DAKOTA PARTNERS, INC.
Waltham, MA

PROPOSAL

ACADEMY SCHOOL PROPERTY REDEVELOPMENT
SCHOOL STREET
TOWN OF MADISON, CONNECTICUT
May 8, 2018
May 8, 2018

Mr. Marc Sklenka  
Senior Director of Project Management  
Colliers International  
135 New Road  
Madison, CT 06443  

RE: Academy School Property on School Street

Dear Mr. Sklenka:

Dakota Partners, Inc. (“Dakota”) is pleased to submit this proposal to acquire and develop the property known as the Academy School Property, located on School Street.

Dakota is a Massachusetts-based company that principally develops apartments, mixed use property and condominiums throughout New England. Dakota is extremely interested in undertaking development of this transit oriented site located on School Street. We see current regional trends and improvements to the commuter rail system as a possible catalyst to undertake this development in the Town of Madison.

The primary contact for this proposal is Stephen Kominski who can be reached at 781-899-4002 X 14 or skominski@dakotapartners.net.

Thank you for your consideration of this proposal. We look forward to further discussing this exciting project with you.

Sincerely,

Stephen Kominski
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1. **Proposed Development**

The Town of Madison is quintessential New England. It offers its residents the quiet and privacy of a bedroom community, great recreational amenities, an excellent school system, a train station, and a very walkable main street lined with local establishments. All of which make town life precious and unique. It is against this backdrop that Dakota Partners has framed its proposal to redevelop the Academy School property.

Madison’s commercial stretch is concentrated on Post Road, between Durham Road and Wall Street, and continues, less dense, towards Scotland Avenue. This is where town life mostly happens; this is where residents walk, shop, and eat. And, it is our opinion that, this is where more concentration and development of commercial uses would be most successful and offer support to the existing commercial uses. The Academy School is outside of this stretch, and although walkable from it, in our opinion, too disconnected to transform it into a viable commercial use.

The area map in **Exhibit 1** illustrates this point and shows the location of some existing establishments in relation to the Academy School site.

In this light, we are proposing to restore the Academy School building and repurpose the building into apartments.

Our development envisions the rehabilitation of the original 1921 red brick school and 1936 addition into a 40-unit age restricted rental property. Design will be undertaken within the guidelines set forth by the National Park Service for restoration of an historic structure. The project will entail restoring the brick exterior, new windows, demolition of much of the existing interior and installation all new interiors including modern kitchens and baths, HVAC and environmental remediation. The existing park and playground will remain town property although a small amount of land would be required for parking and a new septic system. **Exhibit 2** illustrates the proposed building and parking layout.

As the conceptual schematics in **Exhibit 3** show, the 1921 red brick school will include 40 age-restricted rental units, with a mix of one and two-bedroom apartments, and amenity spaces in the 1936 addition. The two-story "Roman Revival" school, vacant since 2004, is part of the Madison Green Historic District and is eligible to receive historic tax credits.

We believe that the proposed rehabilitation will ultimately provide the highest chance of success to enhance the vibrancy and walkability between the town green and retail center.

In conclusion, Dakota believes that the proposed development offers the Town of Madison:
• A unique solution to saving the 1921 red brick school and 1936 addition
• Fair economic value for the transaction, as discussed later in this proposal
• Economic benefit to the town by adding real estate value to the town’s tax base;
  and
• Consistency with resident’s input by creating a scale-sensitive development,
  which fits within the town’s current fabric.
2. **Proposed Development Team**

The proposed development team will include Dakota Partners, Inc. ("Dakota Partners"), as sponsor and builder, Crosskey Architects, as project architect and BSC, as civil engineer and landscape architect. Contact information for each is shown in the table below:

<table>
<thead>
<tr>
<th>Role</th>
<th>Name</th>
<th>Title</th>
<th>Company</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Sponsor and Builder</td>
<td>Stephen Kominski</td>
<td>VP of Acquisition and Development</td>
<td>Dakota Partners, Inc.</td>
<td>1264 Main Street, Waltham, MA 02451</td>
<td>781-899-4002 x14</td>
<td><a href="mailto:skominski@dakotapartners.net">skominski@dakotapartners.net</a></td>
</tr>
<tr>
<td>Architect</td>
<td>William Crosskey</td>
<td>Principal</td>
<td>Crosskey Architects</td>
<td>42 North Street, Hartford, CT 02043</td>
<td>781-740-4292</td>
<td><a href="mailto:vcevy@streakalovskychicago.com">vcevy@streakalovskychicago.com</a></td>
</tr>
<tr>
<td>Engineer</td>
<td>David P. Biancavilla, PE</td>
<td>Civil Engineer</td>
<td>BSC Group</td>
<td>803 Summer Street, Boston, MA 02127</td>
<td>617-896-4347</td>
<td><a href="mailto:dbiancavilla@bscgroup.com">dbiancavilla@bscgroup.com</a></td>
</tr>
<tr>
<td>Landscape Architect</td>
<td>Eric Q. Roise, PLA</td>
<td>Senior Landscape Architect</td>
<td>BSC Group</td>
<td>300 Winding Brook Drive, Glastonbury, CT 06033</td>
<td>860-652-8227</td>
<td><a href="mailto:eroise@bscgroup.com">eroise@bscgroup.com</a></td>
</tr>
</tbody>
</table>
Dakota Partners

Dakota Partners is active in housing construction and development throughout New England. Dakota has successfully developed more than 14 multi-family projects in the last 10 years. These projects are in Connecticut, Massachusetts, and New Hampshire. A sample of these projects is included as Exhibit 4.

