



Development of New Senior Center, Town
Offices, outdoor recreational improvements and
36 units of Senior Affordable Housing at the former
Haddam Elementary School



September 24, 2019 - Town purchased the 155-acre HES campus from RSD 17 for \$ 450,000.

At closing the deed to 146 acres transferred automatically to Haddam Land Trust.

Town has owned the building and 9 acres for almost 5 years.

Original deal to sell property to Adelbrook fell apart because of Covid.

Listed with commercial broker and on Loop Net – no serious inquiries for 3 years

Do Nothing Scenerio

Current budget \$100,000 heat and electricity and repairs

\$600,000 in roof work remains to be done

Town spent \$900,000 in last 5 years.

Boilers beyond their useful life – over 40 years old (very inefficient)

No air conditioning which, along with sporadic roof leaks will promote mold in summer

Recent example well pressure - \$6,000

Oil tank will need replacement soon.

The Need

POCD

“Seniors, a rapidly growing proportion of Haddam’s population, are in need of affordable senior housing, assisted living, and smaller, single-story housing within walking distance of village centers. “

“Higganum presents a good location for different housing choices that will better meet the needs and desires of many senior citizens..

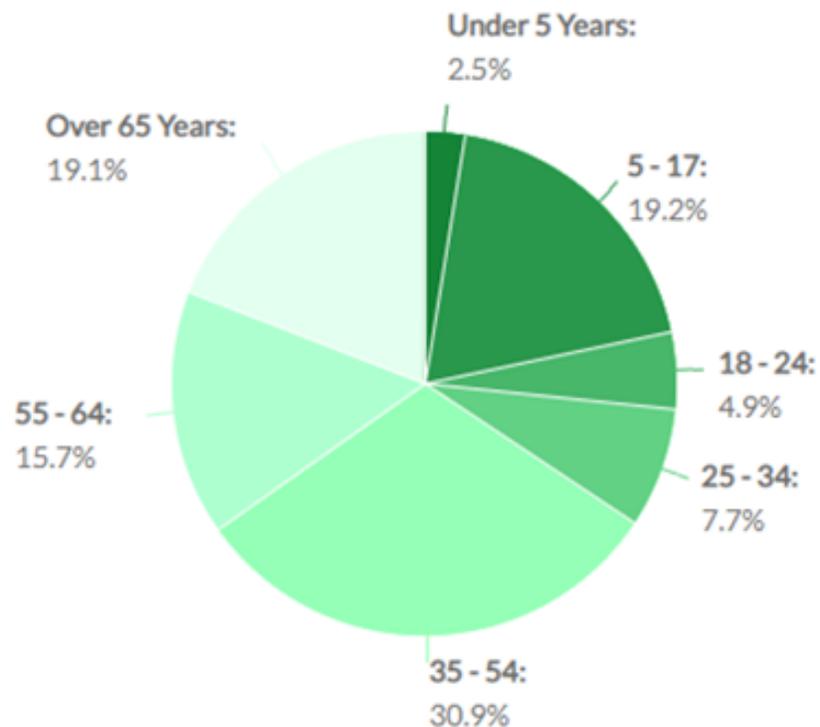
Affordable Housing Plan

“A safe and affordable home is critical but also to assist seniors with aging in place it is critical that the town provide support programs to maintain quality of life. These include a Senior Center of adequate size and programming for all types of seniors, meals on wheels, dial a ride, visiting nurse program and handyman services for small jobs within their homes.”

HES Zoning

- R1 Residential – Municipal Uses and Elderly Housing allowed by special permit.

Age



Population – 8,529

In 2020 people over 55 - 2,968 (34.8% of population)

Source : American Community Survey, 2020 U.S. Bureau of the Census

2020 US Census

1,570 - over 65 19.1%

1,290 - 55-64 15.7%

2,860 total

34.8 % of total population over 55 in 2020

2040 CT Data Collaborative

1,900 – 65 and older 23%

1,206 - 55-64 14%

3,106

36% of total population over 55 in 2040.

