

1. Meeting Materials

Documents:

JANUARY 8, 2016 200 TYLER STREET-SENIOR HOUSING PROPOSAL.PDF
JANUARY 8, 2016 200 TYLER STREET-MUNICIPAL USE PROPOSAL.PDF
JANUARY 8, 2016 200 TYLER STREET - SUMMARY OF TWO
PROPOSALS.PDF

200 Tyler Street Housing Development
Senior Housing Development Component
Selection Process by Town

- 1) Project Developer must demonstrate past performance of like/kind projects, including a list of past projects with references.
- 2) List of members of the development team with qualifications, including architect, engineer, construction management, etc.
- 3) Outline of approach to project in accordance with the Towns intended conversion plan to housing including timeline of the development.
- 4) Proof of financial capability to complete the project, including a detailed explanation of funding sources, list of investors, etc.

RECEIVED FOR FILING
JAN 04 2016
TOWN CLERK'S OFFICE
EAST HAVEN, CONN.
Stacy Gwyno, CTC

TOWN CLERK

200 Tyler Street Housing Development **Senior Housing Development Component**

- 1) We are currently analyzing development scenarios with 90-105 senior housing units (age 55+) with mix of rents and incomes
- 2) Type or style of units:
 - a. 5% studios , 80% 1 bedroom, 15% 2 bedroom
 - b. Style to change based on layout & existing historical building
- 3) Anticipated Rents- market rate rents will range from \$880 (studio) to \$1200 (2 bedrooms) per month for households of any income but likely those making more than \$38,000 per year.
- 4) Target Occupants- Retired teachers, firefighters, policemen/policewomen, nurses, doctors
- 5) Estimated renovation cost of \$28,000,000.
- 6) We do not anticipate any project based operational subsidies and no project based Section 8. However, operating subsidies specific to seniors and/or supportive housing may be considered for the resident population.
- 7) We envision the project will consist of a historical sensitive restoration of the landmark structure, transforming it into a mixed income senior living community. We would like the historic fabric of the original building maintained through the renovation process. The auditorium shall be used for the amenity area for residents or space for community use. The entire East Haven High School building including the gym and pool will be renovation depending on historic determination.
- 8) The project will be restricted to 55+ with approximately 90-105 units of senior housing as well as any abundance of senior targeted amenity space, including fitness wellness areas, community rooms, outdoor space among other areas. The project will contain a minimum of 10% handicapped accessible units.

Pool & Gym – 200 Tyler Street

The Town goal is to have the project developer provide long term capital improvement to the pool and gym so it can be efficiently maintained and owned by the Town.

The list of improvements and cost will be determined through a capital needs analysis and appraisal of the existing facility with the assistance of the Rec. Dept and our Town Engineer.

At no time will the Town consider loss of ownership of the pool or gym but will require the private developer to renovate to Town specs at the developers cost.

Tax Budget & Savings

New tax- \$ 231,000

Estimated cost savings to Town - \$270,000

Net financial benefit- \$501, 000

Tax Estimate for Proposed **200 Tyler Street Conversion**

Information provided:

proposed use: estimated 105 units (a mix of 2 bedroom, 1 bedroom and efficiency apartments)

estimated rental income: \$880.00-1200.00 monthly per unit

estimated rehabilitation cost: 28,000,000 (-20% for soft costs) = 22,400,000

estimated finished structure fair market value as apartment complex

10,500,000

estimated assessment 7,350,000

estimated taxes @ 31.55 mills 231,892.50

* This estimate does not include personal property associated with the units or anticipated revenue from motor vehicle taxes of renters.

Unit Breakdown

Unit Type	Percentage	Number of Units	Rental Cost
Studio	5%	5	\$880
1 Bedroom	80%	84	\$950
2 Bedroom	15%	15	\$1200

Current Elderly Rental Units

1. Catherine Commons -	30 units
2. East Farm Village-	240 units
3. Rosina Gardens Apts.-	16 units
4. Tivoli Gardens-	84 units
5. Union School Apts.-	18 units
6. Woodview-	121 units

TOTAL= **509 units**

- Number of residents in East Haven 55+ is approximately 9,000 within the 30,000 population (30%). There is 1 unit available for every 17 people.

