

**RESOLUTION OF
THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT
D/B/A PARK CITY COMMUNITIES
RESOLUTION NO. 08-22-16-65**

SPECIAL BOARD MEETING DATE: AUGUST 22, 2016

**RESOLUTION AUTHORIZING CERTAIN ACTIONS WITH RESPECT TO
PREDEVELOPMENT LOAN FUNDS FROM THE STATE OF CONECICUT WITH
RESPECT TO THE REDEVELOPMENT OF MARINA VILLAGE**

Factual Content Certified

Approved:

Resolution Reviewed

Berchem, Moses & Devlin, P.C.
General Counsel

By: _____

James A. Slaughter
Interim Secretary/Interim
Executive Director

By: _____

James A. Slaughter
Interim Secretary/Interim
Executive Director

By: _____

Rolan Joni Young Smith, Esq.
A Senior Partner

Commissioner Ortiz submitted the following Resolution:

WHEREAS, the Housing Authority of the City of Bridgeport (the "Authority") is the owner of a development known as Marina Village; and

WHEREAS, pursuant to the terms and conditions of that certain Co-Development Agreement for the Redevelopment of Marina Village Phases I, II, III and IV by and among the Authority, Baldwin Holdings, Inc. ("Baldwin"), Connecticut Community Renewal Associates, LLC ("Developer"), and Crescent Crossings, LLC dated April 14, 2014, as amended (the "Redevelopment Agreement"), the Authority selected Developer to assist in the revitalization of the Marina Village Apartments and its surrounding neighborhood; and

WHEREAS, the redevelopment of the Marina Village apartments will occur in multiple phases, including two phases located on land owned by the Authority which was the location of the former Farther Panik Village development and now identified as Crescent Crossings (the "Property"); and

WHEREAS, the Authority ground leased the Property to Baldwin, and Baldwin sub-ground leased the Property to Bridgeport Community Renewal Associates, LLC, a Connecticut limited liability company and affiliate of Developer ("BCRA"); and

WHEREAS, BCRA submitted the Property to a condominium, creating the Crescent Crossing Condominium (the "Condominium") pursuant to the terms and conditions of that certain Declaration of Crescent Crossings by Bridgeport Community Renewal Associates, LLC dated July 31, 2016 and recorded on the Land Records of the City of Bridgeport in Volume 9275

at Page 1, creating two condominium units known as Unit 1A and Unit 1B, which are owned by the single purpose ownership entities of which Baldwin is a special limited member; and

WHEREAS, certain predevelopment work is required with respect to the Marina Village development site, which, pursuant to the Redevelopment Agreement, is to be performed by Developer; and

WHEREAS, Developer, on behalf of the Authority, has applied for and the Authority has been awarded a pre-development loan from the State of Connecticut Department of Housing ("DOH") in the amount of \$300,000.00 (the "DOH Loan") to perform some of the predevelopment work on the Marina Village site; and

WHEREAS, Developer and Authority will negotiate and execute an agreement pursuant to which Developer shall carry out the pre-development work with respect to the Marina Village Site and be paid for such predevelopment work with the proceeds of the DOH Loan; and

WHEREAS, the DOH Loan requires that the Authority grant the State of Connecticut a mortgage on the Marina Village development site to secure the Authority's payment and performance obligations with respect to the DOH Loan; and

WHEREAS, the Authority must secure the approval of the US Department of Housing and Urban Development prior to the granting of a mortgage to the State of Connecticut in connection with the DOH Loan; and

WHEREAS, the Authority desires to accept the DOH Loan to pay the cost of the pre-development work as aforesaid.

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

1. The application for and acceptance of a loan in the amount of THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00) from the State of Connecticut acting by and through its Commissioner of Housing ("DOH"), is hereby authorized and directed; and
2. In connection with the DOH Loan, the execution, delivery and performance of the acts and obligations set forth in, *inter alia*, an assistance agreement, promissory note, pledge and security agreement, and mortgage on the real property identified as Marina Village, for the benefit of the State of Connecticut, and such other documents and instruments as necessary to consummate the transaction contemplated hereby (collectively, the "DOH Documents"), upon the terms and conditions as the Interim Executive Director, in consultation with the Authority's legal counsel, determines necessary and appropriate and in the best interests of the Authority, are hereby authorized and directed; and
3. The submission of an application to HUD for its consent to the granting of the mortgage as aforesaid to the State of Connecticut be and hereby is, authorized and directed; and

4. The execution and delivery of an agreement between the Authority and Developer to perform the predevelopment work contemplated hereby with respect to the redevelopment of Marina Village, upon such terms and conditions as the Interim Executive Director, in consultation with legal counsel to the Authority, determines necessary and appropriate and in the best interests of the Authority, be and hereby is, authorized and directed; and
5. The President be and hereby is authorized, empowered and directed to take any and all such action necessary, ancillary and incidental thereto to fulfill the foregoing purpose(s) or to comply with the requirements of the instruments approved or authorized hereunder; and
6. This Resolution shall take effect immediately.

