

**EAST HAVEN TOWN COUNCIL
SPECIAL MEETING MINUTES
THURSDAY, SEPTEMBER 29, 2016**

The East Haven Town Council held a special meeting Thursday, September 29, 2016, at 7:00PM at the East Haven Senior Center, 91 Taylor Avenue, East Haven, CT 06512 in order to transact the following.

Chairman Fred Parlato calls the meeting to order at 7:00PM.
He asks all to stand for the pledge of allegiance.

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Item #1

Roll Call-13 present- 2 absent (Depalma and Butler III).
A quorum is present.

Stacy Gravano, CTC

TOWN CLERK

- Chairman Parlato explains that this is the first meeting they are having and there will be public input at this meeting as well as other meetings when they come. Tonight is an informational meeting to explain what is being proposed for 200 Tyler Street. Nothing has been signed or agreed upon/executed in any way with the Town yet. Council members have a packet of information and they want the public to get as much information as possible.
- Town Attorney Joseph Zullo, on behalf of the Town of East Haven introduces Adam Stein and David Ginsberg who are part of Winn Residential Limited Partnership and they will be presenting tonight.

Item #2

Presentation regarding the proposed "Development and Property Disposition Agreement" between WinnDevelopment Limited Partnership and the Town of East Haven regarding 200 Tyler Street.

Presentation was made by Adam Stein and David Ginsberg (full presentation attached).

- Attorney Zullo explains that tonight there are two formal items on the Agenda. The first is a resolution which would grant the Mayor the authority, on behalf of the Town of East Haven, to enter into this agreement and sign all of the necessary documents. The second item of business is the approval of a bid waiver, which as many know, for the sale of any asset over approximately \$7,000 and the sale of all real property must either be accomplished through the competitive bidding process or upon the approval of a bid waiver from the Legislative Town Council. In association with signing this agreement, they are also asking for that approval so that the agreement being signed will actually

have some effect. He emphasizes again that this is only the beginning of the process, this will kick off a 180 day due diligence period, maybe slightly longer, and at the conclusion of that period or at some point within, this project will come back to the Council for a Disposition Ordinance which is the actual approval to sell the property; title will not change because of any vote that is taken tonight. The Town would still retain ownership; the developer would simply have a license to enter and sufficient control to submit their application to CHAFA. At the time when the Disposition Ordinance gets to the Council it will require at least one public hearing and will require publication in the paper and is subject to all of the provisions within the Charter. The Council retains ultimate jurisdiction over what happens, while they have a multitude of answers to public and Council questions there are so many moving parts to the project so it is impossible to have all of the parts here today. What they envision is after all of the due diligence they will come back to the Council with answers to all of the questions, but those are the two official actions on the agenda tonight.

- Chairman Parlato explains that a lot of information was given out tonight and as Attorney Zullo said, this is only the beginning, public input is not only wanted but it is needed for this. This will probably be the biggest project they have done in a long time. The way it is being presented is open and there is a lot of concern as to the effect of the neighborhood and the Town, he has a vested interest as he lives on Tyler Street, as do his family members. He has an emotional attachment as well as a financial responsibility to the Town to do what is best for the taxpayers. He adds that himself and the Vice Chair would be happy to meet with anyone who has questions that come up following this meeting tonight as well.
- Town Attorney explains that the development agreement is 25 pages and has a lot to it and while the Council received it in advance of the meeting, the public hasn't had that same time. He would like to go through a few key points of the agreement that may answer some of the questions that the Council and the Public may have. One of the considerations that the developers talked about is that there is an immense cost to this building every year; more pipes break, the roof leaks, the boilers require service and during the Blue Ribbon Commission meetings it was determined that the building is costing the Town approximately \$150,872.00 on average per year to maintain it in what can be called a dilapidated state. It is important to recognize that the total construction cost that this company is willing to spend on this project represents 150% of the grand list growth in this Town last year. The amount of money this company is willing to pour into this building and rehabilitate is more than our grand list grew last year; 1.5 times it. They have tried to estimate what the eventual value of the building will be, what the tax benefits will be. While there will be operational cost savings there will also be a tax benefit. They are estimated a projected value of \$10,500,000 with an assessed value of \$7,350,000. Based on the current mill rate of 31.55, you can expect total tax revenue to be \$231,000 related simply to the real estate. Then accounting for the fact that residents will have vehicles, 70 motor vehicles for 70 units that is an additional \$16,000 in tax revenue assuming an average assessed value of \$7,416, which is the average value on the East Haven motor vehicle grand list. The Town of East Haven does have an

assessment deferral program, which is available to developers, and people who purchase property and rehabilitate it; it allows these developers to phase in on their taxes. Therefore, you will not see that full tax affect in year 1. Developers who expend excess of \$3,000,000, which this project clearly is, are entitled, pursuant to a resolution passed by this Council, to phase in the increase over a period of 10 years. The sheet he provided breaks down the net value each year based on the operational savings; in year 1 they can expect a net benefit to the Town of \$190,000, which increases each year to a maximum of \$399,000 in year 10. The 10 year net value to the Town for this building is \$2,940,000. Secondly, this is not simply an economic decision; this is also about pride and quality of life. When you drive by this facility you will think what a great project for this Town and it will exude pride and keep our greatest generation here in East Haven where there truly is a need for senior housing. There are multiple aspects of this agreement/transaction that simply can't be prepared tonight, one because they developer doesn't have site control and two because it would be foolish for them to spend financial resources if the Council has not granted preliminary approval. As far as the renovation of the pool and gym, they have to draft a rehabilitation plan, which needs to layout the scope of improvements, a timeline and a cost. They intend to do it privately and the Town will bid the project as with any other public improvement and they will retain a private project manager whose sole job is to see that it proceeds smoothly and on time. The Town's goal is to turn it into a flagship facility for the benefit of the residents, which compliments the fact that the whole facility is going to be a flagship residential facility. This facility includes green spaces, computer spaces, workout facilities, etc. The next thing they need to do is develop an age-restricted agreement, there is going to be a deed restriction. The property will be subject to the age-restricted agreement and the development agreement does call for a \$250/day fine for any violations of that restriction which goes un-corrected. It does provide a period of time to cure the violations because to be fair the management company may not know there is a violation but once they become aware of it, we intend to hold them responsible and they do intend to be active owners and managers. They need to also develop a property subdivision agreement, which will involve splitting the building up. It is not uncommon to have shared wall agreements; there are numerous properties in New Haven that have them. This agreement will require that they separate utilities or at least come up with a plan for how we heat/power our side of the building. The boiler in the building and the utilities are very old. While the developer is going to be working to monitor them we will look into the possibilities of sharing them or if necessary bringing our own utilities in. He thinks this will take the most time and architectural work which is why this can't be before them tonight. One of the things the Town intends to do is once they develop the full development schedule they intend to make it public so people know where they stand, how far they are getting and what still needs to be done. Just because the property is sold and back on the grand list doesn't mean the Town walks away from it and moves on to something else; the Town is going to monitor this very closely and will be very transparent with the public. The goal of this project is to avoid disruption to Town groups especially those that use the Town pool and

Biddy Basketball. There will be a period of time when those facilities are not available and the goal is to design the utilities switchovers and construction schedule so that it has the least impact on these groups.

Item #3

Public Comment/Question & Answer Session regarding the proposed "Development and Property Disposition Agreement" between WinnDevelopment Limited Partnership and the Town of East Haven regarding 200 Tyler Street.

