



PREPARED FOR:
PURCHASING DEPARTMENT OF THE
CITY OF STAMFORD

CITY RFP – DEVELOPMENT OF PROPERTY AT 41 MAIN STREET

No. 2025.0225

SUBMITTED BY:
MAIN STREET HOUSING PARTNERS, LLC



Todd D. McClutchy, President
JHM Group of Companies
1266 East Main Street
Stamford, CT 06902
Phone: (203) 348-██████ Ext ██████



Anthony Gaglio, President
Viking Construction
1387 Seaview Avenue
Bridgeport, CT
Phone: (203) 353-██████

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Letter of Interest

Main Street Housing Partners, LLC

LETTER OF INTEREST

December 12, 2024

SUBMITTED VIA ELETRONIC TRANSMISSION

Ms. Bridget Fox, Chief of Staff - Mayor's Office
Mr. Erik J. Larson, Purchasing Manager - Purchasing Department
Stamford Government Center
888 Washington Boulevard
Stamford, CT 06901

RE: Request for Proposal No. 2025.0225
City RFP – Development of Property at 41 Main Street
Stamford, Connecticut

Proposer: Main Street Housing Partners, LLC

Dear Ms. Fox & Mr. Larson:

On behalf of Main Street Housing Partners, LLC ("The Developer") a to be formed joint venture between JHM Development Group of Connecticut, LLC ("JHM") and Viking Construction, Inc. ("Viking"), we are pleased to respond to the Request for Proposals ("RFP") to redevelop 41 Main Street for affordable housing and community space. This submittal will remain valid for not less than one hundred twenty (120) days after the receipt date of this offer by the City of Stamford.

JHM's reputation as a national leader in financing, owning, and managing affordable housing is matched by Viking's 35+ years of experience in successful project delivery. JHM and Viking have formed MHP with the specific purpose of responding to the opportunity to develop the City-owned parcel at 41 Main Street into a thriving transit-oriented-community that will enhance the existing neighborhood, provide safe and affordable housing for individuals and families, and bring to life a corner that has been left vacant by the departure of a long running business.

MHP's plan will focus on providing state-of-the-art, affordable housing units that will take advantage of new technologies while addressing and meeting the needs of its future residents. The newly converted property will feature attractive, high-quality housing units that incorporate the latest energy efficiency and green-building technologies that will ensure energy conservation and controlled operating costs. Additionally, amenities for the properties will include modern exercise facilities, resident meeting space and on-site management. This transformational plan and execution will facilitate an added sense of pride in the community, not only for those living within the property, but also for the community at large. All planning and implementation must be done within an open and transparent process that engages nearby residents and other community stakeholders in ongoing conversations to ensure that all appropriate comments, questions, and concerns are vetted. Working with all stakeholders will ensure that all of the Stamford community can participate in the value that will be created. MHP staff are well experienced at successful stakeholder engagement and communication. We will use all of our experience, skills, abilities, and resources to ensure complete success throughout the process, understanding that

LETTER OF INTEREST

how this is addressed throughout the planning process will set the tone for the long term.

MHP brings to this redevelopment effort a team of seasoned multifamily affordable housing experts with long-term experience of successfully working together with municipalities to expand affordable housing options by repositioning and upgrading underutilized properties. The MHP team also brings a strong capital base which it can use to best leverage all available sources of funds from both the public and private sectors and ultimately provides staying power. The team will, as it has done historically, use its creativity and knowledge of funding sources to develop a capital plan that will ensure long-term financial sustainability. MHP's partners will use their extensive experience in working with municipalities to ensure that the City of Stamford has a partner that will help it bring state-of-the-art affordable housing to the city. MHP has the financial strength, experience, expertise, and creativity to work together to successfully transform this historic structure into a thriving TOD community. Additionally, its outreach process will engage not only the surrounding residents but other stakeholders from the surrounding neighborhood as well. MHP is the entity that can and will assure The City of Stamford that it will successfully transform this very important property. **Todd D. McClutchy will be the individual who will serve as project manager for the development team and who will direct and coordinate the development effort through completion.**

Todd D. McClutchy
JHM Group of Companies
1266 East Main Street, Suite 601
Stamford, Connecticut 06902
Telephone: (203) 348-
[@groupihm.com](mailto:groupihm.com)
www.groupihm.com

MHP understands that its job is to produce a successful development that represents the City of Stamford's vision and results in an enhancement to the surrounding community. It will engage with the City of Stamford to solicit its input throughout this process, ensuring real success. Additionally, MHP will ensure timely completion of predevelopment planning and design activities, financing, and construction utilizing the latest methods/materials to achieve environmentally sustainable housing. The development team has extensive experience incorporating renewable energy systems into its developments while also exceeding LEED, Passive House, Energy Star Home standards and providing creative greenspace solutions that promote connectivity with the surrounding neighborhood. While arranging all financing activities and maximizing available subsidies, MHP's plan will result in the creation of an attractive, cohesive, balanced community that will operate sustainably in the long term. MHP's capital resources enable this outcome, its reputation demands it.

To fulfil this objective, MHP has engaged some of the most respected entities in their field to be part of the development team. Each member was carefully selected for their expertise and vast experience in delivering quality affordable housing on-budget and on-schedule

- The JHM Development Group of Connecticut – Co-Developer
- Viking Construction, Inc. – General Contractor
- Crosskey Architects, LLC – Architect/Lead Designer
- Redniss & Mead – Civil Engineering
- Carmody Torrance Sandak & Hennessey, LLP – Legal Counsel

LETTER OF INTEREST

In summary, MHP is ready immediately to move forward with the City to undertake this transformational endeavor. Its team of experienced multifamily housing professionals brings with it the experience, expertise and financial capacity to ensure success. MHP's track record of success with developments like what is contemplated here is the substance of our proposal, not just its hopes and plans.

The principals of MHP have developed, owned, operated, and financed more than 55,000 housing units nationwide, including several developments within Fairfield County and Stamford. Its portfolio allows it to realize cost savings through efficiencies of scale for the developments it operates and manages, which will provide this partnership with ongoing savings throughout operations.

The City of Stamford's selection of its Developer is crucial for long-term sustainable success. If selected, this development will be another important endeavor for MHP and its affiliates, including that the founding members of Viking live in Stamford while JHM is headquartered there. This is the exact type of opportunity that JHM and Viking specialize in and will have high quality and competent people involved at all levels.

MHP's team of real estate professionals looks forward to working together with the City to develop quality, sustainable, affordable, multifamily, rental-housing that best serves its future residents and the City of Stamford. This is an exciting process that can truly enhance the entire Stamford community, an opportunity that is clear to MHP.

We greatly appreciate any and all consideration given to MHP's request to be selected as part of this redevelopment effort. Please feel free to contact us at any time if you have any questions or require any additional information. Contact information for the authorized officer is provided above.