Commissioner Nightingale seconded the motion.

BOARD OF COMMISSIONERS VOTE OF FINAL PASSAGE					
X – INDICATES VOTE					
COMMISSIONERS	AYE	NAY	NOT PRESENT	NOT VOTING	ABSTENTION
Nieves	X				
Stack, Jr.			X		
Ortiz	X				
DeJesus	X				
Nightingale	X				

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on August 22, 2016.

 James A. Slaughter
 Its Interim Secretary/Interim Executive Director

Date: _____

Confirmed:

By: _____
 Dulce Nieves
 Its Chairperson

Date: _____

**RESOLUTION OF
THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT
D/B/A PARK CITY COMMUNITIES
RESOLUTION NO. 08-22-16-47**

SPECIAL BOARD MEETING DATE: AUGUST 22, 2016

**RESOLUTION AUTHORIZING CERTAIN ACTIONS WITH RESPECT TO HTCC
FUNDING & CRESCENT CROSSINGS**

Factual Content Certified

Approved:

Resolution Reviewed
Berchem, Moses & Devlin, P.C.
General Counsel

By: _____
James A. Slaughter
Interim Secretary/Interim
Executive Director

By: _____
James A. Slaughter
Interim Secretary/Interim
Executive Director

By: _____
Rolan Joni Young Smith, Esq.
A Senior Partner

Commissioner Ortiz submitted the following Resolution:

WHEREAS, the Housing Authority of the City of Bridgeport (the "Authority") is the owner of a development known as Marina Village; and

WHEREAS, pursuant to the terms and conditions of that certain Co-Development Agreement for the Redevelopment of Marina Village Phases I, II, III and IV by and among the Authority, Baldwin Holdings, Inc. ("Baldwin"), Connecticut Community Renewal Associates, LLC ("Developer"), and Crescent Crossings, LLC dated April 14, 2014, as amended (the "Redevelopment Agreement"), the Authority selected Developer to assist in the revitalization of the Marina Village Apartments and its surrounding neighborhood; and

WHEREAS, the redevelopment of the Marina Village apartments will occur in multiple phases, including two phases located on land owned by the Authority which was the location of the former Farther Panik Village development and now identified as Crescent Crossings (the "Property"); and

WHEREAS, the Authority ground leased the Property to Baldwin, and Baldwin sub-ground leased the Property to Bridgeport Community Renewal Associates, LLC, a Connecticut limited liability company and affiliate of Developer ("BCRA"); and

WHEREAS, BCRA submitted the Property to a condominium, creating the Crescent Crossing Condominium (the "Condominium") pursuant to the terms and conditions of that certain Declaration of Crescent Crossings by Bridgeport Community Renewal Associates, LLC dated July 31, 2016 and recorded on the Land Records of the City of Bridgeport in Volume 9275 at Page 1, creating two condominium units known as Unit 1A and Unit 1B, which are owned by

the special purpose ownership entities created for the development of the Crescent Crossing Condominium and of which Baldwin is a special limited member; and

WHEREAS, Baldwin is an instrumentality of the Authority; and

WHEREAS, in connection with the development of Crescent Crossings, Developer has secured on behalf of Baldwin Holdings, Inc., and the Crescent Crossing development project, a certain housing tax credit contribution which requires Baldwin to execute and deliver that certain Housing Tax Credit Contribution Agreement with the Connecticut Housing Finance Authority, a copy of which is attached hereto as Exhibit A; and

WHEREAS, Authority and Baldwin have determined that it is in the best interests of Baldwin and the Crescent Crossing Condominium project to execute and deliver the HTCC Agreement as aforesaid.

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

1. The execution and delivery by Baldwin of the HTCC Agreement substantially in form and substance as set forth in Exhibit A attached hereto, and upon such modified or additional terms and conditions as the Executive Director, in consultation with legal counsel, shall determine necessary and appropriate and in the best interests of HACB, Baldwin and the Crescent Crossing Development, be and hereby is, authorized and directed; and
2. The Interim Executive Director be and he is hereby authorized, empowered and directed to take any and all such action necessary, ancillary and incidental thereto to fulfill the foregoing purpose(s) or to comply with the requirements of the instruments approved or authorized hereunder; and
3. This Resolution shall take effect immediately.

Commissioner Nightingale seconded the motion.

BOARD OF COMMISSIONERS VOTE OF FINAL PASSAGE					
X – INDICATES VOTE					
COMMISSIONERS	AYE	NAY	NOT PRESENT	NOT VOTING	ABSTENTION
Nieves	X				
Stack, Jr.			X		
Ortiz	X				
DeJesus	X				
Nightingale	X				

[CERTIFICATION PAGE FOLLOWS]

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on August 22, 2016.

