - Southern Connecticut Gas	\$979.88
Chk - 203498	12/30/2025	v0118695 - Southern Connecticut Gas	\$458.04
Chk - 203499	12/30/2025	v0118695 - Southern Connecticut Gas	\$822.63
Chk - 1000602	12/31/2025	V0118700 - Afscme Local 713/afscme Council 4	\$2,892.00
Chk - 1000603	12/31/2025	V0138815 - AFSCME PEOPLE Committee	\$32.00
Chk - 1000604	12/31/2025	V0139018 - Corporate Mailing Services LLC	\$57.85
Chk - 203500	12/31/2025	V0118697 - Afscme Local 818	\$185.95
Chk - 203501	12/31/2025	v0119926 - Anthem Blue Cross/Blue Shield	\$228,761.51
Chk - 203502	12/31/2025	v0119926 - Anthem Blue Cross/Blue Shield	\$11,211.91
Chk - 203503	12/31/2025	v0135905 - Aflac	\$964.36
Chk - 203504	12/31/2025	V0147998 - Legal Shield	\$252.12
Chk - 203505	12/31/2025	v0119806 - Regional Water Authority	\$1,479.09
Chk - 203506	12/31/2025	v0119806 - Regional Water Authority	\$699.56
Chk - 203507	12/31/2025	v0119806 - Regional Water Authority	\$187.04
	12/31/2025	Total Payments Issued	\$4,440,571.43

ELM CITY COMMUNITIES

PRESIDENT'S REPORT



FROM THE OFFICE OF OUR PRESIDENT

Dear Members of the Board,

As we gather today, I want to take a moment to reflect on our journey and the significant strides we have made in the pursuit of affordable housing and supportive services for our community. The dedication and hard work of each board member, staff, and partner organization have truly been instrumental in our progress.

Over the past year, we have successfully expanded our affordable housing initiatives, enabling more families to access safe and stable homes. Our partnerships with local organizations have strengthened our support services, providing essential resources that empower residents and foster self-sufficiency. Through these collaborative efforts, we have witnessed firsthand the positive impact on our community—families thriving, children succeeding in school, and individuals gaining the skills they need for economic independence.

However, while we celebrate these achievements, we must acknowledge that significant challenges still lie ahead. The demand for affordable housing continues to outpace the available supply, and many residents still require additional support to navigate the complexities of life. As we move forward, our commitment to addressing these needs will remain steadfast.

Looking ahead to 2026, I am filled with optimism about the trajectory of our organization. We have the opportunity to build on our successes and explore innovative solutions to the housing crisis. By continuing to invest in our community and enhancing our programs, we can ensure that every resident has access to quality housing and the supportive services they deserve.

Together, let us embrace the challenges ahead with determination and creativity. I am excited about the great strides we will make in the coming year and the positive impact we will continue to have on the lives of those we serve.

Thank you for your unwavering dedication and commitment to this mission. Let's continue to work together to create a brighter future for New Haven.

CONTRACT UPDATES

- No Cost Time Extension to the Contract with Holly Bryk, State Marshal Services agency wide from February 28, 2026, until June 30, 2026.
- No Cost Time Extension to the Contract with A & A Office, a UBEO Company for Scanning Services, for LIPH properties agency wide from December 31, 2025, until June 30, 2026.

OPERATIONS

HANH's current occupancy rate for the month for December is 93.8%. The agency goal is 98.00%. Attainment of this goal remains one of the primary objectives for the Operations Department.

HANH's rent collection for the year to date ending the month of December 2025 is still not available due to the Yardi Conversion.

YTD FINANCIALS

The financial report covers two months (October 1 through November 30) of data. Total Revenues are \$22,774,503. Total Expenses are \$20,629,208 (including depreciation expense of \$458,165). The excess of revenue over expenses is reduced by \$(570,324) capitalized expenditures. Depreciation expense add-back is \$458,165. The HANH Net Surplus is \$2,033,136.

COMMUNITY ECONOMIC DEVELOPMENT

#1-ECC proudly supported 44 families through it's Adopt- A- Family initiative, demonstrating our continued dedication to strengthening and uplifting the families we serve.

#2-4 FSS graduates no longer receiving SEHOP subsidy (3 over income, 1 over 15 years in the program).

#3-8 FSS participants graduated.

**PLANNING &
MODERNIZATION**

- Crawford Boiler Replacement: Contract executed to replace two of the four boilers at 90 Park St. Construction is in progress.
- 398-400 Concord Street: Design documents prepared and bids solicited for property site drainage improvements. Responses are due January 7, 2026.
- Scattered Sites West: Bids solicited for unit upgrades at 116 Lawncrest Rd. and at 555 Fountain St. Bids are due February 11, 2026.
- Scattered Sites East: Design documents prepared for property improvements at 140 Harrington Ave., 1091 Townsend Ave., and 759 Quinnipiac Ave. Bids to be solicited in January 2026.
- HUD Housing-Related Hazards Grant: All tasks are complete. Grant is closing out.

**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 occurred on June 20, 2019 and The Authority issued an RFQ for a Master Planner for Westville Manor and selected a team composed of Ken Boroson Architects and Torti Gallas Planners. The master planning team held a series of meetings and charrettes in September 2018 and will completed a final recommendation to stakeholders in January 2019. The Authority submitted a RAD application for Westville Manor and was awarded. It was determined that a Planned Development District (PDD) was the best approach to the redevelopment of the site. A PDD application was submitted to the City of New Haven in January 2019 that will include the redevelopment of 109 units on site of which 80% will be RAD replacement units and 20% unrestricted. The Board of Alders approved the PDD in April 2019.
- Glendower Submitted a 9% LIHTC application for on-site Phase 1 on January 12, 2022 which was not awarded. The Glendower Group staff in consultation with the architect and consultants is currently modeling the development to determine the most effective and cost efficient method to complete the on site redevelopment It is anticipated that funding for the final Westville Manor funding proposal will be completed in FY 2025.
- Anticipated closing in 2nd quarter of 2026.

RAD Portfolio Award

- The Authority received a portfolio award, inclusive of 12 developments, with 11 being completed and detailed herein
 - Completed Developments
 - Group I: Motley, Bush, Harvey and Newhall Garden
 - Group IIA: Waverly and Stanley Justice and Fulton Park
 - Group III: McQueeney, and Celentano
 - Group IV: Ruoppolo and Fairmont
 - Group IIB: Valley Townhomes

McConaughy Terrace

- For the purpose of financing Glendower bifurcated the redevelopment into two phases – 4% and 9% Low Income Housing Tax Credit applications.
- Glendower McConaughy Terrace 4%, LLC will consist of 92 affordable units and Glendower McConaughy Terrace 9%, LLC will consist of 104 affordable and 26 market rate units.
- McConaughy Terrace 4% - Construction completed in September 2025.
- McConaughy Terrace 9% - Construction completed in August 2025.

**THE GLENDOWER
GROUP****Scattered Sites**

- Scattered site are multifamily redevelopments which includes 88 units located in various eastern parts of the city. The developments are: 23 Chamberlain Street, 54 Kingswood Drive, 63 Fulton Street, 425 Eastern Street, 437 Eastern Street, 1361 Quinnipiac Ave, 1368 Quinnipiac Ave, 1370 Quinnipiac Ave, 1376 Quinnipiac Ave, 1378 Quinnipiac Ave, 1381 Quinnipiac Ave, and 1435 Quinnipiac Ave.
- The RAD project may will be expanded to up to 128 units pending completion of P & M special lead paint and radon grants (such grants cannot be used on properties with CHAPs) to include the smaller scattered site properties
- Anticipated closing in 4th quarter of 2025.

34 Level Street/The Heights at Westrock

- HUD 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 in June 2023 to assist in clean up and removal of former nursing home.
- Closing anticipated to be in the 2nd quarter of 2025.

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 up to 49 housing units, including 5 LIHTC units.
- Closing anticipated to be in the 1st quarter of 2025.

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.
- It is anticipated that funding for the Newhallville development will be submitted under the 9% LIHTC CHFA round in 2025.

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 CNI Transformation Plan was submitted to HUD in August 2025.
- The planning team has begun scheduling the necessary steps to prepare for the first application for on-site redevelopment.

Eastview Terrace Conversion

- The Project's 15-year initial Low-Income Tax Credit ("LIHTC") Compliance Period ("Compliance Period") ended in December 2023.
- Investor buyout completed on September 4, 2024.
- Anticipated closing in 1st quarter of 2025.

HOUSING CHOICE VOUCHER

- As of December 2025, the Housing Choice Voucher (HCV) program continues to operate at full utilization across all major voucher categories, reflecting strong program management and sustained demand for housing assistance. The MTW voucher pool, Veterans Affairs Supportive Housing (VASH), Church Street South (CSS), RAD, and Project-Based Voucher (PBV) programs all remain fully utilized, ensuring that HUD-authorized resources are maximized to support low-income households and special populations.
- Recertification activity remains strong on a year-to-date basis, with a 95 percent submission rate across the agency. However, December performance reflects the impact of year-end operational pressures, including staffing capacity, system transitions, and increased workload volume. During the month, 314 recertifications were completed out of 480 due, resulting in a 65 percent completion rate and leaving 166 recertifications outstanding. There are currently 286 households that are more than 30 days overdue. Management continues to prioritize delinquent cases to maintain compliance and minimize program risk.
- Housing Assistance Payments (HAP) were processed timely and without disruption. During December, the agency issued approximately \$9.6 million in assistance payments across more than 65,000 transactions through the first and mid-month check runs. This sustained level of payment activity reflects continued stability for both participating landlords and assisted households.
- Inspection performance during December indicates an area requiring continued focus. Of the 330 inspections scheduled, 80 were completed, representing a 24 percent completion rate for the month. Staffing constraints and competing operational demands contributed to this outcome, and corrective strategies are underway to increase inspection throughput and address the remaining backlog.
- Productivity data for December reflects ongoing program activity despite capacity challenges. Fourteen specialists completed a total of 558 annual recertifications and 226 interim recertifications during the month, along with processing end-of-participation actions. Intake activity included new admissions, port-ins, moves, voucher issuances, and port-out processing, totaling 577 intake-related actions. De-concentration activity remained unchanged during December, with 15 lease-ups completed year-to-date.
- Overall, the HCV program remains financially stable, fully utilized, and compliant with core HUD requirements. While December performance highlights operational strain in select areas, management remains focused on stabilizing workloads, improving inspection and recertification completion rates, and sustaining program performance as the agency enters the new calendar year.

MEMORANDUM

TO: **Board of Commissioners
Housing Authority of the City of New Haven**

DATE: **January 20, 2026**

FROM: **Shenae Draughn, President**

RE: **Authorization of Submission of an Application with the Housing Authority of the City of New Haven as Lead Applicant for the FY 2025 Choice Neighborhoods Implementation Grant for Union Square and, Subject to City Approval, Authorizing the City of New Haven to Serve as Co-Applicant and Neighborhood Implementation Entity and Executing Related MOU Regarding the Same.**

ACTION: Recommend that the Board of Commissioners adopt Resolution Number # 01-01/26-S

DISCUSSION: The Housing Authority of the City of New Haven, d/b/a Elm City Communities ("ECC") proposes to submit an application, as Lead Applicant, to the U.S. Department of Housing and Urban Development ("HUD") for the FY 2025 Choice Neighborhoods Implementation Grant for \$26 million for the implementation of Phase 1 Union Square Transformation Plan. The proposed application supports a comprehensive redevelopment and neighborhood revitalization strategy that integrates housing redevelopment, neighborhood improvements, and people-focused supportive services.

The City of New Haven owns key parcels of land within the Union Square neighborhood on which components of the Transformation Plan are proposed. The City has indicated its intent to support the plan through the provision of local leverage, including property tax abatements, disposition or ground leasing of City-owned land, infrastructure investment, and other municipal support, subject to required City approvals.

ECC will serve as the Lead Applicant for the FY 2025 Choice Neighborhoods Implementation Grant. Subject to approval by the City of New Haven, the City is proposed to serve as Co-Applicant and as the Neighborhood Implementation Entity, responsible for coordinating and implementing neighborhood-level investments and activities consistent with the HUD-approved Transformation Plan.

Staff recommends that the Board of Commissioners adopt the attached resolution authorizing Elm City Communities to submit an application for the FY 2025 Choice Neighborhoods Implementation Grant for Union Square and, subject to City approval, authorizing the City of New Haven to serve as Co-Applicant and Neighborhood Implementation Entity and to execute a memorandum of understanding ("MOU") between ECC and the City of New Haven reflecting the same.

