

REQUIRED SUBMISSION

- Lighting Plan with location of all fixtures, type of fixture and mounting height of lights;
- Manufacturer specifications or cut-sheet for each fixture;
- Photometrics.

STANDARDS

- Prevent or minimize direct glare and light trespass;
- All parking area lighting shall be full cut-off type fixtures and shall not exceed twenty (20) feet in height from the ground to the highest point of the fixture;
- Up lighting and high pressure sodium light sources are prohibited. Externally lit signs, display building, and aesthetic lighting must be lit from the top and shine downward and not sideward or upward. The lighting must be shielded to prevent direct glare and/or light trespass. The lighting must also be, as much as physically possible, contained within the target area;
- All building lighting for security or aesthetics shall be full cut-off or shielded type, not allowing any upward distribution of light. Floodlighting is discouraged, and if used, must be shielded to prevent: (a) disability glare for drivers or pedestrians, (b) light trespass beyond the property line, and (c) light above the horizontal plane;
- Where non-residential development is adjacent to residential property, no direct light source shall be visible at the property line at ground level or above; and
- High pressure sodium and flickering or flashing lights are prohibited.

Sec. 60.2 Reflective Heat Impact: SUBMISSION MEETS REQUIREMENTS

STANDARDS

- 50% of all on-site non-roof hardscape or paved areas will be either:
 - shaded AND/OR
 - constructed of a material with a solar reflectance index of at least 29.

TOTAL SF of non-roof hardscape: 39,982 SF
50% of non-roof hardscape: 19,991 SF

Shaded (average)	6,488 SF
SRI > 29	13,611 SF
StreetBond coating	2,818 SF
TOTAL PROPOSED SHADED/HIGH SRI AREA	20,099 SF
% SHADED/HIGH SRI PROPOSED	50.3%

Project Timetable: Construction is expected to begin in the summer of 2019.

SITE PLAN REVIEW

Plans have been reviewed by the Site Plan Review team with representatives from the Departments of City Plan, City Engineer, Building, Disabilities Services and Transportation, Traffic and Parking and have been found to meet the requirements of City ordinances, regulations, and standard details.

SITE PLAN ACTION

The City Plan Commission approves the submitted Site Plans subject to conditions on Page 1.

ADOPTED: May 15, 2019
Edward Mattison
Chair

ATTEST: *Aicha Woods*
Aicha Woods
Executive Director, City Plan

NEW HAVEN TOWN CLERK

MICHAEL B. SMART

Receipt

Receipt Date: 06/14/2019 10:14:45 AM
RECEIPT # 161936

Recording Clerk: MGR
Cash Drawer: CASH1

Instr#: 2019-05365 Bk/Pg: 9865/310
DOC: NOTICE

Recording Fees	
Recording Fee	\$25.00
Historic Preservation - Town	\$2.00
Historic Preservation - State	\$8.00
Local Capital Improvement - Town	\$3.00
Community Investment Acct - Town	\$1.00
Community Investment Acct - State	\$36.00
DOCUMENT TOTAL: ---->	\$75.00
Receipt Summary	
TOTAL RECEIPT: ---->	\$75.00
TOTAL RECEIVED: ---->	\$75.00
CASH BACK: ---->	\$0.00
PAYMENTS	
Check # 308429 ->	\$75.00

Disclosure Statement III.H

February 27, 2023

Please find below the list of companies, parties, and principals of the organizations having an interest in Hill Central Phase I. There are no other financial agreements in force or effect in which any of the parties have any interest.

Frederick D. Ross, II

HC1, LLC - Member

Westmount Development Group, LLC - Member

Westmount Management Inc. – Vice President

Jeanette Mobeck

HC1, LLC - Member

The JGM Realty, LLC - Member

Westmount Management, Inc. - President

Joann Everson

HC1, LLC - Member

JGE, LLC – Member

Sincerely,



Frederick Ross

**AFFIRMATIVE ACTION PLAN
FOR
EQUAL OPPORTUNITY EMPLOYMENT**

Company Name: Enterprise Builders, Inc.

Company Address: 46 Shepard Drive
Newington, CT 06111

Telephone No.: (860) 466-5188

Fax No.: (860) 466-4119

Period Covered: February 14, 2023 through August 30, 2024

Date: January 13, 2023

Jenifer Jodoin
EEO/Affirmative Action Officer

Date: January 13, 2023

Keith Czarnecki
Principal

This Affirmative Action Plan is submitted for:

Hill Central Phase I CHFA Project Number: 21-906
(Name of Development)

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AFFIRMATIVE ACTION/EQUAL OPPORTUNITY EMPLOYMENT (EOE) POLICY STATEMENT

Enterprise Builders, Inc. (hereafter referred to as "The Company") hereby reaffirms its policy of practicing equality of employment opportunities to all regardless of race, creed, color, national origin or ancestry, sex, marital status, age, sexual orientation, genetic information, learning disability, present or past history of mental disability, mental retardation, or physical disability (except as permitted in section 46a-60 of the General Statutes), or other classification(s) protected by state or federal law.

This policy applies to all phases of the employment process such as recruitment, selection, appointment and placement, training, upward mobility, transfers, layoffs and recalls. All compensation, benefits, transfers, education and tuition assistance, social and recreation programs will be administered according to the EOE policy.

The Company complies with local, state and federal laws on the subject of equal employment opportunity as well as provides affirmative efforts to recruit those persons who may have formerly been excluded from the mainstream of the economic system.

Managers and supervisory staff are being advised of their responsibility to ensure the success of the program.

Ultimate responsibility for the Affirmative Action Program rests with the Chief Executive Officer. However, the day-to-day duties will be coordinated by Jenifer Jodoin, AP/Office Manager, who has been designated as Affirmative Action Officer.

This Affirmative Action Plan has my full support. In addition, each manager and supervisor as well as all employees, are to aid in development and implementation of the program and will be held responsible for compliance to its objectives.

Keith Czarnecki

Printed Name of CEO/Principal

January 13, 2023

Date

Signature of CEO/Principal

INTERNAL COMMUNICATION

- A copy of the Affirmative Action/Equal Opportunity Employment (EOE) Policy Statement will be distributed to every employee.
- Managers and supervisors will be made aware of the Affirmative Action Program by orientation sessions.
- The policy statement will be displayed on the company bulletin board.
- The Affirmative Action Program and equal employment policy will be described in the supervisors' handbook, employees' handbook and other company publications.

EXTERNAL COMMUNICATION

- The following statement will be included in all employment recruiting notices.

"Affirmative Action / Equal Opportunity Employer"

- The union(s), if applicable, with which the workers are affiliated will be advised in writing of the Affirmative Action Program. It will be advised of the hiring goals and of the expectation that the union will cooperate in achievement of the goals.
- Regular recruitment sources, community ethnic groups, women's organizations, advocate and rehabilitation groups for the handicapped and the aged will be notified in writing of the company's Affirmative Action/Equal Opportunity Employment policy.
- Major subcontractors, vendors and suppliers will be informed in writing of the Affirmative Action / Equal Opportunity Employment policy.
- To substantiate the efforts made and the affirmative actions taken to provide equal employment opportunity, this firm will maintain and submit as requested, documentation such as referral request correspondence and copies of advertisements utilized in conjunction with the above named sources
- This firm will maintain internal EEO/Affirmative Action audit procedures and reporting and record keeping systems.

ORGANIZATIONAL ANALYSIS

Listed below are the trade categories that will be needed to perform the work of this specific project (including those employed by Enterprise Builders, Inc. and all subcontractors).

