

**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 the 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

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

affordable housing or is it senior housing; he thinks there will be a difference if they really look into it. As far as the rainwater, as a plumber he asks if they can collect the water and use it to flush the toilets and save on water and go green a little bit.

- Chairman Parlato says the Council Agenda is on the Website and in the Town Clerk's Office. They have been beating this around for longer than he would like to think and he doesn't think Winn Development needs us, if anything we need them because nobody is knocking on the doors to do something with this building. He sees money that has been wasted for many years and there should have been a plan when the building was vacated but it got to where it is so now it is time to forget about the past and see what is best for the future. He doesn't see any other way economically feasible or acceptable to the neighbors than this project going through. He has gotten calls that they are going to take property by eminent domain but the fact is that footprint is going to remain the same; part of the building is coming down that has been an eye sore for years. As far as anything that is being done with the pool and gymnasium will be the Town's responsibility and the public will have input as well as the people who have been running those programs for years. His recommendation is that they have professionals/engineers that know structure and pools and gymnasiums and have them come up with a long-term feasible plan so that down the road they don't realize they messed up. He thinks there may be things they shouldn't have done in the past and things they need to do moving forward but he feels the 15 people on the Council look out for the whole Town and this is probably going to be the biggest project they will be involved in within the foreseeable future.
- Mr. Lendroth asks about the mention that the Town pool and gymnasiums are going to be the Town's responsibility?
 - Chairman Parlato says the pool, gymnasium and the ground it is built on is part of the agreement.
- Mr. Lendroth says he thought part of the agreement was that the developer was going to redevelop them at no cost to the taxpayers.
 - Attorney Zullo explains that they talked about an initial scenario where the Town was almost bartering by giving the building up and the improvements being accomplished. They took a second look at that and not that he has any reason to distrust the developers but they talked about the fact of why should they pigeonhole themselves into one developer and one from another State when there are plenty of developers in the region who are capable of renovating a pool and a gym and they may be able to do it less expensively than Winn. They thought if they have them pay a purchase price, the Town can take those monies and go out and professionally bid the project and they might get a developer who specializes specifically in these areas. The other aspect they thought of is that they have a tremendous Finance Director here who knows municipal finances in and out and the other consideration was the fact that it may be smarter financially to bond to accomplish those capital improvements and

reallocate those monies to the self insurance fund or worker's compensation fund or perhaps even other capital improvements across Town. This keeps their options wide open. Also, in terms of the Blue Ribbon Commission for those who are not aware, it was the most transparent and open Commission to consider this issue in the history of municipal boards. The Committee that was formed in 2011 to evaluate this building posted no agendas, it kept no minutes and in fact there isn't evidence of any report it created filed in the Clerk's Office or with the records of the Council or any other Board. This Commission on the other hand posted every agenda, kept copious minutes, held public hearings, and has been through an 8-24 referral at planning and zoning and is now before the Town Council. This has been the most thorough consideration of this issue that has ever been accomplished and it still remains as there is still going to be a host of hearings on this issue. The proof is in Town Hall where all of the minutes exist. As far as active bids go for the property they accomplished that through the RFP/RFQ process when they essentially solicited every developer/contractor that would be interested in the project and the initial contractors were reviewed by the Town's Land Disposition Committee and then informally by the Blue Ribbon Commission. Again, as the Chairman said it best, there is nobody beating down the doors to take this building and get us out of this hole. Also, when this Administration took office there were 80 vacant store fronts in Town, and this is not going to be cookie cutter housing, this is going to be unique to the region with workout facilities, computer space, green areas, etc. and it is not unlike the host of new businesses being brought to Town such as a solar park, Augliera Moving, etc. this is all about unique and progressive things.

- Mr. Brancati says he would like to add in reference to the Dunkin Donuts and pizza parlors that two years ago there were 6 vacant buildings in the industrial park and today there is 1 and there is a contract on that one; the Town has not been sitting by looking for Dunkin Donuts and pizza parlors they have been dealing with manufacturers from Massachusetts, companies from Wallingford and West Haven that have all relocated to East Haven because of the advantages of the Town, the tax rate of the Town, etc., there is a Veterinarian Hospital going in where Home Depot is, they are going to replace Xpect with another retailer. So the Town is not just sitting around, the Administration is working diligently.
- Linda Hargraves-521 Thompson Avenue, East Haven, CT- Ms. Hargraves says she is about 2 blocks away from this property. Her first comment is that one of the definitions of insanity is doing the same thing over again and we have been doing this since the building closed. The Maturo administration wants senior housing in that property and the Town's people have spoken out for the most part and said that is not what they want and we are still getting senior housing. She says the 200 Tyler Street Blue Ribbon Commission, according to Mr. Zullo is very transparent, and it was. However, it was not receptive to any new ideas they sat there with closed minds; they did post their meetings and people came in and

talked but nobody listened. She knows the town 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 it is public record, it is available via FOI, and it is available in Town Hall. The entire proposal that WINN submitted along with every other developer's proposal is available for public inspection in the Mayor's Office.
- Mr. Fox says don't they think they are putting the cart before the horse, or were they not told they were going to have to bid this against someone else. Or were they promised a job, they put so much money into the presentation.
 - Chairman Parlato says that is his opinion of what they are doing, they presented a proposal and tonight they are going to vote on the proposal and accept it or not. They are not hiding under a veil or anything they made a proposal which is a PowerPoint proposal he doesn't think they spent millions of dollars on the presentation. Council members have a paper copy of it, nobody is hiding and he doesn't want people to get that impression. They are being transparent, that is why they are having this meeting tonight, and it is a public meeting for public input. As a 76 year resident of East Haven, he would not let it happen under his watch; he is going to be respectful of people and their opinion but he will not let anyone put a disparaging veil on anything that happens. This is a non-political meeting.
- Mr. Fox says it seems like they are being pushed into a corner now, because they have to come up with something tonight because by November 9th they need to enter into something.
 - Chairman Parlato says this has been a long drawn out process, the 200 Tyler Street Committee was formed, the Blue Ribbon Commission was formed, this did not happen overnight. Nobody is being pushed into anything; this is part of the democratic process that works. There may be a time when enough people put their names on a petition and say they don't want this. The 15 members of this Council will vote on what they think is best for the Town and this is only the first part of this process.
- Mr. Fox says he thinks they are being pushed to do something because they have a deadline of November 9th, that isn't three months away.
 - Chairman Parlato says they spent \$36,000 on the boiler this year, they got a notice from the State of Connecticut that if they own the building as of November 1st they have to revamp the heating system which is throwing money down a hole which is what they are trying to avoid.
- Vincent Camera- 43 Forbes Place, East Haven, CT- Mr. Camera says he has the utmost respect for Fred Parlato but that Blue Ribbon Commission was a joke to this Town. They came to the Commission and got to speak a little bit but the last meeting they had their backs were turned and they were not allowed to speak. In the past, his recommendation was and is tonight that they have an election coming up, why don't they put a referendum on the ballot and let the people decide what they want to do with 200 Tyler Street. That is the only way to get the whole Town to do what they are supposed to do, that Blue Ribbon Commission should have had half of the people from the original 200 Tyler Street Committee and half of the Republican administration. He felt as if he was in a communist Town when they were not allowed to speak it was a slap in the face to the people

of East Haven. They had a referendum in the past and nothing has been done with 200 Tyler Street since it closed, they asked for it to be a community center. They asked their representative James Albis who told them they would be getting between 60-69% if they went back to a school. If they went back to a school it would have been a great way to do it. The new High School is being paid off, and Mr. Parlato said they would see a large increase in taxes, well we are already paying for the High School and that money could have just moved over to this building. They want to take care of Hays and DC Moore, these developers may have all the material to build senior housing there. From what he is told, and he severed on the Council for two Mayors on the past, they say Messina Drive is a mess and all we have are apartments in this Town; we lost our center and are now losing 200 Tyler Street. If they can come up with something to use the first level for a community center and maybe put the apartments upstairs on the second and third floors, that can be looked at. He looks to his representatives in the 1st district because they had a sign on Forbes Place that is gone and they have more trucks on that street now than they have on Main Street, he would like to see if his representatives can do something about that. They have a lot of houses on the street for sale. He recommends having a referendum on the ballot in November.