East Haven Board of Education



*East Haven Public Schools
35 Wheelbarrow Lane
East Haven, CT 06513*

203-468-3262
FAX 203-468-3918
jball@mail.east-haven.k12.ct.us

12/17/2015

Sal Brancati
Director of Administration & Management
Town of East Haven
250 Main Street
East Haven, CT. 06512

Dear Mr. Brancati,

This letter is in response to our phone conversation regarding the Board of Education's future intentions for 200 Tyler St. (Old High School). To this date the Board has had several proposals presented to us and 200 Tyler St. has not been a part of any futures plans being considered by the Board at this time. As you know the Board is looking at a major revamping of our K-12 program in which renovations and expansion of several of our current schools would be targeted as well as the closing of two or possibly three schools in that process. The Board as well as the other Town agencies are going to be accessing these plans and looking at the cost associated to them and in all our discussions it was represented that utilization of 200 Tyler St would be cost prohibitive. Above all we have to balance the educational needs of the district and tax payer's ability to afford it.

Should you need any further input please feel free to contact me.

Sincerely,


John Finkle

Chairman of the Board Education



EAST HAVEN

PAUL S. RIZZA

Director of Finance

Memorandum

To: *Sal Brancati, Administration & Management*

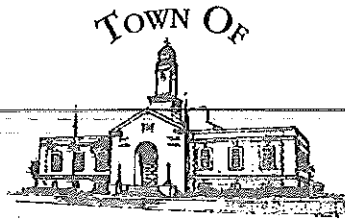
From: *Paul S. Rizza, Director of Finance*

Subject: *East Haven High School Pool 200 Tyler Street*

Date: *December 22, 2015*

According to our accounting records, it has cost the Town \$352,439 in electricity for the pool and \$261,365 in natural gas from July 1, 2007 through June 30, 2015.

Annual - \$ 76,725.50- pool only



EAST HAVEN

PURCHASING DEPARTMENT

MARGARET C. RACCIO

Purchasing Agent

Date: Dec. 16, 2015

To: Sal Brancati, Director, Administration and Management

From: Margaret C. Raccio, Purchasing Agent *MCR*

Re: 200 Tyler Street

The Old High School, at 200 Tyler Street for Utilities for a 12 month period average out to be between \$ 130,000.00 to \$ 140,000.00.

If I can be of further assistance please do not hesitate to contact me.

*↳ casts. prior to closing
the school? - yearly?*

Memorandum

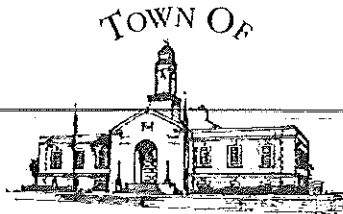
To: Sal Brancati, Administration & Management

From: Jim Keeley, Accounting Supervisor *JK*

Subject: East Haven High School 200 Tyler Street

Date: December 22, 2015

In conferring with public service, approximately 4 employee work hours are allocated to upkeep at the old high school each week. That would be a cost of \$7400 per year.



EAST HAVEN

PAUL S. RIZZA

Director of Finance

Memorandum

To: *Sal Brancati, Administration & Management*

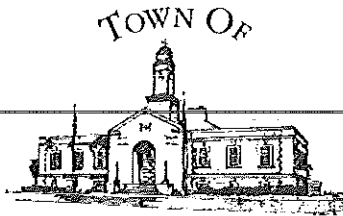
From: *Paul S. Rizza, Director of Finance*

Subject: *East Haven High School Pool 200 Tyler Street*

Date: *December 22, 2015*

According to our accounting records, the Town has spent \$46, 813 in chemicals for the pool at the old high school from July 1, 2007 until June 30, 2015.

↳ \$6,000 yr.



EAST HAVEN

PAUL S. RIZZA

Director of Finance

Memorandum

To: Sal Brancati, Administration & Management

From: Paul S. Rizza, Director of Finance

Subject: East Haven High School 200 Tyler Street

Date: December 22, 2015

The Old East Haven High School has cost The Town \$ 10,872.00 a year for Insurance costs.

Memorandum

To: Sal Brancati, Administration & Management

From: Jim Keeley, Accounting Supervisor *jk*

Subject: East Haven High School Pool 200 Tyler Street

Date: December 22, 2015

In the past ten years, the Town has bonded twice for pool projects at the old high school:

In Capital 2005/2006, \$30,000 of a \$1,975,000 bond issuance was allocated for a pool filter. Aside from the expenditures of the \$30,000, \$5,504 was incurred for interest and closing costs associated with the sale.