Sincerely,

A black rectangular redaction box covering the signature of Todd D. McClutchy.

Todd D. McClutchy
Principal, Main Street Housing Partners
C/o JHM Development Group of Connecticut

Offering Price

Main Street Housing Partners, LLC

OFFERING PRICE

December 12, 2024

SUBMITTED VIA ELETRONIC TRANSMISSION

Ms. Bridget Fox, Chief of Staff, Mayor's Office
Mr. Erik Larson, Purchasing Manager, Purchasing Department
City of Stamford
888 Washington Blvd
Stamford, CT 06901

RE: RFP No. 2025.0225
Redevelopment of 41 Main Street ('RFP')
Stamford, Connecticut
Proposer: Main Street Housing Partners, LLC

Dear Ms. Fox & Mr. Larson:

On behalf of Main Street Housing Partners, LLC (the "Developer"), a to be formed joint venture between JHM Development Group of Connecticut, LLC ("JHM") and Viking Construction, Inc. ("Viking"), we are pleased to respond to the Request for Proposals ('RFP') to redevelop 41 Main Street for affordable housing and community space. This submittal will remain valid for not less than one hundred twenty (120) days after the receipt date of this offer by the City of Stamford.

JHM and Viking both stand on solid financial footing and have the experience and staying power to carry out a development of this nature. This response outlines the qualifications and experience of the Developer and provides information on other projects that have been undertaken by the Developer team, which are comparable to that being contemplated in the RFP. The Developer is fully committed to an open process with the City of Stamford, residents, and other community stakeholders. **In addition, JHM and Viking plan to engage key local players to assist them in their efforts to implement the goals outlined in this response, including, but not limited to, identifying the right partner and implementing the appropriate M/WBE plans.** This team has unparalleled experience working not only in Stamford and the State of Connecticut, but throughout the United States, as well. This experience has resulted in the development, construction, financing and operations of over 55,000 housing units, including several thousand within the State of Connecticut and hundreds within the City of Stamford.

This submission sets forth our proposal for the acquisition of fee simple interest in the property for the purpose of

OFFERING PRICE

developing 55 multi-family apartments to be rented to low- and moderate-income households ("The Project").

The Project will be developed with: (a) first, primary mortgage loan financing ("First Mortgage Loan") will be funded by a conventional lender from the proceeds of tax-exempt bonds, which will be insured with mortgage insurance provided by the Federal Housing Administration; (b) secondly, below-market, mortgage-loan financing ("Second Loan") from the Connecticut Department of Housing ("CT DOH") or other similar source; (c) thirdly, below-market, mortgage-loan financing ("Third Loan") from the Sponsor and/or Federal Home Loan Bank ("FHLB"); and (c) non-competitively allocated Low-Income Housing Tax Credits ("LIHTC") from Connecticut Housing Finance Agency, which come "as-of-right" with the issuance of the tax-exempt, volume cap-cap bonds contemplated in (a), above.

We are pleased to make the following offer to purchase 41 Main Street, Stamford, CT 06901 for the purpose of developing 55 units of affordable housing. This offer will be paid in cash at settlement.

Offering Price: \$ [REDACTED]

The price includes a \$ [REDACTED] cash payment plus an additional cash equivalency of \$ [REDACTED] as credit for the 55 units of affordable housing proposed. The amount of cash equivalency was derived by using the BMR values outlined in the RFP in item number 3.2. of the Evaluation Criteria Section.

At the time that the City of Stamford executes the Agreement of Purchase and Sale, we will provide an **escrow in the amount of \$ [REDACTED]** in cash to be applied to the purchase price. That amount becomes non-refundable upon firm commitment for tax-exempt bonds and 4% Low-Income Tax Credits.

The Main Street Housing Partners team thanks you for your consideration.

Sincerely,



Todd D. McClutchy
Principal, Main Street Housing Partners
C/o JHM Development Group of Connecticut

Unit Size and Affordability

Main Street Housing Partners, LLC

UNIT SIZE AND AFFORDABILITY

Affordability: See below the table outlining the affordability of the 55 proposed units.

Bedroom Type	Number of Units	AMI Set Aside	Net Square Feet	Price / SF	Total Price / SF
One Bedroom	4	40%	800	\$ [REDACTED]	\$ [REDACTED]
Two Bedroom	4	40%	1,000	\$ [REDACTED]	\$ [REDACTED]
One Bedroom	4	50%	800	\$ [REDACTED]	\$ [REDACTED]
Two Bedroom	4	50%	1,000	\$ [REDACTED]	\$ [REDACTED]
One Bedroom	18	60%	800	\$ [REDACTED]	\$ [REDACTED]
Two Bedroom	8	60%	1,000	\$ [REDACTED]	\$ [REDACTED]
One Bedroom	10	80%	800	-	-
Two Bedroom	3	80%	1,000	-	-
TOTALS	55		47,800		\$ [REDACTED]

Estimated Budget

Main Street Housing Partners, LLC

Project Name: 41 Main Street
Address: 41 Main Street Stamford, CT

# of Workforce Units	55	100%
# of Market / Unrestricted Units	-	0%
Total Units	55	

Unit Type	AMI Set Aside	# of Units	Net Rent	Net Annl. Rent
1 Bedroom Bedroom / 1 Bath Bath	40.0%	4		
2 Bedroom Bedroom / 2 Bath Bath	40.0%	4		
1 Bedroom Bedroom / 1 Bath Bath	50.0%	4		
2 Bedroom Bedroom / 2 Bath Bath	50.0%	4		
1 Bedroom Bedroom / 1 Bath Bath	60.0%	18		
2 Bedroom Bedroom / 2 Bath Bath	60.0%	8		
1 Bedroom Bedroom / 1 Bath Bath	80.0%	10		
2 Bedroom Bedroom / 2 Bath Bath	80.0%	3		
TOTALS		55		

SOURCES OF FUNDS (Construction)	Amount	Amount Per Unit	Amount Per SF	% of TDC
First Mortgage - Tax Exempt Bond Issuance	\$	\$	\$	51.5%
Low Income Housing Tax Credit Equity	\$	\$	\$	14.1%
State of Connecticut DOH or other soft loan	\$	\$	\$	17.7%
State of Connecticut or City - Housing Fund	\$	\$	\$	7.1%
CT DECD - Brownfield	\$	\$	\$	3.0%
Sponsor / Developer Equity	\$	\$	\$	6.6%
Total Sources	\$	\$	\$	100%

SOURCES OF FUNDS (Permanent)	Amount	Amnt Per Unit	Amnt Per SF	% of TDC
First Mortgage - Tax Exempt Bond Issuance	\$	\$	\$	22.3%
Low Income Housing Tax Credit Equity	\$	\$	\$	40.2%
State of Connecticut DOH or other soft loan	\$	\$	\$	17.6%
State of Connecticut or City - Housing Fund	\$	\$	\$	14.1%
CT DECD - Brownfield	\$	\$	\$	3.0%
Sponsor / Developer Equity	\$	\$	\$	2.7%
Total Sources	\$	\$	\$	100%

USES	Amount	Amnt Per Unit	Amnt Per SF	% of TDC
Acquisition	\$	\$	\$	0.8%
Construction Hard Cost (Residential & Other)	\$	\$	\$	66.8%
Remediation & Demolition	\$	\$	\$	3.0%
Construction Contingency	\$	\$	\$	4.2%
Financial Costs	\$	\$	\$	2.8%
Interest Expense	\$	\$	\$	3.5%
General Soft Costs	\$	\$	\$	18.8%
Total Uses	\$	\$	\$	100%



Project Timeline

Main Street Housing Partners, LLC

PROJECT TIMELINE



*Main Street Housing Partners will work to expedite this as much as possible while we simultaneously build plans and financing structures.