FISCAL IMPACT: If selected by HUD, ECC could receive up to \$26 million for the project

SOURCES OF FUNDS:HUD

STAFF: Ed LaChance, VP for Glendower

Housing Authority of the City of New Haven

d/b/a Elm City Communities

Resolution Number 01-01/26-S

Authorization of Submission of an Application with the Housing Authority of the City of New Haven as Lead Applicant for the FY 2025 Choice Neighborhoods Implementation Grant for Union Square and, Subject to City Approval, Authorizing the City of New Haven to Serve as Co-Applicant and Neighborhood Implementation Entity and Executing Related MOU Regarding the Same.

WHEREAS, the Housing Authority of the City of New Haven, doing business as Elm City Communities ("ECC" or the "Authority"), is a public body corporate and politic organized under the laws of the State of Connecticut and authorized to apply for and administer federal grants in furtherance of its mission to preserve and expand affordable housing and advance comprehensive community redevelopment; and

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") has issued a Notice of Funding Opportunity for the FY 2025 Choice Neighborhoods Implementation Grant Program (the "CNI Program"); and

WHEREAS, ECC proposes to submit an application, as the Lead Applicant, for Choice Neighborhoods Implementation funding for the Union Square Transformation Plan, a comprehensive initiative that includes housing redevelopment, neighborhood improvements, and people-focused supportive services; and

WHEREAS, the City of New Haven owns certain parcels of land within the Union Square neighborhood on which elements of the proposed redevelopment and neighborhood improvements are planned to occur, and has indicated its intent to support the Transformation Plan through the provision of local leverage, including but not limited to property tax abatements, land disposition or ground leasing, infrastructure investment, and other municipal support, subject to required City approvals; and

WHEREAS, ECC proposes that, subject to approval by the City of New Haven, the City serve as Co-Applicant for the FY 2025 Choice Neighborhoods Implementation Grant and, if awarded, serve as the Neighborhood Implementation Entity responsible for coordinating neighborhood-level investments and activities consistent with the approved Transformation Plan; and

WHEREAS, the Board of Commissioners has determined that this proposed structure, subject to City approval, is in the best interests of the Authority and will strengthen the competitiveness and successful implementation of the Union Square Choice Neighborhoods application.

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

1. The Board of Commissioners hereby authorizes the Housing Authority of the City of New Haven, d/b/a Elm City Communities to submit, as Lead Applicant, an application to HUD for the FY 2025 Choice Neighborhoods Implementation Grant for the Union Square Transformation Plan; and
2. The Board of Commissioners hereby authorizes, subject to approval by the City of New Haven (the "City"), the City to serve as Co-Applicant for the FY 2025 Choice Neighborhoods Implementation Grant; and
3. The Board of Commissioners further authorizes, subject to approval by the City of New Haven, the City to serve as the Neighborhood Implementation Entity responsible for coordinating neighborhood improvements and leveraging City-owned land and municipal resources in accordance with HUD requirements and the approved Transformation Plan; and
4. The President of the Housing Authority of the City of New Haven, or any other officer designated by the President (the "Authorized Officers"), be and hereby is authorized and directed to negotiate, execute, deliver and submit all applications, certifications, assurances, memoranda of understanding, co-applicant agreements, and other documents required by HUD or necessary to effectuate the roles of the Housing Authority of the City of New Haven and the City of New Haven, upon receipt of all required City approvals; and
5. In the event the Choice Neighborhoods Implementation Grant is awarded, and subject to all required approvals, the Authorized Officers are authorized to accept the grant award and to execute any grant agreements and related documents required by HUD; and
6. All actions previously taken by officers, employees, or agents of the Housing Authority of the City of New Haven in furtherance of preparing the FY 2025 Choice Neighborhoods Implementation Grant application for Union Square are hereby ratified, confirmed, and approved.

[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 January 20, 2025.

Shenae Draughn
Secretary/President

Date

REVIEWED BY:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By:_____

Rolan Joni Young, Esq.
A Partner

CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT

Joint Submission Packet

City of New Haven & Housing Authority of the City of New Haven (d/b/a Elm City
Communities)

Date: _____, 2025

[Joint Cover Memorandum]

To: United States Department of Housing and Urban Development (HUD)

From: Justin Elicker, Mayor, City of New Haven, Connecticut

Shenae Draughn, President, Housing Authority of the City of New Haven
(d/b/a Elm City Communities)

Date: _____, 2025

Subject: Memorandum of Understanding and Authorizing Resolutions – Choice Neighborhoods Implementation (CNI) Grant

On behalf of the City of New Haven (“City”) and the Housing Authority of the City of New Haven (d/b/a Elm City Communities) (“ECC”), we are pleased to submit the enclosed Memorandum of Understanding (“MOU”) designating ECC as the lead applicant and the City as co-applicant for the Choice Neighborhoods Implementation (CNI) Grant.

This MOU sets forth the roles and responsibilities of the parties, including ECC’s leadership of the Housing workstream, the City’s leadership of the Neighborhood workstream, and the Parties’ shared coordination of land use, zoning, and infrastructure matters, along with joint decision-making on governance, budget, and all major programmatic and financial matters. The MOU also affirms our commitment to collaborate with the designated People Partner to ensure full integration of Housing, People, and Neighborhood strategies in accordance with HUD requirements.

In addition to the MOU, we are submitting certified copies of the resolutions adopted by the ECC Board of Commissioners and the New Haven Board of Alders authorizing execution of the MOU and participation in the CNI Implementation Grant as co-applicants, with ECC as the lead applicant.

We appreciate HUD’s consideration of this application and look forward to working together to achieve transformational outcomes for residents and the community.

Respectfully submitted,

CITY OF NEW HAVEN

By: _____
Justin Elicker
Mayor

Housing Authority of the City of New
Haven
d/b/a Elm City Communities

By: _____
Shenae Draughn
President

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the "MOU") is made and entered into this ____ day of _____, 2025, by and between the **CITY OF NEW HAVEN**, a municipal corporation organized and existing pursuant to the Connecticut General Statutes, with a chief executive office located at 165 Church Street, New Haven, Connecticut 06510 (the "City"), and the **HOUSING AUTHORITY OF THE CITY OF NEW HAVEN** (d/b/a Elm City Communities), with a chief executive office located at 360 Orange Street, New Haven, Connecticut 06511 ("ECC" and, with the City, the "Parties").

RECITALS:

ECC is the owner of (a) that certain real property and improvements located thereon identified as the Robert T. Wolfe Apartments located at 49 Union Avenue, New Haven, Connecticut, and (b) the real property formerly known as the Church Street South Apartments and located at [INSERT ADDRESSES], both as more particularly described in Schedule A attached hereto and incorporated herein by this reference (collectively, the "ECC Property").

The City is the owner of those certain parcels of land identified in Schedule B attached hereto and incorporated herein by this reference (the "City Property" and, with the ECC Property, the "Property").

ECC was the recipient of a Choice Neighborhood Planning Grant for the planning for the redevelopment of the Property, and, working with the City and neighborhood groups, has created a Transformation Plan for the redevelopment of the Property.

The City and ECC have jointly determined to pursue a Choice Neighborhoods Implementation ("CNI") grant from HUD for the implementation of the Transformation Plan and the redevelopment of the Property.

The Parties recognize that the CNI program requires a comprehensive approach to Housing, People, and Neighborhood strategies.

The City and ECC desire to formalize their roles and responsibilities with respect to the CNI Grant and the project (s) contemplated thereby, to ensure successful application, administration, and implementation of the CNI Grant.

The Parties further recognize the need for joint decision-making, accountability, and meaningful resident and stakeholder engagement throughout the CNI Grant implementation process, and desire to set forth the same.

NOW, THEREFORE, the Parties hereby enter into this Memorandum of Understanding ("MOU") and hereby agree as set forth hereinbelow.

I. Purpose

The purpose of this MOU is to set forth the agreement between the Parties regarding their collaboration and shared responsibilities in applying for and administering the CNI Grant. ECC will serve as the lead applicant and the City as the co-applicant for the CNI Implementation Grant and will share the obligations and responsibilities with respect to the Grant as set forth hereinbelow.

II. Roles and Responsibilities

The Parties shall have the roles and responsibilities as follows.

A. City of New Haven

The City shall serve as co-applicant for the CNI Grant. If awarded, the City will lead the Neighborhood Workstream, including infrastructure planning, public facilities, public safety improvements, and neighborhood-serving investments. The City will also serve as the lead public agency for coordination of Early Action Activities. In addition, the City will participate actively in all housing, neighborhood, and people workstreams, including redevelopment planning, community engagement, and interdepartmental coordination. The City shall also provide timely review and processing of all permit applications consistent with City ordinances and applicable statutory requirements.

B. Elm City Communities (ECC)

ECC shall serve as the lead applicant and primary housing entity. If awarded, ECC will lead the Housing Workstream, including redevelopment, relocation, property management transitions, and compliance activities. ECC will also serve as the fiscal agent for the CNI Grant and administer all grant funds allocated to ECC and its designated development partners. In addition, ECC will lead all housing-related procurement, design, financing, and construction coordination. ECC shall further coordinate closely with the City on all zoning, land use, infrastructure, environmental, and permitting activities that affect the redevelopment.

C. Joint Responsibilities

ECC and the City shall share joint responsibility for governance as described in Exhibit A to this MOU. In addition, they shall share joint responsibility for the following:

1. Land Use, Zoning, and Infrastructure Coordination: ECC and the City shall jointly plan, coordinate, and approve land use strategies, zoning needs, infrastructure design, and public facility improvements needed to support the Transformation Plan. The City shall manage the formal approval processes, while ECC shall lead the technical planning and development requirements.
2. Budget Approval: ECC and the City shall jointly approve the CNI Implementation budget and all modifications.

3. Major Decisions: ECC and the City shall jointly approve all major programmatic, financial, implementation, and development decisions, consistent with the governance structure outlined in Exhibit A.
4. People Workstream: ECC and the City shall jointly oversee and coordinate with the Community Action Agency, the designated People Partner, on all activities related to the People Workstream.
5. Community Engagement: ECC and the City shall work collaboratively to ensure ongoing, inclusive engagement with residents, neighborhood stakeholders, and community partners.
6. Compliance & Reporting: ECC and the City shall jointly comply with all HUD requirements, including fair housing obligations, Section 3 participation, and all reporting obligations associated with the CNI Grant.

III. Term

The term of this MOU shall commence on [INSERT COMMENCEMENT DATE OR EVENT] and shall remain in effect through the completion of the CNI Grant, unless modified by mutual agreement of the Parties.

IV. Non-Binding Agreement

This MOU reflects intent to collaborate by the City and ECC and does not create binding legal obligations beyond those in later agreements approved by both parties.

Executed this _____ day of _____, 2025

City of New Haven

By: _____

Justin Elicker

Mayor

Date: _____

Housing Authority of the City of New Haven
d/b/a Elm City Communities

By: _____

Shenae Draughn

President

Date: _____

Exhibit A: Governance Structure (Summary)

The overall project shall be jointly governed by an Executive/Steering Committee co-chaired by the City and ECC. The Executive/Steering Committee shall be responsible for CNI Grant oversight, major decisions, and accountability to HUD.

The Executive/Steering Committee shall have oversight responsibility for the following working groups:

1. Housing Working Group: Led by ECC, responsible for oversight of redevelopment efforts, relocation activities, housing design and construction coordination, and housing compliance.
2. Neighborhood Working Group: Led by the City, and responsible for coordinating infrastructure development, zoning and land use processes, public facilities, and neighborhood improvements. All land use, zoning, and infrastructure matters shall be coordinated jointly with ECC, consistent with the shared responsibilities outlined in Section II(C).
3. People Working Group: Led by the designated People Partner, Community Action Agency of New Haven, responsible for oversight of resident services, education, workforce development, and health initiatives.
4. Community Advisory / Resident Council: Comprised of resident leaders and neighborhood stakeholders, responsible for ensuring that resident voices inform decisions and engagement across all workstreams.

Section 3: ECC Board Resolution [UPDATED]

WHEREAS, ECC seeks to partner with the City to jointly apply for and administer a Choice Neighborhoods Implementation (CNI) Grant from the U.S. Department of Housing and Urban Development (HUD);

WHEREAS, HUD requires execution of a Memorandum of Understanding (MOU) between co-applicants setting forth their respective roles, responsibilities, and shared governance structure;

WHEREAS, under the MOU, ECC will serve as the lead applicant and primary housing entity, and the City will serve as co-applicant and lead agency for the Neighborhood Workstream, with both Parties sharing joint responsibility for land use, zoning, infrastructure coordination, major decisions, and other governance items;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of ECC hereby authorizes the President, Shenae Draughn, to execute the MOU with the City, substantially in the form presented, with such modifications as are approved by the President and legal counsel;

BE IT FURTHER RESOLVED, that the President and officers of ECC are authorized and directed to take all actions necessary to carry out the intent of this resolution and the MOU.

Adopted this ____ day of _____, 2025.