- Chairman Parlato says a lot of people aren't aware of the fact that once you vacate an educational building, you have to bring it up to the current code. If the Board of Education chose to keep the building, they would have had to eliminate the 73-wing and double the amount of bonding we have right now. Right now he thinks our bonding total debt to the Town of East Haven with the new package they just put out is \$32,000,000. It would have had to be close to \$60,000,000 and they would have had to bring it up to 2016 code, we can't afford it and don't need it. The Board of Education made it explicit that we don't need it. If they want to complain about traffic, imagine if it was put back as an educational facility. We have a new High School that is built for 1500 students and there are 900 in it. We are trying to do the best thing possible for the best price possible. The Town of East Haven can't afford to keep that building any longer, it is as simple as that and this is the best proposal we have had in 15+ years and if we delay it, it will cost more money that we can be using for something else. It is foolish to maintain a building that is full of pigeons, trash and kids are breaking all of the windows.
- Theresa Sirico-90 Taylor Ave, East Haven, CT- Ms. Sirico says she owns property across the Street and in regards to the flooding, she has been there 10 years and every time it rains the water is up to her foundation, she has called the Town and Town Engineer and got no response. She says when April was here she spent 4 months on the Committee, maybe they didn't keep notes but she was there every Friday night. She knows this building has to go on the tax rolls and doesn't care how they do it; it sat too long and is falling apart. She asks what it is going to cost for additional Fire and Police use because at the Village the more people they had that were older, the Police and Fire Department had to go there constantly and the cost was prohibitive.

- 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?

- Ms. Sirico says Jose opens the pool and doesn't believe he is in charge of maintaining it; there is a custodian there that can't take care of the issue because they need a plumber.
 - Councilman Parente says he has not gotten a call from Lou Pane or anyone at the pool; he can't fix something that he doesn't know is broken.
 - Councilman Santino says he was there and brought the Health Inspector with him and supposedly the problems were corrected, if she is saying they are not he will go back down there.
- Temple Smith- 25 Nicole Court- East Haven, CT- Ms. Smith says she is a life long resident and has been within the apartment industry for 18 years servicing apartment communities in Connecticut, Rhode Island and Massachusetts. She is there today as a witness to Winn Residential Companies and wants to let the Towns people know that she was waiting to hear who was coming because she has been to some communities that she wouldn't even think about allowing into our Town. She would probably be speaking negatively if it weren't Winn. When she walks into a Winn Residential community not only is it clean, she feels safe as a vendor, the staff is well maintained and in uniform, the outside exterior is always pristine, the maintenance staff is always servicing their units. She is there to welcome Winn Residential and Winn Companies to her Town and she can't wait to see what they do, she is excited. She would be happy to show pictures of the ones she services. And to the gentlemen that referred to this as a million dollar workup, she has seen their presentations and this is very common for what they do to show communities what they are doing; she doesn't think it is a million dollars but it is their standard and she welcomes them there.
- Eduardo Torrealba- 193 Thompson Street, Unit A, East Haven, CT- Mr. Torrealba points out that English is his second language and he took the time to read the newspaper articles, minutes from the Town Council and Zoning to educate himself about this issue because he doesn't want to come and sound ignorant and doesn't want to offend anyone but it concerns him that as an immigrant with English as a second language he is able to find out information and educate himself and find out about the meetings and get copies of the Agenda. He hears people speaking today and they have no idea what is going on, they are asking questions that have been repeated 2 or 3 times just in today's meeting. He thinks the emotions people have blind them and their logic of what is the right thing to do. This building has been vacant 20 years and like he said he read articles and minutes and read what people had to say to get an idea of what they thought and he thinks the Blue Ribbon Commission did a good job, it was very transparent and they made a decision that made fiscal sense. Just because the commission didn't do what some people wanted doesn't mean it was a bad decision. In reading the minutes, there were many people with many ideas but if you don't have a plan and a financial back to accomplish it, the idea is helpful but it is just an idea/brainstorm. It has to be something that makes sense for the Town and fiscally. He wants to put the building to use and back on the tax rolls, he hopes the Council affords us the opportunity to make this deal. What they are doing today is not a done deal but he asks the Council to vote in favor of this so

they can be afforded the opportunity to make this deal because he thinks it is what is best for the Town.

- Richard Poulton-32 Cliff Street, East Haven, CT- Mr. Poulton says he read the memorandum of understanding and asks Attorney Zullo to explain in layman's terms Section 4, page 3.
 - Attorney Zullo asks what he specifically he wants to know, the entire thing or if there is something specific he is not familiar with.
- Mr. Poulton asks him to explain the 30-month thing in layman's terms.
 - Attorney Zullo says essentially, as they stated before, the developer needs the time to submit and obtain a successful grant application. As a result of that, there is no guarantee that the application will be successful in May, so to allow them enough time to apply twice next November the actual term of this agreement needs to be longer than that application period. It is the Town's full intent as well as the developers to accomplish this as quickly as possible and everyone is cautiously optimistic that they will have a successful grant application and be able to stick with the timeline. But the term specified in the agreement allows that extra application time.
- Niki Whitehead-9 Hilton Avenue, East Haven, CT- Ms. Whitehead asks for some elaboration on the presentation and she agrees with some of the questions raised but she doesn't want to repeat anything. First, there was suggestion that this would generate economic development around the project, the Massachusetts one in particular in the presentation. She is wondering if that aspect of the development applies here, because she thinks they are looking to draw from a pool of seniors who already live in East Haven so is that something that they could try and encourage or is that not something that will happen here, aside from it going back on the tax rolls.
 - Mr. Ginsberg says it is the intention to have seniors from East Haven occupy, though they can't deny other applicants within the process. In terms of economic development it was more of a broad term, in this case it is going on the tax rolls. In the particular case in Massachusetts it was connected to a commercial facility so the priority was to spur economic growth in other areas. He didn't mean to make apples to apples comparison; their goal is to accomplish what the Town is looking for.
- Ms. Whitehead says so in this case the Town's benefit is putting it back on the tax rolls.
 - Mr. Ginsberg says putting it on the tax rolls and not being a dilapidated property in the neighborhood.
 - Mr. Stein adds that it adds to the neighborhood, it is not a negative in any way and right now it can be looked at as a negative because at night it is dark and not well lit, it is a big open and vacant building, people park their cars there, etc. When you invest in this and have people living there with lights and it is secure and safe, it adds to the safety and security of the neighborhood. He doesn't know if this causes someone to buy and renovate a house but these are the things he would look at- what is this building doing for the neighborhood today and then if they were to invest capital in it and occupy and manage it well, does that provide positive

influence in the neighborhood and does it increase resale value of the properties around it.

- Ms. Whitehead says this focus is on the senior community, in Branford for example they have a complex to attract millennial's and there is the sense that they have disposable income. If you have a development with that focus you are also going to get a domino effect with other provisions but focusing on senior development we are not going to see the same impact. Perhaps the economic development might flow if they didn't have age restrictions.
 - Mr. Stein says in their discussions with the town for this development, the expectation to them was the elderly population and there were a couple reasons for that. One of the reasons was the parking as well as the space in the building; it is not a family type of housing due to the sizes. He thinks most of the units will be smaller one-bedroom units; there are only two, 2-bedroom units in the plan. Basing it on those factors they came up with it being a senior development. He sees what she is saying in regards to there being disposable income to reinvest in the community.
 - Chairman Parlato says they should stay away from the theoretical; the main focus of the project is to get the building rehabilitated and back on the tax rolls. Any effect it has on the surrounding area, good or bad, hopefully it is good.
- Ms. Whitehead says she thinks this is a planning function as well where they are accepting a proposal and she wanted to make certain they were looking at other possibilities that may have financial benefits. Specifically during the presentation they said they understood the sensitivity to school aged children; she asks what that means. Is the notion that we want to ensure with 55+ that they don't have additional there?
 - Chairman Parlato says they looked at what would be the best use for the structure and meeting a need which we have a need for senior housing, he doesn't think we have a need for more children because they are closing schools. This project is to get the property rehabilitated and back on the tax rolls.
- Ms. Whitehead says she just thinks they need to understand fully, if the development team is working with the Town to drive this towards senior housing, it would be helpful to them to understand the rationale behind some of these things. They just heard from one person that senior housing was the one thing people didn't want.
 - Attorney Zullo says it is not a desire to keep one element or age group out of Town, he knows that for this administration it is a financial decision. In East Haven it costs about \$15,000 to educate a child in our school system, and the average taxes on a home are between \$3,000 and \$4,500 for a 3-bedroom 1-bathroom cape in East Haven. When you consider the cost to educate a child, it is a net loss to the Town. That is not to say they don't want children here but from a fiscal point of view there is a far smaller impact on the cost to provide public services to an age-restricted housing development than to a single-family home or a home with children. In this case, if it was a family development, he doesn't

think the taxes optimistically projected at \$231,000 would even come close to covering the cost of educating the children let along the cost of the public services. It is strictly financial.