Dakota Partners is highly qualified to undertake the proposed project in Madison. We have successfully developed and constructed several projects similar to the concept envisioned in this RFQ. Most importantly, acquiring the financing for this project is the most critical component of the development effort and our recent track record in securing such financing is extensive.

It is our opinion that some level of public funds will be necessary in order to meet the goals of this RFQ. Dakota Partners has been successful in securing competitive multi-family funds in Connecticut, including tax credits, CHAMP, Urban Act, and Brownfield funds.

Dakota Partners is very experienced in entitling multi-family projects throughout Connecticut. Dakota has utilized 8-30g, Incentive Housing Zones, and local codes to permit its Connecticut projects over the last few years.

The Dakota Partners team members involved in this project will be:

Roberto Arista and Marc Daigle, Principals, on behalf of Dakota Partners, Inc., will have oversight of the Project and will execute a land lease, borrow all funds necessary to complete the Project, provide financial guarantees for the Project, enter into contracts related to the Project, and authorize the work of all other development team members.

Stephen Kominski, Vice President of Acquisitions and Development of Dakota Partners will oversee permitting, site acquisition and origination of financing. He has been with the company since its inception and has over 25 years of acquisitions and development experience.

James Obrien, Vice President of Construction of Dakota Partners will oversee construction of the project. He has over 30 years of experience as a general contractor and developer.

Eric Kuczarski, Senior Project Manager of Dakota Partners, will act as project manager and oversee loan closings and financial matters related to construction and permanent financing.

Rick Toney, Senior Asset Manager of Dakota Partners will coordinate with the third-party manager on all aspects concerning lease up compliance and tenancy. He will prepare an aging schedule for building components; undertake capital needs
assessments; manage capital reserves; and plan for any major repairs or upgrades.

**Crosskey Architects**

Crosskey is a Hartford-based architectural firm, which specializes in historic renovations and multi-family design. Established in 1984 by William Crosskey, the firm is committed to the art of architecture and the technical complexities of the unique buildings it creates. Crosskey's success and growth is driven by its ability to listen, communicate well, and perform with excellence. Crosskey's corporate resume is included as *Exhibit 5.*

**BSC Group**

BSC Group is a regional engineering firm with offices throughout Connecticut and Massachusetts. Their range of civil engineering and landscape architecture services covers all phases of a project from beginning to end, including identification of key issues, site feasibility and engineering studies, preliminary through final design, site plan permitting packages, preparation of construction plans and specifications for bidding and construction, and construction phase services. BSC's technical expertise is complemented by in-depth knowledge of local, state, and federal regulatory processes, supported by our years of experience in successfully gaining approvals for projects in numerous jurisdictions. BSC’s corporate resume is included as *Exhibit 8.*
3. Letter of Intent

The basic terms of our proposed letter of intent shall be as follows:

**Purchase Price:** The total price will be $250,000.00, payable as follows:

- $10,000.00 is to be paid with the execution of an agreement;
- $240,000.00 is to be paid at the closing;
- $250,000.00 total purchase price.

**Deposit:** Upon the execution of an agreement Dakota shall make a deposit in the amount of Ten Thousand ($10,000) Dollars into an escrow account.

**Due Diligence Period:** Dakota shall have 90 days to conduct, at its sole expense, any evaluations, review of documents, appraisals, governing statutes, environmental reports, regulations and ordinances, architectural and structural investigation, inspections, and other examinations of the property.

**Permitting Period:** Dakota shall conduct, at its own expense, the entitlement process for the approval of the project. Dakota expects the Town of Madison to facilitate the permitting process and, therefore, the entitlement time frame. However, by its very nature the entitlement time frame is unknown at this time.

**Financing Period:** Once the entitlement process is complete, Dakota shall undertake the financing of the project. As the project is anticipated to include some state funding and tax credits, the financing process may take up to 1 year or more.

**Closing:** The closing shall occur at approximately 120 days from funding commitments.

**Brokerage Commission:** There are no brokers involved in this transaction.

**Other conditions:** The town shall provide any and all available property related information that is available, including but not limited to, building and site plans, surveys, engineering reports, title reports, leases and environmental reports. The town shall allow access to the property for due diligence purposes, however, will not be responsible for any costs incurred.
4. Credit References

References
Our references include banks and public agencies with whom Dakota Partners have successfully completed numerous projects.