Proof of Financial Capacity

Main Street Housing Partners, LLC

FINANCIAL CAPACITY

Affiliates of the JHM Development Group of Connecticut, LLC ("JHM") and Viking Construction, Inc ("Viking") will form a single purpose entity to serve as the developer & owner of a proposed 55-unit affordable multi-family rental development to be located in Stamford, CT ("Apartment Complex").

JHM and Viking have a long and successful track record utilizing Low-Income Housing Tax Credits and other private and public financing sources to construct and revitalize affordable housing communities throughout the United States. Since their inception, JHM has developed over 55,000 housing units with a value in excess of \$ [REDACTED]. The development team has extensive experience revitalizing historic structures by modernizing the living spaces while maintaining its aesthetic charm and longstanding significance within the surrounding community.

Examples of JHM and Viking's recent revitalization projects are as follows:

The Royle and The Heights Sister Properties – Darien, CT: The Royle and The Heights sister properties are a highly successful collaborative between Viking Construction and JHM Financial Group. They are both revitalizations of outdated affordable housing developments which aged beyond their useful lives and required demolition and new construction to properly serve their communities.



FINANCIAL CAPACITY

Since construction completed on these two properties, The Heights and The Royle have provided over 160 units of much needed affordable housing to the Darien community. Through 4% and 9% LIHTC equity, DOH CHAMP funding, Federal Home Loan Bank of Atlanta, DECD Urban Act funds, local contributions, and private financing, both properties were built on-time and under-budget. The properties reached full occupancy in December of 2020. The total development cost of these two properties is in excess of \$ million.

Crescent Crossings – Bridgeport, CT: Starting in 2015, affiliates of Viking and JHM working in a joint-venture partnership including the local housing authority, began construction on the first phase of a multiphase redevelopment and revitalization effort of the former Father Panik Village public housing site located in Bridgeport, CT. Phase 1A, which contains 93 total units (33 of which are project based Section 8) completed construction on time and on budget and converted to perm financing in December 2017. Phase 1B of the project with an additional 84 units completed construction in late 2017 and stabilized with full occupancy in 2018. Phase 1B also operates with a project-based subsidy as well as offering units to moderate-income residents as defined by the state department of housing regulations. A third phase of the project is currently underway, and when completed will bring the total number of units created to over 260. Phase 1A and Phase 1B both utilized multi-layered financing structures that when combined, sourced funds from conventional construction to perm loans, tax-exempt bond financing, 4% and 9% LIHTC equity, HOME and CDBG Funds, and various other sources including the local housing authority.



FINANCIAL CAPACITY

Willow Creek Apartments – Hartford, CT: In July 2017, affiliates of JHM with construction services provided by Viking, through a JV partnership, closed on the first phase of the master redevelopment of the former Chester A. Bowles Park public housing project in Hartford, CT. As part of the redevelopment, all 59 buildings containing 410 units on the 62-acre site of the former public housing site were razed to make way for the planned mix of affordable and market rate rental units. Phase I of Willow Creek which offers 62 units of affordable housing, 19 of which will operate under a project-based subsidy targeted toward veterans, completed construction in 2018 and stabilized with full lease-up in 2019. Phase II with 43 units (11 of which with project-based Section 8 and 5 as unrestricted units) completed construction in late 2019 and is also stabilized. Total development costs for both phases was in excess of \$ [REDACTED] and was financed with a combination conventional construction to perm financing, 9% LIHTC equity, and various other sources provided by state and local agencies. A third phase was financed by the 9% LIHTC which created an additional 39 units of mixed-income housing and was completed in early 2022. A fourth phase is currently in process which will provide an additional 56 units.



To date our development partnership between JHM and Viking has been very successful. Both firms have proven to be knowledgeable, with the right skill set to deliver high quality affordable housing which meets the goals of the community and stakeholders in a timely manner. We look forward to the opportunity to work together again to meet the needs of the Stamford community.

On the following pages, please find 5 other property profiles that the team has completed in the City of Stamford.

SHORE POINTE – STAMFORD, CONNECTICUT



Address: 614 Shippan Avenue, Stamford CT
Description: Conversion of commercial building to an apartment building
Start: September-2018
Finish: May-2019
Type: Market-rate apartment building
Units: 38 studio and one-bedroom
Construction: Masonry, steel and wood-framed
Team Members: Hathaway Properties, Viking Construction and AWA Design Group

VICTORIAN MANOR – STAMFORD, CONNECTICUT



Address: 49 Glenbrook Road, Stamford CT
Description: Conversion and addition to existing building to create 32 condo units in downtown Stamford
Start: 1998
Finish: 1999
Type: Market-rate revitalization project to condominiums
Units: 32 units
Construction: Historic wood-framed construction
Team Members: Westover Associates, Viking construction and Michael Blanc Associates

FAIRGATE – STAMFORD, CONNECTICUT



- Address:** Fairgate Court, Stamford CT
- Description:** New Construction of 18 buildings to create new, affordable housing.
- Start:** April-2008
- Finish:** December-2009
- Type:** Affordable housing – new construction
- # Units:** 90 units of one-, two- and three-bedroom apartments
- Construction:** Steel-framed and Wood-framed construction
- Team Members:** Stamford Housing Authority, Viking Construction and Newman Architects

LAWNHILL TERRACE – STAMFORD, CONNECTICUT



- Address:** Custer and Lawn Avenue, Stamford CT
- Description:** Multiphase redevelopment project of existing residential community of 206 mixed-income units
- Start:** June-2015
- Finish:** April-2021 (Phase 3)
- Type:** Affordable Housing Revitalization project
- # Units:** 172 units of 2BR townhouses
- Construction:** Wood-framed construction
- Team Members:** Stamford Housing Authority, Viking Construction and QA+M Architects

PALMER SQUARE – STAMFORD, CONNECTICUT



Address: Rockfield Drive and Stoneridge Circle,
Stamford CT

Description: New construction of 16 buildings to
create new, affordable housing

Start: October-2010

Finish: July-2012

Type: Affordable housing – new construction

Units: 72 units of one-, two- and three-
bedroom apartments

Construction: Wood-framed construction

Team Members: Stamford Housing Authority, Viking
Construction and Newman Architects



Fairfield County Bank

December 9, 2024

Re: Mr. Anthony Gaglio and Viking Construction Inc.