1. Building Demolition
2. Hazardous Material Abatement
3. Earthwork
4. Fences & Gates
5. Site Street Furnishings
6. Lawns / Grasses
7. Concrete
8. Concrete Toppings
9. Unit Masonry
10. Structural Steel
11. Metal Fabrications
12. Rough Carpentry
13. Finish Carpentry
14. Stairwork / Handrails
15. Waterproofing
16. Insulation
17. Rigid Insulation
18. E.I.F.S.
19. Shingles
20. Cement board siding
21. Membrane Roofing
22. Automatic Entrance Doors
23. Windows
24. Glazing
25. Gypsum Board
26. Ceramic Tile
27. Acoustical Ceilings
28. Resilient Flooring
29. Carpet
30. Special Flooring
31. Painting
32. Identifying Devices
33. Toilet & Bath Access.
34. Residential Casework
35. Window Treatment
36. Solar Energy Systems
37. Elevators
38. Fire Protection
39. Plumbing
40. Heating & Air Conditioning
41. Electrical

AFFIRMATIVE ACTION STEPS

As per the Minority Hiring Agreement, the Affirmative Action Plan of Enterprise Builders, Inc. shall set forth specific affirmative action steps directed at increasing Minority employment, which steps shall be at least as extensive and specific as the following: Contractor shall:

1. Notify Minority recruitment sources and community organizations, in writing, that Contractor has employment opportunities available and shall maintain records of the organizations' responses. **(See External Communication, page 5)**
2. In hiring Minority journeymen, helpers, apprentices, and trainees (where applicable), advertise in Minority newspapers, as well as utilize other available resources. **(See External Communication, page 5)**
3. Maintain a file of the names and addresses of Minority workers referred to Contractor, what action was taken with respect to each such referred worker and the reasons therefore. If such worker was not employed by the Contractor, Contractor's file shall document this and the reasons therefore. **(Applications for Employment and Voluntary Affirmative Action Information forms are filed. See Appendix A, pages 23-28)**
4. Promptly notify the Authority when:
 - (i) any union or unions with which Contractor has a collective bargaining agreement have not referred to Contractor a Minority worker sent by Contractor or
 - (ii) Contractor has other information that the union referral process has impeded Contractor in efforts to meet his goals.
5. Participate in training programs including apprenticeship, trainee, and journeyman programs **(While we do not have formal training or apprenticeship programs, we do train on the job or pay for employees to attend industry-related courses and training programs. We are discussing, and will continue to explore, the feasibility of in-house training programs in the future.)**
6. Disseminate its Affirmative Action / Equal Employment Opportunity Policy within its own organization by including such policy in any policy manual; by publicizing it in firm publications, e.g. newspaper(s), newsletter(s), and annual report(s); by conducting meetings to explain and discuss the policy; by posting the policy in conspicuous places on the development site; and by specific review of the policy with employees. **(See Internal Communication, page 4)**
7. Disseminate its Affirmative Action / Equal Employment Opportunity Policy externally by informing and discussing it with all recruitment sources; by advertising in Minority newspapers; and by notifying and discussing it with all subcontractors and suppliers with whom Contractor does or anticipates doing business. **(See External Communication, page 5)**

8. Make specific recruitment efforts directed at Minority organizations, schools with Minority students, Minority recruitment organizations, and minority training organizations within Contractor's recruitment area. **(See External Communication, pages 5)**
9. Make efforts to encourage present Minority employees to recruit others.
10. Validate all tests and other selection requirements, which adversely affect the opportunities of Minorities by showing that such requirements are relevant to performance on the job(s) in question.
11. Use its best efforts to make available after-school, summer, and vacation employment for Minority youth.
12. Use good faith efforts to develop on-the-job training opportunities, and participate and assist in the development of off-site Minority training programs. **(While we do not have formal training or apprenticeship programs, we do train on the job or pay for employees to attend industry-related courses and training programs. We are discussing, and will continue to explore, the feasibility of in-house training programs in the future.)**
13. Evaluate all Minority personnel for promotional opportunities and encourage Minority employees to seek such opportunities. **(See Policy Comments, page 5)**
14. Assure that seniority practices, job classifications, craft categories, and promotion procedures do not have a discriminatory effect. **(See Policy Comments, page 3)**
15. Assure that all firm facilities and activities are non-segregated. **(See Policy Comments, page 3)**
16. Monitor all personnel activities to assure that its Affirmative Action Plan is being carried out. **(See Policy Comments, page 3)**
17. Undertake a good faith effort, as hiring opportunities occur, to include a specific percentage of minority and female trade workers. Such percentage shall be based on participation goals for the Metropolitan Statistical Area (MSA) in which the development is located. **(See Affirmative Action Goal, page 9)**
18. Require that all subcontractors affirm, in writing, their commitment to affirmative action in employment. **(Enterprise Builders will require that all Contractors complete and sign an Affirmative Action in Employment Statement for this project and submit)**

AFFIRMATIVE ACTION GOAL

Enterprise Builders, Inc. will make a good faith effort to include:

14 % minority workers and

6.9 % female trade workers

On construction of Hill Central Phase I

To be located in New Haven, CT

The Metropolitan Statistical Areas and related minority/female trade workers availability are listed on the following three pages.

PROJECT WORKSITE AFFIRMATIVE ACTION HIRING GOALS

State Metropolitan Statistical Area (MSA) Minority/Female Trade Worker Availability

MSA	% Minority Workers Availability	% Female Workers Availability
Bridgeport	14%	6.9%
Hartford	15%	6.9%
New Britain	11%	6.9%
New Haven	14%	6.9%
New London/Norwich	8%	6.9%
Norwalk	17%	6.9%
Stamford	17%	6.9%
Waterbury	10%	6.9%
Bristol	2%	6.9%
Danbury	4%	6.9%
Middletown	8%	6.9%
Balance of State	2%	6.9%

CONNECTICUT METROPOLITAN STATISTICAL AREAS

MSA – Bridgeport

Ansonia
Beacon Falls
Bridgeport
Derby
Easton
Fairfield
Milford
Monroe
Oxford
Seymour
Shelton
Stratford
Trumbull

MSA – Bridgeport

Berlin
New Britain
Plainville
Southington

MSA – New Haven

Bethany
Branford
Cheshire
Clinton
East Haven
Guilford
Hamden
Killingworth
Madison
Meriden
New Haven
North Branford
North Haven
Orange
Wallingford
West Haven
Woodbridge

MSA – Hartford

Andover
Avon
Barkhamsted
Bloomfield
Bolton
Canton
Colchester
Columbia
Coventry
East Granby
East Haddam
East Hartford
East Windsor
Ellington
Enfield
Farmington
Glastonbury
Granby
Hartford
Hebron
Manchester
Marlborough
New Hartford
Newington
Rocky Hill
Simsbury
Somers
South Windsor
Stafford
Suffield
Tolland
Vernon
West Hartford
Wethersfield
Willington
Windsor
Windsor Locks

MSA – New London/Norwich

Bozrah
Canterbury
East Lyme
Franklin
Griswold
Groton
Ledyard
Lisbon
Montville
New London
North Stonington
Norwich
Old Lyme
Preston
Salem
Sprague
Stonington
Waterford

MSA – Norwalk

Norwalk
Weston
Westport
Wilton

MSA – Stamford

Darien
Greenwich
New Canaan
Stamford

CONNECTICUT METROPOLITAN STATISTICAL AREAS

MSA – Waterbury

Bethlehem
Middlebury
Naugatuck
Prospect
Southbury
Thomaston
Waterbury
Watertown
Wolcott
Woodbury

MSA - Danbury

Bethel
Bethel
Bridgewater
Brookfield
Danbury
New Fairfield
New Milford
Newtown
Redding
Ridgefield
Sherman

MSA – Middletown

Cromwell
Durham
East Hampton
Haddam
Middlefield
Middletown
Portland

MSA – Bristol

Bristol
Burlington
Plymouth

Balance of State

Ashford
Brooklyn
Canaan
Chaplin
Chester
Colebrook
Cornwall
Deep River
Eastford
Essex
Goshen
Hampton
Hartland
Harwinton
Kent
Killingly
Lebanon
Litchfield
Lyme
Mansfield
Morris
Norfolk
North Canaan
Old Saybrook
Plainfield
Pomfret
Putnam
Roxbury
Salisbury
Scotland

Balance of State - continued

Sharon
Sterling
Thompson
Torrington
Union
Voluntown
Warren
Washington
Westbrook
Winchester
Windham
Woodstock

SUBCONTRACTOR OUTREACH/RECRUITMENT

Enterprise Builders subcontracts for part of the work performed under its contracts to one or more subcontractors. This firm has a history of meeting and exceeding all Affirmative Action goals on past projects.

Enterprise Builders, Inc. commits to solicit bids from CT based small, women owned and minority owned business enterprises for state contracting opportunities that may occur during the project and in future projects. Enterprise Builders, Inc. agrees to utilize the certified contractor resource list published by the CT Department of Administrative Services (DAS) in order to select CT based SBE's, MBE's, WBE's and DIS' from whom to solicit bids regarding state contracting opportunities. Enterprise Builders, Inc. further agrees that the above-mentioned selection will attempt to contain a fair and equitable representation of CT based small, women owned and minority owned business enterprises.

