



**HOUSING AUTHORITY OF THE CITY OF BRISTOL  
164 JEROME AVENUE – BRISTOL, CT 06010**

Chief Executive Officer  
Mitzy Rowe

Phone: (860) 582-6313  
Fax: (860) 585-6033  
TDD: (860) 584-1565  
Website: [www.bristolhousing.org](http://www.bristolhousing.org)

Board of Commissioners  
Rickey Bouffard, Chair  
Gary J. Klemyk, Jr., Vice-Chair  
David R. Godin  
Andrew Thyme  
Greg Klimek

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**Minutes of Special Meeting  
Bristol Housing Authority  
June 6, 2017  
Cambridge Park Community Room**

A Special Meeting of the Housing Authority of the City of Bristol was held on Tuesday, June 6, 2017 at the Cambridge Park Community Room.

The meeting was called to order at 5:31 p.m. and upon roll call, the following answered present:

**1. ROLL CALL**

**Present:**

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

**Absent:**

Also, present: Mitzy Rowe, Chief Executive Officer and Sal Vitrano, General Counsel,

**2. EXECUTIVE SESSION TO DISCUSS CAMBRIDGE PARK REFINANCE PLAN**

A Motion was made to enter into Executive Session and invite the Chief Executive Officer and General Counsel by Commissioner Godin, Seconded by Vice-Chair Klemyk.

There being no further discussion.

**UNANIMOUS VOTE, MOTION CARRIED**

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### 3. ANY ACTIONS RESULTING FROM THE EXECUTIVE SESSION

A motion was made to come out Executive Session made by Commissioner Godin seconded by Commissioner Klemyk. The Board came out of Executive Session at 6:15 p.m.

Chair Bouffard asked the Board for consensus on the alternative financing and development plan. The Board gave a unanimous negative consensus.

Chair Bouffard entertained a motion to approve a resolution to decline to approve the revised financing and redevelopment plan presented by Carabetta Organization LLC.

The resolution was read by General Counsel.

A Motion was made to approve and attach the Resolution to the minutes by Commissioner Klimek, Seconded by Vice-Chair Klemyk.

## HOUSING AUTHORITY OF THE CITY OF BRISTOL

### RESOLUTION NO: 1300

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

**WHEREAS**, the Development Agreement provided for the terms and conditions of the redevelopment of Cambridge Park, including but not limited to, the project vision, partnership vision, management vision, due diligence, priorities and contingencies, agreements, site plan and site amenities, and various other provisions detailing and outlining the rights, duties, responsibilities and obligations of the parties to the Cambridge Park Development Project;

**WHEREAS**, Carabetta has previously submitted a 9% Low Income Housing Tax Credit Application to CHFA;

**WHEREAS**, CHFA has declined to approve the 9% Low Income Housing Tax Credit Application;

**WHEREAS**, Carabetta has presented to the BHA a revised scope of redevelopment of Cambridge Park, and a revised financing plan involving 4% Low Income Housing Tax Credits and \$26,000,000.00 of soft debt from the Connecticut Department of Housing; and

**WHEREAS**, the revised scope of redevelopment and revised financing plan are inconsistent with and not in conformity with the Development Agreement, including but not limited to, the following:

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- a. No provision for removal or demolition of buildings and units to accomplish a de-densification;
- b. Fails to provide for additional green space;
- c. Fails to provide for additional parking;
- d. Fails to provide three additional playgrounds;
- e. Fails to provide for significant increase in trees and landscaping;
- f. Fails to provide for the creation of courtyards and additional connecting walkways;
- g. Requires the BHA to contribute, without compensation of land of Cambridge Park, and requires the BHA to contribute all of the buildings of Cambridge Park without cash compensation (40 year no interest Note without guarantee of payment), which buildings and land are assessed at approximately \$12,000,000.00;
- h. Fails to provide for an operating financial plan which sustains itself without the necessity of a significant, expensive and long-term capitalized operating reserve account;
- i. Contemplates a significant reduction in the scope and breadth of the rehabilitation and improvements of the buildings in the Cambridge Park Project; and
- j. Requires the BHA to contribute approximately \$500,000.00 cash.

**NOW THEREFOR**, based upon all of the foregoing, the BHA declines to endorse or approve the revised financing plan and redevelopment proposal of Carabetta.

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Chairman

Date

**ROLL CALL**

Ayes:

Nayes:

Chair Bouffard  
 Vice-Chair Klemyk  
 Director Godin  
 Director Klimek  
 Director Thyme

There being no further discussion.

**UNANIMOUS VOTE, MOTION CARRIED**



4. **ADJOURNMENT**

A Motion was made to adjourn the meeting at by Commissioner Godin, seconded by Commissioner Thyme at 6:35 p.m.

Approved and Certified for Filing:



Mitzy Rowe  
Chief Executive Officer  
Bristol Housing Authority

June 20, 2017  
Date