In Capital 2006/2007, \$270,000 of a \$1,990,000 bond issuance was allocated for pool facility upgrades. Aside from the expenditures of \$270,000, \$48,767 was incurred for interest and closing costs associated with the sale.

Conversion to Municipal Use:

Estimated Cost: \$64,530,866.28

(Full conceptual estimate included in this section)

List of included Departments & Groups/Square Footage:

- Town Hall- 8,866 sq. ft.
- Counseling & Community Services-2,408 sq. ft.
- Police Department- 7,846 sq. ft.
- Public Services/Engineering- 14, 144 sq. ft.
- Senior Center-5,928 sq. ft.
- Historical Society- approx. 6,000 sq. ft.
- Arts Commission- approx. 10,000 sq. ft.
- Recreation- approx. 5,000 sq. ft.
- Teen Center- approx. 5,000 sq. ft.
- Pool- existing facility
- Biddy Basketball- existing facility
- Auditorium- existing facility

Total square footage needed: approx. **65,190**

Total square footage of 200 Tyler Street- **191,862**

PROJECT:	Tyler Street School		CDS, LLC	
Location:	200 Tyler Street East Haven, CT		100 CHURCH STREET SOUTH	
Description:	Conceptual Estimate		NEW HAVEN, CT	
Date:	7-Dec-15			
Project No.	TBD			
Prepared by:	C. Winkel P. E.			
DIVISION	DESCRIPTION		ESTIMATES	
01	GENERAL REQUIREMENTS		392,820	
02	SITEWORK		2,476,000	
03	CONCRETE		850,000	
04	MASONRY		1,250,000	
05	METALS		250,000	
06	WOOD AND PLASTICS		485,000	
07	THERMAL AND MOISTURE PROTECTION		2,441,822	
08	DOORS AND WINDOWS		17,825,440	
09	FINISHES		3,252,360	
10	SPECIALTIES		1,150,000	
11	EQUIPMENT		2,415,000	
12	FURNISHINGS		751,800	
13	SPECIAL CONSTRUCTION		625,400	
14	CONVEYING SYSTEMS		480,000	
15	MECHANICAL		6,450,000	
16	ELECTRICAL		6,727,520	
17	ENERGY MANAGEMENT		1,378,000	
	- TRADE SUBTOTALS		49,201,162	
PERMITS			0	
INSURANCE-contractors general liability	0.33%		160,396	
BASE CONTRACT GENERAL CONDITIONS design and construction	4%		1,968,046	
CONSTRUCTION MANAGERS FEE	4.0%		1,968,046	
PROJECT CONTINGENCY at conceptual estimating stage	15.0%		7,380,174	
Professional consultants			<u>3,596,113</u>	
Conceptual COST ESTIMATE design and construction			60,677,824	
CT state sales tax on above	6.35%		\$3,853,041.85	
	Total cost for project		\$64,530,866.28	

PROJECT	Tyler Street School	CDS, LLC			
DESCRIPTION	Conceptual Estimate	100 CHURCH ST SOUTH			
PROJECT NO.	TBD	0.00			
DATE	7-Dec-15				
PREPARED BY	C. Winkel P. E.				
		sf	sy		
	total including basement	212,000	23556		
	classroom space only	178,440	19827		
	Pool	10,240	1138		
	Gym	9,605	1067		
	City requirement	50,120	5569		
	Roofing square footage	116,171	12908		
	Auditorium	9,660	1073		
	Basement	41,847	4650		
	new extension	25,676	2853		
DIVISION	DESCRIPTION	QTY	UT	Unit Cost	Totals
1	GENERAL REQUIREMENTS				
		125000	ls		2,500
	Temporary protection		ls		15,000
	Dust Protection-negative air fan units-exhaust tie in 3rd floor dung removal		ls		10,000
	Jobsite fire protection		ls		7,500
	Final cleaning		ls		35,000
	Dumpsters and haul away-construction only (70 at 750)- demo in division 2		ls		52,500
	cutting and patching		ls		125,000
	equipment rental-rigging				125,000
	Portable bathrooms for 18 months		ls		4,320
	printing and reproduction				3,500
	telephone				12,500
	SUBTOTAL			GENERAL REQUIREMENTS	392,820
2	SITE CONSTRUCTION				
	Demolition				
	Removal of all doors, frames and hardware, corridor and classroom walls, removal of asbestos tile, Ceiling tile and grid, out to building shell, building mechanical systems including exposed piping, removal of existing electrical switchgear and wiring including main disconnects, removal of existing cafeteria equipment, removal of existing above grade connection to pool from main building	212,000		10.50	2,226,000
	Re-paving of all existing parking lots 300 cars	250,000			250,000
	SUBTOTAL			SITE CONSTRUCTION	2,476,000
3	CONCRETE				
	Construction of new concrete walkways and sidewalks repair of existing	850,000			850,000
	SUBTOTAL			CONCRETE	850,000
4	MASONRY				
	Allowance for re-pointing and repair of existing masonry brick				600,000
	construction of new landscape planters on Tyler Street frontage				250,000
	construction of 4 new elevator shafts in building				400,000
	SUBTOTAL			MASONRY	1,250,000
5	METALS				

