



John L. Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR STEPHEN WOODS

MINUTES

NEWINGTON TOWN COUNCIL REGULAR MEETING 7:05 P.M.

July 24, 2012

Mayor Woods called the meeting to order at 7:05 p.m. in the Helen Nelson Room in Town Hall.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Councilor Borjeson
Councilor Bottalico
Councilor Castelle
Councilor Cohen
Councilor DelBuono

Councilor Klett
Councilor McBride
Councilor Nagel
Mayor Woods

Staff in attendance:

Peter Boorman – Town Attorney
Chris Schroeder – Fire Chief
John Salomone – Town Manager
Jamie Trevethan – Executive Assistant
Linda Irish-Simpson – Clerk of the Council

III. PUBLIC PARTICIPATION – IN GENERAL (In Person/Via Telephone)

T. Ryan, 198 Tyler Way, Bristol, CT: She came to represent the nurses from the Newington Health Care Center currently on strike. Ms. Ryan stated that most of her colleagues lived in Newington and were greatly affected by the strike. She explained that HealthBridge was cutting work hours, taking away health care benefits and pensions. Ms. Ryan stated they had 1,500 signature cards indicating support for the strikers and would be appreciative of any support the Town Council could give them.

Rose Lyons, 46 Elton Drive: She commented on the project by New Meadow Housing and the open space in that area. She was upset at the condition of the area and wondered if once a grant was received by the State, did someone in Town have responsibility to follow up to determine what went on in the housing complex. The complex's open space area was in deplorable condition, which was one area of the Blight Ordinance that the Town should be held accountable for. She asked the Town Manager to look into the situation and to expect her to call him regarding public grounds that were not being maintained.

IV. CONSIDERATION OF OLD BUSINESS

A. Blight Ordinance

John Salomone indicated he received an email from Councilor Castelle with a suggestion, which Mr. Boorman responded to and felt they had a final product to discuss. Attorney Boorman indicated the information the Council had was still a work in progress and changes could still be made to the document.

He stated that after listening to the public the Council could better understand the difficulty of creating a blight ordinance. The comments regarding the ordinance being vague he agreed with and stated that was the way blight ordinances were written because the topic was very difficult to manage. The ordinance as written gave significant due process that started with a notice letter to give an opportunity to the resident to discuss the action. If a resident did not reply to the notice, the next step was a citation from the enforcement officer which explained how the process worked and gave the resident an opportunity to appeal. A third level of due process involved a hearing with the enforcement officer. Information provided by the resident would be taken into consideration. The committee took into consideration seniors, disabled, financial needs, etc. He explained that copies of all correspondence would be sent to Social Services to address any issues the department could help with. There would be opportunities to take individual situations into consideration as the process evolved. Attorney Boorman stated not everyone would be happy with the ordinance since some would expect more enforcement, some would say the ordinance was too broad and others might think it was too invasive. To be effective the ordinance attempted to strike a balance.

Councilor Klett commented 1) about the need to have all department heads given a copy of the list of blighted properties, 2) the 10 day notice Mr. Egan mentioned during the public hearing and if the person was away on vacation and 3) the enforcement part of the ordinance being the most important piece. She indicated she had received an email from a resident who contacted Channel 3 regarding uncut grass. Channel 3 contacted the bank who told the station the Town would take care of the situation, which was done on Saturday morning. She didn't feel a resident should have to call a TV station to take care of blight next door to them. She felt the new ordinance would ensure that people who took pride in their homes would not have to live next door to someone who didn't, and understood some people having reservations regarding the ordinance. She appreciated the work done on the ordinance and would be supporting it.

Attorney Boorman said that an ordinance could not predict or write every single possibility that could occur. He indicated the list would be a public document and the Town Manager would be consulting with staff to determine how to resolve the blight issue of a property. He stated the ordinance in Section 10 could be delivered via certified mail, personal delivery, or regular mail. No action would be taken when the warning letter went out but would be notifying the owner of an issue that needed to be addressed. The staff would be handling the issue of returned mail to ensure the resident got a copy. If the citation was ignored, the Town could then determine the resident was ignoring the process and then the enforcement of the ordinance would be available. John Salomone replied to Councilor Klett the ordinance had been worked on by several councils starting about four years ago. The old ordinance was not an effective tool for the Town since it addressed only abandoned buildings. There was no way to clean up the property and if the owner was fined, there was no way to lien the property unless the Town went to court.

Mr. Salomone indicated that with the new ordinance after a reasonable period of appeal, the Town could fix the property, i.e. cut the grass where it was exceptionally tall. This would be an additional responsibility to be placed on the administration, and he intended to enforce the ordinance. He appreciated Mr. Egan's concern about overreach but the calls he received were concerned about under reaching. The goal of the ordinance was to get compliance and not have anyone on the blight list. Mr. Salomone indicated it would be tricky handling individual situations, and the ordinance gave the Town the opportunity to do that.

Councilor Castelle questioned Attorney Boorman on Section 15, Special Considerations that stated the elderly and disabled for special consideration. There was no mention of individuals who could not afford to make repairs to their homes. He asked the wording be changed to omit any specific references to categories of people and state instead in Section 15 B: "individuals who demonstrate (for any reason) that the violation results from an inability to maintain an owner occupied residence." He would support the ordinance if the change could be incorporated into it. John Salomone agreed with Councilor Castelle since how would you determine what "Financial Inability" would be and felt the ordinance should be broadly stated.