James A. Slaughter
Its Interim Secretary/Interim Executive Director

Date: _____

Confirmed:

By: _____
Dulce Nieves
Its Chairperson

Date: _____

**RESOLUTION OF
THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT
D/B/A PARK CITY COMMUNITIES
RESOLUTION NO. 08-22-16-66**

SPECIAL BOARD MEETING DATE: AUGUST 22, 2016

**RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN
THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT AND OPTIMUM
HEALTH CARE TO ESTABLISH AN ONSITE MEDICAL OFFICE.**

Factual Content Certified

Approved:

Resolution Reviewed
Legal Department

By:_____

By:_____

By:_____

James A. Slaughter
Interim
Executive Director

James A. Slaughter
Interim
Executive Director

Seon Bagot, Esq.
In-House Attorney

Commissioner Ortiz submitted the following resolution:

WHEREAS, Optimus Health Care provides primary medical care, dental care and behavioral health services in Bridgeport; and

WHEREAS, the Housing Authority of the City of Bridgeport (HACB) has determined there is a need for an onsite medical office to benefit its resident; and

WHEREAS, HACB and Optimus Health Care, Inc., have determined that it is to their mutual benefit to enter into a memorandum of understanding for joint administration of an onsite medical office.

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

1. Approve the memorandum of understanding between HACB and Optimus Health Care Inc; and
2. The Secretary- Executive Director be and herby is authorized, empowered and directed to execute and deliver any and all agreements, documents and instruments necessary in connection with the memorandum of understanding, and to take any and all such action necessary, ancillary and incidental thereto to fulfill the foregoing purpose(s); and

1. This resolution shall take effect immediately.

Commissioner Nightingale seconded the motion.

BOARD OF COMMISSIONERS VOTE OF FINAL PASSAGE

X – Indicate Vote NP – Not Present NV – Not Voting AB - Abstention

COMMISSIONERS	AYE	NAY	NP	NV	AB
Nieves	X				
Hanks			X		
Stack	X				
Nightingale	X				
Ortiz	X				

I hereby certify that the above resolution was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on June 28, 2016.

James A. Slaughter
Secretary/Executive Director

Date

**RESOLUTION OF
HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT
RESOLUTION NO. 08-22-16-48**

SPECIAL BOARD MEETING DATE: August 22, 2016

**RESOLUTION TO RESCIND RESOLUTION NO. 07-11-16-45 ENTITLED
“RESOLUTION TO LIMIT THE AUTHORIZATION GRANTED TO THE INTERIM
EXECUTIVE DIRECTOR TO ACTIONS SOLELY MADE IN THE ORDINARY COURSE
OF BUSINESS AND IN THAT ANY DECISION TO HIRE OR FIRE ANY PERMANENT
OR TEMPORARY EMPLOYEES OR CONSULTANTS OR INCREASE OR
DECREASE SALARIES OR FEES REQUIRE THE BOARD OF COMMISSIONERS BE
INFORMED PRIOR TO TAKING SUCH ACTION”**

Factual Content Certified Approved:

Seon Bagot
Park City Communities, In-
House Attorney

By: _____

James Slaughter
Interim Executive
Director

By: _____

James Slaughter
Secretary/Interim
Executive Director

By: _____

Seon Bagot, Esq.
Legal Analyst

Commissioner Ortiz submitted the following resolution:

WHEREAS, the Housing Authority of the City of Bridgeport d/b/a Park City Communities (“PCC”, or “the Authority”) has determined that it is in the best interest of the Authority to rescind Resolution No. 07-11-16-45 entitled “Resolution to limit the authorization granted to the Interim Executive Director to actions solely made in the ordinary course of business and in that any decision to hire or fire any permanent or temporary employees or consultants or increase or decrease salaries or fees require the Board of Commissioners be informed prior to taking such action”; and

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

1. Resolution No. 07-11-16-45 entitled “Resolution to limit the authorization granted to the Interim Executive Director to actions solely made in the ordinary course of business and in that any decision to hire or fire any permanent or temporary employees or consultants or increase or decrease salaries or fees require the Board of Commissioners be informed prior to taking such action” is hereby rescinded in its entirety, including the prohibitions and requirements set forth therein; and
2. This resolution will take effect immediately.

Commissioner Nightingale seconded the motion.

BOARD OF COMMISSIONERS VOTE OF FINAL PASSAGE

X – Indicate Vote NP – Not Present NV – Not Voting AB - Abstention

COMMISSIONERS	AYE	NAY	NP	NV	AB
Nieves		X			
Stack			X		
Ortiz		X			
DeJesus		X			
Nightingale		X			

I hereby certify that the above resolution failed by a majority of the Commissioners present at a meeting duly called at which a quorum was present on August 22, 2016.

James Slaughter
Secretary/Interim Executive Director

Date