- Ed Foley-22 Ure Ave, East Haven, CT-Mr. Foley states that he lives right behind the old High School and he thanks the Chairman for stopping by and letting him know about the meeting. He says in speaking to the people on his street the biggest concerns are parking and traffic. For parking, they are adding 73 spaces approximately and he thought they needed to have 1.5 spaces per unit.
 - Sal Brancati-Director of Administration & Management explains that it is 1 for 55+ developments.
- Mr. Foley says that the concern is that the lot there now fills up and overflows into the street. Every spot that is built is going to be taken up; there won't be any more room for someone to go into the back lot during basketball. He asks if there is going to be an entrance from the new lot into the back lot.
 - Jim Galligan, Engineer of Nafis & Young explains that there is an entrance on the west side of the school that is there now that will stay and there is parking on the west side that is solely for the residents which is not connected to the back area where biddy basketball parks. There is no through entrance on the side where the building is being taken down.
- Mr. Foley continues to say that the concern is that if there was entrance way from the east side into the lot it would put a lot of stress on Ure Ave which is not a wide street.
 - Mr. Stein explains that the goal was to have separate entrances so that the residents would have access from where the east wing was.
- Mr. Foley added that on the west side where the pool is, he is not sure whether that entrance will be blocked off; it looks like it is on the drawing, in the back on Ure Avenue.
 - Mr. Stein says the back is the entrance to the pool and their goal was to keep that same entrance and maintain a circulation of traffic and have the residential parking be Tyler Street oriented.
- Mr. Foley adds that people park on the sidewalks and along the street where people can't drive through. It is not great now and he prefers to not make it worse. His other concern is the back parking lot on the east side, which is the basketball side. The parking lot is in bad disrepair, it floods and it doesn't go down for weeks sometimes. He asks who plans on doing this if there is going to be a transition between the Town and the developer.
 - Chairman Parlato says there are no storm drains on Ure Avenue. With the elimination of the wing on the east side, there will be additional asphalt so

assessment deferral program, which is available to developers, and people who purchase property and rehabilitate it; it allows these developers to phase in on their taxes. Therefore, you will not see that full tax affect in year 1. Developers who expend excess of \$3,000,000, which this project clearly is, are entitled, pursuant to a resolution passed by this Council, to phase in the increase over a period of 10 years. The sheet he provided breaks down the net value each year based on the operational savings; in year 1 they can expect a net benefit to the Town of \$190,000, which increases each year to a maximum of \$399,000 in year 10. The 10 year net value to the Town for this building is \$2,940,000. Secondly, this is not simply an economic decision; this is also about pride and quality of life. When you drive by this facility you will think what a great project for this Town and it will exude pride and keep our greatest generation here in East Haven where there truly is a need for senior housing. There are multiple aspects of this agreement/transaction that simply can't be prepared tonight, one because they developer doesn't have site control and two because it would be foolish for them to spend financial resources if the Council has not granted preliminary approval. As far as the renovation of the pool and gym, they have to draft a rehabilitation plan, which needs to layout the scope of improvements, a timeline and a cost. They intend to do it privately and the Town will bid the project as with any other public improvement and they will retain a private project manager whose sole job is to see that it proceeds smoothly and on time. The Town's goal is to turn it into a flagship facility for the benefit of the residents, which compliments the fact that the whole facility is going to be a flagship residential facility. This facility includes green spaces, computer spaces, workout facilities, etc. The next thing they need to do is develop an age-restricted agreement, there is going to be a deed restriction. The property will be subject to the age-restricted agreement and the development agreement does call for a \$250/day fine for any violations of that restriction which goes un-corrected. It does provide a period of time to cure the violations because to be fair the management company may not know there is a violation but once they become aware of it, we intend to hold them responsible and they do intend to be active owners and managers. They need to also develop a property subdivision agreement, which will involve splitting the building up. It is not uncommon to have shared wall agreements; there are numerous properties in New Haven that have them. This agreement will require that they separate utilities or at least come up with a plan for how we heat/power our side of the building. The boiler in the building and the utilities are very old. While the developer is going to be working to monitor them we will look into the possibilities of sharing them or if necessary bringing our own utilities in. He thinks this will take the most time and architectural work which is why this can't be before them tonight. One of the things the Town intends to do is once they develop the full development schedule they intend to make it public so people know where they stand, how far they are getting and what still needs to be done. Just because the property is sold and back on the grand list doesn't mean the Town walks away from it and moves on to something else; the Town is going to monitor this very closely and will be very transparent with the public. The goal of this project is to avoid disruption to Town groups especially those that use the Town pool and

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- Mr. Foley adds that people park on the sidewalks and along the street where people can't drive through. It is not great now and he prefers to not make it worse. His other concern is the back parking lot on the east side, which is the basketball side. The parking lot is in bad disrepair, it floods and it doesn't go down for weeks sometimes. He asks who plans on doing this if there is going to be a transition between the Town and the developer.
 - Chairman Parlato says there are no storm drains on Ure Avenue. With the elimination of the wing on the east side, there will be additional asphalt so

it will have to be addressed in terms of storm water removal. It may be where the Town or the developer has to make an agreement and tie into something on Thompson Avenue, which would have to be done engineering wise. There are not storm drains on all of the streets. They may have to take some of the grass area and put additional drainage similar to what is behind Tuttle School on Prospect Road. This would be an Engineering problem that has to be worked on before everything is finalized.

- Mr. Foley asks if any work will be done in the back of the school in terms of lighting in order to make it better because right now it looks like a mess.
 - Mr. Brancati says as part of the renovations of the pool and the gymnasium as they put together the specs they can certainly incorporate lighting, not so much that it shines through the houses but that can at least light the back for safety reasons.
- Mr. Foley says lastly is the baseball field, he assumes they will be leaving it the way that it is.
 - Attorney Zullo explains that as far as the flooding goes in the back lot as well as some of the other issues he mentioned, they spoke with Adam and David today about the fact that they would like to see the parking increase on the east side where the wing is being taken down. They would like to see it go back further such that there is a little more parking there for holidays/busy time/staff/visitors. Also, the Town intends to expand the size of the parking lot on the pool side and make it larger heading towards the Thompson Avenue side. They have already talked about the flooding issues and mentioned the use of rain guards and improvement of drains and know that the water needs to go somewhere. The proposal is that the developer increase parking on Thompson Ave side which would decrease the amount of land the Town owns on that side as well as increase the size of the lot on the other side and address the drainage issues.
- Mr. Foley asks about the rusting fence that surrounds it, can it be gotten rid of and replaced.
 - Attorney Zullo says he advises the town legally and doesn't make policy recommendations but as a resident he thinks it is probably a great idea and eventually this Legislative Town Council in conjunction with the Mayor's Office will be putting together those plans and every possible recommendation that can be accomplished will be.
- David DeFelice-7 Taylor Avenue, East Haven, CT- Mr. DeFelice says he lives about 84 paces from the school and has been there for 40 years. He is sure that the ideas are going to make the property look beautiful. He says that all of the traffic from what he is seeing is coming out in front of the high school and that is a narrow street and there are a lot of children there. He knows people will be coming down Main Street and it is going to cause some problems with the traffic. His other concern is during the construction; the building is loaded with asbestos and he would like, when the time comes, to find out what is going to be done so that their houses don't get contaminated. Walls, ceilings, floors, windows are covered in asbestos and nothing has been done. There is a dirt basement loaded

with asbestos. He also asks about the time of day that the construction is going to be going on, it is a working class neighborhood with children and they don't need to hear trucks at 7:00 in the morning and work going on that early. He asks if they will supply the people who will be working a place to park off the streets because they do not have a lot of parking available on the streets. In front of the building there is no parking and on his street it is one side only, driveways and garages are small. Traffic flow during construction is another concern. He knows in some places such as Bridgeport and New Haven when they took down buildings they power washed homes, some was a good faith effort and some was because it was actually needed. Anything they do is going to make the building better but his other question is has anyone done a real impact study on what will happen to the neighborhood. They are all single-family homes, they could count on one hand the two family homes, and how will it impact the value of the neighborhood, as he doesn't see it increasing the value of his home. He is not arguing about senior housing, he thinks it is needed and looking at the photos presented it looks good. The neighborhood residents are upset because none of this was addressed on the Blue Ribbon Committee and nobody from the neighborhood within 100ft. from the building was asked to be on the committee. He wishes them well and hopes as things move along that some of these concerns be addressed.