- Ms. Whitehead says there is more than the cost of educating children; there are benefits to having families and children in relation to a senior housing project. We are a young Town with prospects. There was a question asked about how long it would be age-restricted under the provisions and she asks about the affordable housing aspect, does that sunset?
 - Mr. Stein says the idea would be that the restriction on affordable and senior credits would have co-terms of 30 years.
- Joanne Acabbo-127 French Avenue, East Haven, CT- Ms. Acabbo says that the drain in her backyard on the school property has warm water in it. She believes the water is going into her backyard and it is sinking and she asks Mr. Parente to look into it. She references the map in the presentation there is a red arrow going through her house. Boats can literally sail on French Avenue. She is hoping they take some precautions to trap the bats, rats and birds.
- Sal Malteste-11 Holland Road, East Haven, CT- Mr. Maltese says he has lived here 52 years. He asks if everyone on the Council read the 76 pages that were sent to them. He says something has to be done with the school and he looked at all the plans and it is very impressive. He doesn't think it is about parking, or traffic. Every Town has the same problem with parking and traffic and they don't want this or that done but something has to be done with this school. His 11 grandkids ask what is going to happen with the schools, it is a disgrace something has to be done. He says if he got an apartment in their place, he is going there to stay in his senior years basically. When you go to these apartments or affordable housing complex, you are going there to live out your life with no noise or traffic and to enjoy yourself. The issue is not parking, the issue is not traffic, here is the issue, nobody wants to say what the issue is but he is going to say it, maybe he will be locked up he doesn't know but they had a place Messina Drive, someone owned it for 25 years, the building, without anyone in the Town knowing was sold, he doesn't think anyone knew and next thing he knows they have a different developer. Within 1-2 years people were complaining about what they got there, does he have to say it, he doesn't know if he can say it or if he did say it but that is the problem. He says they have a history and asks how long they keep their buildings, 15, 20, 30 years? Do they keep it for life or at a certain point in time will they sell it, what is the guarantee to the people in these apartments or anyone who lives around the area that they won't go sell it after 5, 10, 15 years and then another developer comes in and he knows exactly what will happen when another developer comes in because every Town, City and State experiences it. That is the reason and people will not ask that question. He knows what happened here 2 years ago and it can happen again and he thinks that is what the people are worried about but won't say it.
 - Mr. Stein says he can't guarantee anything, as he doesn't know what will happen 2 years or 20 years from now in his life. He will say that they talked about a deed restriction that would provide affordability and seniors housing. Whether they sold or owned the building, for 30 years that is

what it is going to be, it is stuck in that use for the 30-year agreement. Winn historically develops, owns and maintains their properties for a long period of time. They are working on projects developed by Winn in 1971, 1978 and 1982, so the majority of the assets developed by Winn stay within the portfolio for a long period of time. Have they sold? Yes. Have they made money, yes it is a business that is what they do.

- Mr. Maltese says his question was, if, after 15-20 years they sell the property and the contract they have with the Town would be null and void.
 - Mr. Stein says no, the land use restrictions can't change.
 - Attorney Zullo says to make it clear, whatever obligations this developer commits to, any signee or purchaser would be subject to these restrictions by contract and by deed restrictions. No matter what, he fully anticipates they will keep their word but nonetheless if someone took over, they would have to keep that word for them.
 - Mr. Stein says yes, by nature of the deed restriction.
- Mr. Maltese says he did not hear that before and wants to make it clear because he thinks that is a concern. If the people can live with it that is fine, there were a lot of good concerns and it was brought up that there was a referendum years before. That is the concern of the people in the Town and if you live around the school and in the neighborhood, you would have more concern. For example there is a new family coming in on Taylor Ave and they don't have the slightest idea what is going on.
- Dan McCann-137 Mansfield Grove Road, East Haven, CT- Mr. McCann asks Attorney Zullo if the company goes out of business and the stipulations are laid out, at any time can a new developer that comes in and buys the building re-negotiate the contract?
 - Attorney Zullo says the only thing he can possibly think of in terms of a way to contract around it is some type of bankruptcy proceeding but he is not confident that would be successful. He is more confident in the deed restriction where we have two layers of protection with those; there will be an age-restricted agreement that will be recorded with it. Those two levels of protection he is very optimistic about. When they come back in 180 days they will have a very firm answer.
- Mr. McCann apologizes for arriving late he was on business, but his understanding is that this has to be done by November 9th. They have an election on November 8th so why not do a referendum then they can put the application in.
 - Mr. Stein says November 9th is when the application is due.
 - Attorney Zullo says aside from policy reasons why you may not want that legally it is not possible. Although it was done by the prior administration, there is no actual way for this Council to effectuate a referendum by just scheduling it; it essentially becomes a survey. The power of referendum in the Town of East Haven is vested with the most important group of people in Town and that is the people. The way a referendum is triggered is a manner that is written within the Charter. As it exists right now, a referendum can be held when an official Ordinance of the Town Council is

challenged; you have to collect signatures from 15% of the enrolled voters as of the last election, you have to submit that through the Town Clerk and if the Council refuses to reverse course and continues to push forward with that Ordinance, the issue goes into a referendum. The only other way is that the residents can trigger official action if the Council refuses an Ordinance that the residents feel very strongly about, they can collect signatures and force the issue and if the Council won't take action, a referendum can happen. Those are the only two ways it can happen and the Charter guarantees that the final action on the sale of this property will be subject to a referendum if the people are unhappy with it, they can collect the signatures and bring it back to the Council. Then if the Council insists on pushing forward despite those signatures, it will go to a referendum.

- Mr. McCann asks if that would be on this ballot.
 - Attorney Zullo says it would not because in the most optimistic scenario there is the 180 days due diligence period and it would have to go to the Council some time between next July/August/September so it may be done in time to be on the ballot next November.
- Chairman Parlato thanks the people for coming and says this is the way a public hearing should be held; the questions were sincere and addressed the problems at hand. This is only one part of the process and they appreciate them coming.

Council comment:

- Councilman Richard Anania says that he liked the presentation, it was very well put out to them and he does agree that they have to do something and he is for senior housing. Since he has been on the Council, he doesn't like the idea of not going out to bid, he believes in competitive bidding and thinks it should go out to other contractors, he does not like waiving bids. Another question is that he believes they are saying the average income is \$35,000 for affordable housing, will low income not be allowed in this facility at all even if they go belly up or sell and someone else takes over.
 - Mr. Stein says he thinks he is trying to differentiate between Section 8 and low income/affordable housing. The program is called the low-income housing tax credit program. There is discussion all over about changing the name of it to either the affordable housing tax credit program or the workforce tax credit program because of the connotations that come with it. Section 8 is a different type of housing; they are not proposing a Section 8 subsidized development. They are not going to apply for any project based subsidies for this. What they can't say is that they won't accept any Section 8 portability vouchers whether it was an affordable housing development, senior housing development or market rate housing they have to allow people with Section 8 vouchers to show up, fill out an application and be vetted through a screening process that looks at criminal background and credit checks, etc. As long as they do this across the property and they have tough standards, if that person meets the criteria they would be allowed in there.

- Councilman Anania says he thinks what a lot of people in this Town are afraid of, as someone mentioned earlier, is that they don't want to see another thing happen like it did at Messina Drive when the developer sold it and all of a sudden there was Section 8, he has nothing against Section 8, but it is not fair for the seniors who already live there and went there when it was senior housing. He is concerned if something like this can happen in the future with this type of project. Can this project revert to Section 8?
 - Mr. Stein says it wouldn't be before 30 years and in 30 years it could be sold and turned into anything; he doesn't know what will happen then.
 - Attorney Zullo says at the end of the 30 years it reverts to market rate and with all of the amenities being put into the building all of the rents can become between \$1,000 and \$2,000. It will be all about the investment Winn makes in the facility and how it affects the neighborhood. This project is not being pursued as a project-based facility.
- Councilman Anania says what if in 5 years they decide they have to sell or back out and a new developer comes in.
 - Attorney Zullo states that any signee, any purchaser, anybody who takes the place of this developer would have to abide by the deal this developer made.
- Councilwoman Letizia Lettieri-Morales thanks everyone who is there and stayed and now it is coming back to the Council to discuss and they are the people who were elected and each of them represents their districts. Going back to the long journey of how they got there, she knows Attorney Zullo has explained why the referendum is not valid but on November 8, 2011 the Town voted and had three choices; the first was whether the property should be rehabilitated to educational purpose, the second was for community purposes and the third was for condominium use. This Town voted for #2 and in her district specifically they overwhelmingly voted for a community center. Before this meeting she had many people from District 4 days that they want a community center, they don't want the housing. She feels that she has to represent her district and what the voters wanted by saying that it should be a community center. However, personally she wants to see the Town make revenue and she would love to see it turned into apartments but the day she was elected she lost her autonomy as well as everyone else there. It can't be about what they personally want; it should be about what the voters in their districts want.
- Councilman Vincent Spaduzzi asks about Woodview and if they had this same restriction. He asks if there is any way to make the deed restriction longer than 30 years.
 - Attorney Zullo says there are rules against how long contracts can originate back.
 - Mr. Brancati adds that as far as Messina Drive, two years ago they were having a multitude of problems there and he was getting calls on a daily basis from residents who were afraid to go out at night and walk in the parking lot. They met with the developer and discussed security issues and he has not received a call from a resident from Messina Drive in about 18 months.

