

**RESOLUTION OF
THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT
RESOLUTION NO. 06-23-16-65**

Special Board Meeting Date: June 23, 2016

**Resolution Ratifying, Authorizing and to the Extent Necessary, Reauthorizing
Certain Acts in Connection with the Redevelopment of Crescent Crossings Phase
1B.**

Factual Content Certified: Approved:

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

By: _____

George Lee Byers
Executive Director

By: _____

George Lee Byers
Executive Director

By: _____

Rolan Joni Young Smith, Esq.
A Senior Partner

Commissioner Stack submitted the following resolution:

WHEREAS, on April 14, 2014, the Housing Authority of the City of Bridgeport's Board (the "Board") adopted Resolution No. 04-14-14-43, which authorized the Housing Authority of the City of Bridgeport (the "Authority") to enter into a development agreement with Bridgeport Community Renewal Associates, LP ("BCRA"), as the co-developer for developing: Phase One, 375 Main Street, also known as, Broad Street Residences; Master Planning the Crescent Avenue sites (the former Father Panik sites); the Master Planning of the Marina Village site; and the development of Phases Two, Three and Four of the redevelopment of Marina Village with the option of the Authority to also designate BCRA as the co-developer for Phases Five through Seven of the redevelopment of Marina Village based upon successful performance; and

WHEREAS, on July 31, 2015, the Board adopted Resolution No. 07-31-15-44, which authorized certain acts in connection with the redevelopment of Crescent Crossings Phase 1A and 1B; 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 Baldwin Holdings, Inc. ("Baldwin"), the Authority and BCRA dated April 15, 2014, as amended by that certain First Amendment dated July 31, 2015 (collectively, the "Co-Development Agreement"), the Developer has agreed to, *inter alia*, develop the project identified as Crescent Crossings Phase 1A and Phase 1B (collectively, the "Project"); and

WHEREAS, the Authority is the fee simple owner of approximately 7.19 acres of land and improvements located thereon, located in the City of Bridgeport, County of

Fairfield and State of Connecticut as more particularly described in the Ground Lease (as such term is defined hereinbelow) (the "Premises"); and

WHEREAS, the Authority ground leased the Premises to Baldwin (the "Ground Lease") for a period of ninety eight years and six months (98.5 years) the purpose of permitting Baldwin to sub-lease the Premises to BCRA to be redeveloped as more fully described hereinbelow; and

WHEREAS, BCRA then sub-ground leased from Baldwin, pursuant to a Sub-Ground Lease Agreement by and between BCRA and Baldwin, the Premises, for the purpose of developing in two (2) phases thereon, Phase 1A consisting of ninety-three (93) residential units of Affordable Housing of which thirty-three (33) units shall be Marina Village replacement housing units benefited by project based Section 8 housing choice vouchers ("Phase 1A"); and Phase 1B consisting of eighty-four (84) residential units of Affordable Housing units of which twenty-one (21) units shall be Marina Village replacement housing units benefited by project based Section 8 housing choice vouchers ("Phase 1B"); and

WHEREAS, to permit the Project to occur in two phases as aforesaid, BCRA declared a leasehold condominium (the "Condominium") initially containing two (2) leasehold condominium units (collectively, "Units") with one Unit constituting Phase 1A ("Unit 1A") and the other Unit constituting Phase 1B ("Unit 1B"), and on which the owners of said units shall develop affordable housing as aforesaid and in accordance with the terms and conditions of the Co-Development Agreement; and

WHEREAS, to ensure that the Units remain affordable during the term of the Ground Lease, BCRA and Baldwin executed and delivered a certain a Declaration of Restrictive Covenant, for the benefit of the Authority and the United States Department of Housing and Urban Development ("HUD"), which is recorded in the Land Records of the City of Bridgeport and are covenants running with the land for the term of the Ground Lease and are binding upon subsequent owners of the Premises for such term; and

WHEREAS, at the closing of the Phase 1A transaction, BCRA conveyed Unit 1B to the Authority until such time as BCRA's affiliate is prepared to close on the financing and commence construction of Unit 1B; and

WHEREAS, BCRA has formed Crescent Crossings 1B, LLC ("CC1B") as the single purpose entity to develop the Unit 1B; and