Mayor Woods stated the ordinance was intended for the egregious offender who ignored responsibilities and was not meant to go after someone with a torn screen, a hatchway not working correctly or a brick out of place. He would support the ordinance with the amendment to it since he felt it meant to go after those residents who felt they could ignore the warnings from the Town.

Councilor Cohen stated the Town already had a housing code, a junk car ordinance, and illegal activities handled by the Police Department. She stated the ordinance was overkill and felt it wrong to have to go onto someone's property to find out if something was wrong with the hatchway, handrail, etc. Grass was mentioned as either blight or nuisance in the ordinance. Councilor Cohen indicated there were tools in place already that were not being enforced, the process was confusing and would not support the Blight Ordinance. There were items she agreed with in the ordinance but many items she disagreed with.

Councilor Borjeson stated he felt there were two separate issues being discussed: blight and enforcement. He stated that in New Britain there was a \$250/day infraction charge to deal with abandoned tenements but Newington was not in that world. He felt the Newington ordinance was a fair ordinance which gave the Town Manager the flexibility to make individual decisions and the Town more enforcement capabilities.

Councilor Bottalico moved the following:

RESOLVED:

That the Newington Town Council amends the proposed Newington Code of Ordinances Chapter 182, entitled "Buildings, Vacant and Blighted", in Section 15, Paragraph B, second line to omit "are elderly or disabled."

Councilor Klett seconded the motion and it passed 8 – 1 (Councilor Cohen voted No)

Councilor Bottalico stated the ordinance was a start to end blight and wanted to see how it went. Councilor Nagel agreed with Councilor Bottalico and said the ordinance had been worked on for four years and would never be perfect. For some people he said it would be too broad or too narrow but felt it was a great deal better than previous ordinances. Councilor Nagel commented that it could be revisited in the future if need be.

Councilor DelBuono stated she was glad the public came to the meeting to express their views. She was concerned about property values dropping due to blight and said the Council needed to take some responsibility for that. She said she was concerned about the vagueness of the ordinance but understood the reasoning for it by Attorney Boorman; however, she was concerned about the fine of up to \$100 a day which would be difficult for some people in Town. Councilor DelBuono stated that based on the Council's discussion, she would support the Blight Ordinance.

Mayor Woods stated the ordinance was not meant to cover the courtyard weeds/grass or anything near that. The ordinance would create a lot of work for staff and may not satisfy everyone who complained about a neighbors' property. It was meant to clean up those properties of residents who abused the system. The intent was not to get people on the list but to keep people off the list.

The meeting adjourned for five minutes to retype the resolution. The meeting restarted at 7:55 p.m.

Councilor Castelle moved the following:

RESOLVED:

That the Newington Town Council hereby repeals Newington Code of Ordinances Chapter 182 entitled "Buildings, Vacant and Blighted", and adopts the Town of Newington Blighted Premises Code, a copy of which is attached hereto.

The motion was seconded by Councilor Bottalico and the motion passed 8 – 1 (Councilor Cohen-voted No)

B. Draft Charter and Charter Revision Commission Report Discussion & Action

Attorney Boorman gave an overview of the recommendations for the Council to consider. The next step would be to make any changes and refer those back to the Commission or if the changes were sufficient, there were sample resolutions to be acted on tonight.

Councilor Cohen stated she thought the Commission had done an excellent job and was happy with the results. She wanted to move forward but wanted to remind voters it would be important to vote on the referendum in November and not just vote for people. She had not thought they would be done in time for the November election.

Councilor Bottalico asked what the reasoning was for changing the hiring of the Town Planner to be the responsibility of the Town Manager and not the Council. Attorney Boorman stated the direction to change was made by the Council and the Commission tried to find out the historical record and never got a full understanding of it. Since the Town Manager is the Personnel Manager it made sense to make the change.

Councilor Cohen stated that years ago when the Town was much less populated and less activity at the Planning and Zoning the Town did not need a full time town employee to be Town Planner. The Town hired a part time consultant from Farmington, but when the Town got busier with development, there was a need for a full time employee. It had been stated in the Charter the employee had to be a Council employee and since the Charter had never been changed he remained a Council employee. Mayor Woods agreed with Councilor Cohen and stated the Council had looked at the Town Planner as a political appointment since they were appointing a firm.

1. Accept Draft Report

Councilor Castelle moved the following:

WHEREAS, the Town Council has received a draft report from the Charter Revision Commission, through the Town Clerk pursuant to Connecticut General Statutes § 7-191(b); and

WHEREAS, one public hearing on said draft report was held not later than forty-five days after the submission of the draft report to the Town Clerk; and

WHEREAS, the Town Council has no recommendations for changes in said draft report; and

WHEREAS, the Town Council has complied with all conditions precedent to making said draft report a final report pursuant to Connecticut General Statutes § 7-191;

NOW THEREFORE BE IT RESOLVED, that said draft report is hereby final and the appointing authority shall act on said final report in accordance with Connecticut General Statutes § 7-191.