Some of our Affirmative steps shall include:

1. Placing qualified small and minority businesses and women's business enterprises on solicitation lists.
2. Assuring that small and minority business, and women's business enterprises are solicited whenever they are potential sources.
3. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises.
4. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority business, and women's business enterprises.
5. Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce.

ENTERPRISE BUILDERS, INC.

SKILLS: (Check those that apply)

Sitework	_____	Landscaping	_____
Rough Carpentry	_____	Painting	_____
Framing	_____	Concrete Form Work	_____
Siding	_____	Clean Up	_____
Finish Carpentry	_____	Laborer	_____
Millwork & Carpentry	_____	Carpenter Helper	_____
Trim Work	_____	Masonry	_____
Drywall/Metal Studs	_____	Mason Helper	_____
Taping	_____	Demolition	_____
Acoustical Ceilings	_____	Commercial Experience	_____
Plumbing	_____	Residential Experience	_____
Pipe Fitting	_____	Remodeling Experience	_____
Sheet Metal	_____	Other Skills:	
Electrical	_____		_____

Do you have your own tools? Yes ___ No ___

Do you have transportation to the job site? Yes ___ No ___

**LIST OF MINORITY SUBCONTRACTOR AND MINORITY
CONTRACTOR ASSOCIATIONS CONTACTED IN THE PROCESS OF
SELECTING SUBCONTRACTORS**

<u>Associations Name & Address</u>	<u>Date Contacted</u>
1. <u>National Association of Women in Construction</u>	<u>03/15/2022</u>
2. <u>Capital Region Workforce Development Board</u>	<u>03/15/2022</u>
3. <u>Commission on Human Rights and Opportunities</u>	<u>03/15/2022</u>
4. <u>Greater Hartford Minority Construction Council</u>	<u>03/15/2022</u>
5. <u>Minority Construction Council, Inc.</u>	<u>03/15/2022</u>

LIST OF MINORITY ORGANIZATION AND REFERRAL SOURCES CONTACTED

Minority Media:

	<u>Name</u>	<u>Phone Number</u>	<u>Date Contacted</u>
1.	Inner-City Newspaper	203-387-0354	03/21/2022
2.	Hartford Courant	860-241-6200	03/21/2022
3.	La Voz Hispana de Connecticut	203-865-2272	03/21/2022

Organizations and Referral Sources:

	<u>Name</u>	<u>Phone Number</u>	<u>Date Contacted</u>
1.	Capitol Regional Workforce Development Board	860-899-3448	03/15/2022
2.	Commission of Human Rights & Opportunities	860-541-4709	03/15/2022
3.	Community Renewal Team	860-560-5600	03/15/2022
4.	Greater Hartford Minority Construction Council	860-882-0675	03/15/2022
5.	Urban League of Greater Hartford	860-527-0147	03/15/2022

CONTRACTORS ESTIMATE INFORMATION

*** Information to be submitted when available**

**THE REASON FOR DECLINING MINORITY
SUBCONTRACTOR/CONTRACTOR'S BID
HILL CENTRAL PHASE I**

*** Information to be submitted when available**

**AFFIRMATIVE ACTION IN EMPLOYMENT
HILL CENTRAL PHASE I**

The Connecticut Housing Finance Authority requires that all contractors and subcontractors engaged in the construction or rehabilitation of housing assisted by the Authority shall take affirmative action to provide equal opportunity for employment without discrimination as to race, creed, national origin, ancestry, or sex. The developer and contractors shall utilize creative and aggressive approaches to provide equal opportunity for employment.

During the performance of any contracts for the construction of the above-captioned development (the "Development") assisted under the Housing Tax Credit Contribution Program, the undersigned contractor (the "Contractor") agrees to comply with CHFA policy as follows:

1. To abide by the provisions of Executive Order 11246 and incorporate the Order in all nonexempt contracts entered into by the Contractor.
2. Not to discriminate against any employee or applicant for employment because of race, color, religious creed, age, marital status, national origin, ancestry, sexual orientation, sex or any other classifications protected by state and federal law in connection with performance of work under this Program, or other classifications protected by state or federal law. The aforesaid provisions shall include, but not be limited to, the following: advertising, recruitment, layoff, termination, rates of pay or other forms of compensation, conditions or privileges of employment, and selection for apprenticeship. The contractor shall hereafter post on the Development site in conspicuous places, available for employees and applicants for employment, notices to be provided by Authority citing the applicable provisions of the Connecticut General Statutes.
3. In hiring minority journeymen, helpers, apprentices, and trainees (where applicable), to advertise in minority newspapers, and to rely on referrals from the Authority, as well as traditional methods utilized by the construction industry.
4. In the performance of any contracts for the construction of the Development, and prior to completion of such contracts, not to discriminate in hiring or employment on grounds of race, color, creed, national origin, ancestry, sex or sexual orientation or on grounds of any other classifications protected by state or federal law, or to discriminate on such grounds in the selection or retention of subcontractors, or in the procurement of materials or services or rentals of equipment.

Agreed to by: Enterprise Builders, Inc.

Name of Contractor

January 13, 2023

Signature

Date

Keith Czarnecki

Name (Type or Print)

Principal

Title

PROJECT REPORTING AND MONITORING PROCEDURES

During the time of actual construction work on this project, the Company will prepare and submit the following information to report on the progress of its implementation of the Affirmative Action Plan for this work:

Workforce Goals:

Enterprise Builders, Inc. will submit a quarterly report to the Contract Awarding Agency and to the Connecticut Housing Finance Authority on behalf of itself and all subcontractors who perform work on the project during the given month to report the work hour participation of minority and female workers in each trade category on the project. The report will be submitted on the enclosed CHFA form 257 quarterly.

Connecticut Housing Finance Authority 999 West Street Rocky Hill, CT 06067	Project Name: HILL CENTRAL PHASE I CHFA Project Number: 21-906	1. Project AA Goals minority male <u>14%</u> female <u>6.9%</u>	2. Reporting Period from: _____ to: _____
QUARTERLY EMPLOYMENT UTILIZATION REPORT (Form cc-257)			

3. Company Name and Trade	4a. total hours by all employees	4. WORK HOURS OF TRADE WORKERS EMPLOYMENT ON PROJECT				5. Minority percentage	6. Female percentage	7. Total number of all employees	8. Total number of minority employees
		4b. Total hours by Black workers	4c. Total hours by Hispanic workers	4d. Total hours by Asian or Pacific Islanders workers	4e. Total hours by American Indian or Alaskan Native workers				
	male female	male female	male female	male female			male female	male female	
Journey worker apprentice trainee									
subtotal									
Journey worker apprentice trainee									
subtotal									
Journey worker apprentice trainee									
subtotal									
Journey worker apprentice trainee									
subtotal									
Total Journey Worker Hours									
Total Apprentice Hours									
Total Trainee Hours									
Total of all Hours									

9. Company Official's Signature and Title	10. Telephone Number	11. Date Signed	page ___ of ___
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INSTRUCTIONS FOR FILING EMPLOYMENT UTILIZATION REPORT (cc-257)

The Employment Utilization Report is to be completed by each subject contractor (both prime and subcontractors) and signed by a responsible official of the company. The reports are to be filed on the day required, each month during the term of the contract, and they shall include the total work-hours worked for each employee level in each designated trade for the entire reporting period. The prime contractor shall submit a report for its aggregate work force and shall collect and submit reports for each subcontractor's aggregate work force to the Federal Compliance Agency that is funding their construction project.

Reporting Period	Self-explanatory
Compliance Agency	U.S. Government Contracting or administering agency responsible for equal employment opportunity on the project
Contractor	Any contractor who has a construction contract with the U.S. Government or applicant (See OFCCP Regs. 60-13)
1. Company's Name	any contractor or subcontractor who has a federally involved contract.
2. Trade	Only those crafts covered under applicable Federal EEO bid conditions
3. Work-hours of Employment	the total number of hours worked by all employees in each classification; the total number of hours worked by each *minority group in each classification and the total work-hours for all women
Classification	The level of accomplishment or Status of the worked in the trade. (Journey worker, apprentice, and trainee)
4. Percent of minority work-Hours of total work-hours	the percentage of total minority work-hours worked of all work-hours worked. (The sum of columns b, c, d and e divided by column a.)
5. Total Number of minority Employees	Number of Minority employees working in contractor's aggregate work force during reporting period.
6. Total Number of Employees	Number of all employees working in contractor's aggregate work force during reporting period.