WHEREAS, the sole member of CC1B is Crescent Crossings 1B GP, LLC (the "GP"), who serves as the managing member; and

WHEREAS, CC1B desires to admit (i) Baldwin, as a member with a 0.005% ownership interest and (ii) USA Institutional Crescent Crossing 1B LLC, an affiliate of Richman Group Development Corporation, (the "Investor"), the tax credit investor, to

CC1B as an investor member with a 99.99% ownership interest; and GP, Baldwin and Investor desire to enter into a Second Amended and Restated Operating Agreement setting forth the provisions governing CC1B (the "Amended and Restated Operating Agreement"); and

WHEREAS, certain infrastructure and related site work is necessary to commence construction of the residential improvements to be located within Unit 1B (the "Work"); and

WHEREAS, the State of Connecticut, acting by and through its Department of Housing (the "State"), has agreed to make a grant to Baldwin in the amount of \$3,277,922.00 under the Community Development Block Grant-Disaster Recovery program (the "DOH Grant") for Baldwin to pay the costs of the Work; and

WHEREAS, the State has consented to Baldwin retaining Connecticut Community Renewal Associates, LLC ("Developer") to undertake and complete the Work; and

WHEREAS, pursuant to the terms and conditions of that certain Sitework Agreement by and between Baldwin and Developer to be executed subsequent to the date hereof (the "Sitework Agreement"), Baldwin will retain Developer to oversee and perform the Work; and

WHEREAS, the Authority has determined that it is in the best interest of the Authority to enter into a Site Access Agreement with Developer (the "Site Access Agreement") permitting the Developer and its invitees to enter upon Unit 1B for the purpose of carrying out the Work; and

WHEREAS, upon financial closing of Phase 1B, Baldwin desires to grant and/or loan the DOH Grant funds to CC1B to pay the cost of the Work as aforesaid; and

WHEREAS, the City of Bridgeport, in an effort to assist with the planned redevelopment of Marina Village, has agreed to make one or more grants to Baldwin in the approximate amount of \$2,000,000.00, including but not limited to, an initial grant in the amount of \$1,250,000.00 (the "Initial City Grant") and a supplemental grant \$700,000.00 (the "Supplemental City Grant") to allow Baldwin to make one or more grants or loans of such funds to the Authority to pay for the Work and certain soft and incidental costs related thereto; and

WHEREAS, the City may provide additional grant funding (the "Subsequent City Grant" and, together with the Initial City Grant and the Supplemental City Grant, the "City Grant") for the development of Crescent Crossings Phase 1B; and

WHEREAS, the Authority has agreed to accept one or more grants and/or loans of the City Grant funds from Baldwin to: (i) pay the Developer to provide the Work and to pay certain soft and incidental costs related thereto, and/or (ii) make one or more

grants and/or loans of the City Grant funds to CC1B to pay for the costs of the Work;
and

WHEREAS, total development costs for Unit 1B are projected at approximately \$34,250,000.00 with permanent financing consisting of : (i) \$21,259,255.00 of LIHTC equity, (ii) \$1,670,000.00 of conventional debt from Citibank, N.A.; (iii) \$1,950,000.00 of City Grant Funds from the Authority; (iv) \$650,000.00 of HOME Program funds from the City of Bridgeport; (v) \$3,277,992.00 of DOH Grant funds from Baldwin; (vi) \$398,092.00 deferred developer fee loan; and (vii) \$5,000,000.00 of Flex grant funding from the State; and

WHEREAS, construction financing consists of approximately: (i) \$3,200,000.00 in LIHTC equity; (ii) a conventional construction loan in the approximate amount of \$16,000,000.00 from Citibank, N.A.; (iii) \$1,950,000.00 of City Grant Funds from the Authority; (iv) \$650,000.00 of HOME Program funds from the City of Bridgeport; (v) \$3,277,992.00 of DOH Grant funds from Baldwin; and (vi) \$5,000,000.00 of Flex grant funding from the State; and

WHEREAS, to ensure that the Units are developed, maintained and operated in accordance with Authority and HUD requirements for Project Based Section 8 housing units, CC1B will enter into a Regulatory and Operating with the Authority and Baldwin setting forth the terms and conditions pursuant to which CC1B will develop, operate and maintain Unit 1B, and CC1B's obligations with respect thereto; and