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	Gym	9,605		1067	
	City requirement	50,120		5569	
	Roofing square footage	116,171		12908	
	Auditorium	9,660		1073	
	Basement	41,847		4650	
	new extension	25,676		2853	
DIVISION	DESCRIPTION	QTY	UT	Unit Cost	Totals
	New metal railings for interior and exterior stairwells-allowance	250,000			250,000
	SUBTOTAL	METALS			250,000
6	WOOD AND PLASTICS				
	Finish carpentry to construct display units after hall lockers removed	400,000			400,000
	Refinish gym wood flooring	85,000			85,000
	SUBTOTAL	WOOD AND PLASTICS			485,000
7	THERMAL AND MOISTURE PROTECTION				
	Remove and replace all existing roofing with new 20 year warranty system	116,171		16.50	1,916,822
	Repair and re-construction of cupola		A		275,000
	Allowance for water proofing interior basement foundation walls and floor				250,000
	SUBTOTAL				2,441,822
8	DOORS AND WINDOWS				
	Replacement of all windows				
	43 on rear elevation	43	ls	28,000.00	1,204,000
	60 on Tyler street elevation, allowance for historic specification reproduction	60		80,000.00	4,800,000
	79 on rear buildings and side elevations	79		28,000.00	2,212,000
	Replacement of all doors				
	new extension	25,676	86	1,500.00	128,380
	pool area allowance	10,240	34	1,500.00	51,200
	gym area allowance	9,605	32	1,500.00	48,025
	basement allowance	41,847	139	1,500.00	209,235
	Doors frames and hardware for new City space assume 1 door for 300 sf	50,120	167	1,500.00	250,600
	Allowance for new doors throughout remaining space	178,440	595	15,000.00	8,922,000
	SUBTOTAL	DOORS AND WINDOWS			17,825,440
9	FINISHES				
	New carpet in City offices	5,569	sf	45.00	250,600
	New tile in corridors allowance				55,000
	allowance for new carpet in remainder of space	19,827	sf	45.00	892,200

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	Auditorium	9,660		1073	
	Basement	41,847		4650	
	new extension	25,676		2853	
DIVISION	DESCRIPTION	QTY	UT	Unit Cost	Totals
	allowance for new tile in remainder of space				150,000
	allowance for framing, sheetrock, painting, new ceiling grid, tile and finish work in new offices ceiling tile and grid @ 15 psf, included in above	50,120	sf	38.00	1904560
			ls		
	SUBTOTAL	FINISHES			3,252,360
10	SPECIALTIES				
	Enviornmental clean up allowance	1	LS	800,000	800,000
	New caferteria equipment			350000	350,000
	SUBTOTAL	SPECIALTIES			1,150,000
11	EQUIPMENT				
	Allowance for new audirorium upgrade for municipal meetings, seating walls, new ceilings, lighting	9,660	sf	250.00	2,415,000
	SUBTOTAL	EQUIPMENT			2,415,000
12	FURNISHINGS				
	Allowance for new office equipment desks, etc.	50,120	sf	15.00	751,800
		1	LS		
	SUBTOTAL	FURNISHINGS			751,800
13	SPECIAL CONSTRUCTION				
	Install new building security system @ \$2.95 psf	212,000	LS	2.95	625,400
	SUBTOTAL	SPECIAL CONSTRUCTION			625,400
14	CONVEYING SYSTEMS				
	Installation of 4 new ASA compliant elevators 2 at 4 stops and 2 at 2 stops				