The motion was seconded by Councilor Cohen and the motion passed 9 – 0.

2. Accept Proposed Charter

Councilor DelBuono moved the following:

WHEREAS, the Town Council has before it the final report of the Charter Revision Commission, and

WHEREAS, said final report contains a proposed charter drafted pursuant to and in compliance with Chapter 99 of the Connecticut General Statutes; and

WHEREAS, the Town Council has complied with all conditions precedent to

approve said proposed charter pursuant to Connecticut General Statutes § 7-191;

NOW THEREFORE BE IT RESOLVED, that pursuant to Connecticut General Statutes § 7-191 (d) the proposed charter is hereby approved.

Councilor Nagel seconded the motion and the motion was passed 9 – 0.

3. Set Referendum Date
4. Establish Referendum Question

Councilor McBride moved the following:

WHEREAS, a proposed charter shall be submitted to the electors for approval or rejection at the State Election to be held on November 6, 2012; and

WHEREAS, pursuant to Connecticut General Statutes § 7-191 (f), the proposed charter shall be prepared for the ballot by the Town Council and may be submitted in the form of one question;

NOW THEREFORE BE IT RESOLVED, that the form of the one question on the ballot at the November 6, 2012 election shall be in the following form:

1. **“Shall the Town of Newington adopt the proposed charter that was approved by the Town Council on July 24, 2012?”**

Councilor Castelle seconded the motion and the motion passed 9 – 0.

John Salomone asked about the need to do an informational brochure to residents prior to the November date. He stated there was insufficient money in the budget to do a town wide mailing. Attorney Boorman stated the Town could finance a non-partisan publication to advise voters of the referendum but could not persuade voters to vote one way or the other on the issue. Mayor Woods indicated it should be done and also thanked the entire Commission for their work on the Charter. It was a non-political approach and reviewed only those tools that needed to be updated for the Town to continue to thrive.

- C. Job Description Revisions
 1. Revenue Clerk

Councilor DelBuono moved the following:

RESOLVED:

The Newington Town Council hereby approves of amendments to the “Classification and Pay Plan” by approving the amended job description for Revenue Clerk (C6) as recommended by the Town Manager in his capacity as Personnel Director.

The motion was seconded by Councilor Nagel and the motion passed 9 – 0.

2. Clinical Services Coordinator

Councilor DelBuono moved the following:

RESOLVED:

The Newington Town Council hereby approves of amendments to the “Classification and Pay Plan” by approving the amended job description for Clinical Services Coordinator (A7) as recommended by the Town Manager in his capacity as Personnel Director.

The motion was seconded by Councilor Bottalico and the motion passed 9 – 0.

- D. Job Descriptions – New Positions (Board of Education)
 - 1. Physical Therapist

Councilor Castelle moved the following:

RESOLVED:

The Newington Town Council hereby approves of amendments to the “Classification and Pay Plan” by approving job description for Physical Therapist (A5) as recommended by the Town Manager in his capacity as Personnel Director.

The motion was seconded by Councilor Cohen and the motion passed 9 – 0.

- 2. Occupational Therapist

Councilor Castelle moved the following:

RESOLVED:

The Newington Town Council hereby approves of amendments to the “Classification and Pay Plan” by approving the amended job description for Occupational Therapist (A5) as recommended by the Town Manager in his capacity as Personnel Director.

The motion was seconded by Councilor Cohen and the motion passed 9 – 0.

V. CONSIDERATION OF NEW BUSINESS

- A. Presentation & Discussion: Victory Gardens (V.A. Campus)

PRESENTATION ATTACHED

Councilor DelBuono asked about the projected number of children in the project and was told that traditionally 25% of the multi-bedrooms might have children 18 or younger but that it was a hard figure to determine. Mayor Woods asked how a person would qualify for a three bedroom unit and was told the units could have adult children as well as school age children to qualify. He stated it would be easier for the schools to handle if the childrens’ ages were spread out and not all the same ages.

Councilor Cohen inquired about the homeless veterans and was told there would be 37 units for the homeless vets who would qualify for the vouchers and would not be required to meet income guidelines. It was indicated that most of the veterans qualifying for the housing would be veterans who already qualify for services and are already using them. Mayor Woods stated he thought it was a great thing they were doing and could not wait for the project to begin. Councilor McBride requested the presentation be made available to the public on the Town and government websites, which they will arrange.

John Salomone stated he had a draft memo of understanding for the VA to codify what Town services would be available. There would be a required level of services before going forward like police and fire protection as well as schooling. The town attorney had the draft and Mr. Salomone hoped to expedite the memo. Councilor Castelle asked about plans to widen the road to the VA since traffic getting in and out of the road during school hours was difficult. He was told there was a full traffic study done and it was

determined there would not be a need to widen the road due to the project. John Salomone stated after discussions with the school board it was felt there would be an insignificant amount of additional traffic in the area caused by Victory Gardens.

Councilor McBride commented that Victory Way was curved and parking allowed on both sides and was concerned if fire vehicles could navigate the road in case of an emergency. It was explained that it had been reviewed with Planning and Zoning and some of the turning radii were adjusted to accommodate the fire trucks. Mayor Woods commended the staff at Victory Gardens for their presentation, which he felt were well done and put all of the residents' concerns to rest.

