PROPOSAL

"THE ACADEMY"
Office Space & Residential Living

Academy School
Town of Madison, CT

AUGUST 29, 2018
ADDITIONAL INFORMATION

Attn: Marc Sklenka
Senior Director, Project Management
Colliers International
135 New Road
Madison, CT 06443
Marc Sklenka  
Senior Director, Project Management  
Colliers International  
135 New Road  
Madison, CT 06443

Dear Mr. Sklenka,

Horton Group is pleased to provide the following proposal for the adaptive reuse of the Academy School located in Madison, Connecticut. As local residents in and around the Town of Madison we understand firsthand how profound an impact this project can have in enhancing the already vibrant community.

The existing Academy School building and the adjacent land provide a great framework from which to breathe new life into the historical site. Furthermore, the parcel offers an extraordinary opportunity to bolster the downtown area and town economy without compromising the small town New England charm that makes Madison so special.

As the ensuing proposal will detail, our vision is to retrofit the Academy School in a way that fits seamlessly into the community and creates tax revenue for the town as soon as possible. That said it is our firm belief that a mixed-use building is best for the property and town as such a model lends itself to a more inclusive and community-oriented environment. Continuing with our focus on the community, it is important for the adjacent land to remain and receive a substantial amount of care.

By way of the Academy School redevelopment, Horton Group is committed to setting a precedent for sustainability and quality in the Town of Madison while enhancing the community and economy.

Respectfully,

Kenneth Horton  
President, Horton Group

CC: First Selectman Tom Banisch
ABOUT US

Since its establishment in 2000, Horton Group has emerged as an award-winning real estate acquisition and development firm with properties throughout the northeastern United States. Actively engaged in the development of residential and commercial properties, Horton Group is unique in that it also operates as a construction management firm with three subsidiaries providing full-service construction, general contracting and facilities maintenance.

In addition to Horton Group’s mounting reputation as a premier developer in the region and the quality services the firm provides, the relationships the firm has cultivated over the years throughout the building and design industries have opened the doors for successful new construction and adaptive reuse projects. Currently, the projects that are complete or in the process of being completed by Horton Group amount to roughly 450,000 square feet with development costs in excess of $100,000,000.

Horton Group approaches every development, whether new Type II construction or the restoration of a 150-year-old industrial building, with the same core values in mind. Looking at each property on a micro and macro scale, the company strives to ensure high-quality, sustainable outcomes for future buyers and tenants along with the respective surrounding communities.

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SIMILAR PROJECTS

Horton Group’s portfolio demonstrates excellence in adaptive reuse and historic restoration. Two early projects in New Haven that total 80,000 square feet transformed an old factory building and old warehouse building into office spaces. At The Residences at 66 High Street in Guilford, the nearly 30,000 square foot 130-year-old mill building was converted into fifteen award-winning, high-efficiency, luxury townhomes. In Springfield, Massachusetts Horton Group is in the process of co-developing the Willys-Overland Motor Company Building with Davenport Properties, MGM Springfield’s development partner. The 70,000 square foot structure, built in 1916, around the same time as the original Academy School Building, will be transformed into residential apartments as part of an effort to revitalize the greater Springfield area. Yet another historic property under
development is the charming Increase Pendleton House in Guilford. Built in 1756, once complete the property will serve as a mixed-use residential and commercial space. Each historic property Horton Group has dealt with has required extensive environmental cleanup, with remediation costs at times exceeding one million dollars.

Not only is Horton Group experienced in dealing with buildings of similar vintages as the Academy School, but the firm also understands how to build in a quaint, close-knit community like Madison, and at a site in the heart of a charming and historic downtown. Projects such as The Residences at 66 High Street have dealt closely with small-town communities and required working alongside historical societies to build in a way that is state-of-the-art while also preserving the site and town’s deeply rooted history. Horton Group understands and has witnessed first hand the value a project can bring to towns and local businesses. In addition to bringing well over one million dollars in tax revenue to the Town of Guilford, the project at 66 High Street also invested $15,000,000 in local contractors and vendors.

Horton Group’s founder and president Kenny Horton along with many of Horton Group’s employees and business partners have grown up and continue to permanently reside in small towns along the Connecticut shoreline. As community members themselves, they are empathetic to the concerns of local communities and strive to do what is best for all parties involved with respect to the development itself and the community as a whole.
PROPOSED DEVELOPMENT

Our vision for the Academy School is one that will seamlessly blend into the downtown area and enhance Madison’s already vibrant community. Our proposed plan will provide significant and long-term tax revenue to the town promptly after purchase. We are committed to breathing new life into this historic school building and bolstering a sense of place in the Town of Madison.

To best make use of the existing Academy School structure, Horton Group proposes a retrofit that would allow for mixed-use commercial and residential space. Commercial office space will occupy the front of the building, as it is important to maintain an inviting façade. Rental apartments will fill out the remaining building. After careful deliberation, the building will be partitioned as follows:

- Approximately **11,000 square feet of commercial office space** consisting of traditional and shared/cooperative workspace
- **21 rental apartments** consisting of 15 one bedroom, and 6 two bedroom units

Apart from the structure itself, Horton Group will spend approximately **$175,000 to enhance the surrounding public space** to foster a greater sense of community. These improvements will include:

- Saving the existing softball field
- Working in conjunction with local Little League officials and Madison’s Beach & Recreation Department to relocate the Little League field in a way that eliminates overlap of the two outfields (see site plan)
- Refurbishing the existing playground area and the surrounding landscape
- Adding a half basketball court
- **New septic system** for the Youth and Family Services building

In order to bring the proposed development to fruition, a slight restructuring of the existing site and surrounding town-owned properties would be necessary. Horton Group will need to rework the parking lots for the offices of the Madison Chamber of Commerce and Youth and Family Services. We will relocate the septic for the Youth and Family Services building, and, if necessary, some underground storm water detention may need to be located under the outfields. All modifications will occur with little disturbance. Similarly, the food trucks that currently sit in front of the property will also need to be relocated.
As proof of our commitment to the Town of Madison, Horton Group is willing to offer a set purchase cost of **$300,000 for the Academy School parcel with a deposit of $25,000 upon acceptance of the proposed plan**. Upon site plan approval, it is our sincere belief that the proposed commercial space can be put on the tax role within a year and the remainder of the building within three years.
PROPOSED DEVELOPMENT TEAM

DEVELOPER AND BUILDER: Kenneth Horton
Horton Group LLC
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E: khorton@hortongroupllc.com

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T: (203) 245-0110
E: jmatthews.jma@snet.net

LANDSCAPE ARCHITECT: John Cunningham
TEC Landscape Design
62 Wall Street
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ENGINEER: Michael Harkin
Harkin Engineering LLC
78 Wolf Street
Killingworth, CT 06419
T: (860) 663-4248
E: harkineng@sbcglobal.net
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