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	Basement	41,847		4650	
	new extension	25,676		2853	
DIVISION	DESCRIPTION	QTY	UT	Unit Cost	Totals
	Cab installation at \$40,000 per stop			480,000	480,000
	SUBTOTAL	CONVEYING SYSTEMS			480,000
15	MECHANICAL				
	Replacment of all mechanical systems in all buildings to provide 20cfm of outside air under code	212,000	ls	25.00	5,300,000
	Replacment of pool filtration system				650,000
	New Plumbing and fixtures in existing bathrooms and showers allowance				500,000
	SUBTOTAL	MECHANICAL			6,450,000
16	ELECTRICAL				
	Replacment of all electrical switchgear, main disconnects, wiring, lighting, recepticles	212,000		25.00	5,300,000
	Installation of new tele-data system (CAT 6) through out new construction	178,440	ls	8.00	1,427,520
	SUBTOTAL	ELECTRICAL			6,727,520
	ENERGY MANAGEMENT				
	Installation of Building energy management system for HVAC all spaces	212,000		6.50	1,378,000
	SUBTOTAL	ENERGY MANAGEMENT			1,378,000

E9018000

TOWN OF EAST HAVEN



200 TYLER ST

911 Address:

Map/Block/Lot:	180 2313 001
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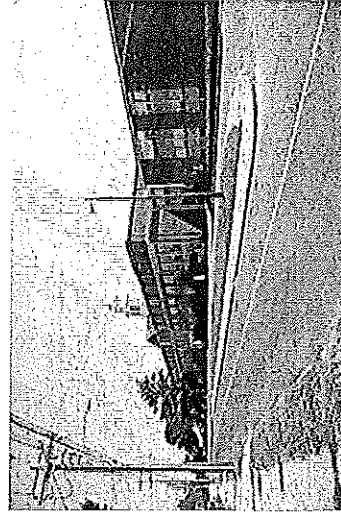
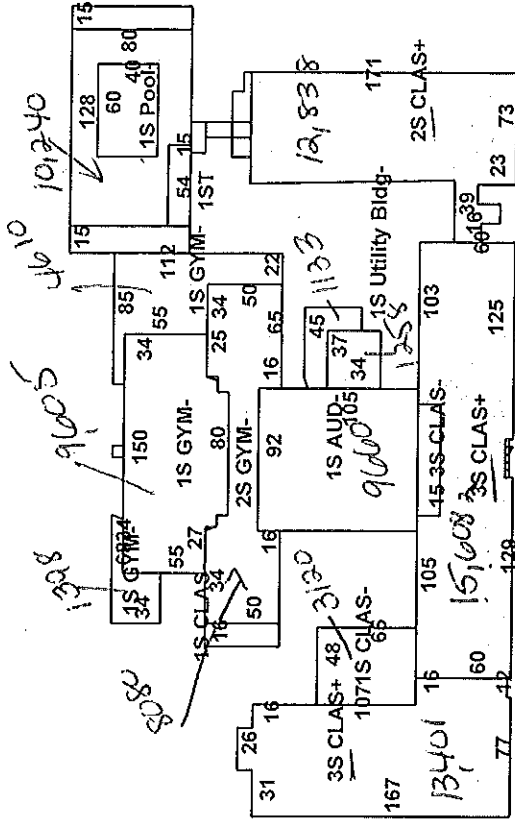
Segment	Use	Units	Area	Comments
School	Classroom		191,862	

Commercial Building Description		Item	Area/Qty	Value
Building Use	Classroom	Base Value	191,862	33,596,955
Class	Reinforced Conc	Feature 1 - Wet Sprinkler	191,862	639,860
Overall Condition	Average	Value Before Depr.	0	34,236,815
Construction Quality	Average	Depr/Adjust Amount	0	29,786,029
Stories	3.00	Final Value (After Depr)	0	4,450,786
Year Built	1936			
Percent Complete	100			
GLA	191,862			
Basement				
Basement Area	0			

Basement Finished Area	0	Grade Factor	0	Physical Depreciation %	37
		Functional Depreciation %	50	Economical Depreciation %	0