- Councilwoman Linda Hennessey says there was concern about parking; she has been a resident of East Haven for 57 years. She wants to address some of the comments by people who are still here. To Mr. Foley, she says she coached his daughter in Biddy Basketball; she was a coach for 25 years and is a member of the Board. When it began, there were 500 children involved in the program and over the years it has declined. When it first began there were way more people parking in the back lot, it was way worse and she never heard anyone complain. She attended Tyler Street for High School, class of 77' when there were 475 kids; that school had 1600 students and there was parking on Taylor, Bishop, etc. and she doesn't remember people complaining. There weren't as many buses as a lot of people lived close by and walked there were buses from the Shore and Foxon. As far as traffic, this would be much less traffic to worry about so she doesn't know why everyone is concerned about traffic. She says to Ms. Sirico that it has been far worse than the traffic from Dunkin Donuts ever will be. She adds that when the school had 1600 students the traffic was much worse than having 70 units and even if there were two people that's only 140 vehicles which is way far less. She would rather see senior citizens travel around quietly than 1600 students; by far traffic should not be an issue. She thinks the presentation was well drawn out and she likes what she sees. She welcomes the seniors and doesn't want to lose them they are a great part of the community and she would hate to have them go somewhere else, she would love to have them here. She is involved with seniors and loves working with them, her father lives in Messina Drive so she has seen the change but some people can't afford to live anywhere else. She has seen the proposal and thinks it is great.
- Councilwoman Judy Esposito thinks it is a great presentation and as a senior she is all for senior housing and she went to school there and maybe someday she will live there. She asks if the parking spots will be assigned for the tenants? She thinks it is a good idea because visitors come and there is nowhere for the tenants to park, even if it is just for one car. She adds that she thinks 1-bedroom units are better and agrees that it should be age 62+ instead of 55+.
 - Mr. Stein says the assigned parking spots would be something they certainly can do.
- Councilman William Richardson thanks Winn for their presentation and thanks the public for staying. In regards to the referendum, his choice was always for the community center he always wanted something like the Orange Community Center. Unfortunately, he realized we couldn't afford it. He thinks the next best thing is to develop it and put it on the tax rolls. In regards to the referendum there were three questions and looking at the voting, 2/3 of the Town voted against education, 2/3 of the Town voted against a community center and 2/3 of the Town voted against condominium use so there wasn't really a clear mandate from the referendum. The statement came up in regards to whether they wanted 55+ or 62+ and in his opinion he would prefer 62+. One issue he has is with the parking, he wrote the parking regulations for the Town last year. There are 70 apartments, even if it is 62+, half of the apartments will have couples and there has to be a minimum of 1.5 parking spaces and there has to be at least 45 spaces for staff and visitors which puts it at 150 spaces to make it work so that

needs to be considered and that is not including the pool and gymnasium. He asks what the square footage of the apartments is.

- Mr. Ginsberg says 98% of the proposal is for 1-bedroom units, which are between 750sq. ft. and 850sq. ft.
- Councilman Richardson adds that one of the things he discussed a few times is the auditorium, he also went to the school and graduated in 1975. He wants to see the auditorium be used for civic functions such as this meeting. He would like to see a Council chambers that can be used by the Council, Board of Finance, Zoning, whomever. It is centrally located. He thinks they did a great job and this is a good thing for the Town of East Haven.
- Councilman Robert Sand thanks them for the presentation and he did have a chance to read all 76 pages and he covered his questions with Sal and Joe so he is comfortable with them. His idea for the school was different from this proposal and a lot like Councilman Richardson said he thought it would be better served for the community. But after 22 years, it is time and he thinks what they are proposing and the fact that they would be staying with the project, it is monumental and that is what he thinks is right for the project and they are the company to do it.
- Councilman Ken McKay says others touched on what he was thinking about and he researched Winn and looked at their projects before they received the packets and then he read all 76 pages a few times. This is a great project, when he was Chairman they had a developer come in from New York and they were booted out and it was an embarrassment. He appreciates the questions and the behavior of the public. It is an eye sore and it is time to do something with it. This is a great project and Winn is a great developer and he hopes they stay here for many years.
- Councilman Joseph Santino says he hopes when they come back some of his questions will be answered. He has concern with the drainage that they heard people complain about. As far as the parking there is enough grass area if they needed to make more parking he is not worried about that. He is worried about water pressure in the area, he doesn't want someone to take a shower and not have water pressure because of the building; they should make sure everything works out with the water mains. He wants to know where the snow is going to be put; he would like to see an area where they are going to put the snow so it isn't in the roads. Assuming the Town is going to have the High School baited for the rats as well as the heat in the pool. He wishes them the best they did a good job.
- Councilman Nicholas Palladino says he knows this is all based on getting State funding, what if they can't get it. All he sees in the newspaper is that the State is in the hole and has no money to do this or that. Is there a backup plan if the State says it is a great project but they have no cash?
 - Mr. Stein says that is a fair question and they make a living off of doing these developments; they do a lot in Connecticut they have a good relationship with the State and believe this project is a candidate for funding. It doesn't make sense for them to pursue this if they don't think they will be funded because it is not a good use of their time or cash. He

can't guarantee anything but there is no plan b without some type of State funding.

- Councilman Palladino says he is a retired Police Officer from this Town and he saw Messina Drive be built and he saw it get sold and saw it go to hell. He knows 30 years is what it is, but can they go longer? He is concerned, if Messina Drive was 25 years can they go to 75 years. Can the deeded use of this be 75 years at 62 and above? Is it legal and can it be done?
 - Attorney Zullo says he does not know if it can be done, he understands his concern and the goal of the Town will be to explore every option to extend that period. The Town hasn't had any other facility transition from what was age-restricted to what it is now, that was a first. To simplify it, it was a lesson learned and he thinks it will take collaboration between the Town, Administration and the Developer. They are going to have to take steps today to preserve that collaboration so that when the time frame approaches they are approaching Winn or a different developer in the event it is not Winn and saying we are 5 years away, what will we do to address it. He knows that did not take place with Messina Drive and had it, we would probably not be in the position we are in and that is not to fault anyone in particular because it was a first. They can ask at the 20 or 25 year mark what the contingency is for year 30, are we going to repurpose through the State program for redevelopment, are we going to go to market rate? What can we do to preserve the character and present use of the building? We have to do something today to ensure whatever administration is here at that time knows to do that.
- Councilman Palladino says to avoid this problem can this be stretched out more than 30 years?
 - Attorney Zullo says it is a legal question that he will have to research and determine. When it comes back to the Council he will have an answer for that.
- Councilman Robert Parente thanks everyone for coming; the public was polite with their concern and their speeches. He thanks Winn for their presentation and professionalism tonight as well as when he went through the school with them. It was said that there was no bid process and that we are waiving the bid. The only way, in his opinion, would be if someone said here is a plan that we want and let's put it out to bid. We looked for qualified developers to come to us with proposals and there was more than one, two others that he knows of. Either they did not qualify for the long-term concerns of the Town or they were not experts in the same area we were looking for. To say it wasn't put out to bid, you have to bid apples to apples and oranges to oranges and there was no way for us to put something out to bid unless we wanted to come up with a plan first. There is plenty of parking down there; there were 1600-1800 students there before as well as 100 teachers with cars. As far as the previous referendum, 66% of the people voted no, so to say that 33% won the referendum come on. He doesn't have problem with 62+ or 55+ when you are looking at units with 700-800sq.ft. They will be taking in applications, 55+ works looking especially at the size. If someone has a kid, they probably won't have them in that square footage place, there are

only two 2-bedroom units in this proposal with 70 units, which is phenomenal. He doesn't have a problem with this at all, it is time that the elephant is gone, it is not fair to the taxpayers to continue to spend \$200,000-\$300,000 every year. We are looking to get close to \$3,000,000 over the next 10 years and everyone can be proud of this. What they are doing tonight does not solidify anything, it opens up the 180 day window for this company to do their due diligence and come back to the Council and have further input from the public as well as discussions among themselves. They are not rushing into anything for the people who say they are rushing or should put it to referendum; this is just a window of time for them to make further evaluations. The Council is the final judgment in this and they are not going anywhere and again, he whole heartedly supports it and he hopes when the vote comes they will all be on the same page with this.

- Chairman Parlato says he and Councilman McKay have probably been here the longest and they saw a presentation years ago from Meridian LLC at the Middle School and what they proposed was nothing like what they put on paper. He believes the proposal before them tonight is the right thing to do, he thinks a developer such as Winn puts pride in their properties. They are a for profit organization and no for profit organization is going to watch their facility deteriorate to the point where it isn't worth it anymore. When you attract this type of clientele you will see that they will demand the facility be kept up to par because it is their home and a lot of them it is their final home. He is one of the most seriously affected people in terms of geographic location and he would not be voting on something that is going to take away his largest investment, which is their home. He hopes the developers have a better idea about the people of East Haven, they are conservative and a diverse population with all different opinions but for the most part they come together when things need to be developed for the betterment of the Town. Hopefully this project will be one of them and he thanks them for the time and attention.