B. Discussion: Outdoor Burning Ordinance

John Salomone asked the Fire Chief to attend the meeting to discuss Councilor Klett's concerns over open burning in Town. He indicated they reviewed the neighboring towns' ordinances for open burning and found Wethersfield's ordinance was almost identical, Rocky Hill's was a little more permissive, Berlin had no real regulations and West Hartford had some restraints on open burning. Chief Schroeder indicated he had issued only a couple of permits for burning. He explained that many people had fire pits in their backyards and if the resident had the fire burning all day unattended, it was considered open burning. If the resident was sitting there enjoying the fire, it was not open burning as long as done safely and not creating a fire hazard. Mayor Woods felt the information Mr. Salomone provided about surrounding communities was helpful and was surprised to learn that Berlin allowed open burning by permit.

Mr. Salomone indicated that opening burning was still discretionary and similar to the discussion about blight. There was open burning, ceremonial burning and people sometimes tried to take advantage of their fire place to burn leaves, etc. and could be considered open burning if it was being abused.

Councilor Cohen stated the complaint came from a resident regarding the smoke from a fire that was disturbing to the next door neighbor who could not keep the windows open on a hot night and was a health issue for some people with asthma. Mr. Salomone said it was difficult to regulate good neighbor policy. Chief Schroeder explained the department got about 3 – 5 complaints a year for open burning and was usually a health issue with an elderly resident who wanted to sleep with the window open. Mayor Woods indicated the issue would be left on the agenda as old business and the Council would revisit the issue.

- C. Accept Bid: Newington High School Tennis Courts & Dugouts (**Action Requested**)
 - 1. Tennis Courts
 - 2. Dugouts

Councilor Nagel indicated the committee had received bids for both the Tennis Courts and the Dugouts but were not ready to commit to giving the bid on the Tennis Courts. They needed to review the track record of two of the contractors and would review them at their next meeting before making a final decision. He stated the delay in awarding the bid would not affect the timeline for finishing the project. The low bid for the Dugouts was \$76,300 and within the budgeted amount for the project. Councilor Bottalico was concerned that when both projects were awarded the amounts would be more than budgeted but it was explained the Tennis Courts would be eligible for a grant of up to \$50k from the Tennis Association and the project would be within the projected amount.

Councilor DelBuono moved to suspend the rules of order to allow a vote on the resolution to award the contract for the Dugouts. The motion was seconded by Councilor Klett and the motion passed 9 – 0.

Councilor Nagel moved the following:

RESOLVED:

That the Newington Town Council, pursuant to Chapter 8, Article X, Project Building Committees, of the Newington Code of Ordinances; and upon the recommendation of the School

Code Compliance Project Building Committee; hereby accepts the base bid of LTC Construction of New Britain, Connecticut in the amount of \$76,300, for the construction of baseball field dugouts at Newington High School.

The motion was seconded by Councilor Klett and passed 9 – 0.

D. 8-24 Referral: National Welding Site Grading Rights

John Salomone explained the Town had received a request from the developer for grading rights to 712 Cedar Street to enable the developer to develop the land and allow flexibility on the site. The next step in the request would be to take it to the TPZ for review.

VI. RESIGNATIONS/APPOINTMENTS (Action May Be Taken)

A. Appointments to Boards and Commissions

Councilor DelBuono moved the following:

| Name | Address | Party | Appointing Party | Term | Replaces |
|-------------------------|------------------|-------|------------------|--------------------|----------|
| NVA Rep. Dan Interlandi | 6-53 Main Street | I | R | Immed - 12/31/2013 | Vacant |

The motion was seconded by Councilor Nagel and the motion passed 9 – 0.

VII. MINUTES OF PREVIOUS MEETINGS

A. Regular Meeting, July 10, 2012

A change on the minutes Section VA.1 last paragraph to read “Councilor Klett” and not Councilor Cohen.

Councilor DelBuono moved to accept the amended minutes and was seconded by Councilor Cohen. The motion passed 9 – 0.

VIII. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS AND THE PUBLIC

None

IX. COUNCIL LIAISON/COMMITTEE REPORTS

Councilor Nagel stated work was moving forward on the pathways near the football field and the bleachers were being installed. Stone screens would be installed to prevent weeds from growing under the bleachers.

Councilor McBride gave a report on the Town Hall Renovation project and the pursuit of removing the Community Center and the Park and Rec Department to a separate building. They will begin to move forward with conceptual ideas and pricing for the project. Councilor Cohen asked if the roof project for the Town Hall could move forward while the other project was going on and Mr. Salomone stated the roof project would be able to move forward. Mayor Woods indicated the Town would pursue a grant from the Education Department and hoped they would be successful.

Councilor McBride stated the Downtown Renovation Committee had cancelled a couple of meetings but would hold a meeting in August. He said the project was essentially complete but small issues remained to be done. Mr. Salomone indicated the flags on Market Square were part of the specs and hoped to have more lights put up down Market Square during the holidays as well.