HVAC				Attached Component Computations				
Heating	FHA			Type	Yr Blt	Condition	Area/Cty	Value
Fuel	Gas			Vinyl Pool	1950	Average	2,400	66,432
Cooling %	0							
Floors								
Walls	0	0						
Wall Height	14							
Exterior Walls	Brick							
Roof Cover	0							
Special Features								

Wet Sprinkler	190,983	<table><tr><th colspan="5">Detail</th></tr><tr><th>Type</th><th>Year</th><th>Condition</th><th>Area/QC</th><th></th></tr><tr><td>Paving</td><td>1936</td><td>Average</td><td>150.00</td><td></td></tr><tr><td>Gm</td><td>9000</td><td>1133</td><td></td><td></td></tr><tr><td></td><td>1398</td><td>1252</td><td></td><td></td></tr><tr><td></td><td>4000</td><td>3120</td><td></td><td></td></tr></table>	Detail					Type	Year	Condition	Area/QC		Paving	1936	Average	150.00		Gm	9000	1133				1398	1252				4000	3120		
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		<table><tr><th colspan="2">Building Value</th></tr><tr><td>Building Valuation Method</td><td>Cost</td></tr><tr><td>Building Value</td><td>4,517,218</td></tr><tr><td>Income Value</td><td></td></tr></table>	Building Value		Building Valuation Method	Cost	Building Value	4,517,218	Income Value																							
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Inventory Computations					
Type	Year	Condition	Area/Qty	Value	
<i>[Signature]</i>					<i>9600</i>

46

4 15 Porch-
8 15 Porch-

72

72

30

TOWN HALL

30

15 GOVT+

52

5

10

10 15 Porch-

30

Category:	Public Use	Use:	Governmental Building	GLA:	8,866
Stories:	1.00	Construction:	Good	Year Built:	1927
Heating:	Hot Water	Fuel:	Gas	Cooling Percent:	100%
Siding:	B. V. Solid	Roof Material:		Beds/Units:	0

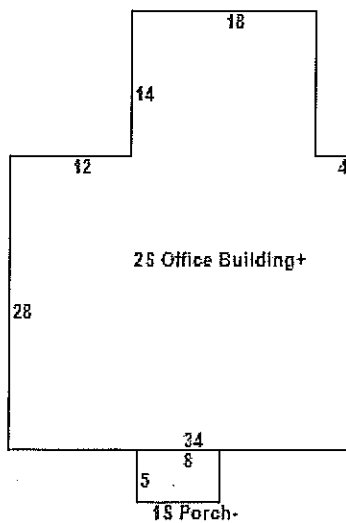
Solar Panels	1
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Type:	Year Built:	Area:
Open Porch	2009	50
Open Porch	2009	32
Open Porch	2009	32