Robin Gallagher
Senior Vice President
Webster bank
281 Tresser Blvd. 4th FL
Stamford CT 06901
203-328-8145

Michael Rosenberg
Executive Vice President
Bank of America
225 Franklin Street
Boston, MA 02110
617-346-2526

Nick Lundgren
Deputy Commissioner
Connecticut Department of Housing
505 Hudson Street
Hartford, CT 06106
860-478-0606

Joe Voccio
Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067
860-571-4371

Tim Sullivan
Deputy Commissioner
CT Dept. of Economic and Community Development
505 Hudson Street
Hartford, CT 06106
860-270-8040

Financial Capacity

Dakota Partners currently has approximately $50 million of construction debt outstanding, all of which will be retired within 6-12 months. Dakota expects to take down in the vicinity of $25-$50 annually to finance new projects. A majority of these funds are originated from the Bank of America. Webster Bank has one construction loan outstanding for a project in Suffield, CT and we anticipate doing a second project with Webster Bank next year.
Dakota also has closed on equity and/or debt with institutions such as Freddie Mac, JP Morgan, Aetna, CRDA, CT DOH, MassHousing, and Mass Housing Partnership. Dakota utilizes state funding programs in some of its projects. These programs typically fill gaps in complicated projects such as the Berlin site. These funds come from agencies such as the CT Department of Housing (DOH) and the CT Department of Economic and Community Development (DECD). Dakota has borrowed in excess of approximately $30 million from state agencies in CT, MA and NH.

At this time, it is unknown if or what type of private capital will be necessary. We anticipate utilizing private debt, Dakota capital and state originated secondary financing. In any case, Dakota has the financial capability to pull together a financing package necessary to develop this major project in Madison.

**Borrowing History**

Since its foundation in 2006, Dakota has borrowed millions of dollars in loans from its banking partners. The bulk of these loans have been for construction, which were paid off on time and without incident. A sample of these construction loans is shown in the table below.

<table>
<thead>
<tr>
<th>Project</th>
<th>Residential Units</th>
<th>Bank</th>
<th>Loan Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whitman Woods One</td>
<td>72</td>
<td>Bank of America</td>
<td>12,650,000</td>
</tr>
<tr>
<td>Whitman Woods Two</td>
<td>96</td>
<td>Bank of America</td>
<td>4,000,000</td>
</tr>
<tr>
<td>Pine Valley Lofts</td>
<td>50</td>
<td>Bank of America</td>
<td>5,900,000</td>
</tr>
<tr>
<td>Allyn Street Residential</td>
<td>63</td>
<td>Bank of America</td>
<td>6,637,500</td>
</tr>
<tr>
<td>Village Green One</td>
<td>60</td>
<td>Bank of America</td>
<td>10,000,000</td>
</tr>
<tr>
<td>Laurel Hill</td>
<td>72</td>
<td>Bank of America</td>
<td>9,800,000</td>
</tr>
<tr>
<td>Tenney Place One</td>
<td>72</td>
<td>Bank of America</td>
<td>10,500,000</td>
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<tr>
<td>Capitol Lofts</td>
<td>112</td>
<td>Bank of America</td>
<td>17,400,000</td>
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<tr>
<td>Barton Commons</td>
<td>38</td>
<td>Bank of America</td>
<td>5,600,000</td>
</tr>
<tr>
<td>Village Green Two</td>
<td>60</td>
<td>Bank of America</td>
<td>11,700,000</td>
</tr>
<tr>
<td>Kensington Lane</td>
<td>41</td>
<td>NHFA</td>
<td>6,200,000</td>
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<tr>
<td>Stony Brook Village One</td>
<td>36</td>
<td>Webster Bank</td>
<td>5,900,000</td>
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<tr>
<td>Tenney Place Two</td>
<td>72</td>
<td>Bank of America</td>
<td>11,600,000</td>
</tr>
</tbody>
</table>
**Venture Structures and Public Private Partnerships**

Dakota's venture structures are diverse and depend upon type and scale of project. Dakota's projects range from a conventional financing structure of private equity and debt to complex transactions, involving housing and/or historic tax credits and multiple other financing sources. Dakota has also structured public private partnerships which included municipal and state stakeholders. Additional details of the structure of Dakota's private and public ventures are available upon request.

**Lien and Litigation History**

As a contractor Dakota has received lien notices from sub-contractors from time to time over the years for disputes over work scope and payments. All of these disputes were settled by Dakota to the satisfaction of the parties and never resulted in a serious compromise to the projects. Dakota considers all of these liens to be course of business events.