Councilor Castelle attended a meeting the Employee Benefits Commission and indicated that for the year just ended there was a positive balance for the Board of Ed, which was \$221k and for the Town \$207k. He said the projections for next year were for a 2.1% increase in employee benefits. Councilor Castelle stated the Board of Ed had budgeted a 4% increase and the Town budgeted a 3% increase. Last year's increase was 12.14%, 10.37% the year before and 28% increase the year before that. Mayor Woods asked John Salomone if the surplus was a firm figure and was told the final number would be out in September but it would not change substantially.

X. PUBLIC PARTICIPATION – IN GENERAL (In Person/Via Telephone)

Louise Pomeroy, 214 Candlewyck Drive: She wanted to know when the bucket truck would return to the Parks Department. For several months there have been trees overhanging power lines on Candlewyck Drive. She stated that the Town came down the street in May with a tractor that cleared an area three feet in because some of the brush had been overhanging the street. Mrs. Pomeroy was concerned about the backyard of houses especially when they were at different levels with hills where there was debris that collected. She wondered if the Blight Ordinance would cover those situations.

Rose Lyons, 46 Elton Drive: She welcomed the Victory Gardens project but would have appreciated a hard copy of the presentation to be able to follow. Mrs. Lyons attended meetings at the American Legion, Board of Education, and TPZ and thought the road was to be widened. She indicated that GIS maps presented at TPZ meetings showed the driveway to the hospital as a private road. Mrs. Lyons said it was her understanding that not just veterans would be eligible for housing but if not filled by veterans, the housing would be opened to others as well, which was vague and she was still unsure on the number of children who would be living there. Mrs. Lyons had watched Channel 15 on discussions regarding fire pits and open burning and did not think there was anything you could do about the issue. She stated that part of the problem on the senior housing project was due to giving the bid to the lowest contractor who was not the most qualified. Mrs. Lyons felt the Town needed to look more carefully at the people awarded contracts and their track record. She agreed with Attorney Boorman about the Blight Ordinance and the Town not being held accountable for the National Welding site. She wanted to know where a resident could go when you did not get an answer regarding blighted properties and mentioned the pathways not being mowed prior to the Extravaganza.

XI. REMARKS BY COUNCILORS

Councilor Bottalico asked Mr. Salomone to take care of the issue regarding the naming of the Curtis Ambler Room.

XII. ADJOURNMENT

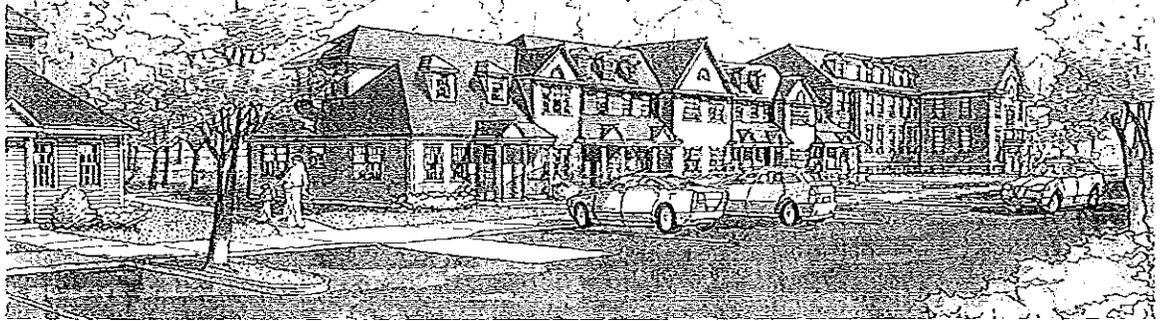
Councilor Borjeson moved to adjourn the meeting at 10:05 p.m. and seconded by Councilor Castelle. The motion was passed 9 – 0

Respectfully Submitted,

Linda Irish-Simpson
Clerk of the Council

VICTORY GARDENS

U.S. Department of Veteran's Affairs's Enhanced-Use Lease Program Newington Connecticut



Newington Town Council Presentation

July 24, 2012

VICTORY GARDENS

Dept. of Veterans Affairs RFP in 2009

Newington - 11+/- acres including vacant Building 5

- **Project Goals**

- Reuse underutilized VA land to create supportive housing for veterans, individuals and families, through long term enhanced use lease
- Develop a housing model geared toward self-sufficiency and independence
- Avoid ongoing costs associated with upkeep of vacant and underutilized assets
- LEED (Leadership in Energy & Environmental Design) for Homes - Silver

VICTORY GARDENS

Development Team:

| | |
|---|--|
| Owner/Developer: | Women's Institute for Housing & Economic Development |
| Architect: | Paul Bailey Architects |
| Site Planning/Landscape: | Blades & Goven |
| Supportive Services Provider: | Chrysalis Center, Inc. |
| Medical Services Provider for Veterans: | VA-CT Healthcare System |
| Builder: | Enterprise Builders, Inc. |
| Property Manager: | DeMarco Management |
| Owner's Construction Rep: | Pinck & Co. |

VICTORY GARDENS

PROJECT OVERVIEW

- Welcoming, family-oriented community
 - Respect the historic and natural landscape
 - 74 permanent rental units with a priority for Veterans and their families
 - 24 one bedroom apartments in Building 5
 - 50 units in seven townhouse style buildings with a mix of 16 one, 22 two and 12 three bedroom apartments
 - Estimated development cost approximately \$28 million
-
-