Chairperson, Board of Commissioners

Attest: _____
Secretary

Section 4: City Board of Alders Resolution [UPDATED]

WHEREAS, the City seeks to partner with Elm City Communities (ECC) to jointly apply for and administer a Choice Neighborhoods Implementation (CNI) Grant from the U.S. Department of Housing and Urban Development (HUD);

WHEREAS, HUD requires execution of a Memorandum of Understanding (MOU) between co-applicants setting forth their respective roles, responsibilities, and shared governance structure;

WHEREAS, under the MOU, ECC will serve as the lead applicant and primary housing entity, and the City will serve as co-applicant and lead agency for the Neighborhood Workstream, with both Parties sharing joint responsibility for land use, zoning, infrastructure coordination, major decisions, and other governance items;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Alders hereby authorizes the Mayor, Justin Elicker, to execute the MOU with ECC, substantially in the form presented, with such modifications as are approved by the Mayor and Corporation Counsel;

BE IT FURTHER RESOLVED, that the Mayor and authorized officers are directed to take all actions necessary to carry out the intent of this resolution and the MOU.

Adopted this ____ day of _____, 2025.

President, Board of Alders

Attest: _____
City Clerk

MEMORANDUM

TO: **Board of Commissioners
Housing Authority of the City of New Haven**

DATE: **January 20, 2026**

FROM: **Shenae Draughn, President**

RE: **Resolution Designating Community Action Agency of New Haven as People Implementation Entity (PIE) for the FY 2025 Choice Neighborhoods Implementation Grant and Executing Related MOU Regarding the Same.**

ACTION: Recommend that the Board of Commissioners adopt Resolution Number **#01-02/26-S**

TIMING: Immediately

DISCUSSION: The purpose of this Resolution is to formalize the designation by the Housing Authority of the City of New Haven, d/b/a Elm City Communities ("ECC") of the Community Action Agency of New Haven as the People Implementation Entity ("PIE") for the Union Square Choice Neighborhoods Initiative and to establish a clear framework for collaboration between ECC and Glendower and to execute a memorandum of understanding ("MOU") between ECC and CAANH reflecting the same. The MOU is intended to demonstrate implementation readiness and governance capacity to HUD and does not replace future development agreements, regulatory agreements, or financing documents.

As People Implementation Entity, CAANH shall be responsible for:

1. Lead the People Workstream – Develop and implement strategies to improve outcomes in employment, education, health, and self-sufficiency for residents.
2. Resident Engagement – Coordinate outreach, engagement, and needs assessment for current and future residents.
3. Service Coordination – Provide case management and connect households with supportive services, workforce training, childcare, education, and healthcare providers.
4. Data and Reporting – Collect and track resident outcomes in alignment with HUD CNI reporting requirements.
5. Collaboration – Work closely with Co-Applicants, housing developers, and neighborhood partners to ensure people-centered goals are fully integrated.

ECC shall retain responsibility for public housing operations, resident relocation, resident engagement, subsidy administration, and compliance with HUD requirements applicable to the Target Housing. ECC shall serve as the HUD grantee and Grant Administrator and shall coordinate with CAANH to ensure alignment between redevelopment activities and resident protections.

ECC and CAANH shall establish a joint governance and coordination structure, including regular coordination meetings, shared reporting protocols, and defined points of contact.

The MOU is intended as a statement of mutual understanding and does not create a binding contractual obligation, except with respect to compliance with applicable laws and HUD requirements. Binding obligations will be set forth in subsequent agreements as required.

FISCAL IMPACT: \$ 0

SOURCE OF FUNDS: NA

STAFF: Edward LaChance
Vice President of Development

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

RESOLUTION #01-02/26-S

Resolution Designating Community Action Agency of New Haven as People Implementation Entity (PIE) for the FY 2025 Choice Neighborhoods Implementation Grant and Executing Related MOU Regarding the Same

WHEREAS, the Housing Authority of the City of New Haven d/b/a Elm City Communities ("ECC") is the Lead Applicant for the FY 2025 HUD Choice Neighborhoods Implementation Grant for the Union Square Transformation Plan; and

WHEREAS, HUD requires designation of a People Implementation Entity (PIE); and

WHEREAS, Community Action Agency of New Haven ("CAANH") possesses the necessary experience and capacity to serve as the PIE.

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

1. The Board of Commissioners of Elm City Communities designates Community Action Agency of New Haven ("CAANH") as the People Implementation Entity (PIE), and hereby ratifies, authorizes and, to the extent necessary, authorizes the MOU with CAANH attached hereto as Exhibit A; and
2. The President be and hereby is authorized and directed to take all actions necessary to effectuate 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 January 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

EXHIBIT A

MOU between ECC and CAANH

Memorandum of Understanding

Between
Elm City Communities / City of New Haven
and
[Name of Community Action Agency]

I. Purpose

This Memorandum of Understanding (“MOU”) establishes a partnership between Elm City Communities (ECC), doing business as the Housing Authority of the City of New Haven, and the City of New Haven (collectively, the “Co-Applicants”), and the [Community Action Agency] (“CAA”). The purpose of this MOU is to set forth the terms and commitments under which CAA will serve as the People Partner for the Choice Neighborhoods Implementation (CNI) Grant for the Union Square Transformation Plan.

II. Background

The Co-Applicants are jointly applying for HUD Choice Neighborhoods Implementation funding to transform the Union Square/Church Street South neighborhood through coordinated investments in Housing, People, and Neighborhood strategies. The Community Action Agency brings long-standing expertise in resident services, family self-sufficiency, workforce development, and poverty alleviation programs, and is uniquely positioned to lead the People component of the Transformation Plan.

III. Roles and Responsibilities

A. Community Action Agency (People Partner)

CAA agrees to:

1. Lead the People Workstream – Develop and implement strategies to improve outcomes in employment, education, health, and self-sufficiency for residents.
2. Resident Engagement – Coordinate outreach, engagement, and needs assessment for current and future residents.
3. Service Coordination – Provide case management and connect households with supportive services, workforce training, childcare, education, and healthcare providers.
4. Data and Reporting – Collect and track resident outcomes in alignment with HUD CNI reporting requirements.
5. Collaboration – Work closely with Co-Applicants, housing developers, and neighborhood partners to ensure people-centered goals are fully integrated.

B. Elm City Communities / City of New Haven (Co-Applicants)

The Co-Applicants agree to:

1. Support CAA’s Leadership Role – Recognize CAA as the designated People Partner and provide organizational support.

2. Coordination – Share data, planning tools, and updates to ensure alignment between housing, people, and neighborhood activities.
3. Compliance – Ensure activities undertaken by CAA are compliant with HUD requirements and integrated into the broader Transformation Plan.
4. Funding – Include funding within the CNI Implementation Grant budget to support CAA's staffing, programming, and service delivery.

IV. Funding and Payment

1. Grant Allocation – The Co-Applicants will allocate a portion of the CNI Implementation Grant's People budget line to CAA for staffing, program costs, and administration necessary to carry out its role as People Partner.
2. Subrecipient Agreement – Upon grant award, ECC/City will enter into a formal subrecipient agreement with CAA that specifies:
 - The approved budget;
 - Allowable costs (personnel, fringe benefits, program costs, indirect costs);
 - Billing and reimbursement procedures;
 - Reporting and compliance requirements.
3. Flow of Funds – CAA will receive funds from ECC/City on a reimbursement or advance basis, consistent with HUD and Co-Applicant financial management policies.
4. Leveraged Resources – CAA will identify and document leveraged resources (e.g., CSBG, WIOA, Head Start, SNAP E&T, local/state workforce funds) that complement but do not replace CNI funding.

V. Term

This MOU shall become effective upon execution and shall remain in effect for the duration of the CNI Implementation Grant period, unless terminated earlier by mutual written agreement of the parties.

VI. Non-Binding Agreement

This MOU reflects the good-faith commitments of the parties to collaborate in pursuit of the CNI Implementation Grant. It does not create legally binding obligations and does not supersede any future subrecipient agreements, contracts, or regulatory requirements.

VII. Signatures

For Elm City Communities (Housing Authority of the City of New Haven):

Name, Title

Date

For City of New Haven:

Name, Title

Date

For [Community Action Agency]:

amos smith

Name, Title

Date

October 2, 2025

Exhibit A

Community Action Agency – People Partner Deliverables and Budget Framework

I. Budget Framework (to be finalized)

The People Partner will develop a detailed budget upon award of the CNI Implementation Grant. The budget framework will include the following categories, without dollar amounts at this stage:

- Personnel
- Fringe Benefits
- Program Costs
- Indirect/Administration

II. Staffing Plan (to be finalized)

The staffing plan will outline roles and responsibilities, such as:

- Resident Services Case Managers – Provide case management and service referrals.
- Resident Engagement Coordinator – Lead outreach, workshops, and resident leadership development.
- Data and Evaluation Specialist – Track HUD performance metrics and prepare reports.

Specific staffing levels and FTE allocations will be determined during budget development.

III. Performance Metrics (HUD CNI People Outcomes)

CAA will report on outcomes aligned with HUD's performance benchmarks, including areas such as:

1. Employment & Income

- Resident participation in workforce training and employment outcomes.
- Household income improvements.

2. Education

- Enrollment in high-quality early learning programs.
- Student achievement, high school graduation, and postsecondary enrollment.

3. Health & Well-Being

- Access to primary care and health services.
- Participation in nutrition, fitness, and mental health programs.

4. 4. Self-Sufficiency

- Progress toward personal action plan goals (e.g., financial literacy, credit improvement, housing stability).
- Reduction in reliance on public benefits over time.

IV. Reporting & Compliance

- CAA will provide quarterly progress reports to ECC/City for inclusion in HUD submissions.
- Reports will include narrative updates, quantitative performance data, and budget expenditure summaries.

MEMORANDUM

TO: **Board of Commissioners**
Housing Authority of the City of New Haven

DATE: **January 20, 2026**

FROM: **Shenae Draughn, President**

RE: **Resolution Designating The Glendower Group, Inc. as Housing Implementation Entity (HIE) for the FY 2025 Choice Neighborhoods Implementation Grant and Executing related MOU Regarding the Same**

ACTION: Recommend that the Board of Commissioners adopt Resolution Number **#01-03/26-S**

TIMING: Immediately

DISCUSSION: The purpose of this Resolution is to formalize the designation by the Housing Authority of the City of New Haven, d/b/a Elm City Communities ("ECC") of The Glendower Group, Inc., ("Glendower") as the Housing Implementation Entity ("HIE") for the Union Square Choice Neighborhoods Initiative and to establish a clear framework for collaboration between ECC and Glendower and to authorize a memorandum of understanding ("MOU") between ECC and Glendower reflecting the same. This MOU is intended to demonstrate implementation readiness and governance capacity to HUD and does not replace future development agreements, regulatory agreements, or financing documents.

As Housing Implementation Entity, Glendower shall be responsible for: (a) leading housing development planning and phasing; (b) coordinating architectural, engineering, and consultant services; (c) supporting financing strategies, including LIHTC, bonds, and other public and private sources; (d) coordinating with ECC on unit mix, affordability, and subsidy structures; (e) supporting compliance with HUD, RAD, URA, and Choice Neighborhoods requirements; and (f) reporting progress to ECC and HUD as required.

ECC shall retain responsibility for public housing operations, resident relocation, resident engagement, subsidy administration, and compliance with HUD requirements applicable to the Target Housing. ECC shall serve as the HUD grantee and Grant Administrator and shall coordinate with Glendower to ensure alignment between redevelopment activities and resident protections.

ECC and Glendower shall establish a joint governance and coordination structure, including regular coordination meetings, shared reporting protocols, and defined points of contact. Major decisions related to housing phasing, financing strategy, and HUD submissions shall be coordinated in advance.

The MOU is intended as a statement of mutual understanding and does not create a binding contractual obligation, except with respect to compliance with applicable laws and HUD requirements. Binding obligations will be set forth in subsequent agreements as required.

FISCAL IMPACT: \$ 0

SOURCE OF FUNDS: NA

STAFF: Edward LaChance
Vice President of Development

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

RESOLUTION #01-03/26-S

Resolution Designating The Glendower Group, Inc. as Housing Implementation Entity (HIE) for the FY 2025 Choice Neighborhoods Implementation Grant and Executing Related MOU Regarding the Same

WHEREAS, the Housing Authority of the City of New Haven d/b/a Elm City Communities ("ECC") is the Lead Applicant for the FY 2025 HUD Choice Neighborhoods Implementation Grant for the Union Square Transformation Plan; and

WHEREAS, HUD requires designation of a Housing Implementation Entity (HIE); and

WHEREAS, The Glendower Group, Inc. possesses the necessary experience and capacity to serve as the HIE.