**Completion Guarantees**

Dakota provides completion guarantees on all projects it undertakes.
Exhibits

Exhibit 1: Area Map
Exhibit 2: Proposed Site Plan
Exhibit 3: Proposed Renovation of 1921 Brick Building
Exhibit 4: Dakota Partners Profile
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Exhibit 6: BSC Group Profile
Exhibit 1
Area Map
Academy School Redevelopment

Former School - 40 Units
Parking - 43 Parking Spaces
Exhibit 3
Proposed Renovation of 1921 Brick Building
TOTAL UNIT MIX SUMMARY

<table>
<thead>
<tr>
<th>Level</th>
<th>1-Bed</th>
<th>Studio</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower Level</td>
<td>7</td>
<td>9</td>
<td>16</td>
</tr>
<tr>
<td>First Floor</td>
<td>3</td>
<td>6</td>
<td>9</td>
</tr>
<tr>
<td>Second Floor</td>
<td>3</td>
<td>7</td>
<td>10</td>
</tr>
<tr>
<td>Total</td>
<td>13</td>
<td>22</td>
<td>35</td>
</tr>
</tbody>
</table>

Existing Building - Lower Level
Exhibit 4
Dakota Partners Profile
About Dakota Partners

DAKOTA PARTNERS, INC. is a Massachusetts-based real estate developer and builder involved in the acquisition and development of multi-family rental communities and for-sale projects in both urban and suburban areas throughout New England and New York. With a unique expertise in delivering high-quality workforce and affordable housing, we develop projects from the ground up as well as acquire and reposition existing real estate. Our substantial experience with state and federal programs enables us to undertake complex real estate transactions that utilize low income housing tax credits (LIHTC), historic tax credits, community development block grants, and Housing and Urban Development programs.

Dakota and its team have successfully acquired or completed over 100 residential projects, including a number of garden-style affordable housing developments in New England, the conversion of an historic New Hampshire mill into loft-style apartments, and several projects involving the adaptive reuse of historic urban buildings in Hartford, Connecticut. At the core of every project is Dakota’s mission to improve the lives of the people who live in our communities. We do this by integrating a high level of design with green building technologies and traditional craftsmanship to create vibrant and desirable projects. In addition, partnering with neighborhood groups and public officials ensures the success of our projects for all stakeholders in the community.

Founded in 2006, Dakota is proud of its ten years of consecutive growth and has consistently added depth and breadth to its development, construction, asset management and operations teams. With a team of exceptional professionals dedicated to upholding the highest standards of quality at every phase of development, Dakota is poised for continued growth and success in New England and beyond.
DAKOTA PARTNERS is at the forefront of an effort by the City of Hartford and the Capital Region Development Authority (CRDA) to bring more housing options to downtown Hartford as part of an overall effort to revitalize the city. Dakota’s first contribution to this effort is the successful redevelopment of the historic Judd & Root Building, a six-story 70,000 square foot building located just a few blocks from Union Station and the XL Center.

Dakota’s historically-sensitive rehabilitation effort converted the former office building into a mixed-use building with 63 apartments and 10,000 square feet of ground-floor commercial space. By retaining historic features such as the marble staircase and brass letterbox in the lobby, and the arched limestone columns that frame its entry way, 179Allyn offers a charming mix of world grandeur and modern amenities, including a fitness center and resident lounge. The one bedroom apartments, which highlight the building’s 12-foot ceilings, offer modern kitchens with stainless steel appliances and open, spacious floor plans. Many units feature great city views through the building’s oversized windows.

179Allyn residents enjoy easy access to public transportation, interstate highways and the growing number of dining and entertainment options in the neighborhood, as well as on-site property management. Delivered in early 2015, 179Allyn was fully leased within six months.

PROJECT STATS

YEAR COMPLETED 2015
TOTAL DEVELOPMENT COSTS $15 million
FINANCING PARTNERS
Bank of America
Capital Region Development Authority (CRDA)
NGM Insurance Company

FINANCING PROGRAMS USED
State Historic Tax Credits
Barton Commons | New Milford, CT

DAKOTA PARTNERS development in New Milford includes the construction of two new apartment buildings with 34 units and the conversion of an historic residence into four apartments. The apartments will feature a mix of studio, one-bedroom and two-bedroom units. Located within the New Milford Downtown Historic District, Barton Commons is within walking distance of the many restaurants and shops in downtown Milford. The development is also within close proximity to Milford Hospital and public transportation.

Along with the construction of the two new buildings, Dakota is relocating and rehabilitating an existing single-family home that dates back to the mid-1800s. The gut renovation includes removing a rear addition to the building and placing the main body of the house at the front of the new building. All work to the existing structure will be consistent with the National Park Service’s Historic Guidelines. Barton Commons will employ many green elements including highly insulated walls, roof and floors, Energy Star compliant appliances, and heating and air-conditioning systems that exceed 90% efficiency.

Currently under construction, Barton Commons will welcome its first residents in late 2016.

**PROJECT STATS**

| YEAR COMPLETED | 2016 |
| TOTAL DEVELOPMENT COSTS | $12 million |
| FINANCING PARTNERS |
| Bank of America |
| Connecticut Housing Finance Authority |
| Alden Capital |

FINANCING PROGRAMS USED

Low Income Housing Tax Credits

CT Department of Housing Flex Funds
Capitol Lofts | Hartford, CT

**DAKOTA PARTNERS**' second project in downtown Hartford, Capitol Lofts entails the rehabilitation of a 100-year-old historic structure into a mixed-use building with 112 residential loft units and street-level commercial space. The redevelopment of the long-vacant Hartford Office Supply Building will serve as a vital link between Hartford’s emerging downtown and the ongoing revitalization of the adjacent Frog Hollow neighborhood.