VICTORY GARDENS

PROJECT OVERVIEW

- Units have a range of affordability for individuals and families – individuals and families earning from 25% to 60% of HUD's area median income - \$16,000 to \$54,750
 - No one will pay more than 30% of their adjusted gross income, depending on family size, on rent
 - 37 units for homeless Veterans or those at-risk households – all of Building 5 and 12 townhouse units – supported by VASH (Veterans Affairs Supportive Housing) Vouchers
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VICTORY GARDENS

Comprehensive Support Services

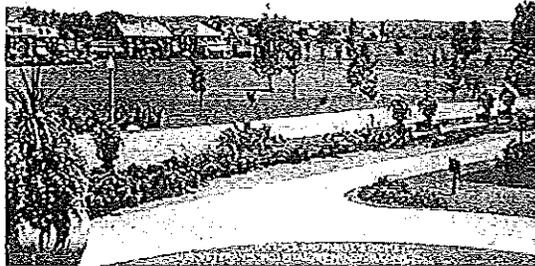
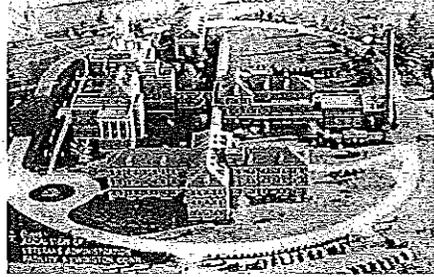
- VA-CT Healthcare – Clinical and Healthcare for Veterans
- Chrysalis – Case Management for Family and Children

On-site Property Manager

DeMarco Management

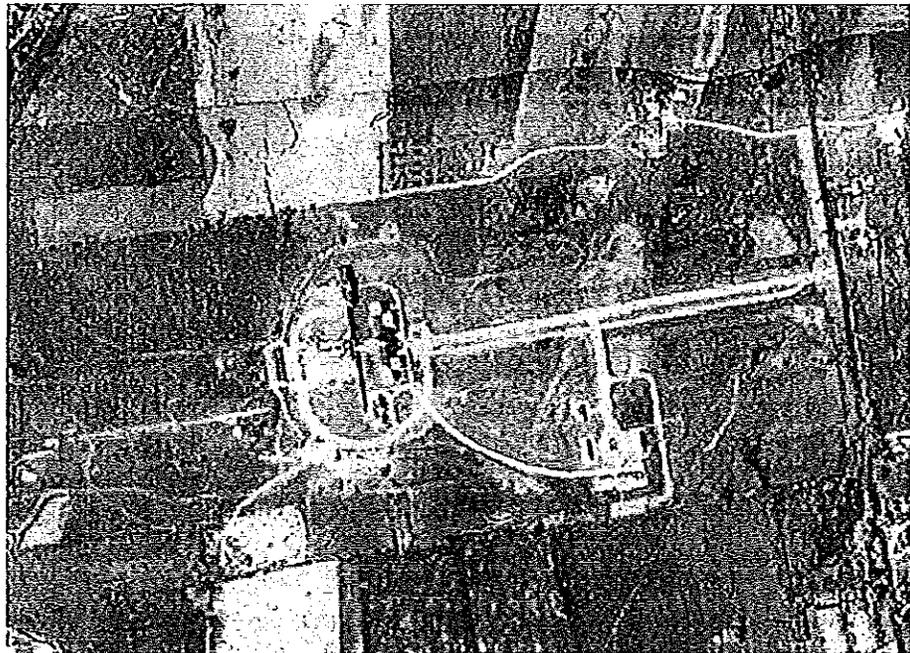
- Maintenance
 - Rent Collection and Lease Enforcement
 - Security
-
-

VICTORY GARDENS



1945 Postcard Views of the VA Hospital Facility (top left), Nurses & Attendants Home (top right) and Doctor's Walk (bottom)