- Chairman Parlato says that in terms of the asbestos problem, he doubts as far as the buildings these developers have done that there was one that didn't have asbestos in it just by looking at the age of the buildings. In 1985 the Town of East Haven spent \$5.5 million dollars on an asbestos remediation and capsulation project which this high school was included in; that is not to say that all of the asbestos was removed but what could be was removed and what couldn't be was encapsulated. In Connecticut, there are construction rules, which require remediation before construction starts, this means the buildings will be sealed off and only qualified people with the proper equipment will be going into the buildings for the safety of the residents and the workers. This would all have to be addressed legally and within the agreement. The problem with traffic on Tyler and Taylor is Main Street; the trucks try to avoid the center because of the lights and curves so they go down Tyler. There are signs on Main/Gerrish and Hemingway/Tyler, which say no through trucks. He has and is monitoring this. There are a lot of students' walking to school and they have to make sure they are safe. He doesn't believe this project will add to it, the Town can monitor it and he will make sure they do as a representative of that district.
- Attorney Zullo adds that informally they have reviewed the fact that an age-restricted use for the building has the least impact as far as traffic goes. If it were to be used for municipal use they would be relocating the Police Department, Fire, Public Works, Town Hall, etc. and there would clearly be an excess of 72 spaces and excess of 72 people going in because there would also be the public. There is a larger impact as far as traffic goes for municipal use. As far as education goes, they are the

largest employer of the Town with over 200 people; there would also be loud buses, parents, students, etc. so the educational use would have the largest impact on traffic. A residential use, non age-restricted would have the second lowest impact in so far as there would be families with most likely 2 cars. Finally as far as age-restricted, most of the time because they are single units there would be one car so it would have the least impact. As far as asbestos, he adds that the developer has every incentive to insure that the remediation is done as quickly, safely and thoroughly as possible because they have liabilities if it is not done properly. He can't speak to as to whether or not they would be willing to do things such as the power washing that was mentioned but he can't imagine if it came down to it and there was a need for it that they wouldn't. As far as the time of day construction goes, planning and zoning is very good about regulating that with all sorts of projects within Town; they are sensitive to the fact that it is a residential neighborhood.

- Jerry Milano-560 Silver Sands Road, East Haven, CT- Mr. Milano explains that he is there to speak for the pool. As of January this year there was no heat and they waited and he caught pneumonia. He called the Mayor after May and said they had no heat and he said he didn't know. They had no heat in the men's room or the ladies room. When there was a leak in the ceiling they had heat, once they fixed the leak they lost the heat. He wants to know who is going to fix it.
 - Chairman Parlato says that according to Councilman Parente the heat is being installed on Tuesday.
- Jeff Lendroth-320 Tyler Street, East Haven, CT- Mr. Lendroth says he lives about 2 blocks from the old High Schools. He asks why it wasn't pushed for people to find out about the meeting, he found out as a fluke. He doesn't go on the Town website and someone mentioned it is posted in the Town Clerk's Office, but why weren't there letters sent to the neighborhood because they should know what is going on with the building and when the meetings are. He asks what the guarantee is that the developer is not going to sell the building in 10 years when the time is up to pay the taxes and change it into whatever. Why are we not looking for active bids from other developers because tonight they are asking for a waiver to not look for any more bidders? Is there going to be a committee to look out for the children's interest at the basketball court as it is being built? Do they have any say on how it is being built, he knows there are two gentlemen in the back who would love to have some say as well as himself to make sure they are getting what the children need. Why do we need this housing? What is the Town going to turn the other two schools into, more housing? We can't run this Town on housing, Dunkin Donuts and pizza parlors. He asks if there is a waiver for the building because if he recalls from the Blue Ribbon Commission and zoning laws they need 4 acres to build the senior housing and with the gym, the pool and auditorium they certainly don't have what they need and the way it was presented where they will have medical coming in and out it's almost flirting with assisted senior living which he believes required 10 acres which they certainly don't have. He says they need to choose their words wisely, are they building

talked but nobody listened. She knows the heat will take care of the situation at the pool, but will the Town continue to maintain the pool between the time they sign a contract, if they do with Winn, and when the construction starts on the renovation of the pool. What guarantee do they have that the Town will continue to maintain the pool when it has not maintained it up to this point.

- Chairman Parlato says when and if they decide what is going to be done with the pool, they will try to make arrangements to accommodate the people that use the pool to go to the Branford Y or a similar facility. During that interim period, they don't know what the extent of the renovation is, but whatever happens there will be a discussion and meeting on what is going to happen. The pool is old; there may be new technology they want to put in which is a process they will have to go through.
- Ms. Hargraves says that isn't her question, her question is between now and the time when that happens, will the Town continue to maintain the pool.
 - Chairman Parlato says yes, as far as he knows they maintain it now. He can't speak to what they do because he is not involved in the pool but someone is required to maintain that pool when it is open.
- Ms. Hargraves asks why they are doing 55 instead of 62 years and older and why is it so heavily weighted to affordable housing?
 - Mr. Stein says typically they like to do 55 years of age because it allows for a larger demographic of residents because there are more people 55 and older than 62, but the answer is they can do it either way. If there is a preference and rationale from the Town that they want to do 62 and older then they can do it. On the affordability side, one of the things they look at in these transactions is the sources of income that are available. They talked a lot about historic tax credits and affordable tax credits. The affordable tax credits generate probably half of the sources necessary to develop and build this property; those credits are generated from the affordable units. The more units they have the more tax credits they can generate and the more equity that is generated to develop this property.
- Noreen Clough- 32 Chidsey Ave- East Haven, CT- Ms. Clough says she is also a member of the Board of Finance. She was wondering what the formula was to determine the difference between the affordable units and others. She asks what happens if it is not determined to be a historic landmarks, does that affect some of their costs?
 - Mr. Stein says it does, they have to make sure they are determined eligible. There is a State historic preservation office that does the State historic grants and there is a National Park Office out of DC that does the federal historic grants. They put together an application to both agencies and there are 4 parts; part 1 identifies the property and determines its eligibility; part 2 is the scope of work. Once part 1 and 2 are approved they know they are eligible to receive funding. Part 3 and 4 come in after they get the credits.
- Ms. Clough asks about the auditorium, is it going to be only for the residents? Because it is a big auditorium.