To Whom it May Concern:

Anthony Gaglio and Viking Construction Inc. have been excellent Clients of Fairfield County Bank for over 20 years. They have always handled their accounts as agreed. The Bank has worked with them on many projects over the 20+ years totaling well over \$ [REDACTED] and we look forward to continuing to work with them.

They maintain well over [REDACTED] figure deposit accounts and unused lines of credit in reserve.

Viking Construction is one of our most valued Clients and we would highly recommend them to anyone looking to do business with them.

If you have any questions, please feel free to call me at 203-431-[REDACTED]

Sincerely,

Fairfield County Bank

[REDACTED]
Eric Erdtmann, Vice President



Liberty Mutual Surety

July 22, 2024

City of Stamford
888 Washington Boulevard
Stamford, CT 06901

Contractor: Viking Construction, Inc.
1387 Seaview Avenue
Bridgeport, CT 06607

To Whom It May Concern:

Liberty Mutual Insurance Company is the surety for Viking Construction, Inc. and considers them among our finest clients. They have achieved an impeccable record of construction accomplishments in all facets of their business.

This is to advise that Liberty Mutual Insurance Company, as surety for Viking Construction, Inc. has supported single projects in the range of \$ [REDACTED] as part of a total work program of \$ [REDACTED]. Liberty Mutual Insurance Company is an A (Excellent) Rated company by A.M. Best and has a Treasury Listing in excess of \$ [REDACTED].

Viking Construction, Inc. has enjoyed an excellent relationship with Liberty Mutual Insurance Company for over twenty years and we would be pleased to provide any additional information you may require. If you should have any questions, please do not hesitate to contact me at (860) 231-[REDACTED]. Thank you.

LIBERTY MUTUAL INSURANCE COMPANY
[REDACTED]

Michael E. Watts
Attorney-In-Fact



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No. [Redacted]

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, do hereby name, constitute and appoint, Linda Dancoe; Michael E. Watts; Paul A. Simeon

all of the city of West Hartford state of CT each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 20th day of July, 2022.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
By: [Redacted]
David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY

On this 20th day of July, 2022 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: [Redacted]
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 9th day of December, 2024.



By: [Redacted]
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8740 or email HOSUR@libertymutual.com.



One of the Nation's Leading Housing Organizations



Decades of Experience

In 1988, John H. McClutchy Jr. formed the JHM Group of Companies. The entities that comprise the JHM Group of Companies are actively involved in all aspects of real estate finance, housing development and resident services.



Luxurious Mixed- Income Communities



Recognized nationally as a leader in the development and financing of housing and its principals have completed over 55,000 units with a value in excess of \$ [REDACTED], as well as in excess of 5.5 million square feet of retail and commercial space.



RELEE Apartments – San Antonio, TX

Construction Completed: 1997

Multi-family rental property

Construction Type: 10-story elevator building

Units Produced: 72

Affordability: 100% at 60% AMI

Team Members: JHM Group of Companies & The Richman Group

Financing: Federal Historic Tax Credits, 4% LIHTC, and private financing in collaboration with the City of San Antonio.

Crescent Crossings– Bridgeport, CT



Crescent Crossings – Phases 1A & 1B

Address: 252 Hallett Street (Corner of Hallett and Martin Luther King), Bridgeport CT

Description: Crescent is the multiphase redevelopment of a former public housing complex into a 300 unit mixed-income community adjacent to proposed Metro-North train station.

Construction Commencement: September-2015

Date Opened: August-2017

Type of Community: Transit oriented and mixed income multifamily units.

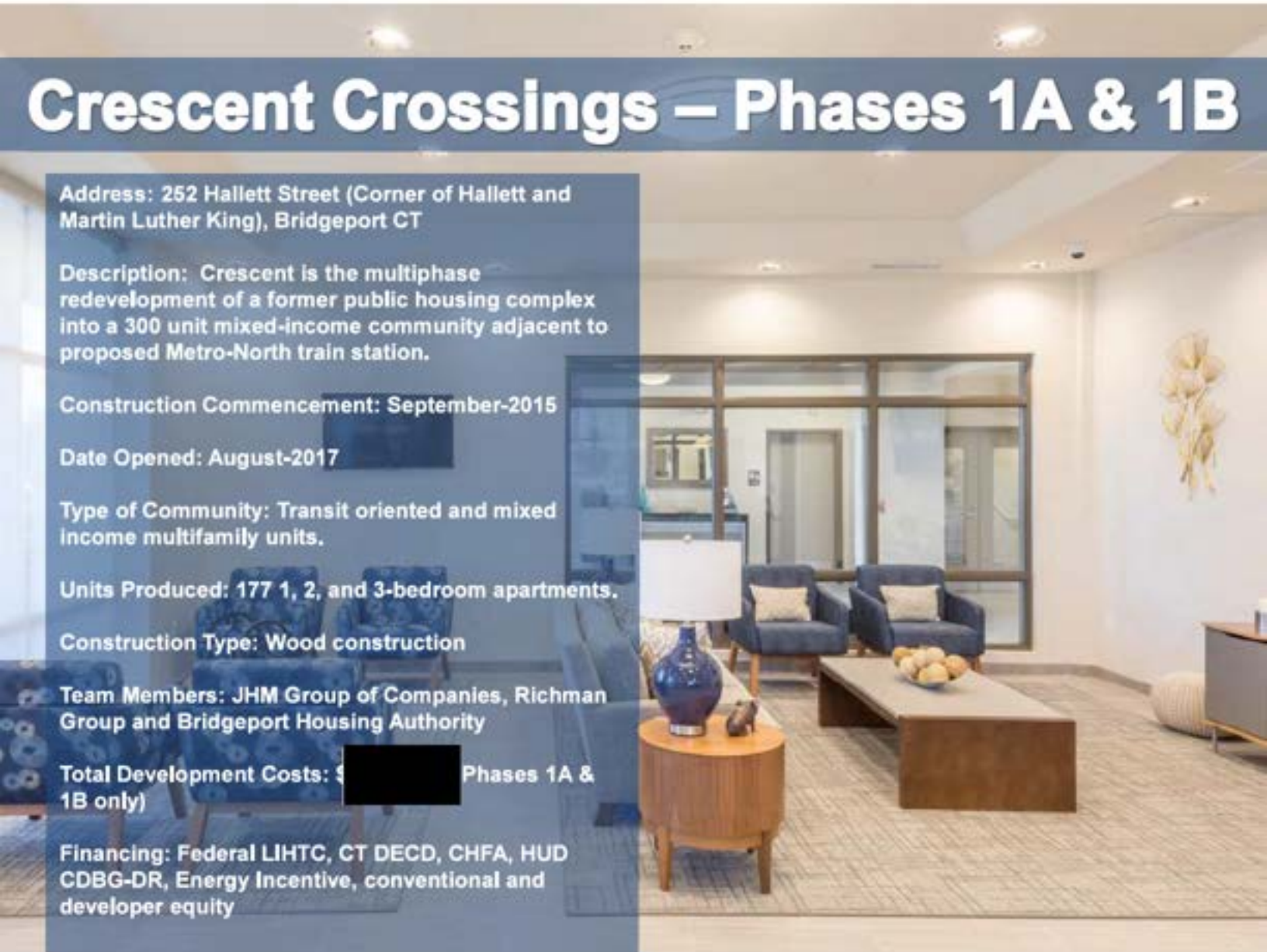
Units Produced: 177 1, 2, and 3-bedroom apartments.