* Minority is defined as including Blacks, Hispanics, American Indians and Asian and Pacific Islanders -- both men and women.

CONCLUDING STATEMENT

I have read and pledge my full support to this Affirmative Action Plan. The Plan, and the commitments therein, are true and correct to the best of my knowledge and I pledge a "good faith effort" to achieve the objectives of the Plan within the established time frames.

January 13, 2023
Date

Keith Czarnecki, Principal

January 13, 2023
Date

Jenifer Jodoin, Affirmative Action Officer

ENTERPRISE BUILDERS, INC.

Voluntary Affirmative Action Information

Completion of Information Below is Voluntary.

We consider applicants for all positions without regard to race, color, religion, sex, national origin, age, marital or veteran status, the presence of a non-job-related medical condition or handicap, or any other legally protected status.

Position(s) Applied For **Date**

Referral Source:
 Advertisement Employee Relative Government Employment Agency Walk-In School
 Private Employment Agency Other Name of Source: _____

 Name: Last First Middle

 Address: Street City State Zip

 Phone Number (include area code) Social Security Number

As required, we comply with government regulations, including Affirmative Action obligations where they apply. In an effort to comply with requirements regarding government recordkeeping, reporting and other legal obligations, we ask that you complete this applicant data survey. Your cooperation is appreciated.

Please be advised that your survey is *not* part of your official application for employment. It is considered confidential information that will not be used in any hiring decision.

Check One: Male Female

Check one of the following race/ethnic groups:

Hispanic Black White American Indian/Alaskan Native Asian/Pacific Islander

Check if any of the following are applicable:

Vietnam Era Veteran Disabled Veteran Handicapped Individual

To be completed by applicant ** Not for interview purposes ** To be filed separately from application

AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

ENTERPRISE BUILDERS, INC.

Employment Experience

Start with your present or last job. Include military service assignments and volunteer activities. Exclude organization names which indicate race, color, religion, sex or national origin.

Employer	Telephone ()	Dates Employed		Work Performed
Address		From	To	
Job Title		Hourly Rate/Salary		
Supervisor		Starting	Final	
Reason for Leaving				
Employer	Telephone ()	Dates Employed		Work Performed
Address		From	To	
Job Title		Hourly Rate/Salary		
Supervisor		Starting	Final	
Reason for Leaving				
Employer	Telephone ()	Dates Employed		Work Performed
Address		From	To	
Job Title		Hourly Rate/Salary		
Supervisor		Starting	Final	
Reason for Leaving				
Employer	Telephone ()	Dates Employed		Work Performed
Address		From	To	
Job Title		Hourly Rate/Salary		
Supervisor		Starting	Final	
Reason for Leaving				

If you need additional space, please continue on a separate sheet of paper.

Special Skills and Qualifications

Summarize special skills and qualifications acquired from employment or other experience _____

AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

ENTERPRISE BUILDERS, INC.

Education

	Elementary School					High School				College/University				Graduate/Professional							
School Name																					
Years Completed: (Circle)	4	5	6	7	8	9	10	11	12	1	2	3	4	1	2	3	4				
Diploma/Degree																					
Describe Course of Study:																					
Describe Specialized Training, Apprenticeship, Skills, and Extra-Curricular Activities																					

Honors Received: _____

Please read carefully and sign the statement below:

I certify that the information given above is true and complete and I understand that misrepresentation and/or withholding of information will result in the rejection of this application or can be grounds for dismissal if discovered after employment begins. I authorize the Company to make inquiries of prior employers, schools, etc. regarding my history and character, and hereby authorize prior employers, schools or individuals to respond to such inquiries and release the Company from any liability with respect to such inquiries.

I acknowledge that any offer of employment may be conditioned on my passing a medical examination, the sole purpose of which is to determine whether I am capable of performing the essential functions of the job for which I am hired. I also understand that such examination may include screening for foreign substances including drugs. I consent to undergo such physical examination and drug-screening test and release the Company, its officers, and employees from any liability arising therefrom.

I understand that if I am employed by the Company, I am not being employed pursuant to a contract of employment and my employment is for no definite term and that I can be terminated without notice and without cause at any time. I also understand that I will be considered a probationary employee during the first ninety (90) days if employment is offered and will not be eligible for any benefits during that time period. I further understand that no verbal promises or guarantees are binding on the Company and that no one, other than the Chief Executive Officer of the Company, has authority to enter into an agreement for employment contrary to the above, and that any such agreement must be in writing signed by me and by the Chief Executive Officer of the Company. If I am employed, I agree to abide by the Company's rules and regulations and any changes thereto.

This application is current for only sixty (60) days. At the conclusion of that time, if I have not heard from the Company and still wish to be considered for employment, it will be necessary for me to reapply.

Applicant's Signature: _____

Date: _____

AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

ENTERPRISE BUILDERS, INC.

Veteran of the U.S. Military service? Yes No If yes, Branch _____

Honorable Discharge? Yes No Final Rank _____

Indicate languages you speak, read, and/or write.

	FLUENT	GOOD	FAIR
SPEAK			
READ			
WRITE			

List professional, trade, business or civic activities and offices held.
 (You may exclude those which indicate race, color, religion, sex or national origin): _____

Give name, address and telephone number of three references who are not related to you and are not previous employers.

Special Employment Notice to Disabled Veterans, Vietnam Era Veterans, and Individuals With Physical or Mental Handicaps.

Government contractors are subject to 38 USC 2012 of the Vietnam Era Veterans Readjustment Act of 1974 which requires that they take affirmative action to employ and advance in employment qualified disabled veterans and veterans of the Vietnam Era, and Section 503 of the Rehabilitation Act of 1973, as amended, which requires government contractors to take affirmative action to employ and advance in employment qualified handicapped individuals.

If you are a disabled veteran, or have a physical or mental handicap, you are invited to volunteer this information. The purpose is to provide information regarding proper placement and appropriate accommodation to enable you to perform the job to the best of your ability in a proper and safe manner. This information will be treated as confidential. Failure to provide this information will not jeopardize or adversely affect your consideration for employment.

If you wish to be identified, please sign below.

- Handicapped Individual Disabled Veteran Vietnam Era Veteran

Signed _____

AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

CERTIFICATE OF HC1, LLC, AND WESTMOUNT DEVELOPMENT GROUP, LLC

I, Frederick D. Ross, III, Managing Member of HC1, LLC, and Member of Westmount Development Group, LLC hereby certify that the information presented in the tax abatement application of HC1, LLC is true and accurate to the best of my knowledge.



Frederick D. Ross III
Sole Member and Managing Member

HC1 MM, LLC

By: Westmount Development Group, LLC
Its Managing Manager



By: _____
Name: Frederick D. Ross III
Title: Managing Member

WESTMOUNT DEVELOPMENT GROUP, LLC



By: _____
Name: Frederick D. Ross III
Title: Managing Member

HC1, LLC

By: HC1 MM, LLC
Its Managing Member

By: Westmount Development Group, LLC
Its Managing Member



By: _____
Name: Frederick D. Ross III
Title: Managing Member

Personally appeared, Frederick D. Ross, III, before me the 27th day of February, 2023, who acknowledged himself to be the Managing Member of HC1, LLC, and Member of Westmount Development Group, LLC, of Connecticut, and that as such being authorized to execute this Certificate for the purposes contained therein as his free act and deed.



Notary Public

My Commission Expires
2/29/24

HC1, LLC ACTIVE

36 Park Place, Branford, CT, 06405, United States
BUSINESS DETAILS

Business Details



General Information



Business Name

HC1, LLC

Business status

ACTIVE

Citizenship/place of formation

Domestic/Connecticut

Business address

36 Park Place, Branford, CT, 06405, United States

Annual report due

3/31/2024

NAICS code

Lessors of Residential Buildings and Dwellings (531110)

Business ALEI

2360004

Date formed

10/7/2021

Business type

LLC

Mailing address

36 Park Place, Branford, CT, 06405, United States

Last report filed

2023

BUSINESS DETAILS

Principal Details

Principal Name

HC1 MM, LLC

Principal Title

Member

Principal Business address

36 Park Place, Branford, CT, 06405, United States

Agent details

Agent name

WESTMOUNT DEVELOPMENT GROUP, LLC

Agent Business address

36 PARK PLACE PO BOX 719, BRANFORD, CT, 06405, United States

Agent Mailing address

36 PARK PLACE PO BOX 719, BRANFORD, CT, 06405, United States

Filing History

Name History

Secretary of the State of Connecticut Certificate of Legal Existence

Certificate of Legal Existence Certificate

Date Issued: February 22, 2023

I, the Connecticut Secretary of the State, and keeper of the seal thereof, do hereby certify, that the certificate of organization for the below domestic limited liability company was filed in this office.