2020-2040

- 8.6% growth in 55 and older population
- 2.9 % growth in 0 - 54 population

Total population 8,222 to 8,627 2020 – 2040
Growth – 405 (246 will be 55 and older)

CT Community Challenge Grant

- Competitive state-wide grant program - Applied May 5th, 2023
- June 8th, 2023 "What to Do with HES" meeting.
- Received notice of grant award – August 2023
- 8 awards statewide. All were cities except Haddam and Hebron.
- \$4.55 million grant to create senior affordable housing a Senior Center and municipal offices, sidewalks to center and a whole building generator.

Press Releases



STATE OF CONNECTICUT

GOVERNOR NED LAMONT

08/10/2023

Governor Lamont Announces \$23 Million in State Grants for Eight Projects That Boost Community Vibrancy, Livability, and Equity



CT Community Challenge Grant Details

- ▶ Grant requires private development partner
- ▶ Issued RFP/RFQ on September 8th, 2023
- ▶ Proposals due on October 9th, 2023. Received 3 proposals.
- ▶ Selection Committee First Selectman, Chair of EDC, Finance Committee member, Town Planner, Zoning Enforcement Officer (licensed architect)
- ▶ Committee interviewed and unanimously choose RAK Realty.
- ▶ Eliminated other 2 proposals – both requested 30-year tax abatements, one sought significant investment from town for electrical, water and sewer, one proposed demolition of a large section and new construction of very low-income units along the street, one was relying on very competitive low-income tax credits thus had no financing in hand.

Former Haddam Elementary School

Connecticut Community Challenge Grant



Public Private Partnership

To shift cost to the state and private sector.

Blue – public space

Green – private space

Grounds – public space with recreation improvements

- For 80 years HES served the children of Haddam. It was built for the baby boom generation (1946-1964)
- Now, the building and property can be brought back to life to serve that same baby boom generation and future generations.



Marketing –

RAK Realty will work with the Town and local real estate brokers to effectively market the affordable senior housing units. The intent of these efforts will be to apprise senior residents in Haddam of the availability of such units. Notices of initial availability of units will be provided, at a minimum, by advertising at least two times in a newspaper of general circulation in the Town.

270 Saybrook Road Higganum, Connecticut

Former Haddam Elementary School
32 Units Senior Affordable Housing with State
DECD Financing Commitment



ATTN:
William Warner, Town Planner
Town of Haddam
30 Field Park Drive
Haddam, CT 06438

RESPONSE TO RFQ
Tuesday October 17th, 2023

RESPONDENT'S:
RAK REALTY
533 Bear Hill Road
Middletown, CT 06457



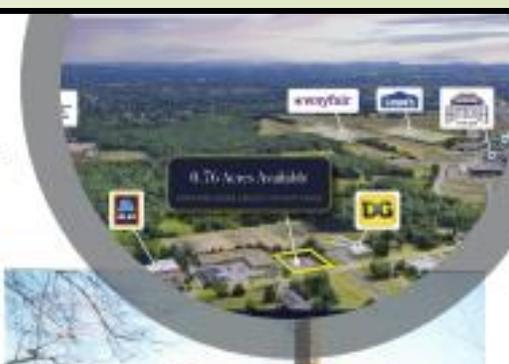
HES LLC

- Principal Stephen Rak
- The Rak family has lived on Bear Hill Road in Middletown just over the line from Haddam for generations.
- Over 50 years of owning, developing and managing apartments.
- Stephen built a home in Haddam and has lived in town with his wife and 2 children for close to 5 years.
- Currently developing 44 apartment units on Bridge Road in Haddam.