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

1. The Board of Commissioners of Elm City Communities designates The Glendower Group, Inc. as the Housing Implementation Entity (HIE), subject to execution of a Memorandum of Understanding in the form attached hereto as Exhibit A; and
2. The President be and hereby is authorized and directed to take all actions necessary to effectuate 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 January 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

EXHIBIT A

Form of MOU

MEMORANDUM OF UNDERSTANDING
Between Elm City Communities and The Glendower Group, Inc.
Union Square Choice Neighborhoods Implementation Grant

This Memorandum of Understanding ("MOU") is entered into by and between Elm City Communities, the Housing Authority of the City of New Haven ("ECC"), and The Glendower Group, Inc. ("Glendower"), for the purpose of defining roles, responsibilities, and coordination mechanisms related to implementation of the Union Square Choice Neighborhoods Transformation Plan and any associated HUD Choice Neighborhoods Implementation Grant award.

1. Purpose and Intent

The purpose of this MOU is to formalize the designation of Glendower as the Housing Implementation Entity ("HIE") for the Union Square Choice Neighborhoods Initiative and to establish a clear framework for collaboration between ECC and Glendower. This MOU is intended to demonstrate implementation readiness and governance capacity to HUD and does not replace future development agreements, regulatory agreements, or financing documents.

2. Designation of Housing Implementation Entity

ECC hereby designates Glendower as the Housing Implementation Entity for housing-related components of the Union Square Choice Neighborhoods Transformation Plan. Glendower accepts this designation and agrees to carry out its responsibilities in accordance with HUD Choice Neighborhoods requirements, applicable federal regulations, and the approved Transformation Plan.

3. Scope of Responsibilities – Glendower

As Housing Implementation Entity, Glendower shall be responsible for: (a) leading housing development planning and phasing; (b) coordinating architectural, engineering, and consultant services; (c) supporting financing strategies, including LIHTC, bonds, and other public and private sources; (d) coordinating with ECC on unit mix, affordability, and subsidy structures; (e) supporting compliance with HUD, RAD, URA, and Choice Neighborhoods requirements; and (f) reporting progress to ECC and HUD as required.

4. Responsibilities of Elm City Communities

ECC shall retain responsibility for public housing operations, resident relocation, resident engagement, subsidy administration, and compliance with HUD requirements applicable to

the Target Housing. ECC shall serve as the HUD grantee and Grant Administrator and shall coordinate with Glendower to ensure alignment between redevelopment activities and resident protections.

5. Governance and Coordination

ECC and Glendower shall establish a joint governance and coordination structure, including regular coordination meetings, shared reporting protocols, and defined points of contact. Major decisions related to housing phasing, financing strategy, and HUD submissions shall be coordinated in advance.

6. Compliance and Federal Requirements

Both parties agree to comply with all applicable federal, state, and local laws, including but not limited to the Fair Housing Act, Title VI of the Civil Rights Act, Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, HUD Section 3, Build America, Buy America (BABA), URA, and environmental review requirements.

7. Term and Amendment

This MOU shall become effective upon execution by both parties and shall remain in effect through the Choice Neighborhoods Implementation Grant term unless amended or terminated by mutual written agreement. This MOU may be amended only by written agreement executed by both parties.

8. Non-Binding Nature

This MOU is intended as a statement of mutual understanding and does not create a binding contractual obligation, except with respect to compliance with applicable laws and HUD requirements. Binding obligations will be set forth in subsequent agreements as required.

9. Signatures

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding as of the dates set forth below.

Elm City Communities

By: _____

Name:

Title:

Date:

The Glendower Group, Inc.

By: _____

Name:

Title:

Date:

MEMORANDUM

TO: **Board of Commissioners**
Housing Authority of the City of New Haven

DATE: **January 20, 2026**

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 George Crawford Manor Redevelopment Project.**

ACTION: Recommend that the Board of Commissioners adopt Resolution Number **#01-04/26-S**

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 George Crawford Manor Redevelopment Project, a 109-unit mixed population multifamily housing community located in New Haven, Connecticut.

To help finance the project, HANH anticipates issuing up to \$15,000,000 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 of the public hearing.

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

FISCAL IMPACT: \$15,000,000 in tax-exempt bonds, if Inducement Resolution is later adopted.

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 #01-04/26-S**

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 George Crawford Manor 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 George Crawford Manor Redevelopment Project, a 109-unit multifamily housing community located in New Haven, Connecticut (the "Project"); and

WHEREAS, HANH anticipates issuing up to \$15,000,000 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 publication of the required TEFRA public notice in accordance with federal law, specifying the date, time, location, and purpose of the public hearing Board, be and hereby is authorized and directed; 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 be and hereby is authorized and directed 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 January 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners
Housing Authority of the City of New Haven

DATE: January 20, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing Submission of a Combined "Many-to-One" RAD Application for Essex Townhouses and St. Anthony I & II to be Known as RAD V.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number **#01-05/26-S**

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven, d/b/a Elm City Communities (the "Authority") administers the Essex Townhouses development, consisting of thirty-five (35) dwelling units, and also administers the St. Anthony I & II properties, a multifamily portfolio consisting of eighty-eight (88) dwelling units that has already received a RAD Commitment to Enter into a Housing Assistance Payments Contract (CHAP) from the U.S. Department of Housing and Urban Development ("HUD"). The combination of Essex Townhouses and St. Anthony I & II will result in the conversion of 123 total units.

Essex Townhouses and St. Anthony I & II share several key characteristics that make them well suited for consolidation into a single RAD conversion. The properties consist of similar housing types, serve comparable resident populations, and operate under similar management and operating budget structures. In addition, the properties are located in close geographic proximity, allowing for coordinated property management, operational efficiencies, and consolidated oversight.

Based on these shared attributes, the Authority proposes to combine Essex Townhouses with St. Anthony I & II under a "many-to-one" RAD conversion structure, building upon the existing RAD CHAP issued for St. Anthony I & II. This approach is intended to strengthen long-term preservation efforts, improve operational efficiency, and enhance the financial sustainability of the combined portfolio.

The proposed action is a RAD-only conversion and does not involve the use of Section 18 disposition authority. As required by HUD, the Authority will conduct resident consultation and complete all necessary pre-development activities prior to submitting the RAD application. Any future financing, rehabilitation, or redevelopment actions will be presented to the Board for separate approval.

The accompanying resolution authorizes the Authority to proceed with preparation and submission of the combined RAD application and related planning activities.

FISCAL IMPACT: \$ 0

SOURCE OF FUNDS: ---

STAFF: Edward LaChance
Vice President of Development

HOUSING AUTHORITY OF THE CITY OF NEW HAVEN

RESOLUTION #01-05/26-S

Resolution Authorizing Submission of a "Many-to-One" RAD Application Combining Essex Townhouses with St. Anthony I & II be Known as RAD V

WHEREAS, Elm City Communities (the "Authority") owns and/or administers the Essex Townhouses development, consisting of thirty-five (35) dwelling units; and

WHEREAS, the Authority also administers the St. Anthony I & II properties, a multifamily portfolio consisting of eighty-eight (88) dwelling units, which has already received a Rental Assistance Demonstration (RAD) Commitment to Enter into a Housing Assistance Payments Contract (CHAP) from the U.S. Department of Housing and Urban Development ("HUD"); and

WHEREAS, Essex Townhouses and St. Anthony I & II consist of similar housing types, serve comparable resident populations, and operate under similar management and operating budget structures; and

WHEREAS, the Essex Townhouses and St. Anthony I & II properties are located in close geographic proximity, allowing for coordinated property management, operational efficiencies, and consolidated oversight; and

WHEREAS, based on these shared characteristics, the Authority has determined that combining Essex Townhouses with St. Anthony I & II into a single RAD conversion will enhance long-term preservation, financial sustainability, and operational efficiency; and

WHEREAS, the Authority proposes to pursue a RAD-only conversion and does not intend to utilize Section 18 disposition authority for this action; and

WHEREAS, the Authority intends to submit a combined "many-to-one" RAD application, whereby Essex Townhouses will be combined with St. Anthony I & II under a single RAD conversion structure, building upon St. Anthony I & II's existing RAD CHAP, subject to HUD approval; and

WHEREAS, Board authorization is required to proceed with submission of the RAD application and associated resident consultation and pre-development activities.

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

1. The submission of an application to the U.S. Department of Housing and Urban Development to combine Essex Townhouses and St. Anthony I & II into a single portfolio for purposes of a "many-to-one" RAD conversion be and hereby is authorized and directed; and
2. The President be and hereby is authorized and directed to prepare and submit a RAD application to HUD combining Essex Townhouses with St. Anthony I & II, which already holds an existing RAD CHAP, subject to HUD approval; and
3. The proposed conversion shall be RAD-only and shall not involve Section 18 disposition authority; and

4. The Authority is authorized and directed to undertake all required resident consultation, planning, and pre-development activities in accordance with RAD program requirements; and
5. Any future financing, rehabilitation, or redevelopment actions related to the combined RAD conversion shall be subject to separate authorization of the Authority's Board of Commissioners; and
6. This Resolution shall take effect immediately.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on January 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____

Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: Board of Commissioners

DATE: January 20, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing a Predevelopment Loan in the Amount of \$1,000,000 to The Glendower Group, Inc., for the Orange and George Development Project

ACTION: Recommend that the Board of Commissioners adopt Resolution Number **01-06/26-S**

TIMING: Immediately

DISCUSSION: The Orange and George Development Project, a joint venture project to be undertaken by Glendower and LMXD, a third-party developer, will transform a vacant parcel in downtown New Haven into an approximately 190-unit residential community. Approximately 55% of the units will be market rate and 45% will be income-restricted affordable units. Affordable 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). Predevelopment activities are essential to advance the project toward financing readiness, meet all CHFA/DOH threshold and scoring criteria, and progress the application to closing.

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 this development to financial closing. This represents 50% of necessary pre-development costs. Per the joint venture agreement with LMXD and The Glendower Group, such pre-development expenses will be equally shared between the two parties. The project will be funded through Low Income Housing tax credits, State funding, private financing, and private equity. The predevelopment loan will be repaid from permanent sources 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 #01-06/26-S

Resolution Authorizing a Predevelopment Loan in the Amount of \$908,708 to The Glendower Group, Inc., for the Orange and George Development 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 Orange and George, in conjunction with LMXD Developers, located on or about 53 Orange 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, financial modeling, third-party studies, and preparation of CHFA, DOH, and LIHTC applications; and

WHEREAS, Glendower and LMXD are in the process of negotiating the operating agreements setting forth the roles and responsibilities of each party and which will require that pre-development costs will be shared equally by each party; and

WHEREAS, the total amount of the predevelopment work is estimated to cost approximately \$2,000,000, 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 its share of 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 Orange and George Project, which predevelopment loan will be repaid to HANH at financial closing of the Project from committed sources, including LIHTC equity, DOH capital funds, CHFA construction financing, 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 December 31, 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.

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on January 20, 2026.

Shenae Draughn
President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

EXHIBIT A – Detailed Predevelopment Budget

Orange and George

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	Completion of 90% drawings	\$1,377,000
Architectural & Engineering	Structural evaluation	\$80,000
Legal & Financial	Financial modeling	\$100,000
Legal & Financial	DOH & CHFA underwriting	\$50,000
Reports	Appraisal	\$20,000
Reports	Market study	\$18,000
Reports	Part 58 review	\$30,000
Owner Soft Costs	Cost estimator	\$35,000
Owner Soft Costs	Community engagement	\$20,000
		\$2,000,000
	Glendower Portion 50% per JV	\$1,000,000

MEMORANDUM

TO: Board of Commissioners
Housing Authority of the City of New Haven

DATE: January 20, 2026

FROM: Shenaе 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 RAD Scattered Site Multifamily Redevelopment Project be Known as RAD V.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number **#01-07/26-S**

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven ("HANH"), doing business as Elm City Communities ("ECC"), 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 RAD Scattered Site Multifamily Redevelopment Project, consisting of approximately 88 units across multiple sites in New Haven, Connecticut, including Essex Townhomes.

To help finance the Project, HANH anticipates issuing up to \$10,000,000 in tax-exempt multifamily housing revenue bonds in an amount to be determined. 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 of the public hearing.

This resolution authorizes HANH to take the necessary steps to comply with TEFRA requirements and proceed with the proposed bond issuance to advance the RAD Scattered Site Multifamily Redevelopment Project.