A certificate of dissolution has not been filed, and so far, as indicated by the records of this office, such limited liability company is in existence.

Business Details

Business Name	HC1, LLC
Business ALEI	US-CT.BER:2360004
Formation Date	10/07/2021



Secretary of the State

A CONFIDENTIAL REPORT BY



SEARCH RESULTS

REPORT FOR: Kristen Reardon at 576
REF. NO: 29319-10
DATE: 02/23/23
INDEX DATE: 02/14/23
IRS INDEX DATE: 01/31/23
DRC REF. NO: 598091

REGARDING: HC1 LLC

JURISDICTION: Secretary of the State – Connecticut

A search has been conducted of the records of the Uniform Commercial Code Division to determine if there are presently effective UCC Financing Statements, Municipal Tax Liens, State Tax Liens, Federal Tax Liens, Judgment Notices or other filings of record which name the above-captioned.

[X] There are no presently effective records under the debtor name.

If we may be of further assistance, please advise.

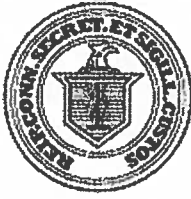
Frontier
02/23/23 11:11

330 Roberts Street, Suite 203, East Hartford, CT 06108-3654

Email: datareporting@frontier.com

Tel 800-570-7750 Tel 860-282-0685 Fax 800-672-8635

The information contained in this report is strictly confidential. Although obtained from sources deemed reliable, the accuracy of same is not guaranteed. No liability is assumed by the searcher.



Secretary of the State of Connecticut Certificate of Organization

Domestic Limited Liability Company

Filing Details

Filing Number: 0010127548 Number of Pages: 2 Filed On: 10/07/2021 03:58 PM

Primary Details

Name of Limited Liability Company: HC1, LLC
Business ALEI: US-CT.BER:2360004
Business Email Address: rick@westmountmgmt.com
NAICS Information: Lessors of Residential Buildings and Dwellings (531110)

Business Location

Principal Office Address: 36 Park Place, Branford, CT, 06405, United States
Mailing Address: 36 Park Place, Branford, CT, 06405, United States

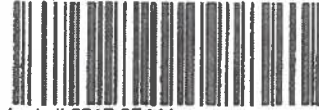
Appointment of Registered Agent Appointment of Statutory Agent for Service of Process

Type: Business
Agent's Name: WESTMOUNT DEVELOPMENT GROUP, LLC
Agent's ALEI: US-CT.BER:1075619
Business Address: 36 PARK PLACE PO BOX 719, BRANFORD, CT, 06405, United States
Mailing Address: 36 PARK PLACE PO BOX 719, BRANFORD, CT, 06405, United States

Agent Appointment Acceptance

Agent Signature: Frederick Ross
Title: Manager
This signature has been executed electronically

Receipt # 127280



Instr # 2017-05444
Local Tax \$ 18500
State Tax \$27750

VOL 9587 PG 204
06/20/2017 01:56:29 PM
10 Pages
WARRANTY

Michael B. Smart City Clerk

Record and Return To:
Attorney Gregg Burton
Carmody Torrance Sandak & Hennessey LLP
195 Church Street
New Haven, Connecticut 06510

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

HILL CENTRAL COMMUNITY COOPERATIVE, INC., a Connecticut non-stock non-profit corporation (the "Grantor"), with a mailing address of C/O Westmount Management, 36 Park Place, PO Box 719, Branford, Connecticut 06405, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby give, grant, and convey unto **HILL CENTRAL, LLC**, a Connecticut limited liability company having an address at 36 Park Place, Branford, CT 06405, **JGE LLC**, a Connecticut limited liability company having an address at 21 Morgan Place, Unionville, CT 06085, and **THE JGM REALTY LLC**, a Connecticut limited liability company having an address at 25 Elizabeth Street, Branford, Connecticut 06405, as tenants in common (collectively, the "Grantee"),

WITH WARRANTY COVENANTS, the following parcels of land, with all of the improvements thereon, situated in the City of New Haven, County of New Haven, and State of Connecticut, commonly known as 441 Washington Avenue, 520 Washington Avenue, 550 Howard Avenue, 145 Dewitt Street and 266 Putnam Street and more particularly described in Exhibit A (the "Property") attached hereto and made a part hereof;

The above described premises are subject to all taxes and/or assessments hereinafter coming due. Said premises are further subject to all Federal, State and municipal laws, statutes, ordinances and regulations, and such private law agreements, restrictions and easements shown on Schedule B, attached hereto and incorporate herein.

18,500.00

27,750.00


IN WITNESS WHEREOF, Hill Central Community Cooperative, Inc. by Minnie P. Walton, its duly authorized President, has signed and sealed this deed on this the 19th day of June 2017.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

HILL CENTRAL COMMUNITY
COOPERATIVE, INC.


Clinton Gayle


Meghan Gallagher

By: 
Minnie P. Walton
Its President, duly authorized

STATE OF CONNECTICUT)
) ss: New Haven
COUNTY OF NEW HAVEN)

June 2, 2017

Personally appeared Minnie P. Walton, the President of Hill Central Community Cooperative, Inc., a Connecticut non-stock non-profit corporation, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed as such President and the free act and deed of said corporation, before me.



Commissioner of the Superior Court
Notary Public
My Commission expires:

EXHIBIT A

LEGAL DESCRIPTION

FIRST PIECE

A certain piece or parcel of land containing 59,177 square feet as shown on a map entitled "Property Map of Parcel A-3-C, Hill Ministerial Alliance Development Corp., New Haven, Connecticut" prepared by Cahn Engineers Inc., Consulting Engineers, Scale 1" = 20' dated Jan. 1974 and last revised 3-15-78, said parcel being more particularly bounded and described as follows:

Commencing at a point in the proposed Southeasterly Street line of Washington Street, said point being the most Northerly corner of the herein described parcel, said point further having the coordinates North 168,580.92 and East 548,427.34 on the Connecticut Coordinate System;

Thence running South 58 degrees 46 minutes 56 seconds East 109.88 feet along Reuse Parcel A-3-I, being land now or formerly of the City of New Haven;

Thence running South 10 degrees 56 minutes 10 seconds East 134.49 feet along Reuse Parcel A-3-H, being land now or formerly of the City of New Haven;

Thence running South 79 degrees 03 minutes 50 seconds West 91.00 feet along land now or formerly of the City of New Haven known as Reuse Parcel A-3-B;

Thence running South 26 degrees 30 minutes 00 seconds West 45.03 feet along land now or formerly of the City of New Haven known as Reuse Parcel A-3-B;

Thence running South 11 degrees 42 minutes 59 seconds East 86.00 feet along land now or formerly of the City of New Haven known as Reuse Parcel A-3-B;

Thence running South 79 degrees 08 minutes 03 Seconds West 244.68 feet along the proposed Northerly Street line of Putnam Street;

Thence running Northwesterly on a curve to the right having a radius of 8.00 feet and an arc length of 18.44 feet and North 31 degrees 13 minutes 04 seconds East 426.67 feet along the proposed Southeasterly Street line of Washington Street to the point and place of commencement.

SECOND PARCEL

A certain piece or parcel of land containing 26,116 square feet as shown on a map entitled "Property Map of Parcel A-3-D, Hill Ministerial Alliance Development Corp. New Haven, Connecticut" prepared by Cahn Engineers Inc., Consulting Engineers, Scale 1" = 20' dated Jan. 1974 and last revised 3-15-78, said parcel being more particularly bounded and described as follows:

Commencing at a point, said point being the intersection of the Southerly Street line of Putnam Street and the Westerly Street line of Button Street, said point further having the coordinates North 168,206.92 and East 548,417. on the Connecticut Coordinate System;

Thence running South 11 degrees 42 minutes 59 seconds East 179.24 feet along the Westerly Street line of Button Street;

Thence running South 78 degrees 51 minutes 00 seconds West 143.93 feet along land now or formerly of Ruth Schaf and Edward Smith, partly on each;

Thence running North 12 degrees 40 minutes 00 seconds West 180.02 feet along land now or formerly of Sol and Jo Candelora and Daniel G. Vence, partly on each;

Thence running North 79 degrees 08 minutes 03 seconds East 145.92 feet along the Southerly Street line of Putnam Street to the point and place of commencement.