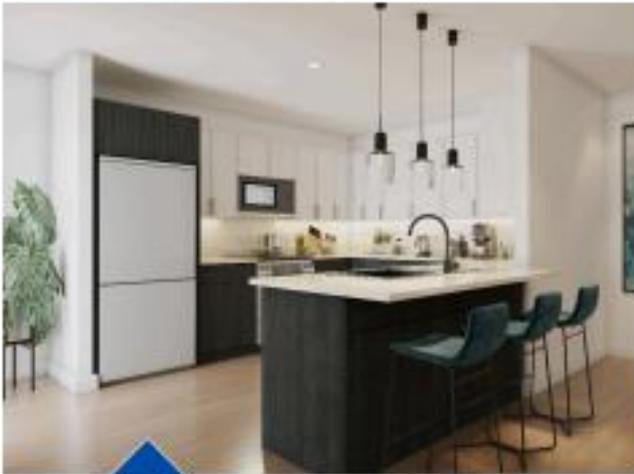
EXPERIENCE

RELEVANT PROJECTS : DEVELOPER RAK REALTY

STAYPOINT
properties



STILLMAN SCHOOL
62 LOVELAND STREET



HADDAM APARTMENTS
AFFORDABLE HOUSING



WOODROW WILSON APARTMENTS | 66 UNITS
FORMER MIDDLETOWN HIGH SCHOOL

CONCEPT PLAN



Proposed Site Plan 6

Date: 10.17.23

- 1. Senior Housing
- 2. Senior Center
- 3. Town Offices
- 4. Senior Center Entry & Courtyard
- 5. Senior Housing Entry
- 6. Fire Lane - new reinforced vehicular grass path
- 7. Fire Pump House
- 8. Trash Enclosure
- 9. Lower Building Entry/Access
- 10. Lower Building Drop Off
- 11. Parking
- 12. Multi-purpose Court - Tennis, Basketball, Shuffle board ect.
- 13. Bocce Court
- 14. Pickle-ball Court