FISCAL IMPACT: N/A

SOURCE OF FUNDS: Tax-Exempt Bonds

STAFF: Edward LaChance
Vice President

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

RESOLUTION #01-07/26-S

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 RAD Scattered Site Multifamily Redevelopment Project be Known as RAD V

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 RAD Scattered Site Multifamily Redevelopment Project, consisting of approximately 88 multifamily housing units located across multiple sites in New Haven, Connecticut, including Essex Townhomes (the "Project"); and

WHEREAS, HANH anticipates issuing up to \$10,000,000 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 publication of the required TEFRA public notice in accordance with federal law, specifying the date, time, location, and purpose of the public hearing Board, be and hereby is authorized and directed; 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 be and hereby is authorized and directed 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 January 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: **Board of Commissioners**
Housing Authority of the City of New Haven

DATE: **January 20, 2026**

FROM: **Shenae Draughn, President**

RE: **Resolution to Declare the Official Intent to Issue Tax-Exempt Multifamily Housing Revenue Bonds in an Amount Not to Exceed \$10,000,000 for the RAD Scattered Site Multifamily Redevelopment Project be Known as RAD V.**

ACTION: Recommend that the Board of Commissioners adopt Resolution Number **#01-08/26-S**

TIMING: Immediately

DISCUSSION: HANH is authorized under Connecticut law to issue tax-exempt private-activity bonds to finance affordable housing developments that advance its public mission. The proposed RAD Scattered Site Multifamily Redevelopment Project, to be undertaken by The Glendower Group, Inc., or its affiliated entity, involves the rehabilitation and RAD conversion of existing scattered-site public housing units, including Essex Townhomes. This combined project will be known as RAD V. The Project is intended to preserve and improve HANH's scattered-site housing portfolio, enhance the quality of affordable housing within the City of New Haven, and ensure long-term affordability for low-income residents.

The Project has an estimated total development cost of approximately \$27,000,000 and is expected to be financed through a combination of tax-exempt private-activity bonds, 4% Low Income Housing Tax Credits, RAD assistance, permanent loan financing, and other public and private funding sources. HANH proposes to issue multifamily housing revenue bonds in an amount not to exceed \$10,000,000 to finance a portion of the Project. Adoption of the inducement resolution reflects HANH's good-faith intent and reasonable expectation to issue such bonds, does not constitute a binding commitment, and is required for federal tax purposes to permit the Borrower to incur and later reimburse eligible predevelopment and financing costs from future bond proceeds.

FISCAL IMPACT: N/A

SOURCE OF FUNDS: Tax-exempt bonds.

STAFF: **Edward LaChance**
Vice President

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

RESOLUTION #01-08/26-S

Resolution to Declare the Official Intent to Issue Tax-Exempt Multifamily Housing Revenue Bonds in an Amount Not to Exceed \$10,000,000 for the RAD Scattered Site Multifamily Redevelopment Project be Known as RAD V

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, The Glendower Group, Inc., or an affiliate thereof (the "Borrower"), proposes to undertake the RAD Scattered Site Multifamily Redevelopment Project, a scattered-site, multifamily affordable housing redevelopment located at various sites throughout the City of New Haven, Connecticut (the "Project"); and

WHEREAS, the Project includes the rehabilitation and RAD conversion of existing public housing units, including Essex Townhomes, in order to preserve and improve HANH's scattered-site housing portfolio; and

WHEREAS, this combined project will be known as RAD V; and

WHEREAS, the total estimated development cost of the Project is approximately \$27,000,000; and

WHEREAS, the Project is intended to utilize a combination of tax-exempt private-activity bonds, 4% Low Income Housing Tax Credits, RAD assistance, permanent loan financing, and other public and 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 \$10,000,000; 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 hereby declares its official intent to issue up to \$10,000,000 of tax-exempt multifamily housing revenue bonds (the "Bonds") to finance a portion of the RAD Scattered Site Multifamily Redevelopment Project, to be known as RAD V, subject to future Board approval of the final financing structure; and
2. This resolution does not obligate HANH to issue the Bonds, and final issuance shall require separate Board authorization following completion of underwriting, legal review, CHFA coordination, HUD/RAD requirements, 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, HUD, and The Glendower Group, Inc. and its affiliates; 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 January 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____

Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: **Board of Commissioners**
Housing Authority of the City of New Haven

DATE: **January 20, 2026**

FROM: **Shenae Draughn, President**

RE: **Resolution Authorizing Project-Based Voucher Commitment for Union Square/Robert T. Wolfe Redevelopment.**

ACTION: Recommend that the Board of Commissioners adopt Resolution Number **#01-09/26-S**

TIMING: Immediately

DISCUSSION: The attached Resolution is required for The Housing Authority of the City of New Haven, d/b/a Elm City Communities ("ECC"), to confirm its commitment to provide Project-Based Voucher ("PBV") assistance in support of the Choice Neighborhoods Implementation Grant application for the Robert T. Wolfe Redevelopment / Union Square Transformation Plan (the "Project"). The Transformation Plan anticipates approximately 2,490 residential units, of which roughly forty percent (40%) will be affordable. ECC anticipates that approximately sixty percent (60%) of these affordable units—up to approximately 600 units—may be supported with PBV assistance over the full buildout of the Project, subject to HUD approval and applicable program requirements.

In Phase 1, ECC anticipates allocating 93 PBVs representing Robert T Wolfe replacement housing units, with PBVs allocated incrementally by phase in coordination with the Housing Plan Schedule and phased implementation strategy. All PBV-assisted units will be made available in accordance with Section 8(o) of the United States Housing Act of 1937, HUD regulations at 24 CFR Part 983, and applicable Choice Neighborhoods and RAD requirements, including resident protections such as the right to return without re-screening.

FISCAL IMPACT: N/A

SOURCE OF FUNDS: MTW

STAFF: **Edward LaChance**
Vice President

**HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (d/b/a Elm City Communities)
RESOLUTION #01-09/26-S**

**Resolution Authorizing Project-Based Voucher Commitment for Union Square/Robert T. Wolfe
Redevelopment**

WHEREAS, the Housing Authority of the City of New Haven d/b/a Elm City Communities ("ECC") is submitting an application for funding under the FY 2025 Choice Neighborhoods Implementation Program in connection with the Union Square / Robert T. Wolfe Transformation Plan; and

WHEREAS, the Union Square / Robert T. Wolfe Transformation Plan contemplates a phased, mixed-income redevelopment consisting of approximately 2,490 residential units, of which approximately forty percent (40%) are anticipated to be affordable; and

WHEREAS, approximately sixty percent (60%) of the affordable units are anticipated to be supported by Project-Based Voucher ("PBV") assistance, equating to approximately 600 PBV-assisted units across the full buildout of the Project, subject to HUD approval.

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

1. The provision of PBV assistance anticipated to support approximately 93 units in Phase 1, consisting of 93 PBVs for replacement housing representing the Robert T Wolfe replacement units, subject to HUD approval and compliance with Section 8(o) of the U.S. Housing Act of 1937 and 24 CFR Part 983, be and hereby is confirmed; and
2. PBV assistance may be allocated incrementally by phase consistent with the Housing Plan Schedule and Choice Neighborhoods requirements; and
3. 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, and to execute and deliver such agreements, documents and instruments, 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 January 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: **Board of Commissioners**
Housing Authority of the City of New Haven

DATE: **January 20, 2026**

FROM: **Shenae Draughn, President**

RE: **Resolution Authorizing Submission of a Rental Assistance Demonstration (RAD) Application for the Conversion of Robert T. Wolfe to Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA) in Connection with the FY 2025 Choice Neighborhoods Implementation Application.**

ACTION: Recommend that the Board of Commissioners adopt Resolution Number **#01-10/26-S**

TIMING: Immediately

DISCUSSION: This Resolution provides Board authorization for the Housing Authority of the City of New Haven, d/b/a Elm City Communities ("ECC") to submit an application to the U.S. Department of Housing and Urban Development ("HUD") under the Rental Assistance Demonstration ("RAD") program to convert the Robert T. Wolfe public housing development from public housing assistance to long-term Section 8 assistance through Project-Based Vouchers ("PBVs"), Project-Based Rental Assistance ("PBRA"), or a combination thereof. The proposed RAD conversion is a key component of ECC's Union Square / Robert T. Wolfe Transformation Plan and directly supports ECC's FY 2025 Choice Neighborhoods Implementation ("CNI") application by enabling the leverage of long-term subsidy to address significant capital needs and facilitate phased redevelopment.

The RAD conversion will preserve all HUD-required resident rights, including the right to return, grievance procedures, and the prohibition on re-screening, and any relocation will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act ("URA") and applicable RAD guidance. Board authorization is requested for the submission of the RAD application and to permit the President, or her designee, to execute and deliver all related documents necessary to advance the redevelopment, preserve affordability, protect residents, and align federal resources in support of the Choice Neighborhoods program.

FISCAL IMPACT: N/A

SOURCE OF FUNDS: N/A

STAFF: **Edward LaChance**
Vice President

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

RESOLUTION #01-10/26-S

Resolution Authorizing Submission of a Rental Assistance Demonstration (RAD) Application for the Conversion of Robert T. Wolfe to Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA) in Connection with the FY 2025 Choice Neighborhoods Implementation Application

WHEREAS, the Housing Authority of the City of New Haven d/b/a Elm City Communities ("ECC") owns and operates the Robert T. Wolfe public housing development located in New Haven, Connecticut; and

WHEREAS, the United States Department of Housing and Urban Development ("HUD") administers the Rental Assistance Demonstration ("RAD") program, which permits public housing authorities to convert assistance from the public housing program to long-term Section 8 assistance through Project-Based Vouchers ("PBVs") and/or Project-Based Rental Assistance ("PBRA"); and

WHEREAS, ECC has determined that conversion of the Robert T. Wolfe development under RAD is necessary to preserve the long-term physical and financial viability of the property, address severe capital needs, and facilitate comprehensive, phased redevelopment; and

WHEREAS, the proposed RAD conversion is a core component of ECC's broader Union Square / Robert T. Wolfe Transformation Plan and directly supports ECC's application to HUD for funding under the FY 2025 Choice Neighborhoods Implementation Program (the "Choice Neighborhoods Application"); and

WHEREAS, RAD conversion will provide residents with long-term Section 8 assistance and preserve all resident rights required under RAD, including the right to return, grievance procedures, and prohibition on re-screening.

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

1. The submission to HUD of an application under the Rental Assistance Demonstration ("RAD") Program to convert the Robert T. Wolfe Public Housing Development from Public Housing Assistance to Project-Based Vouchers ("PBV") or Project-Based Rental Assistance ("PBRA"), or a combination thereof, be and hereby is authorized and directed; and
2. The Board of Commissioners hereby finds that the RAD conversion authorized herein is consistent with and supportive of ECC's Choice Neighborhoods Implementation Application and the associated Housing Plan, Relocation Plan, and Financing Strategy; and
3. The President be and hereby is authorized, empowered and directed to execute and submit all applications, certifications, resident notices, agreements, amendments, and related documents required by HUD in connection with the RAD conversion and the

Choice Neighborhoods Application, including any modifications necessary to effectuate such conversion; and

4. The RAD conversion shall be implemented in compliance with all applicable statutes, regulations, and HUD guidance, including RAD Notice PIH 2019-23 (HA), REV-4, as amended, the Uniform Relocation Assistance and Real Property Acquisition Policies Act, and all applicable Choice Neighborhoods requirements; 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 January 20, 2026.

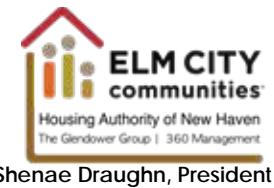
Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____

Rolan Joni Young, Esq.
A Partner



MEMORANDUM

TO: **Board of Commissioners**

DATE: **January 20, 2026**

FROM: **Shenae Draughn, President**

RE: **Resolution Authorizing a Housing Assistance Payment (HAP) Contract with MEPT Chapel Street LLC For Twenty (20) Project Based Units for Four (4) Additional Years Commencing January 26, 2026, And Ending January 25, 2030, With an Option to Renew at the Authority's Sole Discretion.**

ACTION: Recommend that the Board of Commissioners adopt Resolution Number # **01-11/26-S**

TIMING: Immediately

DISCUSSION: On January 26, 2011, ECC/HANH entered into a HAP contract with MEPT Chapel Street LLC 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. Proposals were accepted for consideration on a continuous basis until ECC/HANH determined that funding or vouchers are no longer available for the award.

MEPT Chapel Street LLC was selected and awarded Twenty floating units, MEPT Chapel Street LLC Owners, LLC was allocated twenty (20) Project Based vouchers to residents on the ECC/HANH Housing Choice Voucher waitlist. The HAP Contract expires on January 25, 2026.

On December 30, 2025, MEPT Chapel Street LLC notified the Housing Choice Voucher (HCV/ Section 8) program that they would continue/ renew their contract with ECC for an additional four (4) years, for the period commencing January 26, 2026 to January 25, 2030, with the option to renew in ECC/HANH's sole discretion.