VICTORY GARDENS



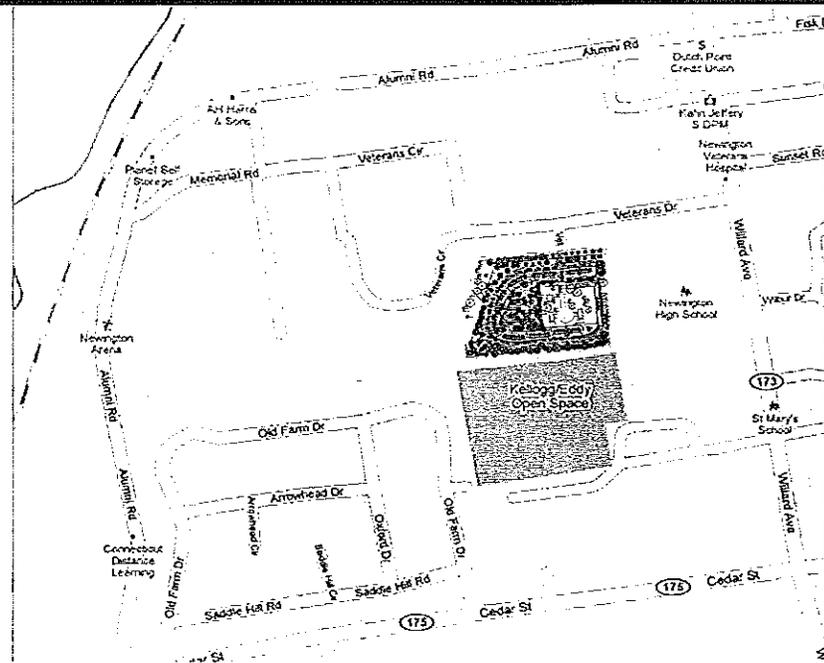
1934 Aerial View of VA Site

VICTORY GARDENS

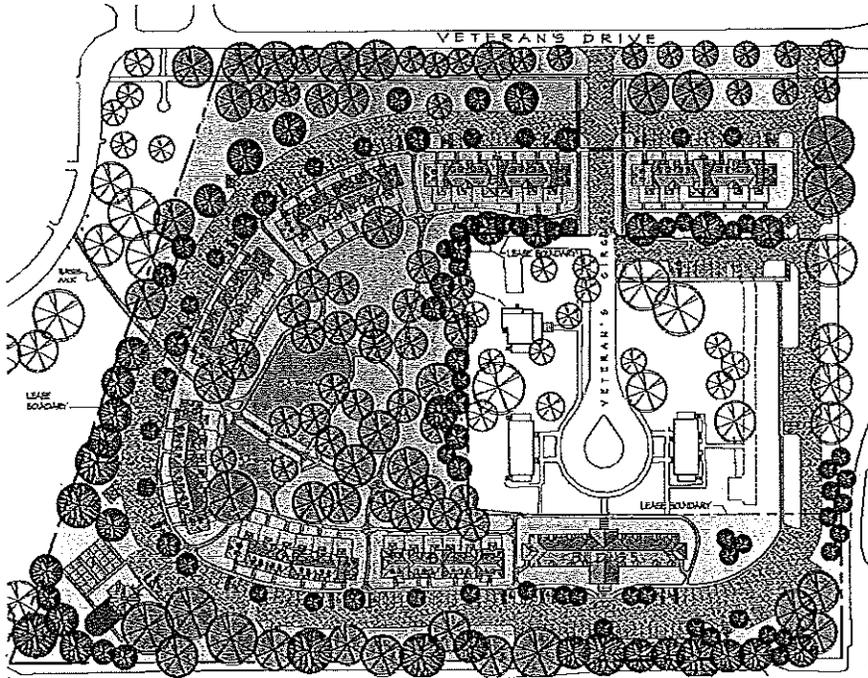


2008 Aerial View of VA Site

VICTORY GARDENS



VICTORY GARDENS



Site Plan Rendering

VICTORY GARDENS



VICTORY GARDENS



VICTORY GARDENS



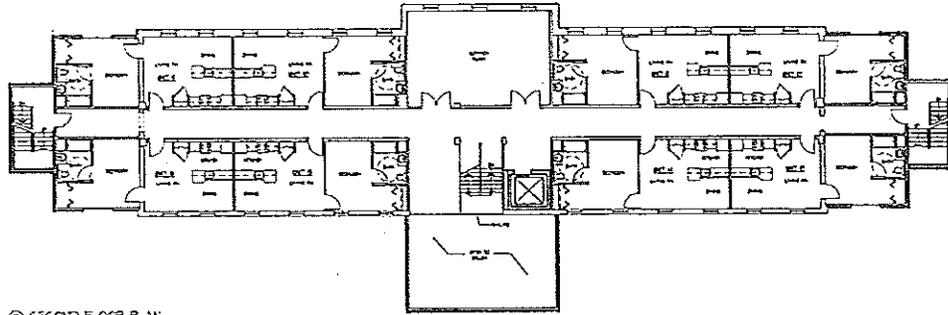
1 NORTH ELEVATION
3/20/07



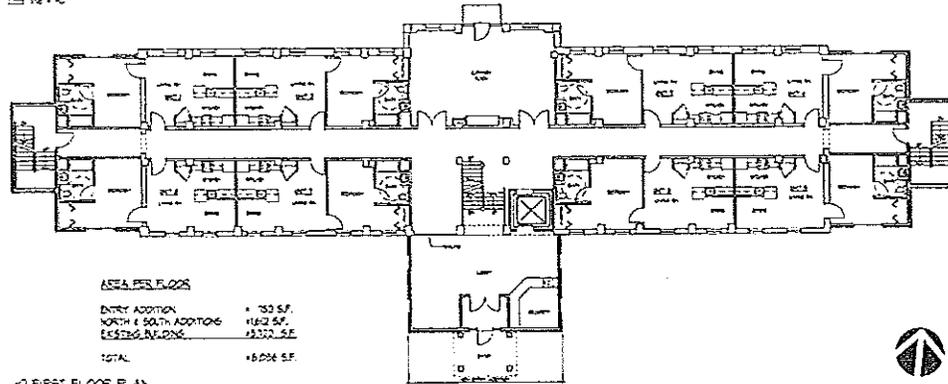
2 SOUTH ELEVATION
3/20/07

◆ RENOVATED BUILDING NO. 5 ◆

VICTORY GARDENS



2 SECOND FLOOR PLAN
REV. 11-02



AREA PER FLOOR

| | |
|-------------------------|-----------|
| ENTRY ADDITION | + 33 SF. |
| NORTH & SOUTH ADDITIONS | +1822 SF. |
| EXISTING BUILDING | +1372 SF. |
| TOTAL | +3227 SF. |