WHEREAS, the Authority and CC1B will enter into an Agreement to Enter Into A Housing Assistance Payment Contract ("AHAP Agreement") setting for the terms and conditions pursuant to which, upon completion of construction, the Authority will provide Project-Base Section 8 Voucher assistance to CC1B for 21 residential dwelling units for Unit 1B, and CC1B's obligations with respect thereto; and

WHEREAS, to ensure that the Authority has authorized all actions precedent to financial closing for Phase 1B, this omnibus resolution is required to authorize, confirm and ratify the commitments to be provided by the Authority and all actions of the Authority in connection with the development of Phase 1B as described hereinabove.

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

1. An Amendment to the Co-Development Agreement for the purpose of developing Crescent Crossing Phase 1B, be and hereby authorized; and
2. The Second Amended and Restated Operating Agreement by and between Baldwin, Crescent Crossings 1B GP and Investor, upon such terms and conditions as the President of Baldwin, in consultation with the Executive Director of the Authority and the Authority's legal counsel, determines

necessary and appropriate and in the best interests of Baldwin and the Authority, be and hereby is authorized; and

3. A Regulatory and Operating Agreement by and among the Authority, Baldwin, and CC1B, upon such terms and conditions as the President of Baldwin and the Executive Director of the Authority, in consultation with the Authority's legal counsel, determines necessary and appropriate and in the best interests of Baldwin and the Authority, be and hereby is authorized;
4. An AHAP Agreement by and between the Authority and CC1B, upon such terms and conditions as the Executive Director of the Authority, in consultation with the Authority's legal counsel, determines necessary and appropriate and in the best interests of the Authority, be and hereby is authorized; and
5. The Site Access Agreement by and between the Authority and Developer, upon such terms and conditions as the Executive Director of the Authority, in consultation with the Authority's legal counsel, determines necessary and appropriate and in the best interests of the Authority, be and hereby is authorized; and
6. The Site Work Agreement by and between Baldwin and Developer, upon such terms and conditions as the President of Baldwin, in consultation with the Executive Director of the Authority and the Authority's legal counsel, determines necessary and appropriate and in the best interests of Baldwin and the Authority, be and hereby is authorized; and
7. The conveyance of Unit 1B of the Crescent Crossing Condominium by the Authority to CC1B, be and hereby is authorized; and
8. The acceptance of one or more grants and/or loans of City Grant funds from Baldwin, for the purposes set forth in the recitals hereinabove, and upon such terms and conditions as the Executive Director of the Authority, in consultation with the Authority's legal counsel, determines necessary and appropriate and in the best interest of the Authority, be and hereby is authorized and directed; and
9. The making of one or more grants or loans in the approximate amount of \$2,000,000.00 of City Grant funds to CC1B, upon such terms and conditions as the Executive Director of the Authority, in consultation with the Authority's legal counsel, determines necessary and appropriate and in the best interest of the Authority, be and hereby is authorized and directed; and
10. The Executive Director of the Authority be and hereby is authorized, empowered and directed to disburse to CC1B, up to \$2,000,000.00 in City

Grant funds received from the Baldwin in connection herewith for the purposes set forth herein; and

11. Baldwin's acceptance of the DOH Grant from the State, for the purposes set forth in the recitals hereinabove, and upon the terms and conditions as the President of Baldwin, in consultation with the Executive Director of the Authority and the Authority's legal counsel, determines necessary and appropriate and in the best interest of Baldwin and the Authority, be and hereby is authorized; and
12. The making of one or more grants or loans of DOH Grant funds by Baldwin to CC1B, upon such terms and conditions as the President of Baldwin, in consultation with Executive Director of the Authority and the Authority's legal counsel, determines necessary and appropriate and in the best interest of Baldwin and the Authority, be and hereby is authorized; and
13. The Executive Director be and hereby is authorized to execute and deliver any easements reasonably necessary to ensure completion of the Project contemplated hereby; and
14. The Executive Director be and hereby is authorized, empowered and directed to take any all steps necessary to negotiate, execute, deliver, and accept the delivery of such documents, agreements and instruments as necessary to effectuate the purpose and intent of this Resolution, including but not limited to the Regulatory and Operating Agreement; an amendment to the Co-Development Agreement; the AHAP; the Site Access Agreement; the amendment to the Co-Development Agreement; deed to Unit 1B and such related affidavits, documents and instruments; and such grant and/or loan agreements, documents and instruments necessary to consummate the transactions contemplated hereby, upon such terms and conditions as the Executive Director, in consultation with the Authority's general counsel, determines necessary and appropriate and in the best interests of the Authority; and
15. The Executive Director is also authorized, empowered and directed to execute any other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this resolution and any and all funding and closing documents required to effectuate the foregoing purposes; and
16. The Executive Director 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); and
17. The Authority's instrumentality, Baldwin, is hereby authorized, empowered and directed to take any and all such action necessary, ancillary and