THIRD PARCEL

A certain piece or parcel of land containing 79,423 square feet as shown on a map entitled "Property Map of Parcel A-3-E, Hill Ministerial Alliance Development Corp., New Haven, Connecticut" prepared by Cahn Engineers, Inc., Consulting Engineers, Scale 1" = 20' dated Jan. 1974 and last revised 3-1-5-78, said parcel being more particularly bounded and described as follows:

Commencing at a point, said point being the intersection of the Easterly Street line of Dewitt Street and the Southerly Street line of Portsea Street said point further having the coordinates North 168, 770.29 and East 549,188.56 on the Connecticut Coordinate System.

Thence running North 77 degrees 55 minutes 44 seconds East 292.43 feet along the Southerly Street line of Portsea Street;

Thence running South 11 degrees 49 minutes 30 seconds East 103.39 feet along land now or formerly of Samuel I. Blum, Henry Gargiulo and Samuel S. and Eva J. Foti, partly on each;

Thence running South 78 degrees 09 minutes 20 seconds West 40.00 feet along land now or formerly of Howard and Sophie Weiner;

Thence running South 11 degrees 49 minutes 30 seconds East 100.00 feet along land now or formerly of Howard and Sophie Weiner and William D. Carlson, partly on each;

Thence running South 78 degrees 09 minutes 20 seconds West 60.00 feet along land now or formerly of Louis A. Criscuolo;

Thence running South 11 degrees 50 minutes 10 seconds East 93.61 feet along land now or formerly of Louis A. Criscuolo, Sacks Realty Company, Inc., and Anne and Edwin Johnson, partly on each;

Thence running South 79 degrees 26 minutes 00 seconds West 94.72 feet along land now or formerly of Dixwell Housing Development;

Thence running South 11 degrees 20 minutes 10 seconds East 59.64 feet along land now or formerly of Dixwell Housing Development;

Thence running South 76 degrees 33 minutes 00 seconds West 40.02 feet along land now or formerly of Ester and Romulo Banti;

Thence running South 77 degrees 37 minutes 00 seconds West 30.07 feet along land now or formerly of Josephine Palumbo;

Thence running South 79 degrees 07 minutes 50 seconds West 30.00 feet along land now or formerly of Vitto Lauria;

Thence running North 11 degrees 22 minutes 00 seconds West 354.27 feet along the Easterly Street line of DeWitt Street to the point and place of commencement.

The above described Parcel is subject to a right-of-way in favor of William D. Carlson, said right-of-way being more particularly bounded and described as follows:

Commencing at a point in the Southerly Street line of Portsea Street, said point being South 77 degrees 55 minutes 44 seconds West 40.00 feet from the Northeasterly corner of the above described parcel;

Thence running South 11 degrees 49 minutes 30 seconds East 203.23 feet through the subject parcel and along land now or formerly of Howard and Sophie Weiner and William D. Carlson, partly on each;

Thence running South 78 degrees 09 minutes 20 seconds West 20.00 feet along land now or formerly of Louis A. Criscuolo;

Thence running North 11 degrees 49 minutes 30 seconds West 100 feet through the Property;

Thence running North 78 degrees 09 minutes 20 seconds East 10 feet through the Property;

Thence running North 11 degrees 49 minutes 30 seconds West 103.19 feet through the Property;

Thence running North 77 degrees 55 minutes 44 seconds East 10.00 feet along the Southerly Street line of Portsea Street to the point and place of commencement.

A certain piece or parcel of land containing 32,355 square feet as shown on a map entitled "Property Map of Reuse Parcel A-3-F, Hill Ministerial Alliance Development Corp., New Haven, Connecticut" by Cahn Engineers, Inc., Wallingford, Connecticut Scale 1" = 20' dated July 14, 1977 and revised 3-15-78, said parcel being more particularly bounded and described as follows:

Commencing at a point said point being the Southeasterly corner of land now or formerly of Corinth Temple F.W. Baptist Church of West Haven, said point being located North 31 degrees 13 minutes 00 seconds East 203.00 feet from a merestone marking the intersection of the Easterly Street line of Lines Street with the Northerly street line of Washington Avenue, said point of commencement further having the coordinate North 168,597.45 and East 548,378.89 on the Connecticut Coordinate System;

Thence running North 58 degrees 12 minutes 00 seconds West 92.67 feet along land now or formerly of Corinth Temple F.W. Baptist Church of West Haven;

Thence running North 31 degrees 13 minutes 00 seconds East 30.00 feet along land now or formerly of Florence V. Carraro;

Thence North 58 degrees 12 minutes 00 seconds West 24.00 feet along land now or formerly of Florence V. Carraro;

Thence North 13 degrees 40 minutes 50 seconds West 14.42 feet along land now or formerly of John W. and Roberta Beattie;

Thence North 43 degrees 35 minutes 40 seconds East 85.50 feet along land now or formerly of John W. and Roberta Beattie, and of Vincenzo and Carmela Borrelli in part by each;

Thence North 36 degrees 55 minutes 00 seconds West 193.36 feet along land now or formerly of Vincenzo and Carmela Borrelli of Gerlanda Fanello and Carmelina Fanello of Miriam V. Gaffney, of Edward W. Smith, Trustee of Edward John and Elaine E. Morris, and of Mario and Grazia Crapanzano in part by each;

Thence South 63 degrees 49 minutes 30 seconds West 1.62 feet along land now or formerly of Mario and Grazia Crapanzano;

Thence North 52 degrees 01 minutes 30 seconds West 36.01 feet along land now or formerly of Willie J. Haughton;

Thence North 73 degrees 27 minutes 30 seconds East 114.70 feet along land formerly of the City of New Haven also know as Reuse Parcel A-3-F-A;

Thence running Southerly along the Westerly street line of Washington Avenue along a curve to the left having a radius of 280.00 feet and an arc length of 99.57 feet;

Thence running Southerly along the Westerly street line of Washington Avenue along a curve to the right having a radius of 250.00 feet and an arc length of 303.13 feet to the point and place of commencement.

FIFTH PARCEL

A certain piece or parcel of land containing 20,519 square feet and being Parcel S-24 as shown on a map entitled "Property Map of Reuse Parcel S-24, Hill Ministerial Alliance Development Corp., New Haven, Connecticut" by Cahn Engineers, Inc., Wallingford, Connecticut Scale 1" = 20' dated July 14, 1977 and revised 3-15-78, said parcel being more particularly bounded and described as follows:

Commencing at a point in the Westerly Street line of Howard Avenue, said point being located South 11 degrees 49 minutes 30 seconds East 246.74 feet from a monument marking the intersection of the Westerly Street line of Howard Avenue with the Southerly Street line of Portsea Street when measured along said Westerly Street line of Howard Avenue, said point of commencement further having the coordinates North 168,650.90 and East 549,315.73 on the Connecticut Coordinate System;

Thence running South 11 degrees 49 minutes 30 seconds East 100.15 feet along the Westerly Street line of Howard Avenue;

Thence running South 78 degrees 15 minutes 50 seconds West 132.19 feet along land now or formerly of the City of New Haven, also known as Reuse Parcel S-24-A;

Thence running South 21 degrees 22 minutes 00 seconds East 10.00 feet along land now or formerly of the City of New Haven, also known as Reuse Parcel S-24-A;

Thence running South 78 degrees 15 minutes 50 seconds West 67.73 feet along land now or formerly of Kenneth Anton Daluz and of Vincenzo and Mariantonia Perrone, partly by each;

Thence running North 11 degrees 49 minutes 30 seconds West 108.27 feet along land now or formerly of Herbert E. and Marvin L. Cohen and of the City of New Haven, also known as Reuse Parcel A-3-E, partly by each;

Thence running North 77 degrees 43 minutes 30 seconds East 200.00 feet along land now or formerly of the City of New Haven, also known as Reuse Parcel S-24-B, to the point and place of commencement.