FISCAL IMPACT: \$ **_355,560** 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 # 01-11/26-S**

Resolution Authorizing a Housing Assistance Payment (HAP) Contract with MEPT Chapel Street LLC For Twenty (20) Project Based Units for Four (4) Additional Years Commencing January 26, 2026, And Ending January 25, 2030, With an Option to Renew at the Authority's Sole Discretion

WHEREAS, On January 26, 2011, ECC/HANH entered into a HAP contract with MEPT Chapel Street LLC for the Housing Choice Voucher (HCV/Section 8) Project-Based Assistance Program to Support the Development of Affordable Housing; and

WHEREAS, MEPT Chapel street LLC Owners, LLC was allocated twenty (20) Project Based vouchers to residents on the ECC/HANH Housing Choice Voucher waitlist; and

WHEREAS, On December 30, 2025, MEPT Chapel Street LLC notified the Housing Choice Voucher (HCV/ Section 8) program that they would continue/ renew their contract with ECC for an additional four (4) years.

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 MEPT Chapel Street LLC for twenty (20) Project Based Units for a term of four (4) years commencing January 26, 2026 and ending January 25, 2030, with an option to renew at 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 January 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

MEMORANDUM

TO: **Board of Commissioners
Housing Authority of the City of New Haven**

DATE: **January 20, 2026**

FROM: **Shenae Draughn, President**

RE: **Resolution Authorizing Change Order #2 to the Contract with WB Mason for Various Office Supplies, Adding \$60,000 to the Contract for a Total Not to Exceed Total Contract Amount of \$420,000 and Extending the Term of the Contract to February 28, 2026.**

ACTION: Recommend that the Board of Commissioners adopt Resolution Number **#01-12/26-S**

TIMING: Effective Immediately

DISCUSSION: On August 17, 2021, the Board adopted Resolution # 08-61/21-R authorizing a contract award to W. B. Mason for Office Supplies and Paper for a contract amount not to exceed \$280,000.00 commencing on July 1, 2021 and ending December 31, 2024.

On January 21, 2025 the Board adopted resolution #08-61/21-R approving Change Order #1 to the contract increasing the contract value from \$280,000 to \$360,000 and extending the term to December 31, 2025.

ECC/HANH seeks authorization of Change order #2 in the amount of \$60,000 bringing the total not to exceed contract amount to \$420,000, and to extend the term of the contract to February 28, 2026 to match the expiration of the current state contract.

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 results in a total contract greater than \$150,000.00 must be authorized by the Board of Commissioners prior to execution.

FISCAL IMPACT: \$ 60,000

SOURCE OF FUNDS: Operating Funds

STAFF: John Rafferty
Senior VP Finance, IT & Administration

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

RESOLUTION #01-12/26-S

**Resolution Authorizing Change Order #2 to the Contract with WB Mason for Various Office Supplies,
Adding \$60,000 to the contract for a Not To Exceed Total Contract
Amount of \$420,000 and Extending the Term of the Contract to February 28, 2026**

WHEREAS, on August 17, 2021, the Board adopted Resolution # 08-61/21-R authorizing a contract award to W. B. Mason for Office Supplies and Paper for a contract amount not to exceed \$280,000.00 commencing on July 1, 2021 and ending December 31, 2024; and

WHEREAS, on January 21, 2025 the Board adopted resolution #08-61/21-R approving Change Order #1 to the contract increasing the contract value from \$280,000 to \$360,000 and extending the term to December 31,; and

WHEREAS, ECC/HANH seeds authorization of Change order #2 in the amount of \$60,000 bringing the total not to exceed contract amount to \$420,000, and to extend the term of the contract to February 28, 2026.

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

1. Change order #2 to the WB Mason contract in the amount of \$60,000, increasing the total not to exceed contract amount to \$420,000, and extending the term of the contract to February 28, 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.

[CERTIFICATION FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on January 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young
A Partner

Vendor Name

Vendor: WB Mason

Contract # 18PSX0032

Initial Contract Term:

7/1/2021-12/31/2024

Original Contract amount: \$280,000.00

	<u>DATE</u>	<u>NEW CONTRACT AMOUNT</u>
Change Order #1	1/21/2025	\$80,000.00
Change Order #2	1/20/2026	60,000.00
Change Order #3		
Change Order #4		

Total Contract Value: \$420,000.00

Contract Summary

General Information

Contract Number 18PSX0032
Issue Date June 11, 2018
Organization State of CT - DAS Procurement
Status Active
Multi Contractor Contract
Title Office Supplies, Toner and Cut Sheet Paper
Description Office Supplies, Toner and Cut Sheet Paper
Contract Administrator Jill Belisle
Email Address Jill.Belisle@ct.gov
Request Number
Solicitation Number
Enable Contract as Round Trip No
P-Card Accepted No
PO Dispatch Contractor

Commodity

Code	Description
14000000	Paper Materials and Products
44000000	Office Equipment and Accessories and Supplies
44110000	Office and desk accessories
44120000	Office supplies

Contractors

Name Suburban Stationers Inc			
Contact Type	Contact Name	Contact Email	Contact Phone
Main Contact	Robert Shulman		8603470299
Name CT Community Nonprofit Alliance			
Contact Type	Contact Name	Contact Email	Contact Phone
Main Contact	Alison Fisher		8602577909
Name W.B. Mason Co., Inc.			
Contact Type	Contact Name	Contact Email	Contact Phone
Main Contact	Jesse Muldoon		2402855250
Main Contact	Cassandra Teveris	cassandra.teveris@wbmason.com	8608416598
Name Aztec Technologies, LLC			
Contact Type	Contact Name	Contact Email	Contact Phone
Main Contact	Cathy Kies	kiesc@aztectechnologies.com	8666779844

Pricing Information

Contract Type Migrated DAS Contract
Pricing Type No Limit
Retainage Percent 0.00
Retainage Notes
Initial Expended Value(USD) 0.00
Cumulative Encumbered/Expended Value(USD) 0.00
Total Paid(USD) 0.00
Remaining Balance(USD) 0.00
Payment Terms Net 45 Days
Payment Notes
Delivery Terms Free On Board Destination
Delivery Notes
Other Notes Legacy Commodity Code=69

Contract Period

Award Date December 03, 2018
Effective Date January 01, 2019
Expiration Date December 31, 2025
Potential Final Expiration Date December 31, 2029

Custom Fields

Contract Additional Information

Field Title	Field Description
Agrees to Supply Political SubDivisions	Yes
Core Catalog Item Contract	Yes

Amendment(s)

Field Title	Field Description
Amendment #1	<p>Suburban Stationers</p> <p>Amendment #1 issued to update catalog pricing for Suburban Stationers, effective March 30, 2021.</p> <p>Note: Client Agencies have the ability to access the Contractor's e-commerce website to check current State pricing or may request a catalog from the Contractor.</p>
Amendment #2	<p>Suburban Stationers</p> <p>Amendment #2 issued to update pricing, effective January 1, 2022.</p> <ul style="list-style-type: none"> •General Core Office Supplies •2022 Suburban Stationers Catalog
Amendment #3	<p>WB Mason</p> <p>Amendment #3 issued to update pricing, effective January 24, 2022.</p> <ul style="list-style-type: none"> •General Core Office Supplies •Core Cut Sheet Paper •OEM Toner and Remanufactured Toner •2021 Updated Catalog
Amendment #4	<p>WB Mason</p> <p>Amendment #4 issued to update pricing, effective July 14, 2022.</p> <ul style="list-style-type: none"> •Core Cut Sheet Paper
Amendment #5	<p>Effective November 1, 2022, the Contractor has adjusted Exhibit B, Price Schedule. All other Contract terms and conditions not otherwise affected by this adjusted price schedule remain in full force and effect.</p>
Amendment #6	<p>Suburban Stationers</p> <p>Amendment #6 issued to update pricing, effective January 30, 2023.</p> <ul style="list-style-type: none"> •General Core Office Supplies-Exhibit B, Price Schedule rev. 1.30.23 •2023 Suburban Stationers Catalog
Amendment #7	<p>WB Mason</p> <p>Amendment #7 issued to update pricing, effective March 20, 2023.</p> <ul style="list-style-type: none"> •General Core Office Supplies •Core Cut Sheet Paper •OEM Toner and Remanufactured Toner •2023 WB Mason Catalog <p>All other Contract terms and conditions not</p>

	otherwise affected by this adjusted price schedule remain in full force and effect.
Amendment #8	7/27/23 -Amendment #8 has been issued to reflect change in Core Catalog item Contract from No to Yes.
Amendment #9	<p>WB Mason</p> <p>Amendment #9 issued to update pricing, effective April 4, 2024.</p> <ul style="list-style-type: none"> •General Core Office Supplies •Core Cut Sheet Paper •OEM Toner and Remanufactured Toner •2024 WB Mason Catalog <p>All other Contract terms and conditions not otherwise affected by this adjusted price schedule remain in full force and effect.</p>
Amendment #10	<p>Amendment #10 - WB Mason</p> <p>Effective immediately, the Exhibit B Price Schedule rev. 4.4.24 has been replaced with the new Exhibit B, Price Schedule rev. 5.1.24.</p> <ul style="list-style-type: none"> •General Core Office Supplies •Core Cut Sheet Paper •OEM Toner and Remanufactured Toner <p>All other Contract terms and conditions not otherwise affected by this adjusted price schedule remain in full force and effect.</p>
Amendment #11	<p>Effective December 18th, 2024, the Contract has been extended through December 31, 2025 per Section 2, Term of Contract;Contract Extension. All other Contract terms and conditions not otherwise affected by the contract extension remain in full force and effect.</p>
Amendment #12	<p>Effective January 20, 2025, Amendment #12 has been issued for Suburban Stationers, to update Exhibit B, Price Schedule and the catalog file pricing.</p>

Contract Additional Information

Field Title	Field Description
Agrees to Supply Political SubDivisions	Yes
Core Catalog Item Contract	Yes

Contract Clauses

No Clause(s) found

Catalog Names

No catalog(s) found

Document(s)

Document Name	Upload Date
18PSX0032 Discounts by Catalog Catergories.pdf	January 13, 2025
18PSX0032 Suburban Stationers Price Schedule.effective 1.20.25.pdf	January 13, 2025
18PSX0032 WB Mason Price Schedule rev 5.1.24.pdf	May 01, 2024
Contract Award 18PSX0032PDFs4.pdf	July 14, 2020
Exhibit B Price Schedule Suburban Stationers rev. 1.30.2023.pdf	January 26, 2023
Multiple Supplier Contract Summary.xlsx	July 02, 2020

Administrative Document(s)

No Documents Found

Authorization

State of CT - DAS Procurement	Executive Branch
Children and Families, Dept. of Correction, Dept. of	Connecticut State Library
Developmental Services North	Andover, Town of
Developmental Services Central	Developmental Services West
Economic and Community Development	Early Childhood, Office of
Emergency Serv. & Public Protection	Education, Dept. of
Housing, Dept. of	Energy & Environmental Protection
Labor, Dept. of	Insurance, Dept. of
Military Department	Mental Health & Addiction Services
Public Health, Dept. of	Policy & Management, Office of
Revenue Services, Dept. of	Rehabilitation Services, Dept. of
Connecticut Library Consortium	Social Services, Dept. of
Quasi Public State Agencies	Constitutional Office
DAS Leasing	DAS Property Acquisition
Developmental Services, Dept. of	DAS Real Property Sales
DDS Provider Contracts	Developmental Services South
Aging & Disability Services	DAS Property Management
Agricultural Experiment Station	Education & Services for the Blind
Auditors of Public Accounts	Agriculture, Dept. of
Commission On Human Rights	Charter Oak State College
Consumer Council, Office of	Connecticut State University System
Governmental Accountability	Criminal Justice, Division of
Victim Advocate, Office of	State Contracting Standards Board
Higher Education, Dept. of	Governor, Office of the
Lieutenant Governor, Office of the	Insurance & Risk Management
Motor Vehicles, Dept. of	Medical Examiner, Office of Chief
Capital Community College	State Ethics, Office of
CT State Colleges & Universities	Central Connecticut State Univ.
Housatonic Community College	Eastern Connecticut State Univ.
Southern Connecticut State Univ.	Quinebaug Valley Comm. College
University of Connecticut	Three Rivers Comm. College
Western Connecticut State Univ.	UConn Health Center
Treasurer, Office of State	Comptroller, Office of State
Transportation, Dept. of	CT Teachers' Retirement Board
Veterans' Affairs, Dept. of	DOT - Purchasing
Ansonia Housing Authority	Protection & Advocacy, Office of
Gateway Community College	Workforce Competitiveness Office Of
Middlesex Community College	Manchester Community College
Northwestern CT Comm. College	Naugatuck Valley Comm. College
Tunxis Community College	Norwalk Community College
Secretary of the State	Colleges & Universities
Connecticut Lottery Corporation	Connecticut Port Authority
Connecticut Development Authority	Connecticut Science & Exploration
Regional Water Authority	Connecticut Green Bank
Developmental Disabilities	Boards, Commissions and Councils
Consumer Protection, Dept. of	Connecticut Siting Council
Elections Enforcement Commission	CT Retirement Security Authority
Firearms Permit Examiners, Board of	Fire Prevention & Control
	Freedom of Information Commission