incidental thereto to effectuate the purpose and intent of this Resolution, including but not limited to, the actions set forth in Exhibit A attached hereto; and

18. 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
Nightingale	X				
DeJesus	X				
Ortiz	X				
Stack	X				
Nieves	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 23, 2016.

George Lee Byers
Secretary/Executive Director

Date

EXHIBIT A

RESOLUTION OF BALDWIN HOLDINGS, INC.

**RESOLUTION OF
THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT
RESOLUTION NO. 06-23-16-01**

SPECIAL BOARD MEETING DATE: June 23, 2016

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT IN THE NOT-TO-EXCEED AMOUNT OF \$99,500.00 FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION TO EXTEND FOR ONE (1) ADDITIONAL YEAR WITH A & E MANAGEMENT SERVICES LLC, FOR REFUSE REMOVAL SERVICES AT PT BARNUM BEGINNING JULY 1, 2016 THROUGH JUNE 30, 2017

Factual Content Certified

Approved:

Resolution Reviewed
Park City Communities
In-House Attorney

By: _____

James Slaughter
Director of Planning,
Redevelopment &
Modernization

By: _____

George Lee Byers
Secretary/
Executive Director

By: _____

Seon Bagot, Esq.

Commissioner Stack submitted the following resolution:

WHEREAS, on May 11, 2016 the Housing Authority of the City of Bridgeport (HACB) issued a solicitation for refuse removal services at Marina Village, Charles F. Greene Homes, Fireside/Forest Green, Harborview Towers, Trumbull Gardens, P.T. Barnum and Scattered Sites; and

WHEREAS, HACB received four (4) responses to the solicitation which included, All American Waste LLC, S&P Carting Inc., Winter Bros., and A&E Management Services LLC; and

WHEREAS, the bid was broken down into seven (7) separate contracting opportunities for Marina Village, Charles F. Greene Homes, Fireside/Forest Green, Harborview Towers, Trumbull Gardens, P.T. Barnum and Scattered Sites; and

WHEREAS, based on the results of the bid opening, it was determined that A&E Management Services LLC, was the lowest, responsive, responsible contractor to provide services at P.T. Barnum; and

WHEREAS, HACB desires to award a contract to the lowest, responsive, responsible, contractor, in the not-to-exceed amount of \$99,500.00 to A&E

Management Services LLC for a period of one (1) year beginning July 1, 2016 and terminating on June 30, 2017 with an option to extend for one (1) additional year; and

WHEREAS, pursuant to the HACB procurement policies and procedures, any expenditure above \$50,000.00 requires authorization by the HACB Board of Commissioners.

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

1. The award of a contract in the not-to-exceed amount of \$99,500.00 to A&E Management Services, LLC for a period of one (1) year beginning July 1, 2016 through June 30, 2017, with the option to extend for one (1) additional year, for refuse removal services at PT Barnum, including the expenditure of such sums as aforesaid, is hereby authorized; and
2. The Secretary/Executive Director, be and he is hereby authorized, empowered and directed to execute and deliver the agreement on behalf of the Authority necessary to effectuate the foregoing, and to take any and all such action necessary, ancillary and incidental thereto to fulfill the foregoing purpose; and
3. 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				
Stack	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 June 23, 2016.