SCHEDULE B

1. Real estate taxes on the list of October 1, 2016, not yet due and payable and future lists.
2. Sewer and water use charges as may be due and payable.
3. Notes, notations, easements, rights of way, and all other matters as set forth on the following maps on file in the Office of the New Haven Town Clerk: Volume 33, Page 9; Volume 33, Page 10; Volume 33, Page 11; Volume 33, Page 12; Volume 33, Page 14; Volume 34, Page 11; Volume 34, Page 13; Volume 34, Page 15; Volume 34, Page 17; Volume 34, Page 19; and Volume 34, Page 21.
4. Land Disposition Agreement among the City of New Haven, the New Haven Redevelopment Agency and Hill Ministerial Alliance Development Corporation dated March 16, 1978 and recorded April 21, 1978 in Volume 2700 at Page 240 of the New Haven Land Records, as modified by a Certificate of Completion dated December 17, 1982 and recorded January 12, 1983 in Volume 3031 at Page 286 of the New Haven Land Records. (This exception is limited to those provisions which did not expire, per the terms of the aforementioned Agreement, as of February 5, 2003).
5. Conditions, agreements and covenants as set forth in a Quit Claim Deed from City of New Haven to Hill Ministerial Alliance Development Corp. dated April 18, 1978 and recorded April 21, 1978 in Volume 2700 at Page 287 of the New Haven Land Records, as modified by a Certificate of Completion dated December 17, 1982 and recorded January 12, 1983 in Volume 3031 at Page 286 of the New Haven Land Records. (This exception limited to covenants 7 & 8 only, as set forth in the referenced Deed).
6. Easement from Hill Ministerial Alliance Development Corporation to The United Illuminating Company and the Southern New England Telephone Company dated June 20, 1978 and recorded November 30, 1978 in Volume 2751 at Page 230 of the New Haven Land Records. (as to Parcels A-3-C and A-3-F).
7. A right of way as set forth in the description of the Third Parcel in the deed from Hill Ministerial Alliance Development Corp. to Hill Central Community Cooperative dated January 20, 1983 and recorded January 28, 1983 in Volume 3035 at Page 211 of the New Haven Land Records.
8. Notice of Lease from Hill Central Comm. Cooperative to Mac-Gray Company, Inc. recorded June 16, 1992 in Volume 4493 at Page 317 of the New Haven Land Records. (re: 259 Putnam Ave).
9. The following notes, facts and conditions as shown on a survey entitled "ALTA/NSPS Land Title Survey Property/Boundary Survey, Plan Prepared for West Mount Development, 441 Washington Avenue, New Haven, Conn." By Meehan & Goodin and dated 5-8-2017:
 - a. Various utilities crossing boundaries.

10. The following notes, facts and conditions as shown on a survey entitled "ALTA/NSPS Land Title Survey Property/Boundary Survey, Plan Prepared for West Mount Development, 266 Putnam Street, New Haven, Conn." By Meehan & Goodin and dated 4-9-2017:

- a. Various utilities crossing boundaries;
- b. Potential variation between westerly boundary and fence.

11. The following notes, facts and conditions as shown on a survey entitled "ALTA/NSPS Land Title Survey Property/Boundary Survey, Plan Prepared for West Mount Development, 145 Dewitt Street, New Haven, Conn." By Meehan & Goodin and dated 5-9-2017:

- a. Various utilities crossing boundaries.

12. The following notes, facts and conditions as shown on a survey entitled "ALTA/NSPS Land Title Survey Property/Boundary Survey, Plan Prepared for West Mount Development, 550 Howard Avenue, New Haven, Conn." By Meehan & Goodin and dated 5-9-2017:

- a. Various utilities crossing boundaries;
- b. Walkway crossing westerly boundary; and
- c. Fences crossing northerly boundary.

13. The following notes, facts and conditions as shown on a survey entitled "ALTA/NSPS Land Title Survey Property/Boundary Survey, Plan Prepared for West Mount Development, 520 Washington Avenue, New Haven, Conn." By Meehan & Goodin and dated 5-9-2017:

- a. Various utilities crossing boundaries.



Exhibit 5 – SUMMARY OF RESTRICTIVE COVENANTS

February 27, 2023

RE: HILL CENTRAL PHASE I RESTRICTIVE COVENANTS

Hill Central Phase I is funded through the following programs:

1. 9% LIHTC Equity
2. CHFA Permanent Debt
3. CT DOH HOME Funds
4. CT DOH Flex Funds
5. HUD HAP/Section 8 Project Based Vouchers
6. Elm City Communities HAP/Section 8 Project Based Vouchers

As such, Hill Central will be subject to the affordability requirements and restrictive covenants as required by all of the listed programs.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Ross', written over a horizontal line.

Rick Ross

HC1, LLC



City Of New Haven

City Of New Haven	
165 CHURCH ST	
NEW HAVEN	, CT 06510

Bill Information



Taxpayer Information

Bill #	2021-1-0016474 (REAL ESTATE)	Town Benefit	
Unique ID	276 0060 00800	Elderly Benefit	
District/Flag			
Name	HILL CENTRAL LLC & JGE LLC &	Assessment	258,335
Care of/DBA	JGM REALTY LLC	Exemption	0
Address		Net	258,335
Detail Information	550 HOWARD AV		
Volume/Page		Mill Rate	Town 39.75

Bill Information As of 02/27/2023

Installment	Due Date	Town	District	Total Due	
Inst #1	07/01/2022	5,134.41			
Inst #2	01/01/2023	5,134.41			
Inst #3					
Inst #4					
Total Adjustments		0.00	0.00		
Total Installment + Adjustment		10,268.82			
Total Payments		10,268.82			
				Tax/ Princ/ Bond Due	0.00
				Interest Due	0.00
				Lien Due	0.00
				Fee Due	0.00
				Total Due Now	0.00
				Balance Due	0.00

*** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. ***

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
01/31/2023	PAY	5,134.41	0.00	0.00	0.00	5,134.41
07/22/2022	PAY	5,134.41	0.00	0.00	0.00	5,134.41

*** Total payments made to taxes in 2022	\$5,134.41
--	------------



City Of New Haven

City Of New Haven
 165 CHURCH ST
 NEW HAVEN , CT 06510

Bill Information



Taxpayer Information

Bill #	2021-1-0016486 (REAL ESTATE)	Town Benefit	
Unique ID	276 0060 02000	Elderly Benefit	
District/Flag		Assessment	2,197,920
Name	HILL CENTRAL LLC & JGE LLC &	Exemption	373,905
Care of/DBA	JGM REALTY LLC	Net	1,824,015
Address		Mill Rate	Town 39.75
Detail Information	145 DEWITT ST		
Volume/Page			

Bill Information As of 02/27/2023

Installment	Due Date	Town	District	Total Due
Inst #1	07/01/2022	36,252.30		Tax/ Princ/ Bond Due 0.00
Inst #2	01/01/2023	36,252.30		Interest Due 0.00
Inst #3				Lien Due 0.00
Inst #4				Fee Due 0.00
Total Adjustments		0.00	0.00	Total Due Now 0.00
Total Installment + Adjustment		72,504.60		Balance Due 0.00
Total Payments		72,504.60		

*** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. ***

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
01/31/2023	PAY	36,252.30	0.00	0.00	0.00	36,252.30
07/22/2022	PAY	36,252.30	0.00	0.00	0.00	36,252.30

*** Total payments made to taxes in 2022 \$36,252.30

DEVELOPMENT NAME HILL CENTRAL CHFA Loan #
Development Entity: HC1, LLC (Westmount Development Group)

LIHTC No. CT-21-906

INCOME

[Net of Estimated Vacancy Loss %]

	2023	2024	2025
RESIDENTIAL - Afford. (Tenant Rent/PMTS)	638,761	651,536	664,567
RESIDENTIAL Rent Subsidy Total	992,428	1,012,276	1,032,522
RESIDENTIAL - Non-Qualified	225,612	230,124	234,727
Laundry and Other Concessions	4,000	4,080	4,162
Elderly / Congregate	-	-	-
Commercial / Retail	-	-	-
Parking	-	-	-
Other	-	-	-
EFFECTIVE GROSS INCOME (EGI)	\$ 1,860,801	\$ 1,896,017	\$ 1,935,977
Total Administrative Expenses	268,279	276,328	284,618
Total Utilities Expenses	110,000	113,300	116,699
Total Maintenance and Operating Expenses	126,000	129,780	133,673
Property & Liability Insurance	60,000	61,800	63,654
Misc.	28,329	29,179	30,054
Elderly & Congregate	-	-	-
Capital (Replacement) Reserves-CHFA	28,800	28,800	28,800
Real Estate Tax/PILOT	64,000	65,920	67,898
Sub. Tot: ANNUAL EXPENSES	\$ 685,408	\$ 705,107	\$ 725,396
\$'s PUPA	\$10,710	\$11,017	\$11,334
NOI	\$ 1,175,393	\$ 1,192,910	\$ 1,210,581
AFDS @ 1.15	\$1,022,080	\$1,037,313	\$1,052,680