Construction Type: Wood construction

Team Members: JHM Group of Companies, Richman Group and Bridgeport Housing Authority

Total Development Costs: \$ [REDACTED] (Phases 1A & 1B only)

Financing: Federal LIHTC, CT DECD, CHFA, HUD CDBG-DR, Energy Incentive, conventional and developer equity



Crescent Crossings – Resident Amenities



Crescent Crossings – Apartment Interiors





CHFC
CONNECTICUT HOUSING
FINANCE CORPORATION

The Windward – Bridgeport, CT

Address: 20 Johnson Street,
Bridgeport CT

Description: Windward is the
demolition of a 406-unit public
housing development into a 400 unit
mixed-income community and
Community Health Center.

Type of Community: Mixed-Income
Multifamily & Community Health
Center

Units Produced: 54 1, 2, and 3-
bedroom apartments.

Construction Type: Wood
construction

Team Members: JHM Group of
Companies & The Richman Group &
Bridgeport Housing Authority

Total Development Costs: \$

Financing: 9% LIHTC, CT DOH, HUD,
Private Financing



The Heights – Darien, CT

Address: 24 Allen O'Neill Drive, Darien, CT

Description: The Heights is the demolition of a 10-acre, 55-unit State housing development into a 106 unit mixed-income community.

Placed in Service: 2013

Affordability: Mixed-Income Multifamily

Units Produced: 106 1, 2, and 3-bedroom apartments.

Construction Type: Wood construction

Team Members: JHM Group of Companies & Darien Housing Authority

Total Development Costs: \$ [REDACTED]

Financing: 4% LIHTC, CT DECD, Darien Housing Authority and Private Financing



Crosskey Architects

One Union Place • Hartford, CT 06103
T: (860)724-3000 F: (860)724-3013



The Royle – Darien, CT



Address: 719 Boston Post Road, Darien, CT

Description: The Royle is the demolition of a 3.5-acre property in the heart of the downtown business district into 55 senior housing units

Construction Commencement: 2019

55+ Independent Living Community

Units Produced: 55 1- and 2-bedroom apartments.

Construction Type: Wood construction

Team Members: JHM Group of Companies & Darien Housing Authority

Total Development Costs: \$ [REDACTED]

Financing: 4% LIHTC, CT DECD, CT DOH, Darien Housing Authority, Town of Darien, FHLB, and Private Financing

Willow Creek – Hartford, CT

MULTI-PHASE

Address: 421 Granby Street, Hartford, CT

Description: Willow is the redevelopment of a 62-acre site which entails the demolition of 410 units and the phased build-out of 400+ units.

Affordability: Mixed-Income Community (affordable & market)

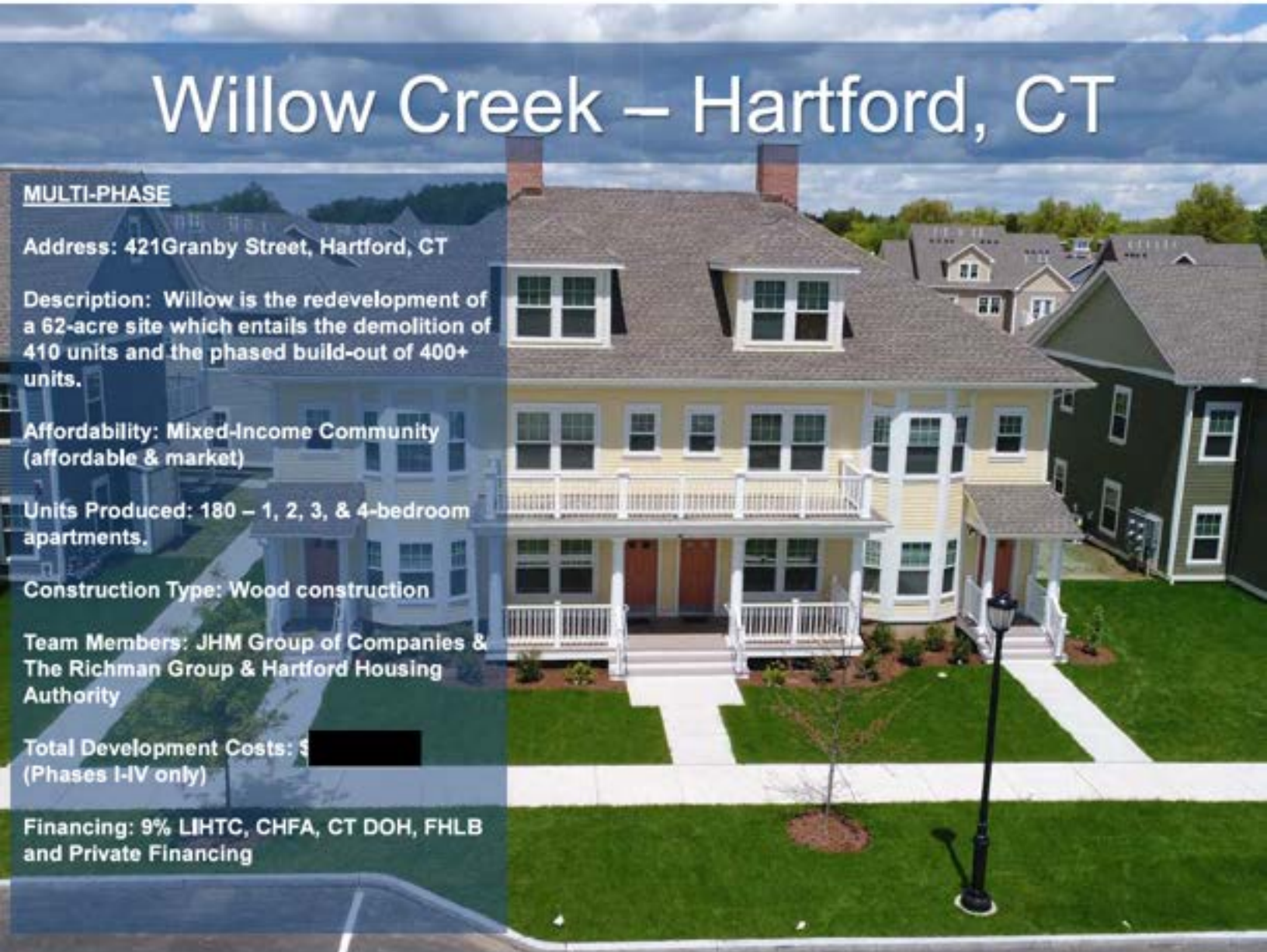
Units Produced: 180 – 1, 2, 3, & 4-bedroom apartments.