George Lee Byers
Secretary/Executive Director

Date

BHA BOARD RESOLUTION CHECKLIST

PART 1 FACT SHEET

Solicitation Type: Bid [X]; RFP []; RFQ []

Title: Security Guard Services

Contract Type: Not-to-exceed

A. Advertising and Bidding Information

Department Initiated By: P&D and Procurement		
Name of Generator: Caroline Sanchez		
Solicitation Number: 066-AM-16-S		
Name of Newspapers Advertised:	Date	
CT Post	05-11-16, 05-15-16 & 05-22-16	
Inner City News (Penfield)	05-12-16	
El Sol	05-12-16	
N.E. Minority News	05-19-16	
Department of Administrative Services	05-11-16	
Park City Communities Website	05-11-16	
Bid documents Requested by Contractors:	Total Number	
	10	
Bids Submitted by Contractors:	Total Number	
	Four (4)	
Bids received On:	Date	Time
	June 8, 2016	10:00 a.m.
Proposals Opened On:	N/A	

<i>B. Selection and Funding Information</i>		
Successful Bidder/ Proposal	Name	Address
	A&E Management Services, LLC	
	7 Ruby St	
	Norwalk, CT 06850	
Justification for Award:	Lowest responsive and responsible bid	
Contract Amount:	\$99,500.00 (Not-to-exceed)	
Contract Period:	365 days	
Funding Information:		
Availability:		
Source:		
Budget Line Item Numbers:		

***PART II
DOCUMENTATION REVIEW***

<i>B. CURABLE ITEMS</i>	<i>Construction</i>	<i>Equipment</i>	<i>A/E Professional Services/Other</i>
HUD 2530 – HUD Disclosure (Over \$50,000)	Yes		
GSA Standard Form 330 (A/E Experience)	N/A		
HUD 5369 – A Representations, Certifications	Yes		
Non-Collusive Affidavit	Yes		
Affirmative Action (Over \$100,000)	Yes		
Statement of Bidders Qualification	Yes		
References	Yes		
Dun & Bradstreet Report reviewed and acceptable.	Yes		

***PART III
DETERMINATION OF RESPONSIVENESS AND
RESPONSIBILITY***

Check Yes or No	Yes	No
The contractor has performed satisfactory on other contracts awarded by the BHA or other agencies, and no adverse information has been received that could bring the contractor/s present responsibility or integrity into question	X	
Contractor is <u>not</u> listed on the Federal or State List of Parties Excluded from Procurement and Non-Procurement programs dated:	X	
A review of the contractors financial and technical resources	X	

indicated that it is capable of performing the contract (Check Financial Statement and Dun & Bradstreet)		
Department Director _____	Date _____	
Contracting Officer _____	Date _____	

4.

**RESOLUTION OF
THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT
RESOLUTION NO. 06-23-16-03**

BOARD MEETING DATE: JUNE 23, 2016

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT IN THE NOT-TO-EXCEED AMOUNT OF \$199,449.36 FOR A PERIOD OF ONE (1) YEAR WITH AN OPTION TO EXTEND FOR ONE (1) ADDITIONAL YEAR, TO ALL AMERICAN WASTE FOR REFUSE REMOVAL SERVICES AT MARINA VILLAGE, C.F. GREENE HOMES, FIRESIDE/FOREST GREEN, HARBORVIEW TOWERS, TRUMBULL GARDENS AND SCATTERED SITES BEGINNING JULY 1, 2016 THROUGH JUNE 30, 2017

Factual Content Certified

Approved:

Resolution Reviewed
Park City Communities
In-House Attorney

By: _____

James Slaughter
Director of Planning,
Redevelopment &
Modernization

By: _____

George Lee Byers
Secretary/
Executive Director

By: _____

Seon Bagot, Esq.