The historically sensitive redevelopment will create one- and two-bedroom loft-style units with 15-foot ceilings, exposed brick walls, and oversized windows. Other community features will include community spaces for public and private gatherings, a fitness center and laundry facilities. Residents will also have on-site parking.

The project consists of a gut rehabilitation, including new interior and exterior doors, windows and roof, along with new mechanical, electrical and plumbing components. All work will be consistent with federal and state historic guidelines. Dakota intends to build the project as close to LEED standard level as the historic restoration will allow, and anticipates energy savings of approximately 40% by using energy-efficient appliances and components.

**PROJECT STATS**

- **YEAR COMPLETED** 2016
- **TOTAL DEVELOPMENT COSTS** $36 million
- **FINANCING PARTNERS**
  - Bank of America
  - The State of Connecticut
  - The Capital Region Development Authority
  - The City of Hartford
  - Alden Capital

**FINANCING PROGRAMS USED**
- Low Income Housing Tax Credits
- Federal and State Historic Tax Credits
- CHAMP
Laurel Hill | Brookfield, CT

DAKOTA PARTNERS' Laurel Hill project in Brookfield, CT delivers much-needed workforce housing to the predominantly single-family Fairfield County market. Located in the Four Corners' neighborhood, Laurel Hill is an important component of the Town of Brookfield's plan to create a pedestrian-friendly, mixed-use neighborhood with walkable services, restaurants and shopping.

Comprised of three buildings with 24 two-bedroom units in each, Laurel Hill offers close proximity to the growing number of businesses in the area, as well as easy access to major highways. The 72 apartments feature open concept floor plans, oversized windows, spacious bedrooms with walk-in closets, and modern kitchens with Energy Star appliances. Residents also enjoy a resident lounge, laundry facilities and on-site property management.

Demand for the apartments, which opened in the spring of 2015, has been strong. Young professionals, families, town employees, and senior citizens who have downsized from larger homes all call Laurel Hill home.

PROJECT STATS

YEAR COMPLETED 2015

TOTAL DEVELOPMENT COSTS $18 million

FINANCING PARTNERS
Bank of America
Connecticut's Department of Housing
Connecticut Housing Finance Authority
Stratford Capital

FINANCING PROGRAMS USED
Low Income Housing Tax Credits
CHAMP
Pine Valley Lofts | Milford, NH

DAKOTA PARTNERS' Pine Valley Lofts is an historic rehabilitation of an 1860's mill in Milford, New Hampshire into a modern 70,000 square-foot mixed-use building with 35 one bedroom and 15 two-bedroom apartments. Nestled along the banks of the Souhegan River, Pine Valley Lofts is located just minutes from Nashua and within a half-hour drive of Manchester. The three-story brick building, which is listed on the National Historic Register, was originally built in 1866 for the manufacturing of woolen carpets. Dakota's rehabilitation of the building earned it a 2014 Preservation Achievement Award from the New Hampshire Preservation Alliance.

The apartments feature a loft-style design aesthetic including high ceilings with exposed beams, oversized double-hung windows and brick walls throughout the building. Co-located at the Lofts is the Pine Valley Commercial Center, with 25,000 square feet of space. Commercial tenants include a boutique dog spa, hair salon, and various artisans. The mill also has its own hydroelectric plant that dates back to the mid-1800s. The facility continues to operate, using water from the Souhegan River, to generate 1.7 million kWh of energy annually.

PROJECT STATS

YEAR COMPLETED 2014

TOTAL DEVELOPMENT COSTS $11 million

FINANCING PARTNERS
Bank of America
The Town of Milford

FINANCING PROGRAMS USED
Federal Historic Tax Credits
Low Income Housing Tax Credits
Community Development Block Grant
Tenney Place | Haverhill, MA

DAKOTA PARTNERS Tenney Place project is ideally nestled in a residential enclave in Haverhill, but just minutes from public transporation and dining, shopping and entertainment options. Designed for maximum comfort and efficiency, Tenney Place offers spacious open layouts, walk-in closets and modern kitchens with sleek black Energy Star appliances. Many of the one, two and three bedroom units feature french doors that open onto a patio or balcony.

A two-phased project, Tenney Place will eventually deliver 144 apartments in four buildings. The first phase of the project includes one three-story and one four-story building, with a mix of one, two and three bedroom apartments. Phase One has recently been completed and residents have begun moving in. The project has been well received and both buildings are expected to reach full occupancy within a few months.

Phase II of the project, which will add another 72 units in two identical buildings, is expected to get underway in the fall of 2016 with delivery in the fall of 2017. A clubhouse with a community lounge and fitness center will also be built during the second phase of the project.

