



**Housing Authority of the City of Bristol
164 Jerome Avenue – Bristol, CT 06010**

Chief Executive Officer
Mitzzy Rowe

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Board of Commissioners
Rickey Bouffard, Chair
Brian S. Suchinski, Vice-Chair
David R. Godin
Andrew D. Thyme
Greg Klimek

**Minutes of the Special Meeting of the
Housing Authority of the City of Bristol**

August 8, 2018

Cambridge Park Community Room – 164 Jerome Avenue

Chair Bouffard called the meeting to order at 6:37 p.m.

1. Roll Call

Present:

Rickey Bouffard, Chair
Brian S. Suchinski, Vice-Chair
David Godin, Tenant Commissioner
Andrew D. Thyme, Commissioner
Greg Klimek, Commissioner (by telephone)

Absent:

Also present: Mitzzy Rowe, Chief Executive Officer; Sal Vitrano, General Counsel; Michael Kavanaugh, Executive Assistant to the CEO

2. Executive Session to Discuss Contract Negotiations – Cambridge Park

At 6:38 p.m. Vice-Chair Suchinski moved that the Board enter executive session to discuss contract negotiations for Cambridge Park and inviting in the CEO and the General Counsel, and the motion was seconded by Commissioner Godin.

There being no further discussion

UNANIMOUS VOTE, MOTION CARRIED

Chair Bouffard declared the meeting in open session at 7:00 p.m.

3. Any Action Resulting from Executive Session

Commissioner Klimek made a motion to waive the reading of and approve Resolution #1320 (DENIAL OF APPROVAL OF CARABETTA SITE PLAN PROPOSAL) and attach a copy to the minutes, and the motion was seconded by Commissioner Godin.



HOUSING AUTHORITY OF THE CITY OF BRISTOL

RESOLUTION NO: 1320

RE: DENIAL OF APPROVAL OF CARABETTA SITE PLAN PROPOSAL

WHEREAS, The Housing Authority of the City of Bristol (BHA) and The Carabetta Organization, LLC (Carabetta) entered in a Development Agreement for Cambridge Park, Bristol, Connecticut, dated May 28, 2015 (Development Agreement);

WHEREAS, the Development Agreement provided that Carabetta present a plan for the renovation, rehabilitation and reconstruction of Cambridge Park "which shall substantially conform to Exhibit C in all material manner";

WHEREAS, Exhibit C of the Development Agreement was a site plan providing for the de-concentration of the number of family housing units (146) in the Cambridge Park Project, along with a 60 Unit Elderly Housing Building;

WHEREAS, Carabetta initially proposed a 9% Low Income Housing Tax Credit Project for the rehabilitation of Cambridge Park, which excluded the Elderly Housing Building, and which, however, continued the de-concentration plan of the Family Housing Units at Cambridge Park (146 Family Housing Units);

WHEREAS, the 9% Application did not receive approval from CHFA;

WHEREAS, Carabetta is currently proposing a 9% Low Income Housing Tax Credit Project which contains 204 Family Housing Units and 0 Elderly Housing Units;

WHEREAS, the de-concentration of the number of Family Housing Units in the Cambridge Park Project is a material and essential element of the Development Agreement and the overall project concept;

WHEREAS, the de-concentration the number of Family Housing Units in the Cambridge Park Project was presented to the community and political leaders of the City of Bristol and state legislators as a material and essential element of the Cambridge Park renovation, rehabilitation and reconstruction project; and

WHEREAS, the current proposal from Carabetta increases the concentration of Family Housing Units from 146 as presented in the Development Agreement to 204 Family Housing Units.

NOW THEREFOR, IT IS HEREBY RESOLVED that this Board of Commissioners denies approval of the site plan as currently presented containing 204 Family Housing Units, which is inconsistent with the Development Agreement and the representations made by the BHA to the community and the political leaders of the City and region.

CHAIRMAN


Dated: August 8, 2018

Roll Call:

Ayes:

Nays:

Chair Bouffard
Vice-Chair Suchinski
Commissioner Godin
Commissioner Thyme
Commissioner Klimek

There being no further discussion

UNANIMOUS VOTE, MOTION CARRIED

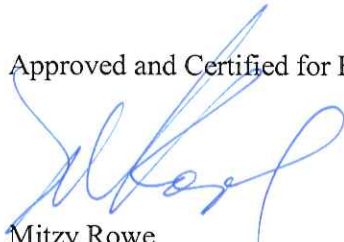
4. Adjournment

Commissioner Klimek made a motion to adjourn the meeting at 7:08 p.m., and the motion was seconded by Commissioner Godin.

There being no further discussion

UNANIMOUS VOTE, MOTION CARRIED

Approved and Certified for Filing:



Mitzy Rowe
Chief Executive Officer
Bristol Housing Authority

Date: August 14, 2018