Construction Type: Wood construction

Team Members: JHM Group of Companies & The Richman Group & Hartford Housing Authority

Total Development Costs: \$ [REDACTED]
(Phases I-IV only)

Financing: 9% LIHTC, CHFA, CT DOH, FHLB and Private Financing





Willow Creek



Sample Multifamily Developments



New York:

Shamrock Apartments
Ellicott Homes

Florida:

Stoddert Place Apartments
Ann-Ell Apartments



Connecticut:

The Royle at Darien
The Heights at Darien
River Commons Apartments
Rippowam Park Apartments
Crescent Crossings
The Windward
Willow Creek Apartments



Texas:

R. Lee Apartments

Compliance

Main Street Housing Partners, LLC

Contractor's Statement

Pursuant to Section 103.1 of the Stamford Code of Ordinances, I hereby provide the following:

If a joint venture, trustee, partnership, limited liability company or partnership, the names and addresses of all joint ventures, beneficiaries, partners or members:

Main Street Housing Partners, LLC is a to be formed entity operated by:

JHM Development Group of Connecticut, LLC, 1266 E Main Street, Suite #601, Stamford, CT, 06902

Viking Construction, Inc., 1387 Seaview Avenue, Bridgeport, CT 06607

If a corporation, the names and addresses of all officers, and the names and addresses of all parties owning over 10% of its common stock or over 10% of its preferred stocks. If any of said stockholders is a holding corporation, the names and addresses of all persons owning a beneficial interest in over 10% if the common or preferred stock of said holding company.

N/A

The names and positions of all persons listed hereinabove who are elected or appointed officers or employees of the City of Stamford.

N/A

Name of Bidder/Proposer: Tedd D. McClutby

Signature of Bidder/Proposer: 

Title: Manager

Company Name: _____

Address: 1266 E Main Street, Suite #601, Stamford, CT, 06902

Indicate if company submitting this proposal is: No MBE No WBE No DBE

Non-Collusion Affidavit

The undersigned, having been duly sworn, affirms and says that to the best of his/her knowledge and belief:

1. The prices in this Proposal have been arrived at independently without collusion, consultation, communication, or agreement with any other Proposer or with any competitor for the purpose of restricting competition.
2. Unless otherwise required by law, the prices, which have been quoted in this Proposal, have not been knowingly disclosed by the Proposer and will not knowingly be disclosed by the Proposer prior to opening, directly or indirectly, to any other Proposer or to any competitor.
3. No attempt has been made or will be made by the Proposer to induce any other person, partnership or corporation to submit or not to submit a Proposal for the purpose of restricting competition.

Name of Proposer: Todd D. McClutchy on behalf of Sun Dev Group of CT, LLC and

By:  Man Street Housing Partners, LLC

Print Name: Todd D. McClutchy

Title: President

ACKNOWLEDGMENT

STATE OF Connecticut

COUNTY OF Fairfield ss. Stamford

Date: 12/12/2024

Personally appeared Todd D. McClutchy, as President of the above named firm, and attested that the foregoing statements are true and accurate to the best of his/her knowledge and belief.


Signature of Notary Public

My Commission Expires:

DEBORA A. PREVITE
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires Dec. 31, 2028

EFFECTIVE: 2/24/09

CERTIFICATION AS TO CONTRACT SIGNATORY
For Limited Liability Companies (LLCs)
(Effective 9/1/2011)

I, Todd D. McClutchy a Manager of JHM Development Group of Connecticut, LLC
(name of member or manager) (Member or Manager) (name of LLC)

LLC, a limited liability company organized and existing under the laws of the State of Connecticut (hereinafter the "Company"), hereby certify that:

1. that JHM Development Group of Connecticut, LLC is run by Managers
(name of LLC) (Members or Managers)

2. that Todd D. McClutchy is a Manager of JHM Development Group of Connecticut, LLC
(name of contact signatory) (Member/Manager) (name of LLC)

and

3. that as such Todd D. McClutchy is not prohibited from or
(name of Member/Manager who is contract signatory)
limited by the articles of organization from binding the LLC.

IN WITNESS HEREOF, the undersigned has affixed his/her signature this 12th day of

December, 2024.

(LLC Seal)
(Circle this L.S. if there is no seal)


Secretary (name of Secretary)

**COMMISSION ON HUMAN RIGHTS AND OPPORTUNITIES
CONTRACT COMPLIANCE REGULATIONS
NOTIFICATION TO BIDDERS**

(Revised 09/3/15)

The contract to be awarded is subject to contract compliance requirements mandated by Sections 4a-60 and 4a-60a of the Connecticut General Statutes; and, when the awarding agency is the State, Sections 46a-71(d) and 46a-81i(d) of the Connecticut General Statutes. There are Contract Compliance Regulations codified at Section 46a-68j-21 through 43 of the Regulations of Connecticut State Agencies, which establish a procedure for awarding all contracts covered by Sections 4a-60 and 46a-71(d) of the Connecticut General Statutes.

According to Section 46a-68j-30(9) of the Contract Compliance Regulations, every agency awarding a contract subject to the contract compliance requirements has an obligation to “aggressively solicit the participation of legitimate minority business enterprises as bidders, contractors, subcontractors and suppliers of materials.” “Minority business enterprise” is defined in Section 4a-60 of the Connecticut General Statutes as a business wherein fifty-one percent or more of the capital stock, or assets belong to a person or persons: “(1) Who are active in daily affairs of the enterprise; (2) who have the power to direct the management and policies of the enterprise; and (3) who are members of a minority, as such term is defined in subsection (a) of Section 32-9n.” “Minority” groups are defined in Section 32-9n of the Connecticut General Statutes as “(1) Black Americans . . . (2) Hispanic Americans . . . (3) persons who have origins in the Iberian Peninsula . . . (4) Women . . . (5) Asian Pacific Americans and Pacific Islanders; (6) American Indians . . .” An individual with a disability is also a minority business enterprise as provided by Section 4a-60g of the Connecticut General Statutes. The above definitions apply to the contract compliance requirements by virtue of Section 46a-68j-21(11) of the Contract Compliance Regulations.