Item #4

To consider and act upon a Resolution Approving and Authorizing Mayor Joseph Maturo, Jr. to sign a Development and Property Disposition Agreement between WinnDevelopment Limited Partnership and the Town of East Haven regarding 200 Tyler Street.

A Resolution Approving and Authorizing Mayor Joseph Maturo, Jr. to sign a Development and Property Disposition Agreement between WinnDevelopment Limited Partnership and the Town of East Haven regarding 200 Tyler Street.

BE IT RESOLVED that the Town Council hereby approves a Development and Property Disposition Agreement between WinnDevelopment Limited Partnership and the Town of East Haven regarding 200 Tyler Street;

BE IT FURTHER RESOLVED that Mayor Joseph Maturo, Jr., or his designee, is authorized to sign the aforementioned agreement and any other documents necessary to give effect to the same;

BE IT FURTHER RESOLVED that the ultimate sale of said property, as dictated by the Town Charter, shall be contingent upon the passage, by the Town Council, of a disposition ordinance approving the sale of the 200 Tyler Street property.

This resolution shall be effective in accordance with the provisions of the East Haven Town Charter.

Councilman Santino makes a motion.

Councilman McKay seconds the motion.

No public comment.

Council comment:

- Councilman Richardson asks if there is or should there be a time limit on the agreement, he knows about the 180 days but should there be a limit.
- Attorney Zullo says he would be hesitant about putting a time frame on the authorization only in so far as they can't be certain how long it will take for a successful application to CHAFA, there is case law about the authority of the Council to pass something that goes beyond their term of service as it is and regardless he thinks more likely than not they will have an answer within the next 270 days so he doesn't know that it is actually necessary.

Roll call vote: 12 in favor- 1 opposed (Lettieri-Morales)- none abstain. Motion carries.

Item #5

To consider and act upon a Resolution Waiving the Town Charter's Competitive Bidding Requirements in Connection with the proposed sale of 200 Tyler Street, East Haven, Connecticut.

A Resolution Waiving the Town Charter's Competitive Bidding Requirements in Connection with the proposed sale of 200 Tyler Street, East Haven, Connecticut

WHEREAS, the Town of East Haven is the present owner of real property located at 200 Tyler Street, East Haven, Connecticut and identified by the following map, block, and lot number: "180/2313/001."

AND WHEREAS, by memorandum dated January 20, 2014, the Town's Ad-Hoc "Land Disposition Committee" issued an opinion finding that the highest and best use for the property, given the responses to the aforementioned RFQ/RFP, would be to sell the

property to WinnDevelopment Company Limited Partnership or an affiliate (hereafter, "Winn") for development as mixed income, affordable senior rental housing, with the twin goals of preserving the historic nature of the building and renovating, modernizing, and retaining the gymnasium and pool facilities as two separate projects located at the property for use by the Town's residents;

AND WHEREAS, by memorandum dated February 11, 2016, the ad hoc Blue Ribbon Commission issued a recommendation to Mayor Joseph Maturo, Jr. to dispose of and/or redevelop the property as a mixed-use project and identifying a number of development objectives;

AND WHEREAS, on March 22, 2016, the East Haven Planning and Zoning Commission issued a favorable 8-24 Referral to the Town Council for a general "mixed use" disposition plan for the property.

AND WHEREAS, since March, the Town has reviewed existing proposals for the property and identified the WinnDevelopment Company Limited Partnership as the developer most qualified to undertake the envisioned redevelopment and restoration of the property;

AND WHEREAS, Chapter 6, Section 4(C) of the East Haven Town Charter provides that all sales of real property by the Town shall be by competitive bidding;

AND WHEREAS, since the Town has exercised due diligence in marketing said property and has expended significant resources vetting and identifying a qualified developer, selling the property via the competitive bidding process would be financially wasteful and duplicative of the Town's efforts to-date;

AND WHEREAS, the Finance Director recommends that the Council waive the competitive bidding requirement to allow the Town to effectuate said conveyance;

AND WHEREAS, the assessor has reviewed the land and building to be conveyed and is of the opinion that the potential selling price for the property is within the range of estimated values for the property;

AND WHEREAS, the Town Charter's bidding requirements may be waived by two-thirds of the members present and voting;

NOW THEREFORE, be it **RESOLVED** by the Town Council of the Town of East Haven that any competitive bidding requirements associated with the Town's proposed and/or eventual conveyance of certain real property located at 200 Tyler Street, East Haven, Connecticut are hereby waived.

Councilman Mckay makes a motion.

Councilman Parente seconds the motion.

No public comment.

- Attorney Zullo addresses former Chairman Anania's comment, he has respect for former Chairman Anania in so far as he was always a vigorous advocate for waiving bids only sparingly, he thinks they only did it 2 or 3 times in his history. He explains that it is a logistic necessity as far as this project goes. Signing the agreement is one thing but they can't give it effect and it won't be logistically possible to move it forward without the bid waiver and it wouldn't make sense to bid it if they are agreeing to contract with Winn because they would have an approval to contract with Winn and a bid with someone else. He can't think of a better instance to waive a bid, he realizes it is serious but they have vetted potential developers for well over two years now and he is confident they have identified the best pricing and best developer to do it. It comes with his recommendation but he just wanted to add that the Town recognizes the concerns and recognizes that it is a serious request.

Council comment:

- Councilman Richardson agrees with Attorney Zullo and he normally doesn't agree with waiving bids but in this case he thinks it is necessary. The question he has is are they waiving the bid only for this proposal and only for Winn? This isn't that we are saying we are going to waive the bidding on this if Winn pulls out for any reason and someone else comes in.
 - Attorney Zullo says they would essentially have to start over again if that happened.

Roll call vote: 12 in favor- 1 opposed (Lettieri-Morales)- none abstain. Motion carries.

Item #6

Adjournment of Special Meeting.

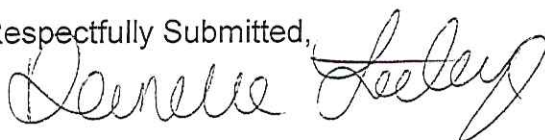
Councilman Parente makes a motion.

Councilman Palladino seconds the motion.

Voice vote: all in favor-none oppose-none abstain. Motion carries.

Meeting is adjourned at 10:23PM.

Respectfully Submitted,



Danelle Feeley, Clerk, East Haven Legislative Town Council

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.

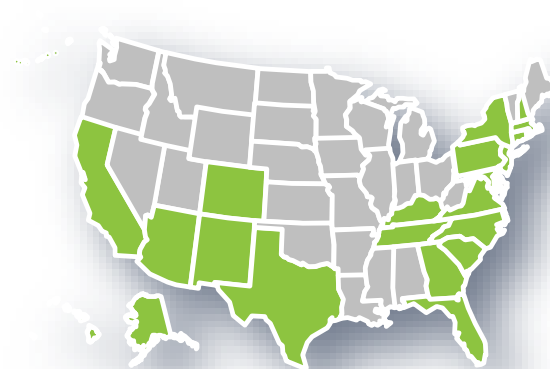
We operate every type of multi-family housing, including market rate, mixed-use, affordable and senior housing, managing more than **98,000 apartments** in more than **570 properties**.

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:

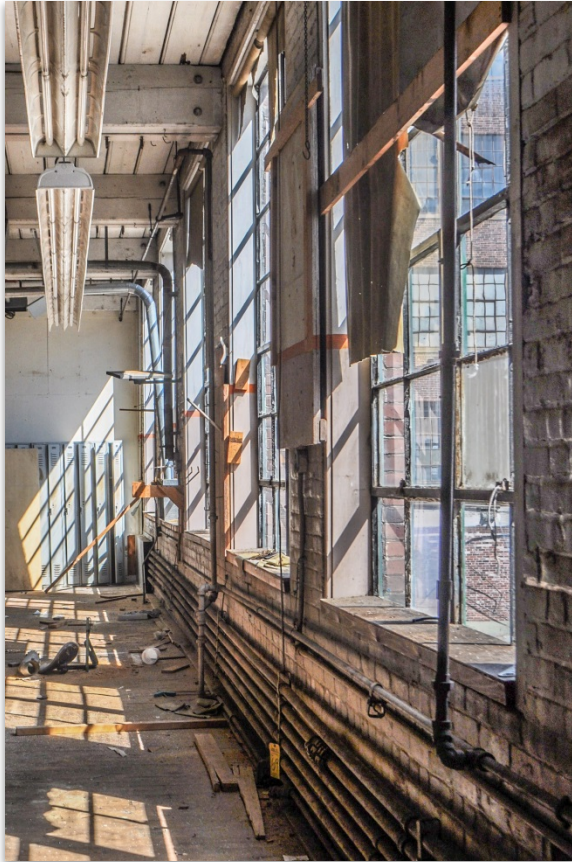
- LEED certification
- CHFA green standards
- Enterprise Green Communities certification
- Passive House
- ENERGY STAR v3 and Home Performance with ENERGY STAR
- Solar deployment
- Energy benchmarking