Commissioner DeJesus submitted the following resolution:

WHEREAS, on May 11, 2016 the Housing Authority of the City of Bridgeport (HACB) issued a solicitation for refuse removal services at Marina Village, Charles F. Greene Homes, Fireside/Forest Green, Harborview Towers, Trumbull Gardens, P.T. Barnum and Scattered Sites; and

WHEREAS, HACB received four (4) responses to the solicitation which included, All American Waste LLC, S&P Carting Inc., Winter Bros., and A&E Management Services LLC; and

WHEREAS, the bid was broken down into seven (7) separate contracting opportunities for Marina Village, Charles F. Greene Homes, Fireside/Forest Green, Harborview Towers, Trumbull Gardens, P.T. Barnum and Scattered Sites; and

WHEREAS, based on the results of the bid opening, it was determined that All American Waste LLC, was the lowest, responsive, responsible contractor to provide services at Marina Village, Charles F. Greene Homes, Fireside/Forest Green, Harborview Towers, Trumbull Gardens, and Scattered Sites; and

WHEREAS, HACB desires to award a contract to the lowest, responsive, responsible, contractor, in the not-to-exceed amount of \$199,449.36.00 to All American Waste LLC for a period of one (1) year beginning July 1, 2016 and terminating on June 30, 2017 with an option to extend for one (1) additional year; and

WHEREAS, pursuant to HACB procurement policies and procedures, any expenditure above \$50,000.00 requires authorization by the HACB Board of Commissioners.

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

1. The award of a contract in the not-to-exceed amount of \$199,449.36 to All American Waste, LLC for a period of one (1) year beginning July 1, 2016 through June 30, 2017, with the option to extend for one (1) additional year, for refuse removal services at Marina Village, Charles F. Greene Homes, Fireside/Forest Green, Harborview Towers, Trumbull Gardens, and Scattered Sites, including the expenditure of such sums as aforesaid, is hereby authorized; and
2. The Secretary/Executive Director, be and he is hereby authorized, empowered and directed to execute and deliver the agreement on behalf of the Authority necessary to effectuate the foregoing, and to take any and all such action necessary, ancillary and incidental thereto to fulfill the foregoing purpose; and
3. This resolution shall take effect immediately.

Commissioner Ortiz 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 was adopted by a majority of the Commissioners present at a meeting duly called at which a quorum was present, on June 23, 2016.

George Lee Byers

Date _____

<i>BHA BOARD RESOLUTION CHECKLIST</i>		
<i>PART I</i>		
<i>FACT SHEET</i>		
<i>Solicitation Type: Bid [X]; RFP []; RFQ []</i>		
<i>Title: Security Guard Services</i>		
<i>Contract Type: Not-to-exceed</i>		
<i>A. Advertising and Bidding Information</i>		
Department Initiated By: P&D and Procurement		
Name of Generator: Caroline Sanchez		
Solicitation Number: 066-AM-16-S		
Name of Newspapers Advertised:	Date	
CT Post	05-11-16, 05-15-16 & 05-22-16	
Inner City News (Penfield)	05-12-16	
El Sol	05-12-16	
N.E. Minority News	05-19-16	
Department of Administrative Services	05-11-16	
Park City Communities Website	05-11-16	
Bid documents Requested by Contractors:	Total Number	
	10	
Bids Submitted by Contractors:	Total Number	
	Four (4)	
Bids received On:	Date	Time
	June 8, 2016	10:00 a.m.
Proposals Opened On:	N/A	

<i>B. Selection and Funding Information</i>		
Successful Bidder/ Proposal	Name	Address
	All American Waste	
	19 Wheeler Street	
	New Haven, CT 06512	
Justification for Award:	Lowest responsive and responsible bid	
Contract Amount:	\$199,449.36 (Not-to-exceed)	
Contract Period:	365 days	
Funding Information:		
Availability:		
Source:		
Budget Line Item Numbers:		

***PART II
DOCUMENTATION REVIEW***

<i>B. CURABLE ITEMS</i>	<i>Construction</i>	<i>Equipment</i>	<i>A/E Professional Services/Other</i>
HUD 2530 – HUD Disclosure (Over \$50,000)	Yes		██████████
GSA Standard Form 330 (A/E Experience)	N/A		
HUD 5369 – A Representations, Certifications	Yes		
Non-Collusive Affidavit	Yes		
Affirmative Action (Over \$100,000)	Yes		
Statement of Bidders Qualification	Yes		
References	Yes		
Dun & Bradstreet Report reviewed and acceptable.	Yes		