Police Officer Standards & Training
Psychiatric Security Review Board
State Academic Awards, Board for
State Marshal Commission
DAS Business Office
F8 Properties
Simon Konover
LAZ Parking
Office of the Attorney General
Not For Profits
Cities, Towns & Municipalities
Ashford, Town of
Beacon Falls, Town Of
Bethany Board of Education
Bethany, Fire Marshall
Bloomfield Public Schools
Bridgeport, City of
Bridgeport Housing Authority
Brookfield, Town of
Brookfield Water Pollution Control
Burlington, Town of
Canton, Town of
Capitol Region Council Governments
Cheshire, Town of
Clinton, Town Of
Columbia, Town of
Cromwell, Town of
Danbury Housing Authority
Derby, Town of
East Granby, Town of
East Hampton Board of Education
East Hartford Housing Authority
East Haven, Town of
East Lyme, Town of
Bethany, Town of
Enfield, Town of
Farmington, Town of
Glastonbury, Town of
Guilford, Town of
Hartford, City of
Greater Hartford Transit District
Hartford Public School
Middletown Board of Education
Norwalk, City of
Norwalk Transit District
Norwich Community Development
Preston, Town of
Putnam, Town of
Somers, Town of
South Windsor, Town of
Property Review Board
Siting Council
State Board of Accountancy
Workers' Compensation Commission
A-Z Corp
RM Bradley
Owens Services
DOT - Construction Contracts Unit
Legislative Branch
Non-Executive Agency
Ansonia, City of
Avon, Town of
Berlin, Town of
Bethel, Town of
Bethlehem, Town of
Branford, Town of
Bridgeport Economic Development Cor
Bristol, City of
Brookfield Public Schools
Brooklyn Public Schools
Canterbury Public Schools
Capital Region Development Auth.
Capitol Region Education Council
Chester, Town of
Colchester, Town of
Coventry, Town of
Danbury, City of
Darien, Town of
Durham, Town of
East Haddam, Town of
East Hartford, Town of
East Hartford Public Schools
East Lyme, Public Schools
East Lyme, Public Works
East Hampton, Town of
Enfield Housing Authority
Farmington Public Schools
Glastonbury Housing Authority
Guilford Public Schools
Hartford Energy Improvement Dist.
Hartford Housing Authority
Middletown, City of
Middletown Housing Authority
Norwalk Public Schools
Norwich, City of
Norwich Housing Authority
Preston Board of Education
Putnam Public Schools
Somers Board of Education
South Windsor Board of Education

South Windsor Housing Authority
Southington Board of Education
Stratford Housing Authority
Suffield Public Schools
Torrington, Public School
Ledyard, Town of
Vernon, Town of
Vernon Board of Education
Voluntown Board of Education
Waterbury Housing Authority
West Hartford Nutrition Services
Westport Public Schools
Wethersfield Housing Authority
Woodbridge School District
Hampton Board of Education
Salem Board of Education
Wallingford Housing Authority
Winchester Public Schools
Essex, Town of
Franklin, Town of
Greenwich, Town of
Groton, City of
Haddam, Town of
Hebron, Town of
Killingly, Town of
Lyme, Town of
Manchester, Town of
Marlborough, Town of
Middlebury, Town of
Milford, City of
Montville, Town of
Naugatuck, Town of
New Canaan, Town of
New Hartford, Town of
New London, City of
Newington, Town of
North Branford, Town of
North Stonington, Town of
Orange, Town of
Plainfield, Town of
Plymouth, Town of
Portland, Town of
Regional School District No. 14
Regional School District No. 17
Rocky Hill, Town of
Simsbury, Town of
Sprague, Town of
Stamford, City of
Thomaston, Town of
Tolland, Town of
Southington, Town of
Stratford, Town of
Suffield, Town of
Torrington, City of
Bridgeport Transit Authority
Ledyard Public Schools
Vernon Housing Authority
Voluntown, Town of
Waterbury, City of
West Hartford, Town of
Westport, Town of
Wethersfield, Town of
Woodbridge, Town of
Ellington Public Schools
Housatonic Resources Recovery Auth.
Sherman Board of Education
Willimantic Housing Authority
East Windsor, Town of
Fairfield, Town of
Granby, Town of
Griswold, Town of
Groton, Town of
Hamden, Town of
Jewett City, Borough of
Lebanon, Town of
Madison, Town of
Mansfield, Town of
Meriden, City of
Middlefield, Town of
Monroe, Town of
Morris, Town of
New Britain, City of
New Fairfield, Town of
New Haven, City of
New Milford, Town of
Newtown, Town of
North Haven, Town of
Old Saybrook, Town of
Oxford, Town of
Plainville, Town of
Pomfret, Town of
Regional School District No. 1
Regional School District No. 8
Ridgefield, Town of
Roxbury, Town of
Southbury, Town of
Stafford, Town of
Stonington, Town of
Thompson, Town of
Barkhamsted, Town of

Trumbull, Town of
West Haven, City of
Weston, Town of
Windsor Locks, Town of
Wolcott, Town of
CT Metro. Council of Governments
CT River Valley Council of Gov.
Naugatuck Valley Council of Gov.
Northeastern CT Council of Gov.
Northwest Hills Council of Gov.
So. Central CT Regional Water Auth.
Community Renewal Team
CT Housing Finance Authority
EASTCONN
Western CT Council of Governments
Connecticut Transit
Connecticut Airport Authority
Valley Association
Health Strategy, Office of
Bloomfield, Town of
Canterbury, Town of
Hampton, Town of
Shelton, Town of
Wallingford, Town of
Cheshire Public Works
Enfield Fleet Services
New Hartford Public Schools
Baltic Public Schools
Madison Public Works
West Hartford Fire Department
Windsor Locks Public Schools
Regional School District No. 5
Greater New Haven Transit District
CHESLA
Norwalk Redevelopment Agency
CHFA
DPH - Communications
DPH Facility Licensing
Derby Public Schools
ISAAC Charter School
MIRA
Probate Court Administrator, Office
MARC, Inc. of Manchester
Willington, Town of
Deep River, Town of
Groton Public Schools
Regional School District No. 12
Cheshire Public Schools
First District Water Dept., Norwalk
Connecticut Paid Leave Authority
Waterford, Town of
Westbrook, Town of
Windham, Town of
Windsor, Town of
Woodstock, Town of
LEARN
Metropolitan District Commission
NE Transportation / CT Transit
Northeastern CT Transit District
Shelton Housing Authority
Southeast Area Transit District
CT Health and Ed. Facilities Auth.
Connecticut Innovations
Materials Innovation & Recycling
CET
CT Conference of Municipalities
Western CT Tourism District
Administrative Services
State Education Resource Center
Brooklyn, Town of
Ellington, Town of
Salem, Town of
Sherman, Town of
Winchester, Town of
Enfield Social Services
Middlefield Voluntary Fire Company
Portland Public Schools
Old Lyme, Town Of
W. Hartford Bloomfield Health Dist.
West Hartford Public Library
Sharon, Town Of
CHEFA
Avon Recreation & Parks Department
Oxford Public Schools
Middlebury Public Works
Connecticut General Assembly
Public Health Systems and Equity
Community Family Health and Prevent
Plymouth Housing Authority
Norwalk, City
Judicial Branch
CAFCA
Salisbury, Town of
Old Colony Beach Club Association
Deep River Housing Authority
Savin Rock Communities
Regional School District No. 15
CSDNB Board of Education
Seymour, Town of
Canton Public Schools

Eastern Regional Tourism District
Bolton Board of Education
Cromwell Public Schools
The Child & Family Guidance Center
Easton, Town of
TEAM Inc.
Access Health CT
Wolcott Board of Education
Area Coop Ed. Services (ACES)
Southeastern CT Council of Gov
Windham Public Schools
Regional School District No. 13
Beth-El Center
Prospect, Town of
Litchfield Public Works Department
Public Health Preparedness & L H A
CTECS
Somers Public Schools
Public Defender Services, Division
Litchfield Housing Authority
Norwich Free Academy
Stratford Public Schools
Colebrook, Town of
Killingly Public Schools
Monroe Public Schools
Wethersfield Public Schools
Naugatuck Public Schools
DOT - Rail, Office of
Woodbury, Town of
Thomaston Public Schools
Stamford Public Schools
Newington Public Schools
Ridgefield Public Schools
New Milford Board of Education
Freeman Center, The
New Opportunities Inc
Sterling, Town of
Thompson Housing Authority
Branford Public Schools
Portland Housing Authority
Litchfield County Housing Opportnty
Wilton, Town of
Mutual Housing Assoc. Greater Htfd
East Granby Public Schools
North Branford Board of Education
Enfield Public Schools
Cooperative Educational Service CES
Mark Twain House and Museum, The
Workforce Strategy, Office of
Scotland, Town of
Bolton, Town of
Banking, Dept. of
United Community & Family Services
Derby Public Library
Shelton Economic Development Corp.
Town of Watertown
TOW - Public Works Department
New Haven Parking Authority
Easton, Redding & Region 9 Schools
Winsted Water Works
South Cntrl Regional Council of Gov
Middletown South Fire District
Estuary Transit District
Litchfield, Town of
DOT - Maintenance
Capital Workforce Partners
DPH - Newborn Screening
Kent, Town of
OCPD Assigned Counsel Unit
Healthcare Advocate, Office of the
Regional School District No. 18
Achievement First
Colebrook School
Hamden Housing Authority
Seymour Housing Authority
Capital for Change
Plainfield Public Schools
Lebanon Public Schools
Groton Housing Authority
North Haven Housing Authority
Journey Home
Barnum Museum, The
North Stonington Public Schools
Greenwich Public Schools
Milford Redevmt & Hsng Ptnrshp MRHP
Community Builders Inc, The
Ledge Light Health District
Five Points Arts
New Beginnings Family Academy
DOT - Planning
Morris Housing Authority
Torrington Housing Authority
Windham Region Transit District
Goodwin University
Manchester Housing Authority
Rocky Hill Housing Authority
Weston Public Schools
East Haven Public Schools
Essex Library Association
DPH Enviro Health & Drinking Water

Griswold Housing Authority
Thames River Community Service Inc
Stafford Public Schools
Regional School District No. 16
Watertown, Town of
Pomfret Community School
CT Housing Partners
MDA - MIRA Dissolution Authority
Ashford Housing Authority
New Reach Inc.
Community Solutions Inc
West Hartford Housing Authority
Redding, Town of
Sheldon Oak Central Inc
Elderly Housing Management Inc
Southeastern Ct Water Authority
New Samaritan Parkville
Southington Housing Authority
Windsor Housing Authority
Housing Authority
Estuary Council of Seniors Inc
CJIS-CT
Woodstock Public Schools
Bridgewater, Town of
DEEP - COUNCIL SOIL WATER CONSERVAT
Naugatuck Valley Health District
Preston Parks & Recreation
DPH Firearm Injury Prevention
North Central Conservation District
Bethel Housing Authority
Bristol Housing Authority
Derby Water Pollution Control Auth
ConnCORP LLC
TEEG
Elm City Communities - Housing Auth
Colchester Board of Education
Lutheran Services Association
Charter Oak Cultural Center
DAS Commissioner, Office of
Middlesex County Chamber Commerce
Quinebaug Valley Emergency Communic
Gan Yeladim of Stamford
Southeastern Ct Region Res Rec Auth
Orange Volunteer Fire Association
Preston Housing Authority
East Windsor WPCA
Lake Bungbee Tax District
Community Health Center Assoc of CT
Public Health Workforce Development
Regional School District No. 10
Harriet Beecher Stowe Center
Elm City Montessori School
Griffin Hospital
Stamford Museum & Nature Center
Watertown Board of Education
Perception Programs
Windham Region No Freeze Project
Prospect Fire Department
CT Institute for the Blind Oak Hill
Boys & Girls Club of Greenwich
Bridges Healthcare Inc
Integrated Day Charter School
Regional School District No. 4
Montville Housing Authority
Greater Dwight Development Corp
Harwinton, Town of
CSDE - Child Nutrition
New London Housing Authority
Coventry Housing Authority
YWCA Hartford Region
Stamford Urban Redevelopment Commis
Montville Board of Education
New London Homeless Hospitality Cen
Killingworth, Town of
East Windsor Public Schools
Goodwin Univ Educational Services
Naugatuck Housing Authority
Winchester Housing Authority
OSC Procurement
DOT - Engineering & Construction
Family Centers Inc.
Mercy Housing and Shelter Corp
Connecticut Public Broadcasting
Ascentria Care Alliance
Berlin Housing Authority
Boys & Girls Village
CT Institute - Refugees & Immigrant
Christian Community Action
Generations Family Health Center
Goshen Housing Trust
Licia & Mason Bickley Library
Regional Refuse Disposal District 1
Marlborough School District
Goodspeed Opera House Foundation
CT Audubon Society



MEMORANDUM

TO: Board of Commissioners

DATE: January 20, 2026

FROM: Shenaе Draughn, President

RE: Resolution Authorizing the Award of a Contract to Ace Moving & Storage, LLC in the Not to Exceed Contract Amount of \$372,500.00 for a One Year Period Commencing February 1, 2026, through January 31, 2027, with Four (4) One-Year Options to Renew for a Total Not to Exceed Contract Amount of \$1,889,700.00, For Moving & Storage Services.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number # **01-13/26-S**

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven (HANH) has a recurring need for a contractor to provide moving and storage services agency-wide.