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

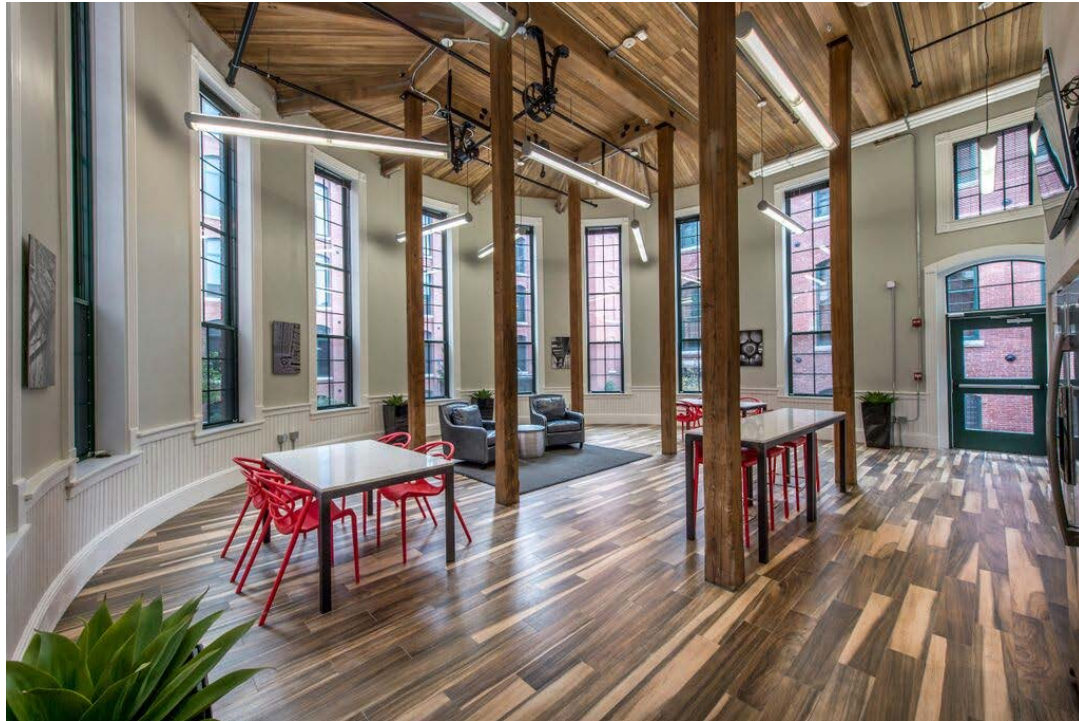


after



Malden Mills

Lawrence, MA



after

Model Development Livingston Apartments

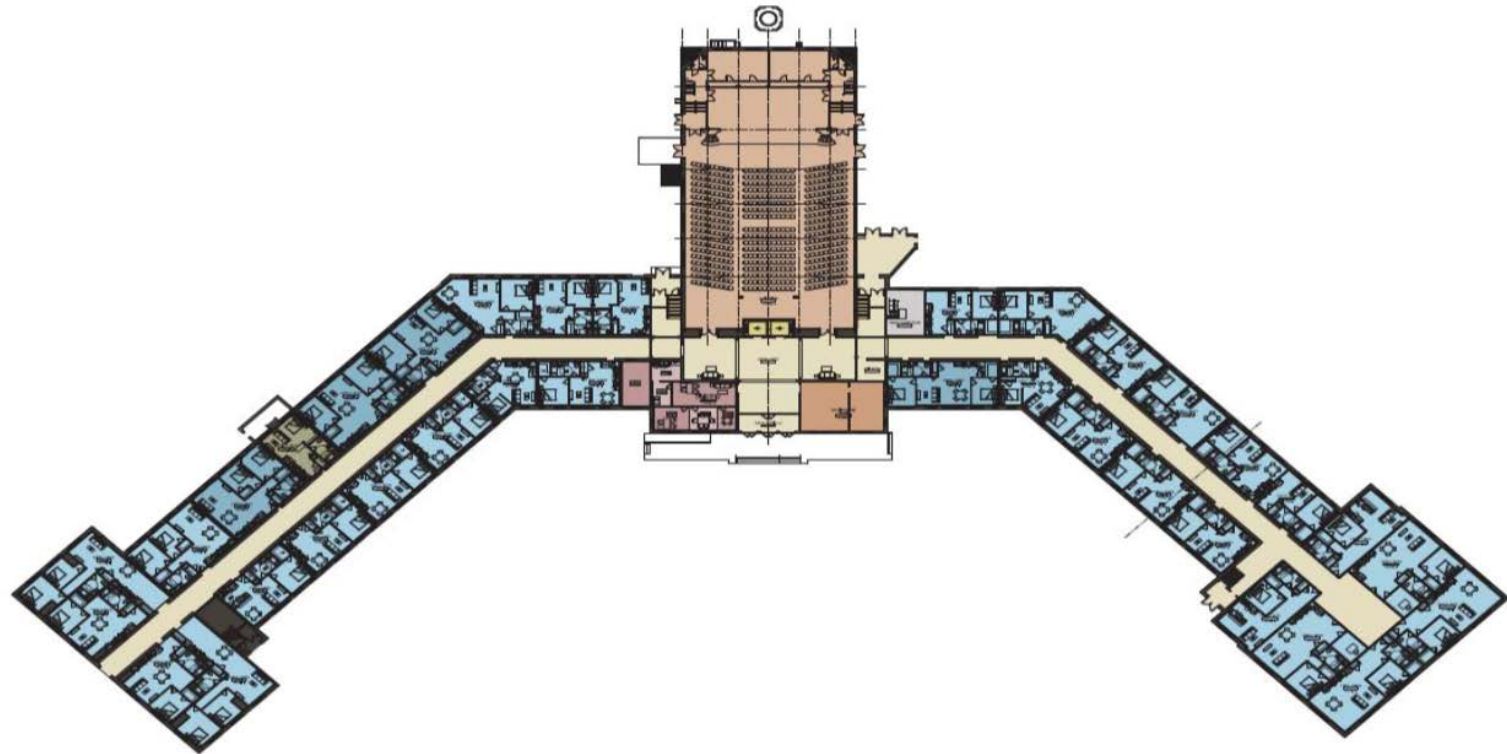


Livingston School Apartments Albany, NY



- 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

0 10' 20' 30'