***PART III
DETERMINATION OF RESPONSIVENESS AND
RESPONSIBILITY***

Check Yes or No	Yes	No
The contractor has performed satisfactory on other contracts awarded by the BHA or other agencies, and no adverse information has been received that could bring the contractor/s present responsibility or integrity into question	X	
Contractor is <u>not</u> listed on the Federal or State List of Parties Excluded from Procurement and Non-Procurement programs dated:	X	
A review of the contractors financial and technical resources	X	

indicated that it is capable of performing the contract (Check Financial Statement and Dun & Bradstreet)		
Department Director _____	Date _____	
Contracting Officer _____	Date _____	

**RESOLUTION OF
HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT
RESOLUTION NO. 06-23-16-02**

SPECIAL BOARD MEETING DATE: June 23, 2016

RESOLUTION AUTHORIZING THE AMENDMENT TO RESOLUTION NO. 01-28-16-01 TO INCLUDE HUD'S LEAD THE WAY ON LINE TRAINING TO BE COMPLETED BY ALL STAFF ANNUALLY AND ANNUAL TRAINING FOR NEW AND RETURNING BOARD MEMBERS ON THE ROLE AND RESPONSIBILITY OF THE BOARD, FIDUCIARY DUTIES OF THE BOARD AND ASSET MANAGEMENT ORIENTATION

Factual Content Certified Approved:

Resolution Reviewed by:
Seon Bagot, Esq.
In House Attorney

By: _____
Ana Brown
Human Resource
Manager

By: _____
George Lee Byers
Secretary/Interim
Executive Director

By: _____
Seon Bagot, Esq.

Commissioner Stack submitted the following resolution:

WHEREAS, on January 28, 2016 the Board of Commissioners (the "Board") of the Housing Authority of the City of Bridgeport (HACB) adopted Resolution No. 01-28-16-01 authorizing and adopting annual training requirements of all HACB staff to attend; and

WHEREAS, HACB seeks to amend the annual training schedule to include annual LEAD THE WAY online training and the training schedule set forth in Attachment B; and

WHEREAS, HACB seeks to further amend the annual training schedule to include training for new and returning Board members on the Role and Responsibility of the Board, Fiduciary Duties of the Board and Asset Management Orientation; and

WHEREAS, HACB has determined it is in the best interest of the Authority to authorize the amendment to resolution no. 01-28-16-01 to include the above referenced training.

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

1. The Authority hereby amends the annual training schedule to include HUD's online Lead the Way training for all staff; and

2. The Authority hereby further amends the annual training schedule to include training for new and returning Board members on the Role and Responsibility of the Board, Fiduciary Duties of the Board and Asset Management Orientation; and
3. The Secretary/Executive Director be and hereby is authorized, empowered and directed to implement and ensure such training; and
4. 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				
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 June 23, 2016.

George Lee Byers
Secretary/Interim Executive Director

Date

ATTACHMENT B

TRAINING SCHEDULE

[SEE ATTACHED]

**RESOLUTION OF
HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT
RESOLUTION NO. 06-23-16-155**

BOARD MEETING DATE: June 23, 2016

RESOLUTION APPROVING AMENDMENTS AND REVISIONS TO THE HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT'S REASONABLE ACCOMMODATION POLICY AND PROCEDURE TO INCORPORATE THE OFFICE OF FAIR HOUSING REGULATORY REQUIREMENTS; AND FURTHER AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO IMPLEMENT THE AMENDED AND REVISED POLICIES DESCRIBED IN THE REASONABLE ACCOMMODATION POLICY AND PROCEDURE (ATTACHMENT A).

Factual Content Certified Approved:

Seon Bagot
Park City Communities, In-
House Attorney

By: _____
Deidra Perry
Resident Selection
Manager

By: _____
George Lee Byers
Secretary/Executive
Director

By: _____
Seon Bagot, Esq.

Commissioner Stack submitted the following resolution:

WHEREAS, the Housing Authority of the City of Bridgeport (HACB) is required to establish and implement reasonable accommodation policy and procedures applicable to the Public Housing and Section 8 program; and

WHEREAS, HACB is required to periodically update and revise the reasonable accommodation policy and procedure to reflect applicable Fair Housing requirements and regulations; and

WHEREAS, HACB has signed a Voluntary Compliance Agreement with the Office of Fair Housing and Equal Opportunity; and

WHEREAS, the Office of Fair Housing has approved HACB's amended and revised reasonable accommodation policy and procedures (**Attachment A**).