The awarding agency will consider the following factors when reviewing the bidder’s qualifications under the contract compliance requirements:

- (a) the bidder’s success in implementing an affirmative action plan;
- (b) the bidder’s success in developing an apprenticeship program complying with Sections 46a-68-1 to 46a-68-17 of the Administrative Regulations of Connecticut State Agencies, inclusive;
- (c) the bidder’s promise to develop and implement a successful affirmative action plan;
- (d) the bidder’s submission of employment statistics contained in the “Employment Information Form”, indicating that the composition of its workforce is at or near parity when compared to the racial and sexual composition of the workforce in the relevant labor market area; and
- (e) the bidder’s promise to set aside a portion of the contract for legitimate minority business enterprises. See Section 46a-68j-30(10)(E) of the Contract Compliance Regulations.

INSTRUCTIONS AND OTHER INFORMATION

The following BIDDER CONTRACT COMPLIANCE MONITORING REPORT must be completed in full, signed, and submitted with the bid for this contract. The contract awarding agency and the Commission on Human Rights and Opportunities will use the information contained thereon to determine the bidders compliance to Sections 4a-60 and 4a-60a CONN. GEN. STAT., and Sections 46a-68j-23 of the Regulations of Connecticut State Agencies regarding equal employment opportunity, and the bidder’s good faith efforts to include minority business enterprises as subcontractors and suppliers for the work of the contract.

1) Definition of Small Contractor

Section 4a-60g CONN. GEN. STAT. defines a small contractor as a company that has been doing business under the same management and control and has maintained its principal place of business in Connecticut for a one year period immediately prior to its application for certification under this section, had gross revenues not exceeding fifteen million dollars in the most recently completed fiscal year, and at least fifty-one percent of the ownership of which is held by a person or persons who are active in the daily affairs of the company, and have the power to direct the management and policies of the company, except that a nonprofit corporation shall be construed to be a small contractor if such nonprofit corporation meets the requirements of subparagraphs (A) and (B) of subdivision 4a-60g CONN. GEN. STAT.

2) Description of Job Categories (as used in Part IV Bidder Employment Information) (Page 2)

MANAGEMENT: Managers plan, organize, direct, and control the major functions of an organization through subordinates who are at the managerial or supervisory level. They make policy decisions and set objectives for the company or departments. They are not usually directly involved in production or providing services. Examples include top executives, public relations managers, managers of operations specialties (such as financial, human resources, or purchasing managers), and construction and engineering managers.

BUSINESS AND FINANCIAL OPERATIONS: These occupations include managers and professionals who work with the financial aspects of the business. These occupations include accountants and auditors, purchasing agents, management analysts, labor relations specialists, and budget, credit, and financial analysts.

MARKETING AND SALES: Occupations related to the act or process of buying and selling products and/or services such as sales engineer, retail sales workers and sales representatives including wholesale.

LEGAL OCCUPATIONS: In-House Counsel who is charged with providing legal advice and services in regards to legal issues that may arise during the course of standard business practices. This category also includes assistive legal occupations such as paralegals, legal assistants.

COMPUTER SPECIALISTS: Professionals responsible for the computer operations within a company are grouped in this category. Examples of job titles in this category include computer programmers, software engineers, database administrators, computer scientists, systems analysts, and computer support specialists

ARCHITECTURE AND ENGINEERING: Occupations related to architecture, surveying, engineering, and drafting are included in this category. Some of the job titles in this category include electrical and electronic engineers, surveyors, architects, drafters, mechanical engineers, materials engineers, mapping technicians, and civil engineers.

OFFICE AND ADMINISTRATIVE SUPPORT: All clerical-type work is included in this category. These jobs involve the preparing, transcribing, and preserving of written communications and records; collecting accounts; gathering and distributing information; operating office machines and electronic data processing equipment; and distributing mail. Job titles listed in this category include telephone operators, bill and account collectors, customer service representatives, dispatchers, secretaries and administrative assistants, computer operators and clerks (such as payroll, shipping, stock, mail and file).

BUILDING AND GROUNDS CLEANING AND MAINTENANCE: This category includes occupations involving landscaping, housekeeping, and janitorial services. Job titles found in this category include supervisors of landscaping or housekeeping, janitors, maids, grounds maintenance workers, and pest control workers.

CONSTRUCTION AND EXTRACTION: This category includes construction trades and related occupations. Job titles found in this category include boilermakers, masons (all types), carpenters, construction laborers, electricians, plumbers (and related trades), roofers, sheet metal workers, elevator installers, hazardous materials removal workers, paperhangers, and painters. Paving, surfacing, and tamping equipment operators; drywall and ceiling tile installers; and carpet, floor and tile installers and finishers are also included in this category. First line supervisors, foremen, and helpers in these trades are also grouped in this category..

INSTALLATION, MAINTENANCE AND REPAIR: Occupations involving the installation, maintenance, and repair of equipment are included in this group. Examples of job titles found here are heating, ac, and refrigeration mechanics and installers; telecommunication line installers and repairers; heavy vehicle and mobile equipment service technicians and mechanics; small engine mechanics; security and fire alarm systems installers; electric/electronic repair, industrial, utility and transportation equipment; millwrights; riggers; and manufactured building and mobile home installers. First line supervisors, foremen, and helpers for these jobs are also included in the category.

MATERIAL MOVING WORKERS: The job titles included in this group are Crane and tower operators; dredge, excavating, and lading machine operators; hoist and winch operators; industrial truck and tractor operators; cleaners of vehicles and equipment; laborers and freight, stock, and material movers, hand; machine feeders and offbearers; packers and packagers, hand; pumping station operators; refuse and recyclable material collectors; and miscellaneous material moving workers.

PRODUCTION WORKERS: The job titles included in this category are chemical production machine setters, operators and tenders; crushing/grinding workers; cutting workers; inspectors, testers sorters, samplers, weighers; precious stone/metal workers; painting workers; cementing/gluing machine operators and tenders; etchers/engravers; molders, shapers and casters except for metal and plastic; and production workers.