- Mr. Stein adds that also in order to make sure that it is eligible for the tax credits they have to make sure it is developed in a certain way; they can have a historic building and not develop it in that certain manner and it could be ineligible. Just because it is eligible, it still means they have to develop it in a historic manner. In terms of the auditorium they can't put in another floor to make two stories it wouldn't be allowed. The auditorium could be part of the residential property and what they are going to do with it they don't have before them today. Some thoughts are for it to be part of senior services or it could be a community space for meetings like they are having tonight. But it changes things in terms of access, egress and safety. Right now there are no residential units in there, and there are no residential amenities. In some properties they roof and insulate it and put in a separate heating system to secure the facility and down the road they determine the use for it.
- Ms. Clough says she saw the timeline in the presentation and asks what the Town's timeline is for renovating the pool and gym moving forward. Would it be considered in conjunction with this construction?
 - Chairman Parlato says he can't give that an answer right now because this is only the first part of the process and depending on what the Town chooses in terms of who is going to draw up the specifications and whether they want input from the people who use the facilities, will they put a RFP from an engineer, etc. All these things take time so he couldn't give a timeline. They may say there are structural problems and then Winn gets the pool and we have to build some place else, which can't be determined right now. There is a very vocal part of the Town that uses the facilities so when the time comes they would expedite it so there isn't a long period of time they don't have those facilities available.
- Ms. Clough says the front part of the school is what is being sold, in the back the Town will own. Is this parcel being divided to show who owns what? It wasn't valued on the whole piece?
 - Chairman Parlato says yes, there may be plans in the future for the Town to do something with the back portion, which may be for drainage.
- Councilman William Richardson asks if they are selling the entire parcel but keeping the pool and gym? Or are they just selling the front part?
 - Attorney Zullo says as part of the sale, the Town will come up with a property division agreement whereby the lot itself will be subdivided and the Town will own a portion of the back area, the land, and the land under the building will be retained. Subject to his comments earlier that the parking lot may expand a little, but they will own the land that the building sits on as well.
- Bob Fox Jr.-180 Coe Avenue, East Haven, CT- Mr. Fox asks why Winn was held behind a curtain of anonymity until tonight?
 - Chairman Parlato asks if Mr. Fox is aware they approached other developers through a RFP for this property.
- Mr. Fox asks if there is a list of those.

- Attorney Zullo says he can't quote the number but Chief Jackson did give the number on the record at the Board of Finance for every number of age restricted units in Town the correlation of cost for emergency services. He will check back to the record.
- Ms. Sirico says in talking about housing, she knows a lot of people in the building across the street who say it is a war zone, so how many years will it be age-restricted housing? She knows being in real estate that it is usually it is 25 years for developers.
 - Mr. Stein says 30 years by deed restriction. Not only through the Town but also through the financing of the property.
- Ms. Sirico says the other issue is parking; she is one of the pool people. Where is the extra parking coming from? Because even when the approx. 30 people go down for the pool they have 30 cars. People who own these units have cars and may have two cars, what about visitor parking? She believes no matter what they are saying today, that through eminent domain or paying someone a nice price they are going to take the surrounding houses because they will never have enough parking with what is there right now.
 - Mr. Ginsberg explains that the demolition of the east wing will create at least 80 parking spaces.
- Ms. Sirico asks how they separate those, are the Town spaces going to be segregated from the rest and how many will they have.
 - Mr. Ginsberg says they should not be losing any spaces.
- Ms. Sirico asks how many that is because when people come they are parking all over the streets and when there are basketball games it is pretty bad down there. It's not going to be enforced from her experiences, because with the Dunkin Donuts the truck comes down Taylor Avenue and into Dunkin Donuts and she hears it will be enforced but it can't be there are too many other issues to deal with.
 - Attorney Zullo explains that there will be enough parking behind both the gymnasium and the pool to service it. The Town has to provide enough spaces for those services. He can't give the number of spaces while sitting there but when it comes back to the Council for approval, there will be a pool and gymnasium development agreement which will show the site plan with the exact number of spaces.
- Ms. Sirico says she is a strong believer that it has to go back on the tax rolls. It amazes her that she only found out about this Monday, it wasn't on the patch, which people look at all the time. She feels like they are trying to keep everything quiet even though she knows that it not their intention. Her last comment about the pool is that it is going to cost more than they think, she thinks every Council member should come to the pool because it is the most disgusting health issue. The Town would be in serious trouble if the Health Department was called, it's not just about the heat, the drains are filthy, the curtains that are in there are paid for consistently by the people who use the pool, the showers overflow every day.
 - Chairman Parlato asks who has a key to the pool, someone opens it up, is that person paid to open and maintain the pool?

200 Tyler Street Redevelopment

Development Overview 9/29/2016



WinnCompanies – At a Glance

Winn has been a **private, family-owned** company since 1971.

WinnCompanies is a **long term-owner stakeholder**, which has owned many properties for 30+ years.

WinnResidential is the **5th largest** multifamily housing management company in the United States.

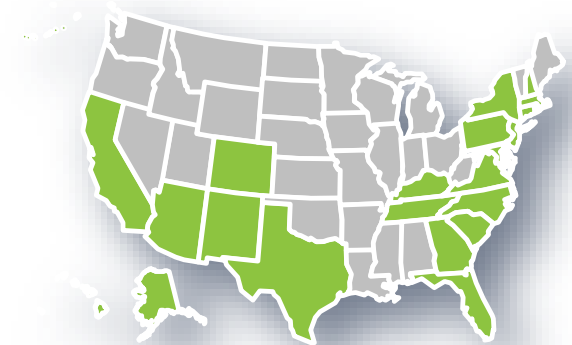
We operate every type of multi-family housing, including market rate, mixed-use, affordable and senior housing, managing more than **98,000 apartments** in more than **570 properties**.

WinnResidential is **the largest manager of privatized military housing** and **affordable housing** in the United States.

WinnCompanies **owns** more than **80 properties in 11 states** – more than 14,000 apartments, including the residential properties that gave the company its start in the early 1970s.

Almost **300,000 people** sleep each night under roofs managed by WinnResidential.

WinnCompanies has **never** missed a mortgage payment or defaulted on a loan since its founding in 1971.



How We Are Organized

WinnCompanies is comprised of three divisions:

WinnDevelopment

WinnDevelopment specializes in housing creation by rehabilitating properties and transforming vacant, historic buildings.

WinnResidential

WinnResidential manages every type of residential property, from public housing to market rate apartments, in 22 states and Washington, DC.

WinnResidential Military Housing Services

WinnResidential Military Housing Services manages 40,000 homes for members of the U.S. Armed Forces and their families.

WinnDevelopment Expertise

- Currently own or manage 50 properties and 4,700 units throughout Connecticut
- Innovative financing for complex projects
- Property rehabilitation and turnaround
- Age restricted housing
- Mixed Income Housing
- Successful experience with CHFA and DOH
- Historic redevelopment
- Onsite property management
- Green development and utilization



Leaders in Historic Adaptive Reuse



WinnCompanies has transformed 30 historic properties into **more than 3,300 units of mixed-income housing** in mixed-use communities **valued at \$550 million**.

Leaders in Historic Adaptive Reuse



No other company in the United States has developed more award-winning historic adaptive reuse properties

Leaders in Green Housing

WinnDevelopment and affiliates oversee sustainability efforts across **multiple states and over 100,000 units** of rental housing.

We **integrate sustainability** early in the design and planning phases, establishing practical goals, and maximizing potential incentives.

We utilize a range of green building frameworks, including:

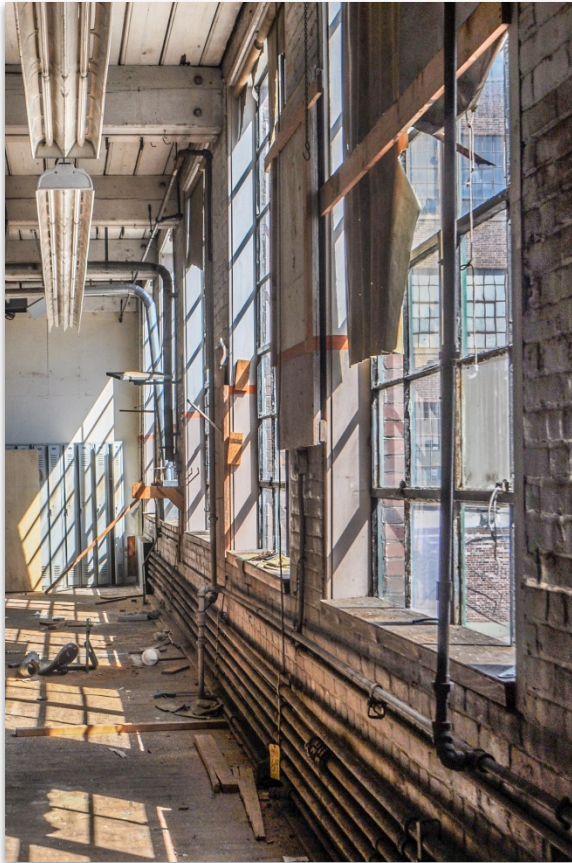
- LEED certification
- CHFA green standards
- Enterprise Green Communities certification
- Passive House
- ENERGY STAR v3 and Home Performance with ENERGY STAR
- Solar deployment
- Energy benchmarking