1 FIRST FLOOR PLAN
REV. 11-02

◆ RENOVATED BUILDING NO. 5 ◆

VICTORY GARDENS



1 FRONT ELEVATION
REV. 11-02



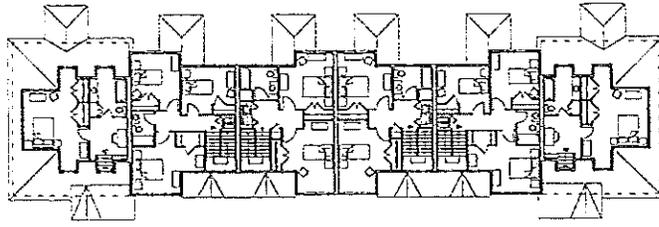
2 SIDE ELEVATION
REV. 11-02



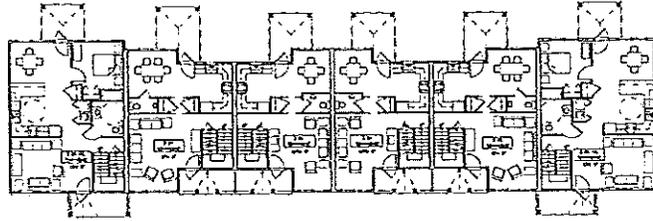
3 TYPICAL SIDE ELEVATION
REV. 11-02

◆ SIX UNIT BUILDING TYPE ◆

VICTORY GARDENS



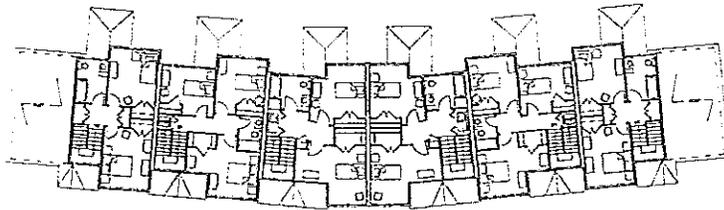
2 SECOND FLOOR PLAN
87-4



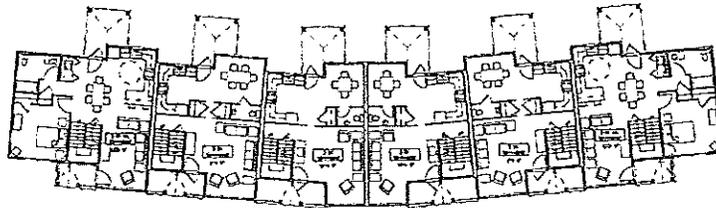
1 FIRST FLOOR PLAN
87-4

◊ SIX UNIT BUILDING TYPE ◊

VICTORY GARDENS



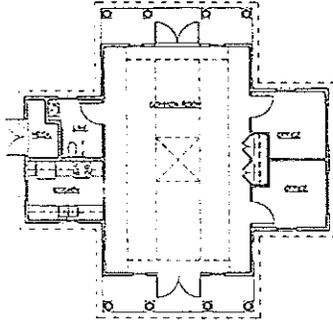
2 SECOND FLOOR PLAN
87-4



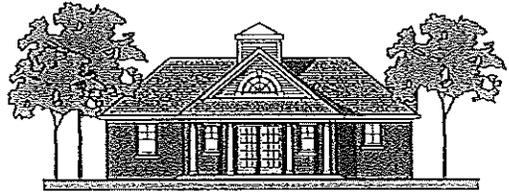
1 FIRST FLOOR PLAN
87-4

◊ SIX UNIT ANGLED BUILDING TYPE ◊

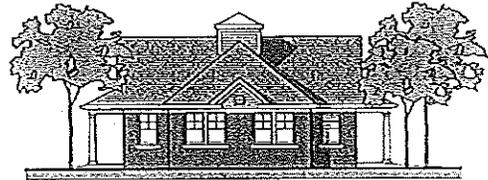
VICTORY GARDENS



1 FIRST FLOOR PLAN
552' x 1'-0"



2 FRONT ELEVATION
552' x 1'-0"



3 TYPICAL SIDE ELEVATION
552' x 1'-0"

◇ COMMUNITY BUILDING ◇

VICTORY GARDENS

PROJECTED TIMELINE:

| | |
|-----------------|---|
| August 2012: | Construction Start |
| September 2012: | Ground Breaking Ceremony |
| 2013: | Construction Continues |
| April 2013: | Initial Occupancy Begins |
| December 2013: | Full Occupancy and Construction Completed |

≡ VICTORY GARDENS ≡

QUESTIONS:

Women's Institute for Housing and
Economic Development

61 Main Street, Second Floor,
Middletown, CT 06457

(800) 720-1195, www.wihed.org