3) Definition of Racial and Ethnic Terms (as used in Part IV Bidder Employment Information) (Page 3)

<p>White (not of Hispanic Origin)- All persons having origins in any of the original peoples of Europe, North Africa, or the Middle East.</p> <p>Black(not of Hispanic Origin)- All persons having origins in any of the Black racial groups of Africa.</p> <p>Hispanic- All persons of Mexican, Puerto Rican, Cuban, Central or South American, or other Spanish culture or origin, regardless of race.</p>	<p>Asian or Pacific Islander- All persons having origins in any of the original peoples of the Far East, Southeast Asia, the Indian subcontinent, or the Pacific Islands. This area includes China, India, Japan, Korea, the Philippine Islands, and Samoa.</p> <p>American Indian or Alaskan Native- All persons having origins in any of the original peoples of North America, and who maintain cultural identification through tribal affiliation or community recognition.</p>
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BIDDER CONTRACT COMPLIANCE MONITORING REPORT

PART I - Bidder Information

<p>Company Name Viking Construction, Inc. Street Address 1387 Seaview Avenue City & State Bridgeport, Connecticut 06607 Chief Executive Anthony Gaglio, Jr.</p>	<p>Bidder Federal Employer Identification Number [REDACTED] Or Social Security Number _____</p>
<p>Major Business Activity (brief description) General Contractor and Construction Manager</p>	<p>Bidder Identification (response optional/definitions on page 1)</p> <p>-Bidder is a small contractor. Yes ___ No X -Bidder is a minority business enterprise Yes ___ No X (If yes, check ownership category) Black ___ Hispanic ___ Asian American ___ American Indian/Alaskan Native ___ Iberian Peninsula ___ Individual(s) with a Physical Disability ___ Female ___</p>
<p>Bidder Parent Company (if any) None</p>	<p>- Bidder is certified as above by State of CT Yes ___ No X</p>
<p>Other Locations in Ct. (if any) None</p>	

PART II - Bidder Nondiscrimination Policies and Procedures

<p>1. Does your company have a written Affirmative Action/Equal Employment Opportunity statement posted on company bulletin boards? Yes X No ___</p>	<p>7. Do all of your company contracts and purchase orders contain non-discrimination statements as required by Sections 4a-60 & 4a-60a Conn. Gen. Stat.? Yes X No ___</p>
<p>2. Does your company have the state-mandated sexual harassment prevention in the workplace policy posted on company bulletin boards? Yes X No ___</p>	<p>8. Do you, upon request, provide reasonable accommodation to employees, or applicants for employment, who have physical or mental disability? Yes X No ___</p>
<p>3. Do you notify all recruitment sources in writing of your company's Affirmative Action/Equal Employment Opportunity employment policy? Yes X No ___</p>	<p>9. Does your company have a mandatory retirement age for all employees? Yes ___ No X</p>
<p>4. Do your company advertisements contain a written statement that you are an Affirmative Action/Equal Opportunity Employer? Yes X No ___</p>	<p>10. If your company has 50 or more employees, have you provided at least two (2) hours of sexual harassment training to all of your supervisors? Yes ___ No ___ NA X</p>
<p>5. Do you notify the Ct. State Employment Service of all employment openings with your company? Yes ___ No X</p>	<p>11. If your company has apprenticeship programs, do they meet the Affirmative Action/Equal Employment Opportunity requirements of the apprenticeship standards of the Ct. Dept. of Labor? Yes ___ No ___ NA X</p>
<p>6. Does your company have a collective bargaining agreement with workers? Yes ___ No X 6a. If yes, do the collective bargaining agreements contain non-discrimination clauses covering all workers? Yes ___ No ___ 6b. Have you notified each union in writing of your commitments under the nondiscrimination requirements of contracts with the state of Ct? Yes ___ No X</p>	<p>12. Does your company have a written affirmative action Plan? Yes X No ___ If no, please explain.</p>
	<p>13. Is there a person in your company who is responsible for equal employment opportunity? Yes X No ___ If yes, give name and phone number. Gail Stenger (203) 353 [REDACTED]</p>

Part III - Bidder Subcontracting Practices

1. Will the work of this contract include subcontractors or suppliers? Yes No

1a. If yes, please list all subcontractors and suppliers and report if they are a small contractor and/or a minority business enterprise. (defined on page 1 / use additional sheet if necessary)

Subcontractors and Suppliers will be determined after award of contract

1b. Will the work of this contract require additional subcontractors or suppliers other than those identified in 1a. above? Yes No

PART IV - Bidder Employment Information

Date:



JOB CATEGORY *	OVERALL TOTALS	WHITE (not of Hispanic origin)		BLACK (not of Hispanic origin)		HISPANIC		ASIAN or PACIFIC ISLANDER		AMERICAN INDIAN or ALASKAN NATIVE	
		Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Management											
Business & Financial Ops											
Marketing & Sales											
Legal Occupations											
Computer Specialists											
Architecture/Engineering											
Office & Admin Support											
Bldg/ Grounds Cleaning/Maintenance											
Construction & Extraction											
Installation, Maintenance & Repair											
Material Moving Workers											
Production Occupations											
TOTALS ABOVE											
Total One Year Ago											
FORMAL ON THE JOB TRAINEES (ENTER FIGURES FOR THE SAME CATEGORIES AS ARE SHOWN ABOVE)											
Apprentices											
Trainees											

*NOTE: JOB CATEGORIES CAN BE CHANGED OR ADDED TO (EX. SALES CAN BE ADDED OR REPLACE A CATEGORY NOT USED IN YOUR COMPANY)

PART V - Bidder Hiring and Recruitment Practices

1. Which of the following recruitment sources are used by you? (Check yes or no, and report percent used)				2. Check (X) any of the below listed requirements that you use as a hiring qualification		3. Describe below any other practices or actions that you take which show that you hire, train, and promote employees without discrimination	
SOURCE	YES	NO	% of applicants provided by source			<p>All applicants are screened and interviewed equally. All applicants qualifications are considered equally.</p>	
State Employment Service				X	Work Experience		
Private Employment Agencies	X				Ability to Speak or Write English		
Schools and Colleges	X				Written Tests		
Newspaper Advertisement	X				High School Diploma		
Walk Ins	X				College Degree		
Present Employees	X				Union Membership		
Labor Organizations				X	Personal Recommendation		
Minority/Community Organizations	X				Height or Weight		
Others (please identify)	X				Car Ownership		
Internet	X				Arrest Record		
					Wage Garnishments		

Certification (Read this form and check your statements on it CAREFULLY before signing). I certify that the statements made by me on this BIDDER CONTRACT COMPLIANCE MONITORING REPORT are complete and true to the best of my knowledge and belief, and are made in good faith. I understand that if I knowingly make any misstatements of facts, I am subject to be declared in non-compliance with Section 4a-60, 4a-60a, and related sections of the CONN. GEN. STAT.

(Signature) 	(Title) Vice-President	(Date Signed) 12/11/2024	(Telephone) 203-353-
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Anthony Gaglio, Jr.

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
JHM Development Group of Connecticut LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
 Exempt payee code (if any) _____
 Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
1266 East Main Street, Suite 610

6 City, state, and ZIP code
Stamford, CT 06902

7 List account number(s) here (optional)

Requester's name and address (optional)
Todd D. McClutchy, C/o JHM Group 1266 East Main Street, Suite 610. Stamford CT 06902

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-			
--	--	--	---	--	--	---	--	--	--

or

Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you may be required to provide the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶ 	Date ▶ 12/12/24
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

