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)

   Also present: Mitzy 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.

"Designated High Performer by HUD for 2017"
The Bristol Housing Authority is an Equal Opportunity Affirmative Action Employer
WHEREAS, The Housing Authority of the City of Bristol (BHA) and The Carabetta Organization, LLC (Carabetta) entered into 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 THEREFORE, 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

Minutes of BHA Special Meeting of August 8, 2018 Page 2 Approved August 14, 2018
Roll Call:

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

Nays:

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