On November 24, 2025, ECC/HANH issued solicitation for Moving and Storage Services. HANH received four (4) bids as follows: Your Certified Solutions, LLC \$359,425.00, LLC, Ace Van & Storage, Inc. \$372,500.00, Advantage Moving \$348,831.00 and Back on Track \$528,848.00. ECC/HANH reserved the right to award the contract to one or more contractors in the best interest of ECC/HANH.

A determination was made that Hands on Moving, LLC was the third lowest responsible bidder. A recommendation is being made to award a Contract to Ace Moving & Storage, LLC for moving & storage services for the period commencing February 1, 2026, through January 31, 2027, in the not to exceed amount of \$372,500.00 with four (4) one-year options to renew for total not to exceed amount of \$1,889,700.00.



ECC/HANH staff is recommending that the Board of Commissioners authorize the award of a contract to Ace Moving & Storage, LLC for moving & storage services for the period commencing February 1, 2026, through January 31, 2027, in the not to exceed contract amount of \$372,500.00 with four (4) one-year options to renew for a total not to exceed contract amount of \$1,889,700.00.

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:

\$372,500.00	2026-2027
\$372,500.00	2028-2029
\$377,500.00	2029-2030
\$380,400.00	2030-2031
\$386,750.00	2031-2032

SOURCE OF FUNDS: ECC/HANH Operations Budget & Project Budget

STAFF:

Lee Purvis
Central Operations Manager



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

RESOLUTION # 01-13/26-S

Resolution Authorizing the Award of a Contract to Ace Moving & Storage, LLC in the Not to Exceed Contract Amount of \$372,500.00 for a One Year Period Commencing February 1, 2026, through January 31, 2027, with Four (4) One-Year Options to Renew for a Total Not to Exceed Contract Amount of \$1,889,700.00, For Moving & Storage Services

WHEREAS, the Housing Authority of the City of New Haven (ECC/HANH) has a recurring need for a contractor to provide moving and storage services agency wide; and

WHEREAS, on November 24, 2025, ECC/HANH issued a solicitation for Moving and Storage Services, and received four (4) bids as follows: Your Certified Solutions, LLC \$359,425.00, LLC, Ace Van & Storage, Inc. \$372,500.00, Advantage Moving \$348,831.00 and Back on Track \$528,848.00; and

WHEREAS, ECC/HANH reserved the right to award the contract to one or more contractors in the best interest of ECC/HANH; and

WHEREAS, a determination was made that Hands on Moving, LLC was the third lowest responsible bidder; and

WHEREAS, ECC/HANH staff is recommending that the Board of Commissioners authorize award of a contract to Ace Moving & Storage, LLC in the not to exceed contract amount of \$372,500.00 for the period February 1, 2026 through January 31, 2027, with four (4) one-year options to renew for total not to exceed contract amount of \$1,889,700.00; 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. Thee award of a contract to Ace Moving & Storage, LLC for moving & storage services for a period of one (1) year commencing February 1, 2026, through January 31, 2027, in the not to exceed contract amount of \$372,500.00, with four (4) one-year options to renew for total not to exceed contract amount of \$1,889,700.00 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 January 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner

Company Name:	Contact Name:	BID Price:
Ace Van & Storage Inc.	Erin Oconnell	YR 1: \$372,500 YR 2: \$372,500 YR 3: \$377,550 YR 4: \$380,400 YR 5: \$386,750
Back On Track	Shanda Ferrucci	YR 1: \$528,848 YR 2: \$528,848 YR 3: \$528,848 YR 4: \$528,848 YR 5: \$528,848
Your Certified Solution	Xzavier Richardson	YR 1: \$359,425 YR 2: \$363,410 YR 3: \$368,015 YR 4: \$370,660 YR 5: \$375,825
Advantage Moving	Greg Cooper	YR 1: \$348,831 YR 2: \$348,831 YR 3: \$348,831 YR 4: \$348,831 YR 5: \$348,831

Company Name:	Contact Name:	BID Price:
Ace Van & Storage Inc.	Erin Oconnell	YR 1: \$372,500 YR 2: \$372,500 YR 3: \$377,550 YR 4: \$380,400 YR 5: \$386,750
Back On Track	Shanda Ferrucci	YR 1: \$528,848 YR 2: \$528,848 YR 3: \$528,848 YR 4: \$528,848 YR 5: \$528,848
Your Certified Solution	Xzavier Richardson	YR 1: \$359,425 YR 2: \$363,410 YR 3: \$368,015 YR 4: \$370,660 YR 5: \$375,825
Advantage Moving	Greg Cooper	YR 1: \$348,831 YR 2: \$348,831 YR 3: \$348,831 YR 4: \$348,831 YR 5: \$348,831



MEMORANDUM

TO: Board of Commissioners

DATE: January 20, 2026

FROM: Shenae Draughn, President

RE: Resolution Authorizing the Award of a One (1) Year Contract to Advantage Moving for the Period Commencing February 1, 2026, through January 31, 2027, for a Not to Exceed Contract Amount of \$348,831.00, with Four (4) One-Year Options to Renew for Total Not to Exceed Contract Amount of \$1,744,155.00, for Moving and Storage Services.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number # **01-14/26-S**

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven (HANH) has a recurring need for a contractor to provide moving and storage services agency-wide.

On November 24, 2025, ECC/HANH issued a solicitation for Moving and Storage Services. HANH received four (4) bids: Your Certified Solutions, LLC \$359,425.00, LLC, Ace Van & Storage, Inc. \$372,500.00, Advantage Moving \$348,831.00 and Back on Track \$528,848.00. ECC/HANH reserved the right to award the contract to one or more contractors in the best interest of ECC/HANH. A determination was made that Advantage Moving, LLC was the lowest responsible bidder. A recommendation is being made to award a Contract to Advantage Moving, LLC for moving & storage services in an amount not to exceed \$348,831.00 for the period beginning February 1, 2026, through January 31, 2027, with four (4) one-year options to renew for a total not to exceed contract amount of \$1,744,155.00. 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.

HANH staff is recommending that the Board of Commissioners authorize this Contract award to Advantage Moving, LLC for moving & storage services for a total not to exceed contract amount of \$348,831.00 for the period February 1, 2026, through January 31, 2027, with four (4) one-year options to renew for total not to exceed contract amount of \$1,744,324.00.



FISCAL IMPACT: \$348,831.00 2026-2027
\$348,831.00 2028-2029
\$348,831.00 2029-2030
\$348,831.00 2030-2031
\$348,831.00 2031-2032

SOURCE OF FUNDS: ECC/HANH Operations Budget & Project Budget

STAFF: Lee Purvis
Central Operations Manager



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

RESOLUTION # 01-14/26-S

Resolution Authorizing the Award of a One (1) Year Contract to Advantage Moving for the Period Commencing February 1, 2026, through January 31, 2027, for a Not to Exceed Contract Amount of \$348,831.00, with Four (4) One-Year Options to Renew for Total Not to Exceed Contract Amount of \$1,744,155.00, for Moving and Storage Services

WHEREAS, the Housing Authority of the City of New Haven (HANH) has a recurring need for a contractor to provide moving and storage services agency wide; and

WHEREAS, on November 24, 2025, ECC/HANH issued a solicitation for Moving and Storage Services. HANH received four (4) bids as follows: Your Certified Solutions, LLC \$359,425.00, LLC, Ace Van & Storage, Inc. \$372,500.00, Advantage Moving \$348,831.00 and Back on Track \$528,848.00. ECC/HANH reserves the right to award the contract to one or more contractors in the best interest of ECC/HANH; and

WHEREAS, a determination was made that Advantage Moving, LLC was the lowest responsible bidder; and

WHEREAS, ECC/HANH staff is recommending that the Board of Commissioners authorize award of a contract to Advantage Moving, LLC for moving & storage services for a total not to exceed contract amount of \$348,831.00 for the period February 1, 2026 through January 31, 2027, with four (4) one-year options to renew for total not to exceed contract amount of \$1,744,155.00; 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. The award of a One (1) year contract to Advantage Moving, LLC for moving and storage services beginning February 1, 2026, through January 31, 2027, for a not to exceed contract amount of \$348,831.00 with four (4) one-year options to renew for total not to exceed contract amount of \$1,744,155.00 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 January 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner



MEMORANDUM

TO: Board of Commissioners

DATE: January 20, 2026

FROM: Shenaе Draughn, President

RE: Resolution Authorizing the Award of a One (1) Year Contract to Your Certified Solutions, LLC in the Not to Exceed Contract Amount of \$359,425.00, With Four (4) One-Year Options to Renew for a total Not to Exceed Contract Amount of \$1,837,335.00, for the Period Commencing February 1, 2026, through January 31, 2027, for Moving & Storage Services.

ACTION: Recommend that the Board of Commissioners adopt Resolution Number # **01-15/26-S**

TIMING: Immediately

DISCUSSION: The Housing Authority of the City of New Haven (HANH) has a recurring need for a contractor to provide moving and storage services agency-wide.

On November 24, 2025, ECC/HANH issued a solicitation for Moving and Storage Services. HANH received four (4) bids as follows: Your Certified Solution, LLC \$359,425.00, LLC, Ace Van & Storage, Inc. \$372,500.00, Advantage Moving \$348,831.00 and Back on Track \$528,848.00. ECC/HANH reserved the right to award the contract to one or more contractors in the best interest of ECC/HANH.

A determination was made that Your Certified Solutions, LLC was the second lowest responsible bidder. A recommendation is being made to award a contract to Your Certified Solution, LLC in a not to exceed contract amount of \$359,425.00 for the period beginning February 1, 2026, through January 31, 2027, with four (4) one-year options to renew for a total not to exceed contract amount of \$1,837,335.00.

ECC/HANH staff is recommending that the Board of Commissioners authorize this Contract award to Your Certified Solution, LLC for a total Contract not to exceed amount of \$359,425.00 for the period February 1, 2026, through January 31, 2027, with four (4) one-year options to renew for total not to exceed contract amount of \$1,837,335.00.



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:

\$359,425.00	2026-2027
\$363,410.00	2028-2029
\$368,015.00	2029-2030
\$370,660.00	2030-2031
\$375,825.00	2031-2032

SOURCE OF FUNDS: ECC/HANH Operations Budget & Project Budget

STAFF: Lee Purvis
Central Operations Manager



**HOUSING AUTHORITY OF THE CITY OF NEW HAVEN (d/b/a Elm City Communities)
RESOLUTION # 01-15/26-S**

Resolution Authorizing the Award of a One (1) Year Contract to Your Certified Solutions, LLC in the Not to Exceed Contract Amount of \$359,425.00, With Four (4) One-Year Options to Renew for a total Not to Exceed Contract Amount of \$1,837,335.00, for the Period Commencing February 1, 2026, through January 31, 2027, for Moving & Storage Services

WHEREAS, the Housing Authority of the City of New Haven (ECC/HANH) has a recurring need for a Contractor to provide moving and storage services agency wide; and

WHEREAS, on November 24, 2025, ECC/HANH issued solicitation for Moving and Storage Services, and received four (4) bids as follows: Your Certified Solution, LLC \$359,425.00, LLC, Ace Van & Storage, Inc. \$372,500.00, Advantage Moving \$348,831.00 and Back on Track \$528,848.00; and

WHEREAS, ECC/HANH reserved the right to award the contract to one or more contractors in the best interest of ECC/HANH; and

WHEREAS, a determination was made that Your Certified Solutions, LLC was the second lowest responsible bidder; and

WHEREAS, ECC/HANH staff is recommending that the Board of Commissioners authorize the award of a contract to Your Certified Solution, LLC in the total Contract not to exceed contract amount of \$359,425.00 for the period February 1, 2026 through January 31, 2027, with four (4) one-year options to renew for total not to exceed value of \$1,837,335.00; 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. The award of a One (1) year Contract to Your Certified Solutions, LLC for Moving & Storage Services for the period commencing February 1, 2026, through January 31, 2027, in the not to exceed contract amount of \$359,425.00, with four (4) one-year options to renew for total not to exceed contract amount of \$1,837,335.00, 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 January 20, 2026.

Shenae Draughn
Secretary/President

Date

REVIEWED:
MCCARTER & ENGLISH, LLP
GENERAL COUNSEL

By: _____
Rolan Joni Young, Esq.
A Partner