Sample Developments



Voke Lofts Worcester, MA



before



84-unit adaptive reuse of a former vocational school,
completed by WinnDevelopment in 2014

Voke Lofts Worcester, MA



after

Voke Lofts Worcester, MA



after

Boott Mills Lowell, MA



before

232 mixed income apartments and 15,000 square feet of corporate uses in a National Historic District

Boott Mills Lowell, MA



after

Malden Mills

Lawrence, MA



before

137 affordable apartments in 5 separate mill buildings part of a larger 1 million square foot mill complex

Malden Mills

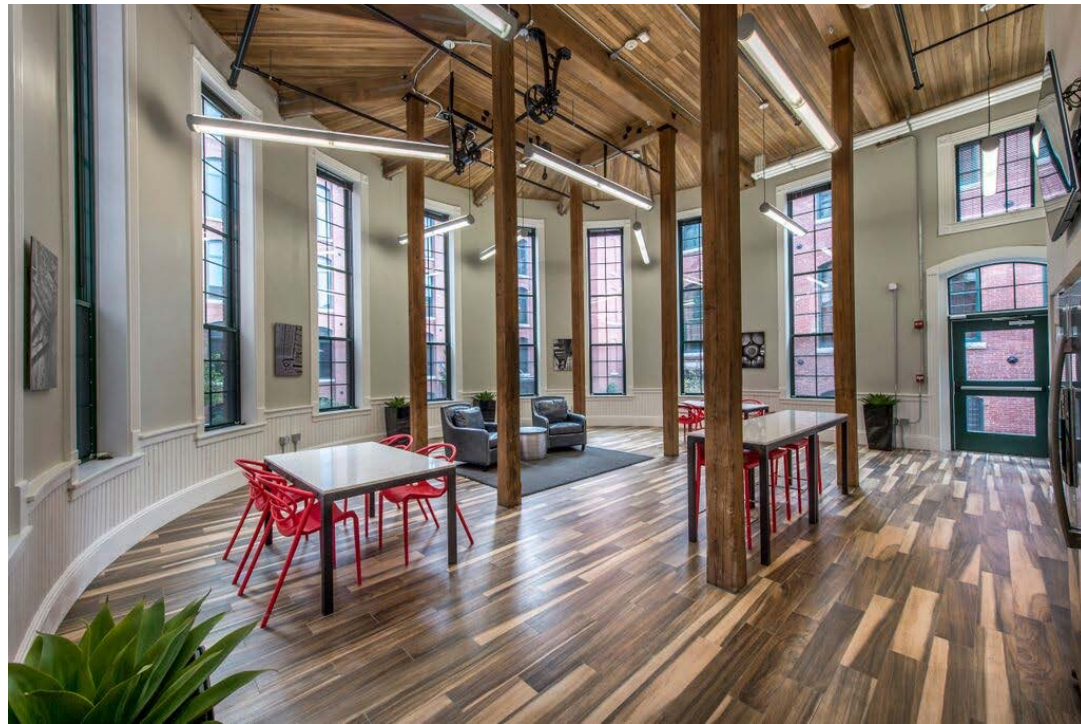
Lawrence, MA



after

Malden Mills

Lawrence, MA



after

Model Development Livingston Apartments

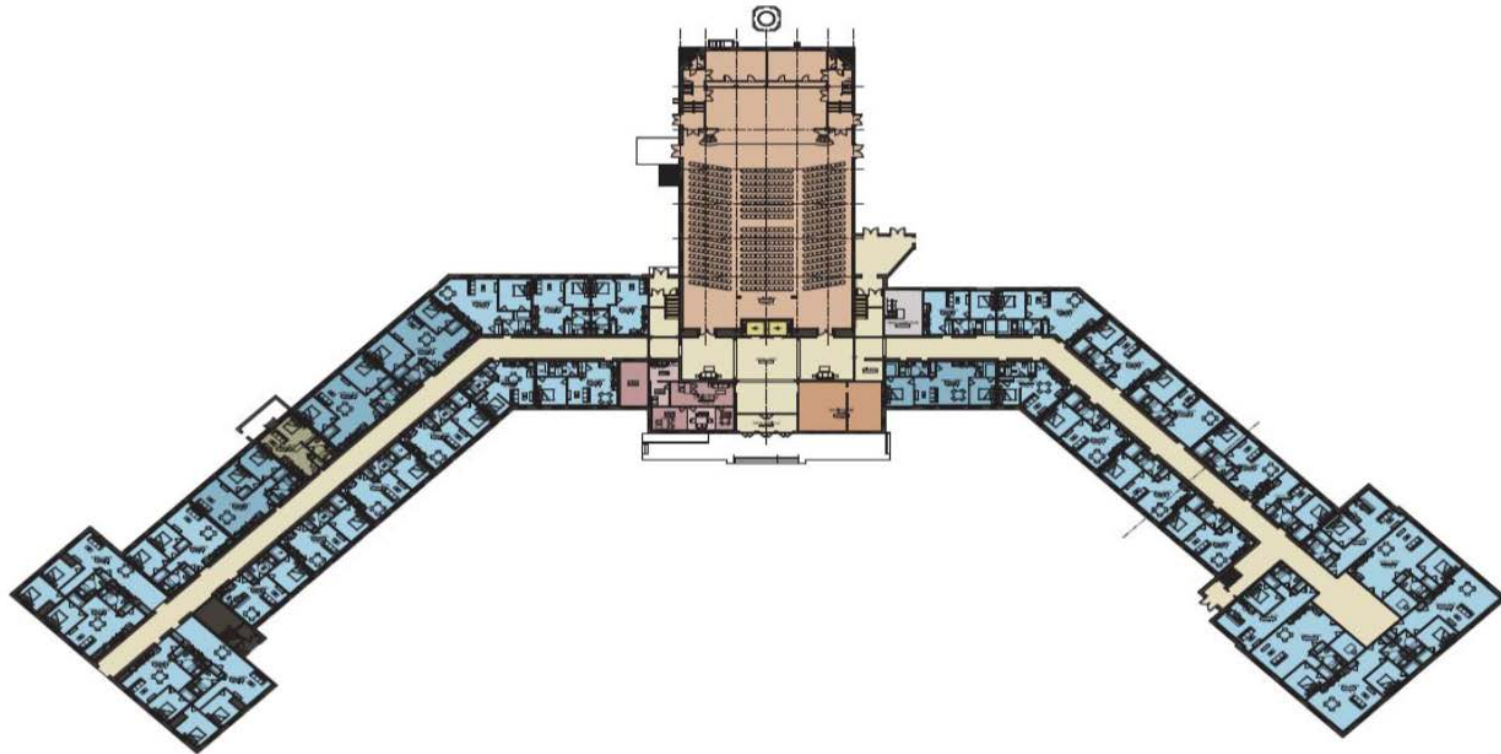


Livingston School Apartments Albany, NY



- 260,000 SF Historic former Philip Livingston Academy
- Vacant since 2007, would not be redeveloped or re-used but for affordable housing tax credits
- Required registering with the National Park Service to secure historic tax credits
- Converted into 103 units of seniors housing
- Completed in 2015
- Similar program as presented at 200 Tyler Street