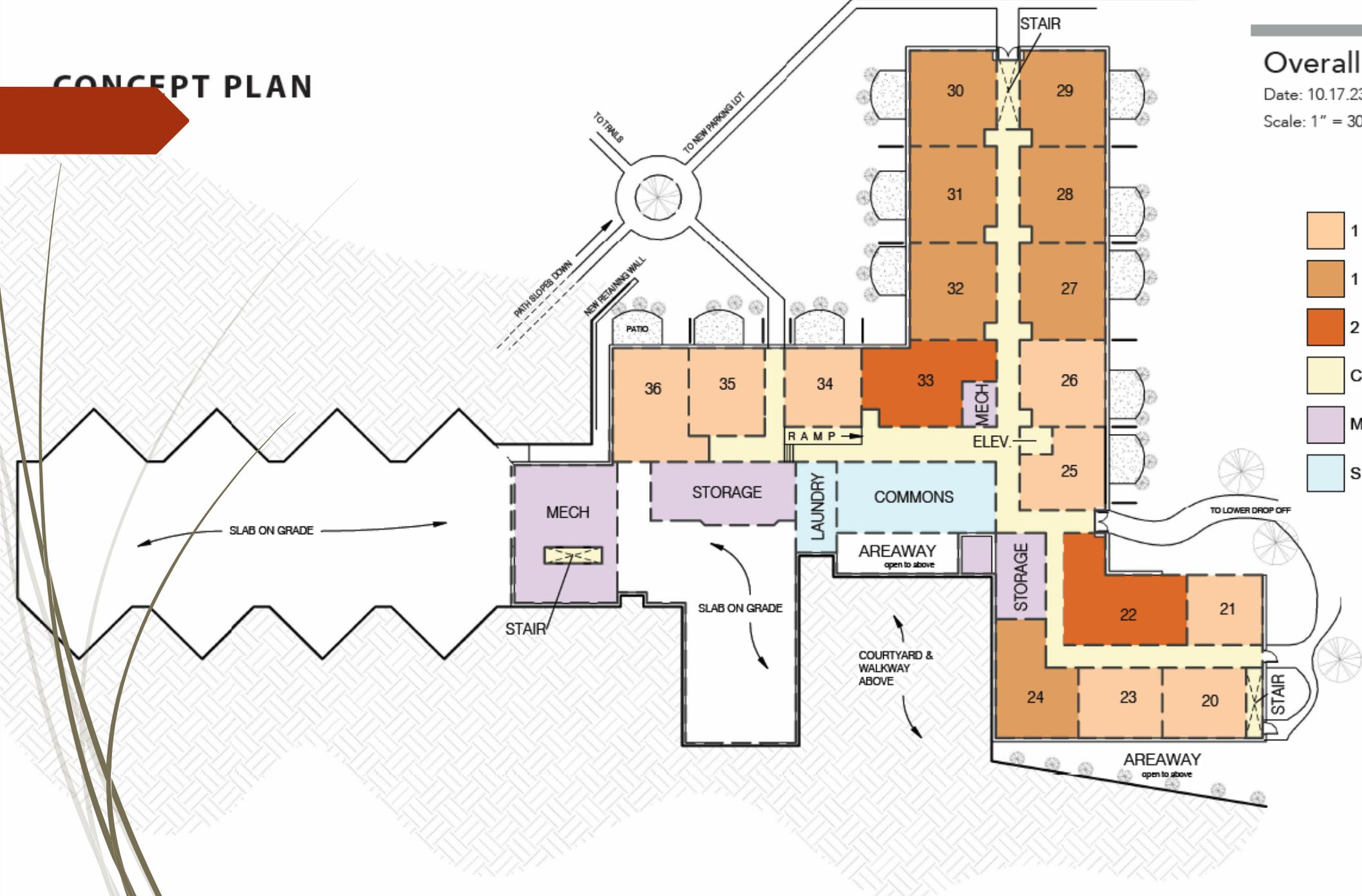


CONCEPT PLAN

Overall Area Plans 6

Date: 10.17.23
Scale: 1" = 30FT

- 1 BED
- 1 BED + DEN
- 2 BED
- CIRCULATION
- MECH / STORAGE
- SENIOR HOUSING



CONCEPT PLAN

Date: 10.17.23

Scale: 1" = 30FT



- 1 BED
- 1 BED + DEN
- 2 BED
- CIRCULATION
- MECH / STORAGE
- SENIOR CENTER
- SENIOR HOUSING
- TOWN OFFICES

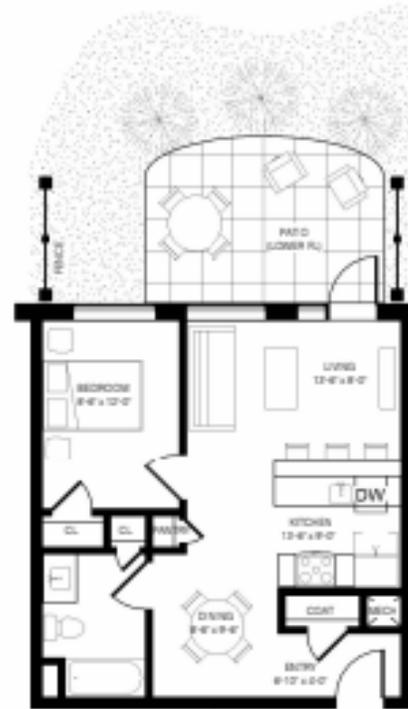
PROPOSED MAIN FLOOR PLAN

HADDAM SCHOOL RFP

272 Saybrook Rd
Haddam, CT

270 SAYBROOK ROAD

CONCEPT PLAN

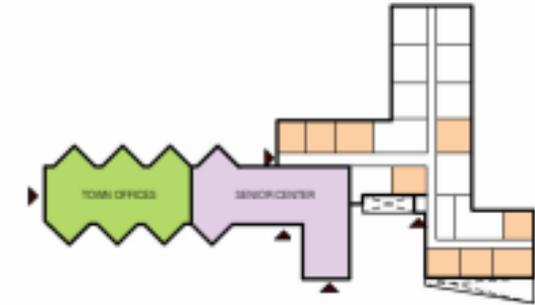


① ONE BED + PATIO

Unit Plans

Date: 10.17.23

Scale: 1/8" = 1 FT



MAIN FLOOR



LOWER FLOOR

UNIT KEY



TOTAL ONE BEDROOMS UNITS 17

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TYPICAL 1 BEDROOM LAYOUT

As indicated

HADDAM SCHOOL RFP