Counseling



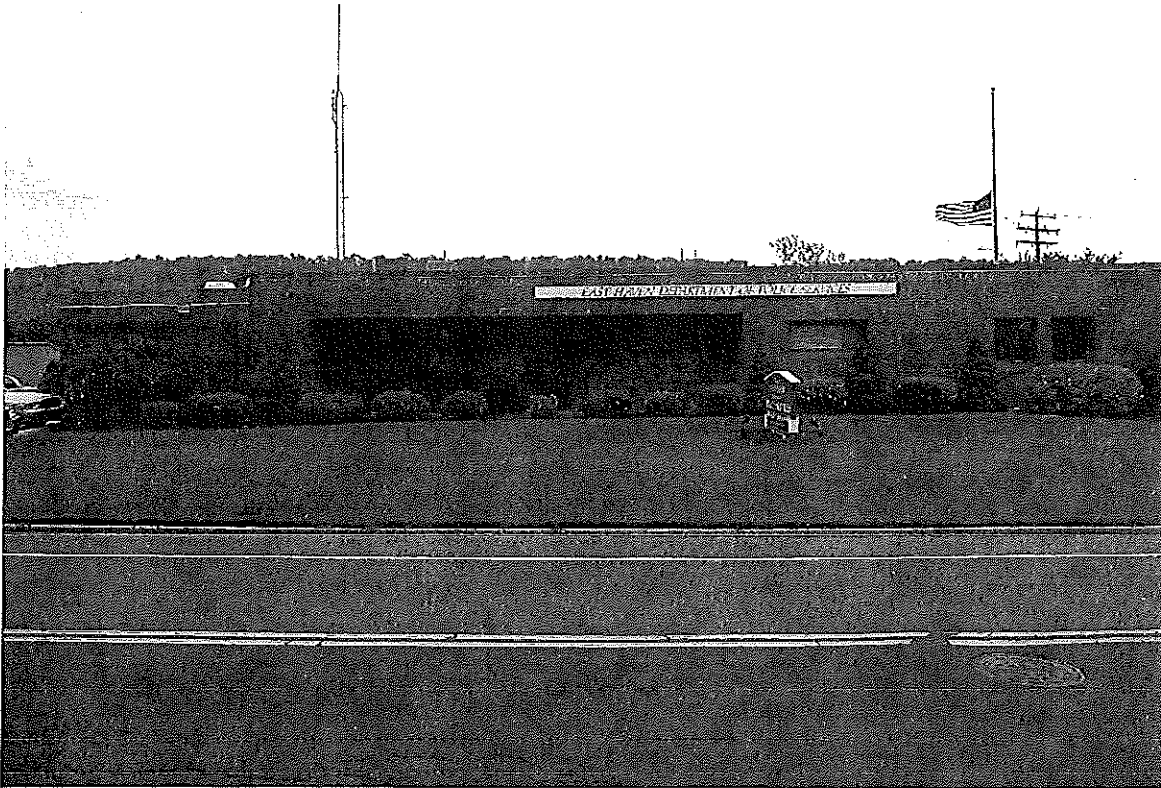
(Images/Towns/EastHavenWeb/Pictures/T9003000-2.JPG)



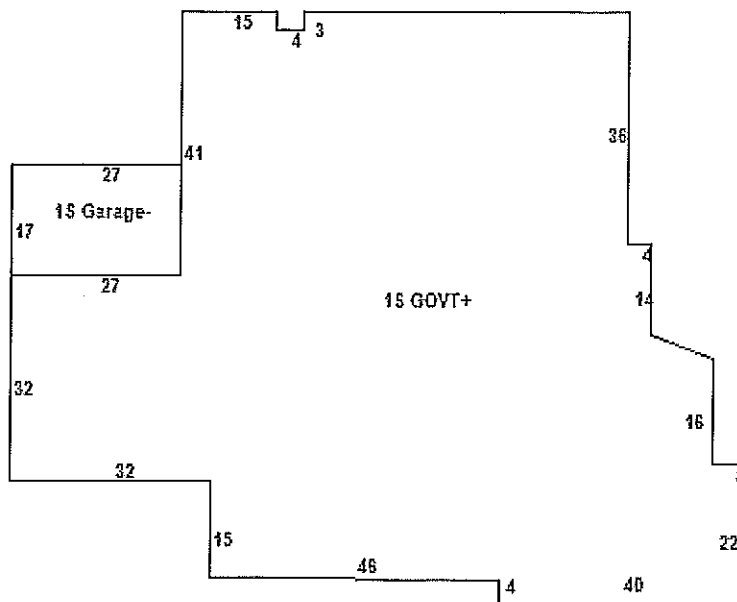
(Images/Towns/EastHavenWeb/Sketches/T9003000_02.jpg)

Category:	Office	Use:	Office Building	GLA:	2,408
Stories:	2.00	Construction:	Average	Year Built:	1991

PD- 471 N. High St



(Images/Towns/EastHavenWeb/Pictures/T9050000-01.JPG)



(Images/Towns/EastHavenWeb/Sketches/T9050000_01.jpg)

Category:	Public Use	Use:	Govt Building	GLA:	7,846
Stories:	1.00	Construction:	Very Good	Year Built:	1974

Engineering / Pub Works - 4601 N. High St



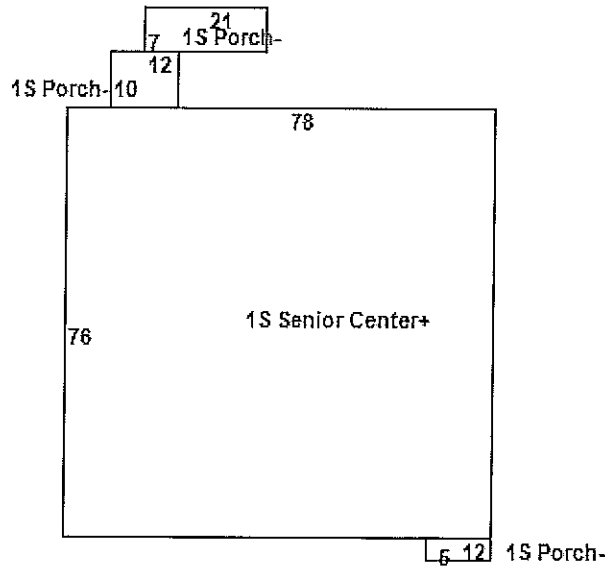
(Images/Towns/EastHavenWeb/Pictures/T9050000-02.JPG)