**PROJECT STATS**

| YEAR COMPLETED 2016, 2017 |
| TOTAL DEVELOPMENT COSTS $38 million |

FINANCING PARTNERS

- Bank of America
- MA DHCD
- MA Housing Partnership
- Boston Community Loan Fund
- North Shore HOME Consortium
- The City of Haverhill

FINANCING PROGRAMS USED

- Low Income Housing Tax Credits
- HOME
- Affordable Housing Trust
- Neighborhood Stabilization
Village Green | Barnstable, MA

DAKOTA PARTNERS' two-phased project in Barnstable will eventually deliver a total of 120 much-needed apartments to the Cape Cod market, where finding quality, affordable housing poses a significant challenge for Cape Cod workers and their families. The apartments are conveniently located within a five minute drive to Route 6, Cape Cod’s primary highway. In addition, a public transit stop is located at the entrance to the community, providing residents with easy access to the many retail, dining and entertainment establishments in the area.

Phase One, which was completed in the spring of 2015, entailed the construction of two three-story buildings with a mix of one, two and three bedroom apartments. The 60 units feature spacious layouts, modern kitchens and Energy Star appliances. The property also includes a bright and airy clubhouse, which is designed in a traditional Cape Cod style, where residents can gather in the community lounge or use the on-site fitness center.

The second phase of the project, which will be placed into service by the end of 2016, will add an additional two buildings and another 60 units. Forty five of the units will be designated as affordable; 15 will be reserved for previously homeless families.

**PROJECT STATS**

- **YEAR COMPLETED**: 2015, 2016
- **TOTAL DEVELOPMENT COSTS**: $30 million

**FINANCING PARTNERS:***
- MA DCHD
- MA Housing Partnership
- Barnstable HOME Consortium
- Stratford Capital Group
- Bank of America
- Town of Barnstable
- Alden Torch

**FINANCING PROGRAMS USED***
- Low Income Housing Tax Credits
- HOME
- Affordable Housing Trust Fund
- Housing Stabilization Fund
Whitman Woods | Tyngsboro, MA

**DAKOTA PARTNERS**’ first affordable housing development. Whitman Woods offers 96 high-quality two bedroom apartment homes to families in the Merrimack Valley. Located in a wooded setting just minutes from Routes 3 and 495, Whitman Woods offers convenient access to area schools and universities, businesses and recreation activities, as well as to abundant shopping and dining options.

Whitman Woods was completed in two phases between 2010 and 2012. The first phase of construction, which consisted of site work and three three-story buildings, was delivered in 2010. Its 72 units were fully leased within six months. The fourth building, adding an additional 24 units, was completed in February 2011 and fully leased within three months. Constructed using modular technology, units feature spacious floor plans, bedrooms with walk-in closets, well-appointed kitchens with Energy Star appliances, and air conditioning. Some units feature balconies, patios or decks. Community amenities also include laundry facilities within each building, a playground, community garden, basketball court and dog park.

**PROJECT STATS**

- **YEAR COMPLETED**: 2010, 2011
- **TOTAL DEVELOPMENT COSTS**: $24 million
- **FINANCING PARTNERS**
  - Bank of America
  - Massachusetts Housing Partnership
  - Massachusetts DHCD
  - Boston Capital

**FINANCING PROGRAMS USED**
- Low Income Housing Tax Credits
- Affordable Housing Trust
- Priority Development Fund
Exhibit 5
Crosskey Architects Profile
Firm Profile

Crosskey Architects is a team of thirty unique individuals specializing in historic rehabilitation and the design of multifamily housing, healthcare, and educational facilities. Our firm is known for quick response and the careful consideration of each project. Our excellent work and attention to detail can be discerned from our client list, with a breadth far greater with repeat business than overall volume of clients.

The firm was established in 1984 by President and CEO William W. Crosskey II, AIA, LEED AP with the goal of creating an efficient design practice, responsive to contemporary programmatic needs. Since its inception, our firm has sought to improve upon traditional design organizations with respect to management, project organization, staff coordination, and delivery systems. The result is a distinctive portfolio of projects with many design and preservation awards.

While we are deeply committed to the art of architecture, we are equally involved with the technical complexities of the buildings we create. Quite often, the viability of a project hinges not only on construction expertise and a pragmatic approach to building systems, but also the ability to work with local municipal officials to successfully negotiate on the owners’ behalf. We attribute much of our success and continued growth to an ability to listen, communicate well, and consistently perform with excellence.

Accountability and cost control are very important to both our clients and us. We address these concerns through a well-orchestrated team approach between architect, contractor, and owner, by maintaining direct principal involvement to monitor cost estimates and schedules, and by providing rapid turn-around on all phases of the project.
Qualifications/Resume

William W. Crosskey II, AIA LEED AP
President/CEO

Historic Architect, 36 CFR Part 61
30+ years

Education:

- Syracuse University
  Bachelor of Architecture, 1979
  Bachelor of Fine Arts Architectural History, 1979
  Graduated cum laude

Affiliations:

- American Institute of Architects & AIA Connecticut
- National Trust for Historic Preservation
- Association for Preservation Technology International
  US Green Building Council
- CT Trust for Historic Preservation
  Vice Chairman (2011)
- CT Trust for Historic Preservation
  Board of Directors (2005 to 2011)

Biography

Bill Crosskey graduated cum laude from Syracuse University with a double major in architecture and architectural history. He was trained in the Northeast, and has worked in the Hartford area for the majority of his career. He has a wide range of experience with project types including historic preservation, master planning, corporate offices, multifamily housing, community centers, restaurants, sacred buildings, retail facilities, financial institutions, and healthcare facilities.