November 15, 2012

DEVELOPER : Winn Developments

ARCHITECT : The Architectural Team

1/2012

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



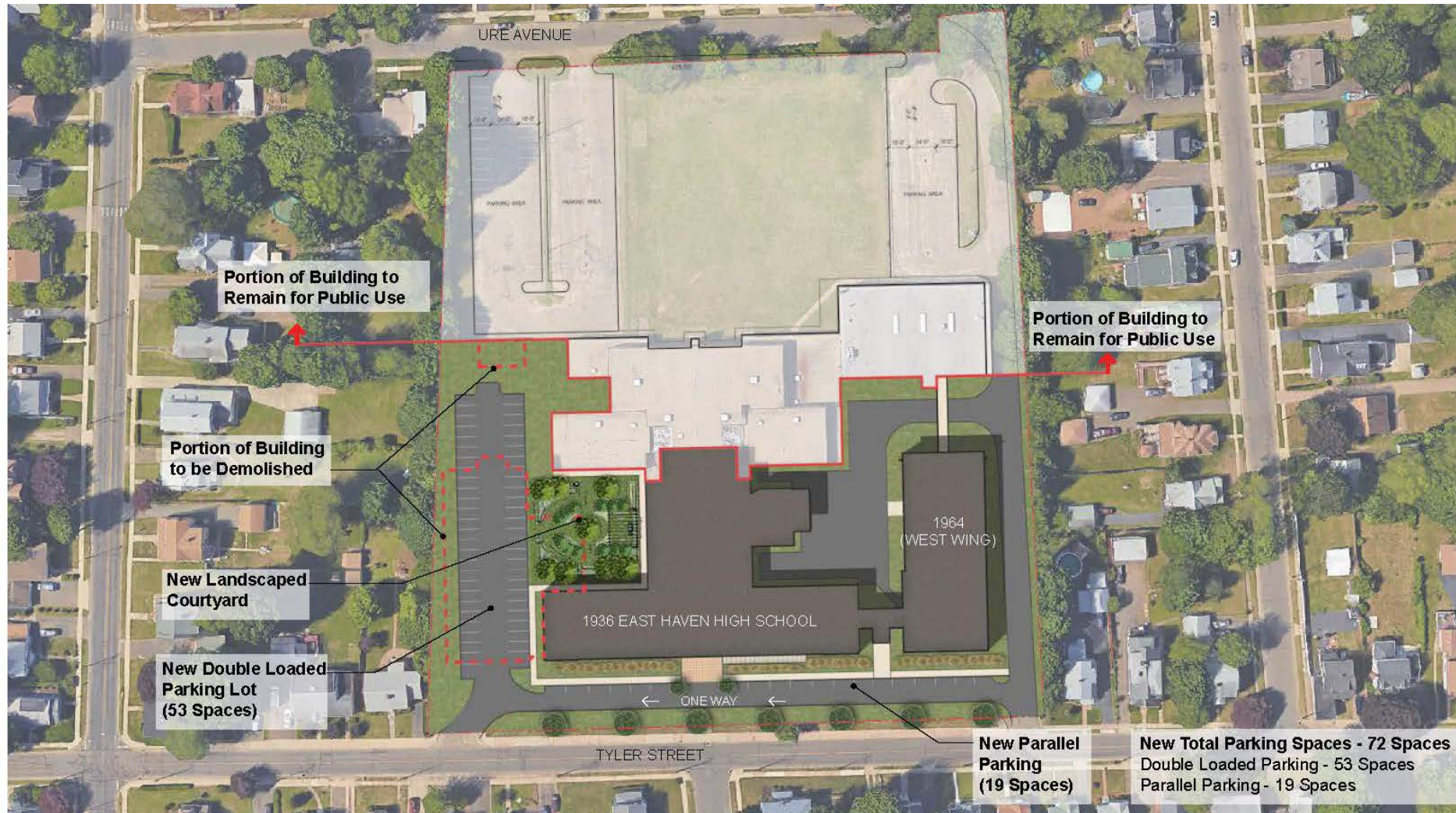
image source: patch.com

200 Tyler Street- Rendering

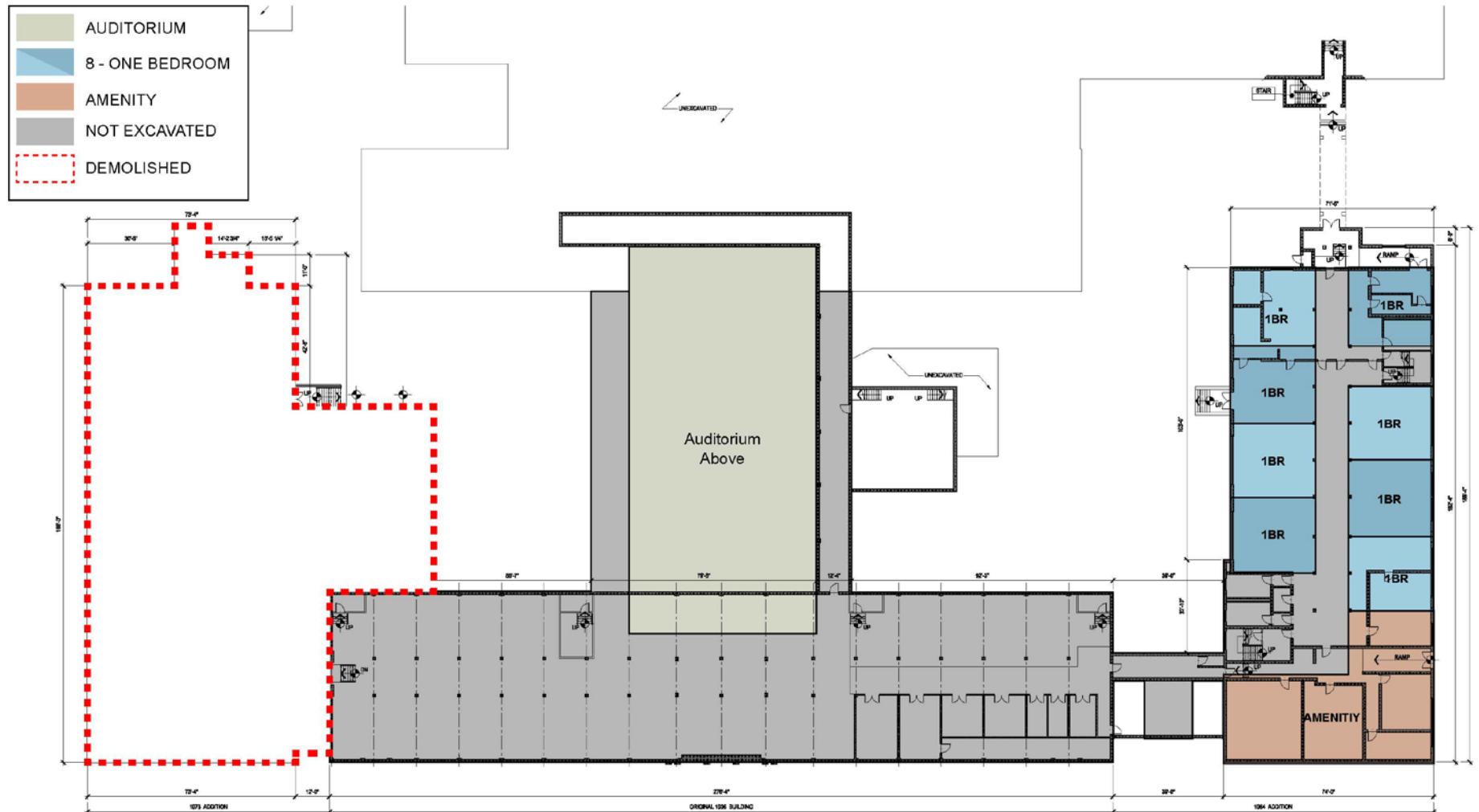


Unit Type	1BR	2 BR	Total
Market Rate Units	19	1	20
Affordable Units	49	1	50
Total	68	2	70