Livingston School Apartments Albany, NY



Philip Livingston School
Albany NY

First Floor Plan



November 15, 2012

DEVELOPER : Winn Developments

ARCHITECT : The Architectural Team

12/12

tat | the architectural team

Livingston School Apartments Albany, NY



Livingston Apartments



Livingston School Apartments Albany, NY



Livingston Apartments



Community Goals Achieved

- Revitalized an underutilized and dilapidated former landmark
- Preserved the historic nature of the Philip Livingston Magnet School
- Created 140 construction jobs and 4 permanent jobs
- Built and maintained 103 units of much needed affordable age 55+ housing
- Brought the vacant structure back on to municipal tax roll
- 84 percent of all labor hours were performed by workers from the Albany area
- Included resident Amenities such as a Fitness area, Library, Computer Room, Resident Lounge/community space, Wellness Center, Common Area Laundries, Outdoor Gardens
- Provided Resident Services Through WinnResidential, Catholic Charities and the Albany Housing Authority



200 Tyler Street

The Proposed Redevelopment



Key Development Priorities

- Preserve the **historic nature** of former East Haven High School and reengage into Community
- Honor the findings of the **Blue Ribbon Commission**
- Create and maintain the highest quality **age-restricted housing**
- Respect the project's engagement with the **surrounding neighborhood**
- Accomplish long term priorities of the Town of East Haven including contributing an **acquisition price** the Town can utilize to upgrade the pool and gym facilities or other capital improvements, which will remain under municipal ownership
- Develop and plan a project that can be **successfully financed** and awarded by CHFA and DOH