With over 30 years of experience, Bill has worked on many types of projects: urban, rural, new construction, renovation, affordable, market rate, mixed income, special needs, and senior housing. He has experience with funding sources such as DECD, CHFA, and HUD. Projects range in size from two units to over 600; recent projects include master planning for large-scale urban projects in Hartford and Norwalk.

Bill has served as Architect of Record and/or Historical Architect for dozens of properties on the National Register of Historic Places. His meticulous attention to detail and ability to work closely and easily with others keeps these complex projects running smoothly throughout all phases. Bill’s preservation awards are a testament to the quality of his work. He is NCARB Certified and a LEED Accredited Professional since 2008.

Licensed in the following states:

Connecticut 1983 - Architecture
Connecticut 1997 - Interior Designer
Massachusetts 1986 - Architecture
Rhode Island 2000 - Architecture
New York 2001 - Architecture
District of Columbia 2005 - Architecture & Interior Design
New Jersey 2011 - Architecture
Wisconsin 2011 - Architecture
New Hampshire 2014 - Architecture
Qualifications/Resume

David Goslin, AIA
Principal
27+ years

Education:

- Temple University
  Bachelor of Architecture, 1990

Affiliations:

- American Institute of Architects
- AIA Connecticut
- National Council of Architectural Registration Boards
- South Windsor Historical Society
- South Windsor Architectural Design Review Board

Biography

David Goslin joined the firm in 1990 after graduating cum laude from Temple University. He brings many years of diversified design experience to our clients, including multi-family housing, historic preservation, community centers, churches, schools, and corporate offices.

Well versed in many design styles and construction methods, David has a pragmatic approach to architecture, focusing on constructability and cost control. He enjoys the process of transforming conceptual designs into buildings that serve our clients well, and which are assets to their communities. As project architect, he stays involved with each project from programming through construction, maintaining continuity throughout the design and building process.

David believes that good communication is paramount to the success of every project. He works hard to anticipate challenges and to solve them before they become major obstacles. David is responsible, thorough, and personable, an effective project architect for all of our clients.

Licensed in the following states:

Connecticut 1996 - Architecture
Qualifications/Resume

Michael Weissbrod, AIA
Principal

10+ years

Education:

• University of Hartford
  Master of Architecture, 2011
  Bachelor of Science, Architectural Engineering Tech., 2006

Affiliations:

• American Institute of Architects
• AIA Connecticut
• CANstruction Coordinator
• National Council of Architectural Registration Boards

Biography

Mike joined Crosskey Architects in 2006, after graduating magna cum laude from the University of Hartford. He focuses on rehabilitation of historic structures and multifamily housing as well as urban and suburban new construction multifamily projects. Mike is a hands-on architect with great attention to technical details, allowing him to think through complex issues and problems, driving client satisfaction. He works with clients from start to finish as the primary point of contact on projects.

Diverse experience and appreciation for design challenges enable Mike to approach each project with a fresh perspective. His driving interest is in the individuality of each project. Mike is directly involved with each project from its start to its completion. He understands that a strong, throughout design is vital and should be followed to ensure project harmony. The plans and strategies he has developed for building for future design help to prevent and mitigate unforeseen issues.

Mike aims to positively impact communities and improve lives through his work. He started his career at Crosskey Architects as an intern architect, growing with the firm to a principal and leadership position. Mike has lead projects ranging in size from $50,000 to $50 million.

Milestone Projects:
Montgomery Mill, Crescent Crossings

Licensed in the Following State:
Connecticut 2017 - Architecture

Contact Information:
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Crosskey Architects Historic Preservation Team

Nina Caruso, MSHP
Associate Preservation Architect

Education: Roger Williams University, Master of Science, Historic Preservation 2014
University of Hartford, Bachelor of Science, Architectural Engineering Technology 2011

Nina is an associate preservation architect committed to both historic preservation and serving the community that inspired and encouraged her to become a preservation professional. She excels at resolving problems and bringing people together to work toward a common goal. Her experience includes preparation of historic rehabilitation tax credit applications, designing and recommending preservation treatment methods, and performing conditions assessments. As the firm’s qualified expert, Nina often presents on the Federal and Connecticut Historic Rehabilitation Tax Credit programs, historic preservation and sustainability, and heritage landscapes.

In addition to her preservation experience, Nina is on the Steering Committee for the Connecticut Emerging Leaders Network, is a board member of Connecticut Preservation Action, and serves on the Chrysalis Real Estate Board. She is also passionate about cultural landscape preservation, leading interpretive tours at Camp Santanoni, a National Historic Landmark and New York State Historic Site. Her published works include a master plan for Woonsocket, Rhode Island’s, Main Street as well as a feasibility report for the reuse and rehabilitation of Pomham Rocks Lighthouse.