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

1. The Board of Commissioners hereby approves the amended and revised reasonable accommodation policy and procedure (**Attachment A**).
2. The Secretary/Executive Director be and herby is authorized to take all actions necessary to implement the amended and revised reasonable accommodation policy and procedure.
3. 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				
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 June 23, 2016.

 George Lee Byers
 Secretary/Executive Director

 Date

**RESOLUTION OF
HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT
RESOLUTION NO. 06-07-16-16**

SPECIAL BOARD MEETING DATE: JUNE 23, 2016

RESOLUTION AUTHORIZING AN ASSIGNMENT AND SUBORDINATION OF THE EXISTING HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT'S ("HACB") \$720,000.00 MORTGAGE AND NOTE IN CONNECTION WITH THE PROPOSED MAPLEWOOD COURT REFINANCING.

Factual Content Certified Approved:

Park City Communities
In House Attorney

By: _____
James Slaughter
Director of Planning,
Redevelopment &
Modernization

By: _____
George Lee Byers
Secretary/Executive
Director

By: _____
Seon A. Bagot, Esq.

Commissioner Stack moved to untable the following resolution:

WHEREAS, Maplewood Court Limited Partnership ("Maplewood") is in the process of obtaining various financings in order to acquire and rehabilitate the development located at 434 Maplewood Avenue, Bridgeport, Connecticut (the "Development"), including, but not limited to, the ACC units (the "ACC Units") damaged during Hurricane Sandy; and

WHEREAS, the Development and the ACC Units will provide much needed affordable rental opportunities to qualified tenants from the Bridgeport area; and

WHEREAS, the Connecticut Housing Finance Authority ("CHFA") and the Department of Housing ("DOH") will provide funding for the Development (collectively, the "New Financings"), provided that HACB assigns the \$720,000 existing debt (the "Existing Debt") owed to it by Maplewood Court School Apartments Limited Partnership ("Existing Owner") to Maplewood.

WHEREAS, in connection with the assignment of the Existing Debt, and in furtherance of the New Financings, Maplewood is requesting that HACB subordinate the Existing Debt, and restructure the Existing Debt to extend the maturity date of the Existing Debt forty (40) years so as to make that maturity date co-terminus with the New Financings, and shall bear interest at a rate equal to the applicable federal rate ("AFR"); and

WHEREAS, Existing Owner is requesting HACB assign the current HAP contract and ACC contract in place to Maplewood. The current agreement obligates HACB to

give Existing Owner eight (8) project based vouchers and requires they designate eight (8) ACC units to the project to satisfy the Father Panek Agreement; and

WHEREAS, the United States Department of Housing and Urban Development (“HUD”) approval is necessary for the assignment of the current HAP contract to the new ownership entity for Maplewood Court; and

WHEREAS, MHA has committed to abide by the Regulatory and Operating Agreement attached hereto (**Attachment A**).

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

1. HACB consents to the assignment of the Existing Debt to Maplewood and the subordination thereof to the New Financings; and
2. HACB agrees to restructure the Existing Debt so as to extend the existing maturity date forty (40) years to make the Existing Debt co-terminus with the New Financings, and shall bear interest at a rate equal to AFR; and
3. HACB agrees to assign the current HAP contract and ACC contract in place to Maplewood; and
4. HACB agrees to submit a formal request to HUD asking to assign the current HAP contract to Maplewood, and HACB agrees to reasonably cooperate with HUD as necessary to facilitate the foregoing; and
5. The Secretary-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); and
6. MHA will abide by the regulatory and operating agreement attached (**Attachment A**.)
7. This resolution will take effect immediately.

Commissioner Nightingale seconded the motion to untable the resolution.

[BOARD OF COMMISSIONERS VOTE TO UNTABLE THE RESOLUTION FOLLOWS]

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

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

BOARD F COMMISSIONERS VOTE ON THE RESOLUTION

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

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

I hereby certify that the above resolution was denied by a majority of the Commissioners present at a meeting duly called at which a quorum was present on June 23, 2016.

George Lee Byers
Secretary/Executive Director

Date

ATTACHMENT A

LETTER

[SEE ATTACHED]

9943/7001/3475882.3