AFDS @ 1.15

SCHEDULED ANNUAL DEBT SERVICE (ADS)

	2023	2024	2025
CHFA 1st Mortg. Loan	947,789	947,789	947,789
Self-Amortizing	1,240	1,259	1,277
ADS	\$12,411,961	\$12,317,652	\$12,216,625
Term (Yrs.) >	35		
Rate >	6.90%		
CHFA CMF Loan			
PV >	\$1,000,000	n/a	n/a
Term (Yrs.) >	30		
Rate >	0.00%		
ADS (E.O.Y.)	\$1,000,000	\$1,000,000	\$1,000,000
DOH HOME Funding			
PV >	\$2,300,000	n/a	n/a
Term (Yrs.) >	30		
Rate >	0.00%		
ADS (E.O.Y.)	\$2,300,000	\$2,300,000	\$2,300,000
ADS STOT. =	\$ 947,789	\$ 947,789	\$ 947,789
CASH FLOW AFTER DEBT SERVICE (CFADS)	\$ 227,603	\$ 245,121	\$ 262,792
PROJECT DSC:	1,240	1,259	1,277
B.E.S.	1,240	1,259	1,277
EFFECTIVE DSC (w/Op-DSC Reserve):	1,240	1,259	1,277

AFDS @ 1.15

**RESOLUTIONS FOR ABATEMENT
ADOPTED BY UNANIMOUS WRITTEN CONSENT**

**HCI, LLC
HCI MM, LLC and
WESTMOUNT DEVELOPMENT GROUP, LLC**

The undersigned, being the sole member and managing member of Westmount Development Group, LLC, a Connecticut limited liability company ("Sponsor"), for itself and as Managing Member of HCI MM, LLC, a Connecticut limited liability company ("MM"), for itself and as Managing Member of HCI, LLC ("Owner"), hereby consents to the adoption of the following resolutions, such action to have the same force and effect as if taken at a meeting duly called and held for such purpose:

WHEREAS, wish to cause Owner to develop the properties commonly known as 550 and 552 Howard Avenue, 145 Dewitt Steet, 0 Putnam Street, all located in the City of New Haven, State of Connecticut (collectively, the "Property"),

WHEREAS, Owner desires to apply to the City of New Haven for a tax abatement for the Property ("Abatement"), and

WHEREAS, Sponsor has deemed it to be in the best interest of Sponsor, MM and Owner to undertake the above-referenced actions.

RESOLUTIONS

RESOLVED, That the individuals identified below (the "Authorized Representatives"), and any of their successors, are hereby authorized and empowered on behalf of Sponsor, for itself and in its capacity as Managing Member of the MM and on behalf of MM, for itself and in its capacity as Managing Member of Owner on behalf of the Owner:

- (a) To sign all documents and instruments in connection with the Owner's obtaining the Abatement;
- (b) To take all actions necessary or appropriate to obtain the Abatement; and
- (c) To do and perform all other acts and things deemed by such Authorized Representative to be necessary, convenient or proper to carry out any of the foregoing.

RESOLVED, That the Authorized Representatives indicated below are hereby appointed, accept or shall continue in such capacity, as officers of Sponsor and that, accordingly, any instrument, agreement, financing statement or other document or instrument required to be delivered to CHFA by the Owner, MM, or Sponsor shall be signed on behalf of Sponsor for itself or as Managing Member of MM for itself or as Managing Member of Owner, in any of their respective capacities or for any entity's own account, by any of the following, acting alone:

TITLE

NAME

Managing Member

Frederick D. Ross III

RESOLVED, That the Owner is hereby authorized to execute and deliver any agreement, document or any other report, form or statement signed as aforesaid without further inquiry as to the authority of the signer or to the circumstances of issuance thereof.

RESOLVED, That all prior actions taken by any Authorized Representative in connection with the foregoing are hereby ratified.

A signature upon this consent transmitted by PDF or other electronic means shall be effective for all purposes as an original. This consent may be executed in several counterparts all of which shall constitute one agreement, binding on all parties hereto, notwithstanding that all the parties are not signatories to the same counterpart.


IN WITNESS WHEREOF, the undersigned have executed this instrument to be effective as of February 26, 2023.



Frederick D. Ross III
Sole Member and Managing Member

HC1 MM, LLC

By: Westmount Development Group, LLC
Its Managing Manager

By: 
Name: Frederick D. Ross III
Title: Managing Member


**WESTMOUNT DEVELOPMENT
GROUP, LLC**

By: 
Name: Frederick D. Ross III
Title: Managing Member

HC1, LLC

By: HC1 MM, LLC
Its Managing Member

By: Westmount Development Group,
LLC
Its Managing Member

By: 
Name: Frederick D. Ross III
Title: Managing Member



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Multifamily Northeast Region
Boston Satellite Office
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street, 3rd Floor
Boston, MA 02222-1092

September 19, 2022

Mr. Frederick Ross,
Managing Member
Hill Central Phase I LLC
36 Park Place, Box 719
Branford, CT 06405

VIA Email Only: rick@westmountmgmt.com

SUBJECT: Comfort Letter
Project Name: Hill Central Community Cooperative
Section 8 Contract Number: CT26-0010-011
New Haven, Connecticut

Dear Mr. Ross,

Hill Central Community Cooperative is a 72-unit family development that receives the benefit of Section 8 for all units. Presently there is one HAP contract covering the entire 72-unit development. Due to financing constraints, the phasing of the redevelopment requires the existing 72 units to be divided among the two project phases. Each phase will be independently financed and owned by a single purpose entity. Separations of ownership and financing necessitates thirty-two (32) existing HAP units assigned to Hill Central I, (Phase I) and forty (40) HAP units remain with Hill Central Community Cooperative (Phase II). Subject to the terms and conditions provided by the Office of Asset Management and Portfolio Oversight, the bifurcation of the contract was approved for Phase I.

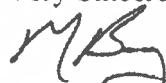
This letter will confirm the status of our approval of the Owner's Proposed Post-Rehab Rents. The estimated date of completion of the Hill Central I planned rehab will occur in two phases, Twenty-four (24) units by January-2024 and Six (6) units by September January-2024. We have reviewed the owner's request for renewal of the Section 8 contract under Mark up to Market and have determined the following:

Post Rehab As Improved		
Unit Type	Contract Rent	Units
3BR/ 2 Bath	\$3,375	4
3BR/ 2.5 Bath	\$3,500	14
4BR/ 2 Bath	\$3,775	4
4BR/ 2.5 Bath	\$3,975	10

Upon issuance of the permission to occupy or satisfactory REAC inspection, at HUD's sole discretion, and subject to appropriations, HUD will execute a 20-year HAP contract under Mark to Market

Any questions concerning this matter may be directed to Michael.G.Kilgannon@hud.gov.

Very Sincerely Yours,



Maurice Barry
Chief, Resolution Branch

NOTICE OF AUTHORIZATION
November 9, 2020



Karen DuBois-Walton
President

Mr. Rick Ross
HC1 LLC
36 Park Place
Branford, CT 06405

PROJECT NAME/LOCATION: Housing Choice Voucher (Section 8) Project-Based Assistance Program To Support the Development of Affordable Housing.

Dear Mr. Ross:

You are hereby notified that the bid for the Housing Authority of the City of New Haven dated April 15, 2020 referenced above has been considered. Subject to Board of Commissioners approval and successful award of LIHTC in the November 2020 Round.

The Contract Vouchers not to exceed: 32 Vouchers at a payment standard attached hereto.

A mandatory award meeting will be scheduled that you are required to attend to move forward with this notice of Authorization after Board Approval.

You must comply with the following conditions:

1. Successful award of LIHTC- submitted in November 2020
2. 32 Vouchers to be allocated immediately to residents of the waitlist at HANH
3. Subsidy Layering
4. All regulations outlined in the RFP Solicitation Documents.

Failure to comply with these conditions within the time frame specified will entitle HANH to consider you in default, annul this Notice of Authorization.

Authorized Signature

Karen DuBois-Walton, Ph.D.

Karen DuBois-Walton, Ph.D.
President

Elm City Communities/Housing Authority of the City of New Haven
360 Orange Street, P.O. Box 1912, New Haven, CT 06511
(203) 498-8800 · TTD (203) 497-8343 · www.elmcitycommunities.org