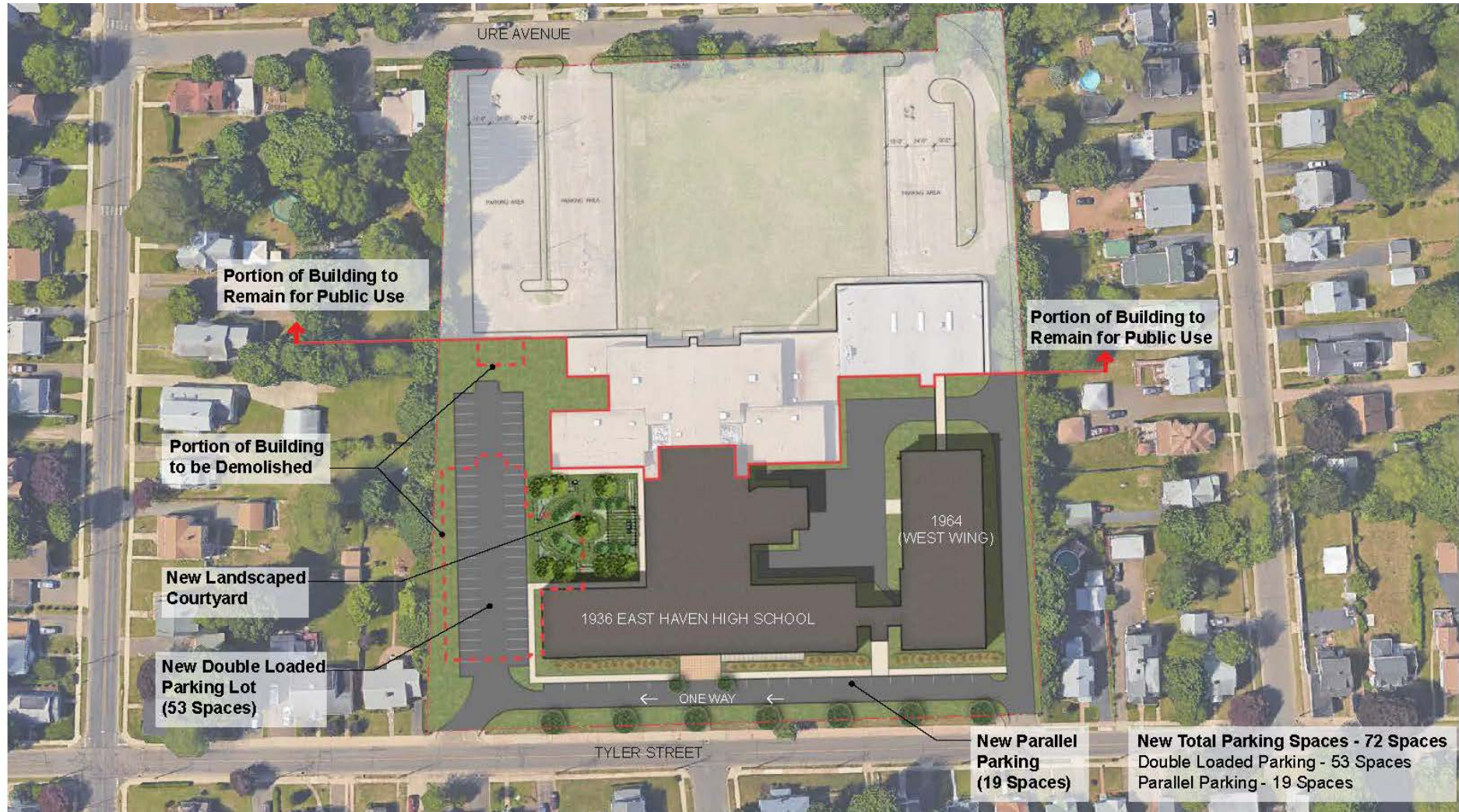
image source: patch.com

200 Tyler Street- Rendering

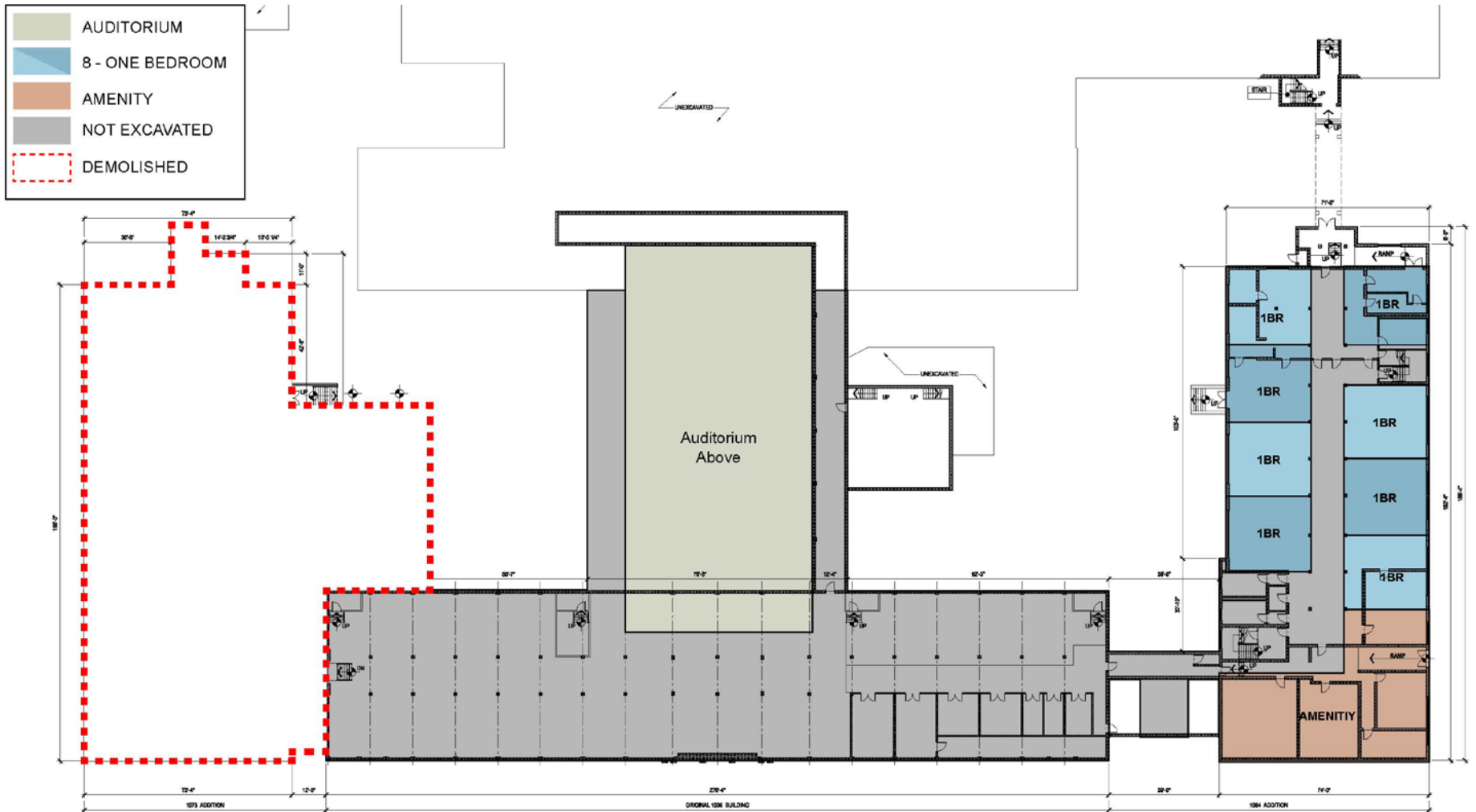


Unit Type	1BR	2 BR	Total
Market Rate Units	19	1	20
Affordable Units	49	1	50
Total	68	2	70