Selected Project List: Historic Rehabilitation Tax Credits for 5 Constitution Plaza (Spectra Boutique Apartments), Hartford; American Graphophone Factory, Bridgeport; Wheeler, Security and Harrel Buildings, Bridgeport; 390 Capital Avenue, Hartford; 179 Allyn Street, Hartford

Aileen Bastos, MA
Architectural Historian

Education: Central CT State University, Master of Arts, summa cum laude, Public History, 2015
Regis College, Bachelor of Arts, summa cum laude, Museum Studies, 2004

Aileen is an architectural historian with a background in historical research and writing. Her experience includes writing National and State Register or Historic Places nominations, property descriptions, historical narratives, and significance statements for buildings and structures as well as conducting land use histories for parks, cemeteries, and other natural and cultural landscapes. She has worked on a variety of cultural resource inventories and authored an assessment of the redevelopment needs of historic districts.

Her focus on preserving buildings, open spaces, and communities to bring Connecticut downtowns back to life was highlighted in her essay, “Preserving Connecticut’s Main Streets: The Role of Developers in the Revitalization of Downtown through Rehabilitation of Historic Buildings.” Through examination of the idea of Main Street as a physical place as well as an intangible cultural idea, she dissects the nuances that make this location such an integral component of American life. She believes that understanding the significance of Main Streets in small towns and the establishment of downtown commercial districts across the country provides rationale for the importance of preserving them.

Selected Project List: National Register nomination 111 Pearl Street, Hartford; State Register nomination 99 West Main Street, New Britain; Assessment of Mago Point district redevelopment, Waterford; Cultural resource inventory Fairview Cemetery, New Britain
Marcel Breuer’s Bantam Elementary School is a characteristic functionalist design in the Bauhaus tradition. The uniform one-story height is intimate in scale, and the simple and abstract geometric forms of the flat roofs and projecting overhangs contrast and complement the natural landscape that dominates the surrounding rural site. Phase I of the project will include the conversion of the historically significant school into 12 apartments with amenities for residents, as well as maintaining the existing public community space and post office. Phase II of the project consists of 12 new 2-story, single-family houses spaced considerately through the site for a suburban setting, preserving the open green space and providing residents with yard space and privacy.
Nathan Hale School, located at 160 Spruce Street in Manchester, was built in 1922 by the Cheney Brothers in the Neo-Classical Revival Institutional style. It is a contributing property to the Manchester Historic District and is listed on the National Register of Historic Places. We conducted an initial feasibility study to determine potential reuse options. In determining economic feasibility, we took into account the demand for residential and non-residential uses; prepared a preliminary schematic concept for the reuse; developed a financial pro forma analysis; identified zoning constraints; and identified possible funding sources. The feasibility study was so successful that we quickly moved beyond the vision and idea stage and into the schematic design phase to turn the building into a community center.
Borough School

Located in the village of Stafford, Connecticut, Borough School was built in 1922 in the Neo-Classical Revival style and is listed in the State Register of Historic Places. The building was used as a school until its closing in 2007. This project proposes to rehabilitate the property into twenty-four affordable housing units for deaf seniors to maintain their independent lifestyle. The conversion includes adapting the existing building to meet current ADA standards, requiring the installation of a new elevator. This project will give seniors access to housing in a residential neighborhood, where they can enjoy shared activities in common spaces. Community amenities consist of a fitness room and a technology center, as well as office space and a conference room distributed across three levels.
Tapley Court Housing

Springfield, MA

Client: Metro Realty Group, Ltd.
Size: 33 units
Funding: LIHTC & Historic Tax Credits
Cost: $3,500,000
Status: Completed 1994
Type: Adaptive Reuse/Historic Preservation/Multifamily Residential

This project, winner of a Preservation Award from the Massachusetts Historical Commission, involved the conversion of a school into 33 units of affordable housing. The school was built in 1887 and expanded with a 1906 addition. No changes were made to the original building exterior beyond reconstruction of an original entrance canopy, repair of doors, repair and replacement of exterior windows, slate roofing, wood soffits, and masonry cleaning. Historically significant interior features such as the entrance hall, wainscoting, wood trim, and stairwells, along with two-story arched windows and attic spaces, enhance the design of new living units. The building is in the National Register McKnight Neighborhood Historic District and was financed with historic tax credits.
The Hopmeadow Apartments are designed to suit Simsbury’s traditional New England character. The new three-story building, clad in stone and clapboard siding, is set back from the heavily traveled Hopmeadow Street to provide a private pastoral setting in a prime location. The site is designed to accommodate a spacious lawn area for picnic tables and benches. The Hopmeadow Apartments’ one and two-bedroom rental units will be priced at market rate.
Designed in the New England Vernacular style, Garden Homes provides a variety of different unit types. There are three types of buildings: townhouses with three-bedrooms, two-story buildings with a mix of three unit types, and three-story buildings with a mix of four unit types. The buildings were designed to be energy efficient. The development is accessed by a grand boulevard and rotary, which leads residents to the club house, the focal point of the community. The club house and surrounding grounds has a community room, fitness room, pool and tennis court. The buildings are oriented on site to maximize views of Talcott Mountain, and the iconic Heublein tower.