128		40	
68	15 Com Garage-	68	25 OFC-

(Images/Towns/EastHavenWeb/Sketches/T9050000_02.jpg)

Category:	Automotive	Use:	Commercial Garage	GLA:	14,144
Stories:	1.00	Construction:	Average	Year Built:	1973

Senior Center



(Images/Towns/EastHavenWeb/Sketches/T9057000_01.jpg)

Category:	Elderly	Use:	Senior Center	GLA:	5,928
Stories:	1.00	Construction:	Good	Year Built:	1975
Heating:	Hot Water	Fuel:	Gas	Cooling Percent:	0%
Siding:	B. V. Solid	Roof Material:		Beds/Units:	0

Special Features

Attached Components

Type:	Year Built:	Area:
Enclosed Porch	1975	120
Open Porch	1975	147
Open Porch	1975	60

[Back To Search \(JavaScript:window.history.back\(1\);\)](#)

[Print View \(PrintPage.aspx?towncode=044&uniqueid=T9057000\)](#)

Summary 200 Tyler Street Municipal Use Government Center

Facts:

RECEIVED FOR FILING
JAN 08 2016

TOWN CLERK'S OFFICE
EAST HAVEN, CONN.

Stacy Gavino, CERC

TOWN CLERK

1. Cost to convert to municipal use:

- \$65,000,000 - 75,000,000
- 4 Mill increase in taxes

2. Cost to retain as is:

- Pool & Gym- \$76,725 per year
- Building - \$146,000 per year
- Insurance- \$10,872 per year
- Maintenance (Labor)- \$7,400 per year
- Repairs- \$33,000 per year
- Chemicals- \$5,800 per year

Total: \$273,797 per year

3. Town use in square footage:

- Including Historical Society & Arts Commission:
 - 65,190 sq. ft.
- 200 Tyler Street Total Sq. ft. – 200,000 sq. ft.
- Vacant- approx. 135,000 sq. ft.
- In addition, the Town will have 51,000 sq. ft. vacant for all other facilities.

Summary 200 Tyler Street Project Development **Private Multi-Use/Senior Housing**

1. Developer must prove past performance of like kind projects.
2. List of members of the development team with qualifications.
3. Outline of approach to developer's plan of development and timeline of the development.
4. Financial capability to perform

Units of Housing:

1. Estimated between 90 and 105 units.
2. Style- Studios, 1 bedroom and 2 bed room
3. Rents- range from \$880 - \$1200 per month
4. Target occupants- retired teachers, firefighters, policemen/policewomen, nurses, doctors
5. Estimated renovation cost of \$28,000,000.
5. We do not anticipate any project based Section 8 rental units.
6. We envision a project with historical sensitive restoration of the landmark structure.
7. The pool & gym will be renovated by the Developer and retained by the Town of East Haven for its use. At no time will the Town consider loss of ownership of the Facility (pool & gym).
8. The project will be restricted to 55+ (senior housing); 10% of units will be handicapped accessible.

9. Tax Revenue & Savings for East Haven:

New tax- \$ 231,000

Estimated cost savings to Town - \$270,000

Net financial benefit- \$501, 000

10. Preference to East Haven business for redevelopment of 200 Tyler Street

11. Current elderly units available:

- | | |
|--------------------------|-----------|
| 1. Catherine Commons - | 30 units |
| 2. East Farm Village- | 240 units |
| 3. Rosina Gardens Apts.- | 16 units |
| 4. Tivoli Gardens- | 84 units |
| 5. Union School Apts.- | 18 units |
| 6. Woodview- | 121 units |

TOTAL= 509 units

- There are 9,000 residents 55 or older in East Haven; 1 unit available for every 17 residents