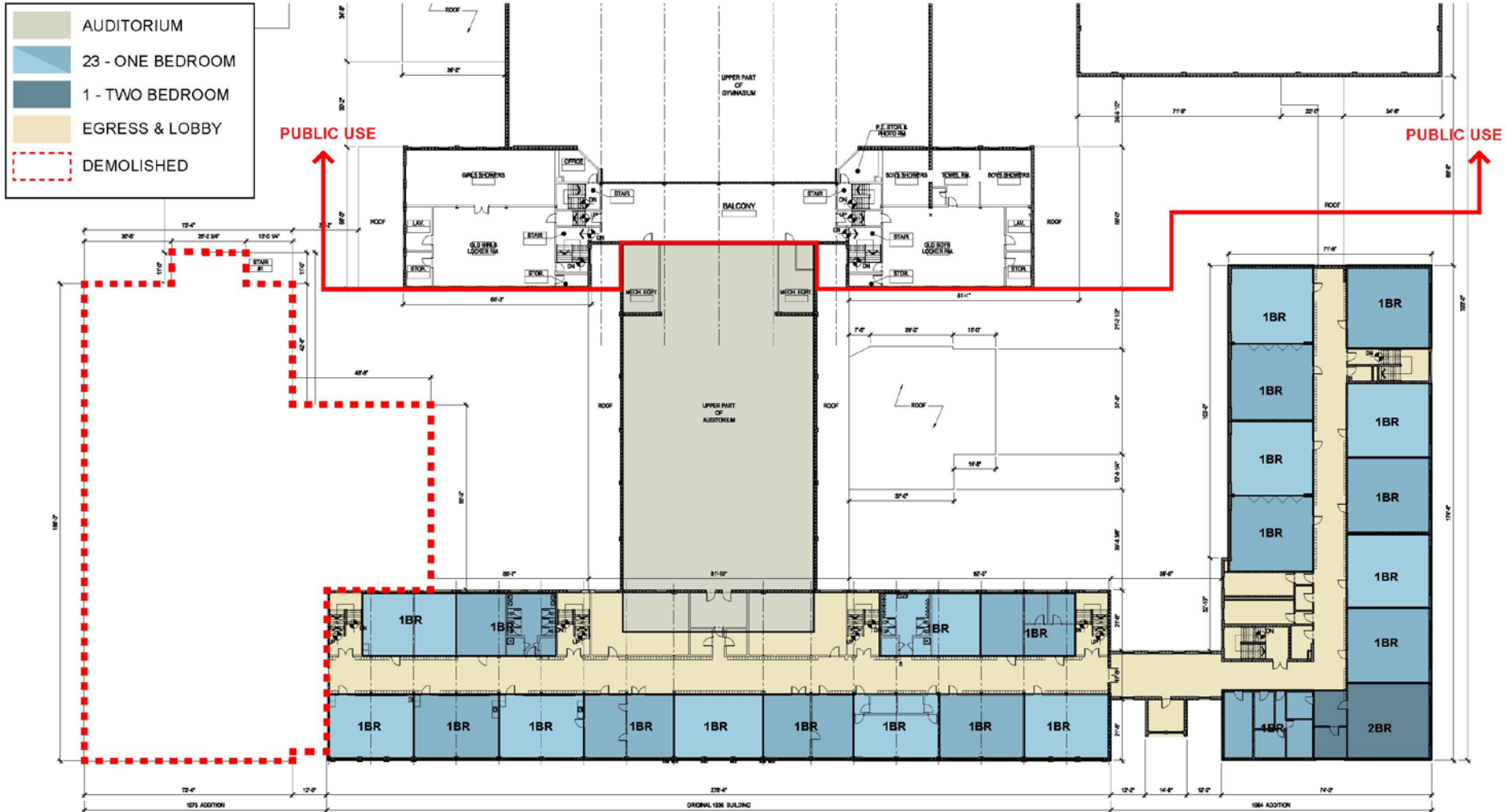
Site Plan Proposal



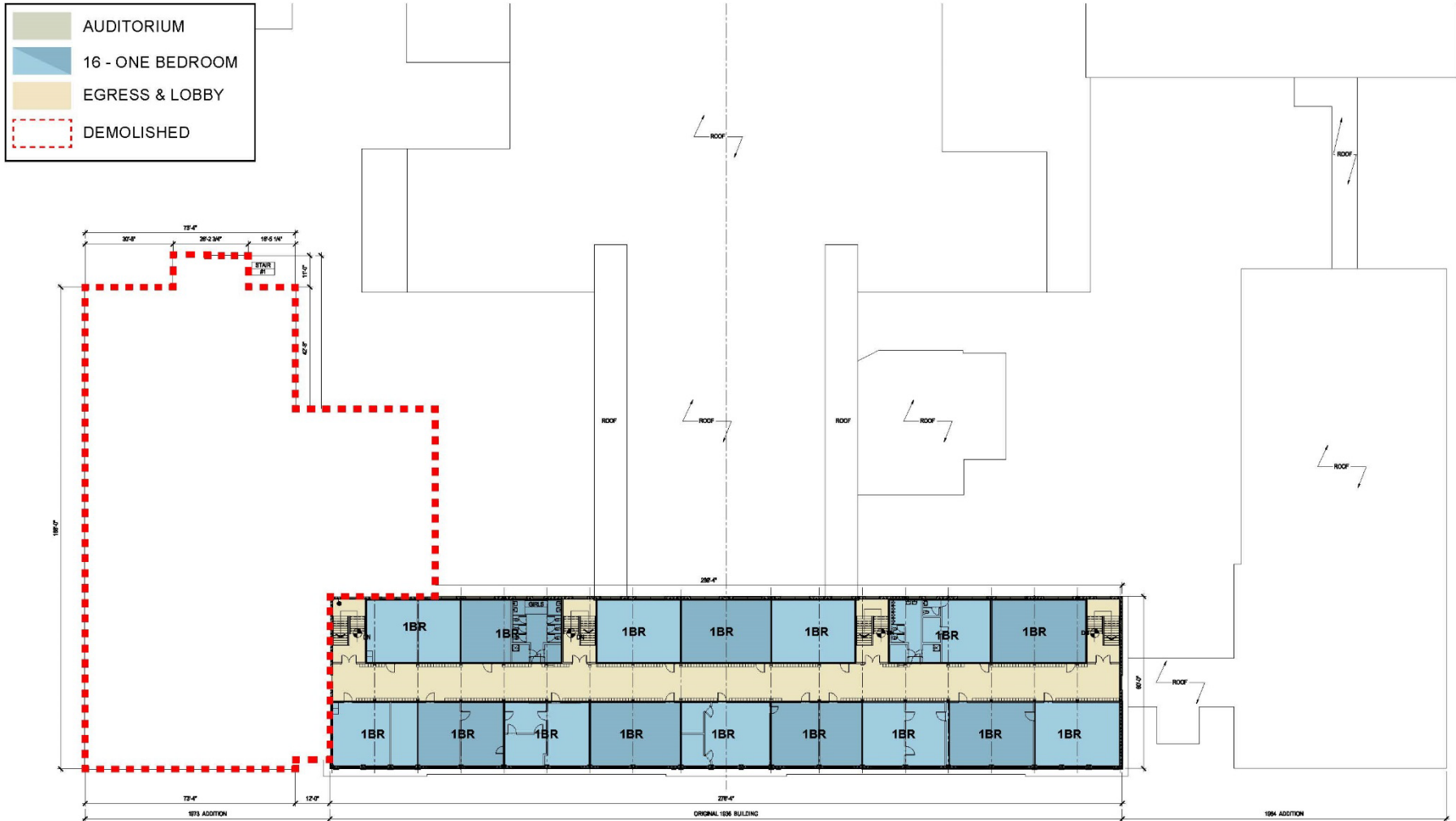
Interior Layout (basement)



Interior Layout (second floor)



Interior Layout (third floor)



Proposed Development

- 70 units of 55+ independent living in the former High School building and auditorium. Pool and gym to be retained under town ownership and maintenance.
- A mix of incomes including a market rate component
- Estimated \$22 million of direct construction costs.
- Approximately \$30 million of total development costs.



Affordable Senior Housing

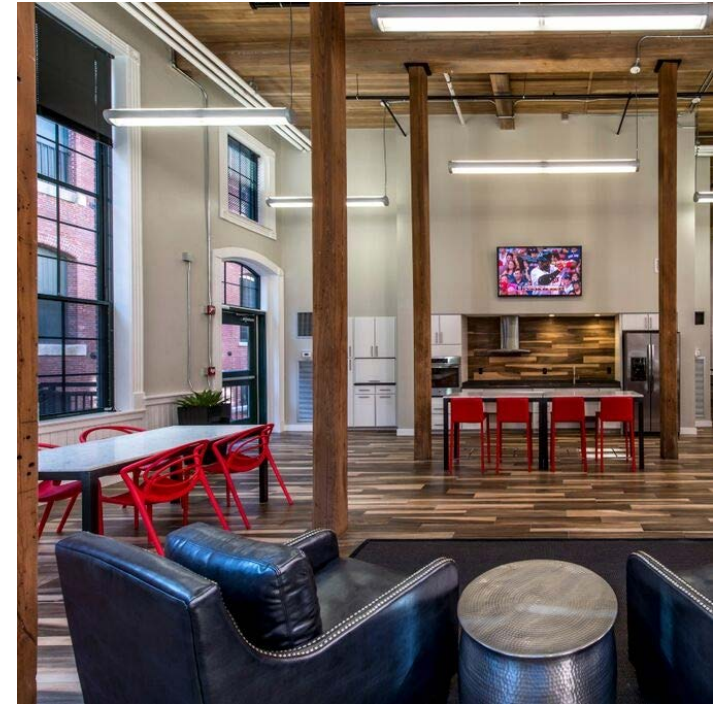
- WinnResidential currently manages 57 properties and 8,000+ units nationwide that are age restricted to 55+ or 62+ independent living
- 50% Area Median Income (East Haven region)
 - \$30,650 per 1 person household
 - \$35,000 per 2 person household
- Rental limits:
 - \$820 for 1 Bedroom
 - \$985 for 2 bedroom
- Estimated 6,130 people over 62+ years of age currently living in East Haven*
- Approximately 26.1% of the total East Haven population makes at or below \$35,000 per year, the target income for the affordable units*

*US Census Data



Building Program

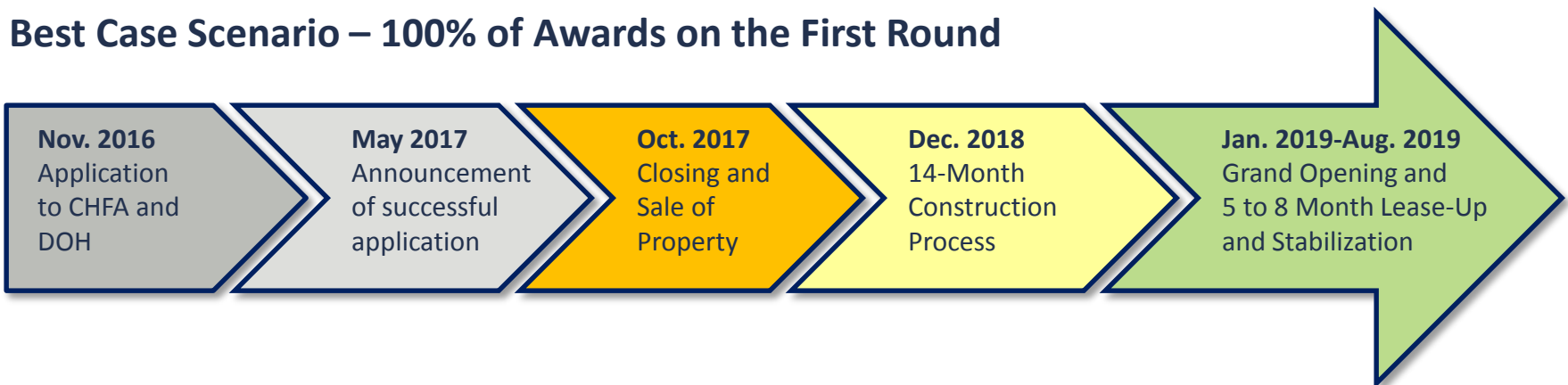
- Full time on-site management by WinnResidential
- Potential building amenities include:
 - Monitored security system
 - Controlled building access
 - Fitness/wellness center
 - Library/computer room
 - On-site parking
 - Gathering areas- interior and exterior
 - Laundry facilities
 - Large multi-purpose community room
- Supportive housing services for 10% of units administered by a qualified service provider such as Catholic Charities



Timeline for Development

- Highly competitive process with CHFA and DOH, with once-per-year funding awards
- Typically takes multiple rounds of awards to secure all necessary financing
- Historical designation process with NPS and SHPO can be a lengthy endeavor
- Goal is to minimize the time impact to Bidy basketball, pool facilities, etc.

Best Case Scenario – 100% of Awards on the First Round



What We Are Requesting from Town Council Tonight

- Passage of a resolution by the Legislative Town Council approving this DPDA
- Grant of authority, in connection with the resolution approving the DPDA, to the Mayor to execute the DPDA between the Parties by the Legislative Town Council
- General municipal support needed to proceed with first application funding round to CHFA and DOH
- Authorization to pursue with zoning and planning approvals required to make said application

Thank You