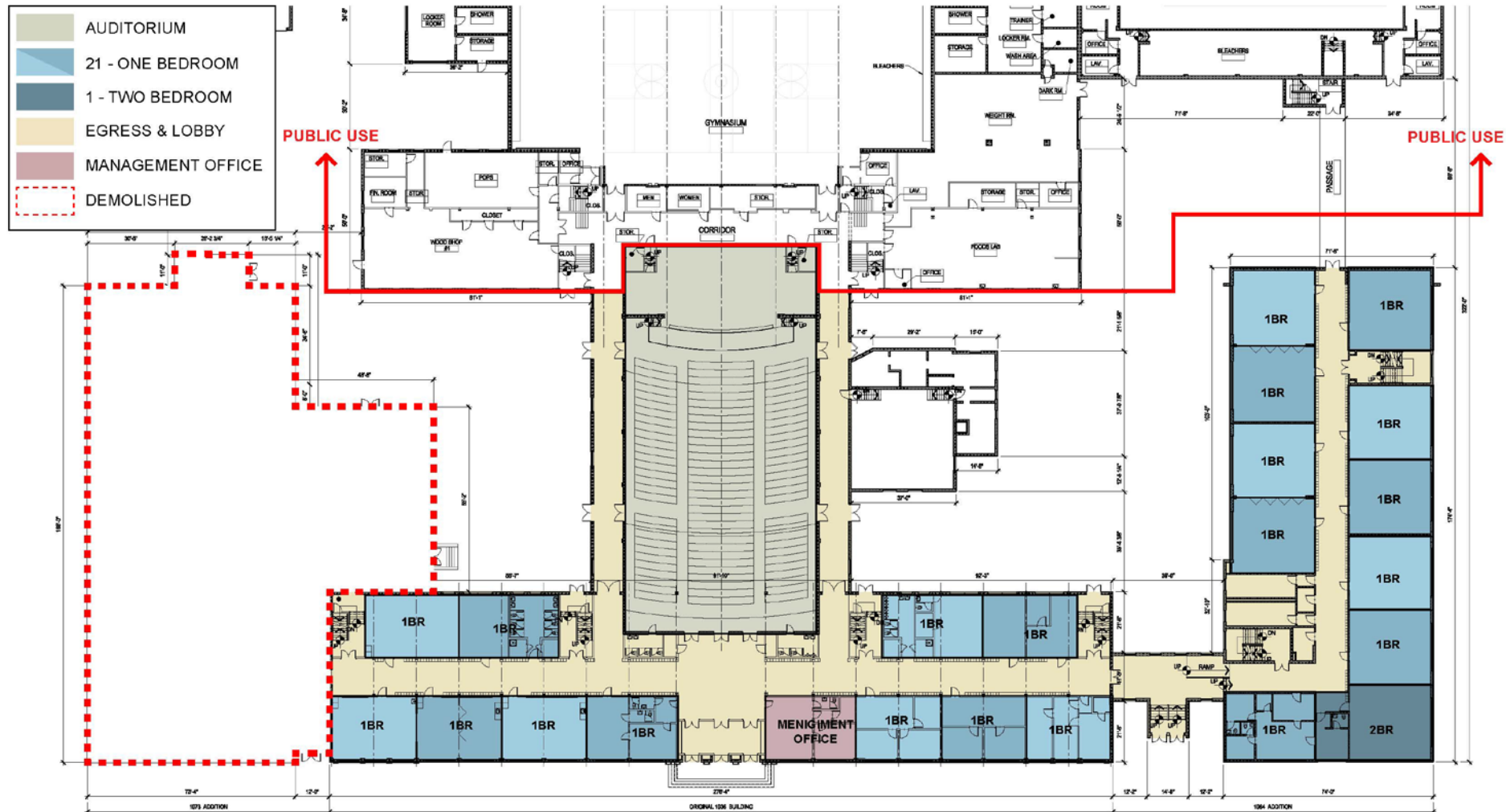
Site Plan Proposal



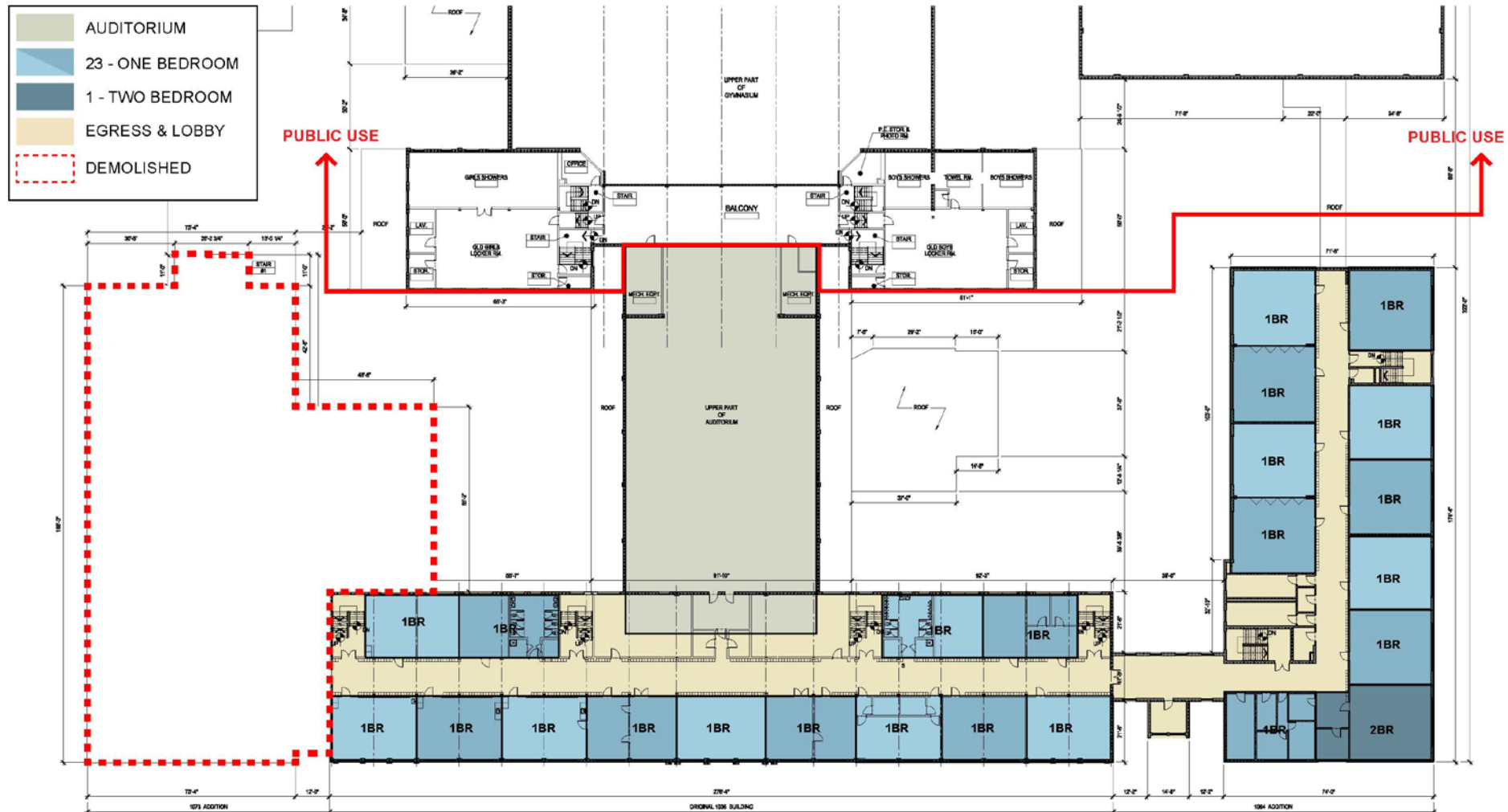
Interior Layout (basement)



Interior Layout (first floor)



Interior Layout (second 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

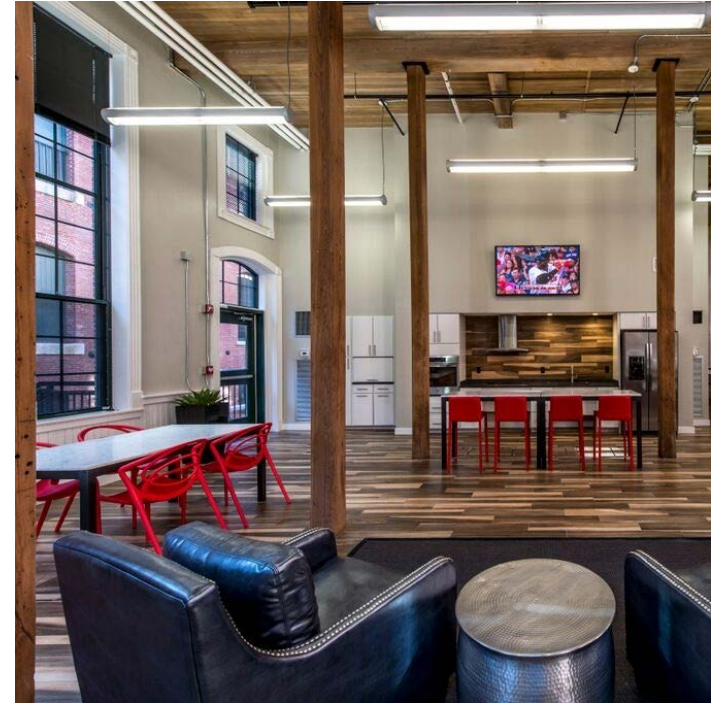
- WinnResidential currently manages 57 properties and 8,000+ units nationwide that are age restricted to 55+ or 62+ independent living
- 50% Area Median Income (East Haven region)
 - \$30,650 per 1 person household
 - \$35,000 per 2 person household
- Rental limits:
 - \$820 for 1 Bedroom
 - \$985 for 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

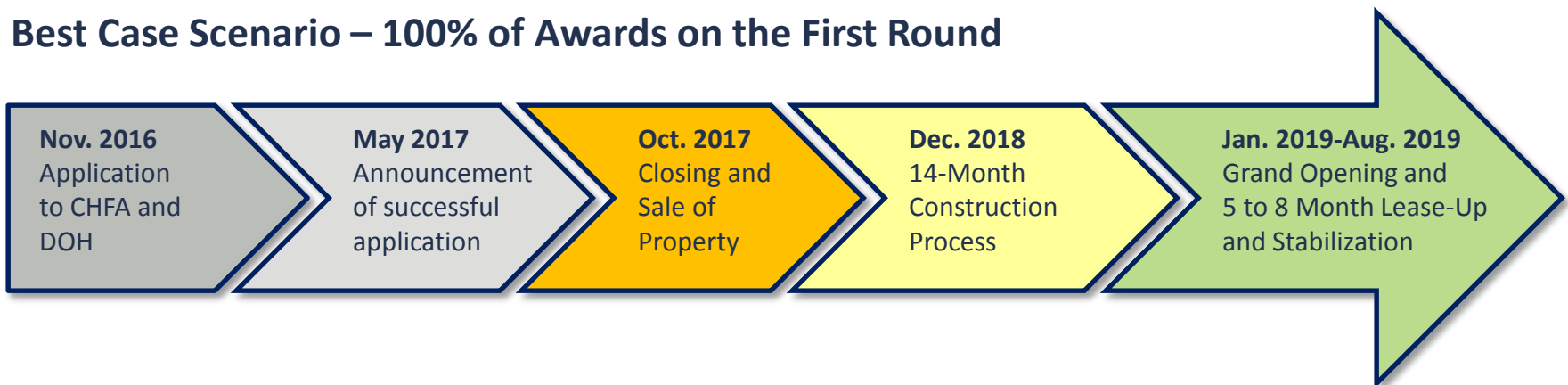
- Full time on-site management by WinnResidential
- Potential building amenities include:
 - Monitored security system
 - Controlled building access
 - Fitness/wellness center
 - Library/computer room
 - On-site parking
 - Gathering areas- interior and exterior
 - Laundry facilities
 - Large multi-purpose 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 Biddy 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