272 Saybrook Rd
Higganum, CT
10.17.23

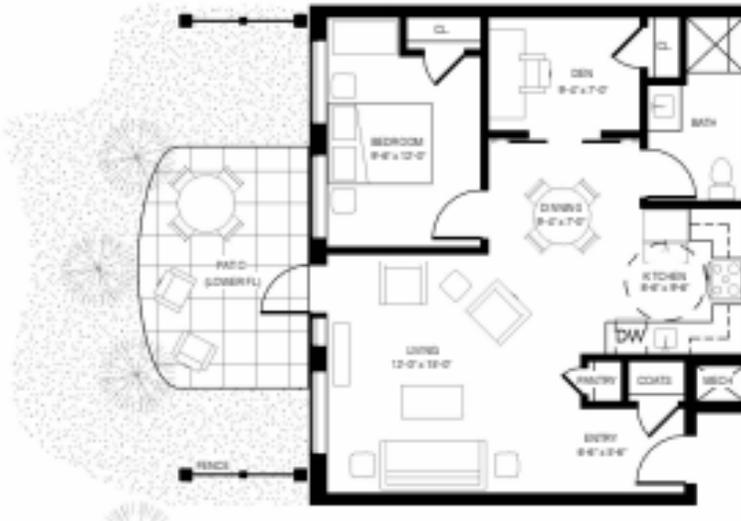
270 SAYBROOK ROAD

CONCEPT PLAN

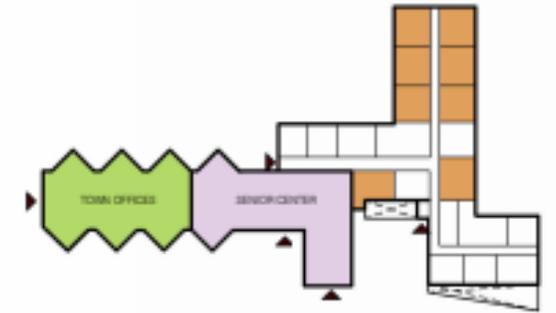
Unit Plans

Date: 10.17.23

Scale: 1/8" = 1 FT



① ONE BED + DEN LAYOUT 1



MAIN FLOOR



LOWER FLOOR

UNIT KEY



TOTAL ONE BEDROOMS UNITS + DEN 15

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TYPICAL 1 BEDROOM + DEN LAYOUT

As indicated

HADDAM SCHOOL RFP

272 Saybrook Rd
Higganum, CT
10.17.23

270 SAYBROOK ROAD

CONCEPT PLAN

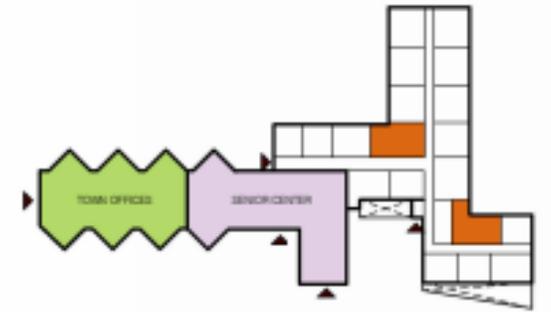


① TWO BEDROOM

Unit Plans

Date: 10.17.23

Scale: 1/8" = 1FT



MAIN FLOOR



LOWER FLOOR

UNIT KEY



TOTAL TWO BEDROOMS UNITS 4

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TYPICAL 2 BEDROOM LAYOUT

As indicated

HADDAM SCHOOL RFP

272 Saybrook Rd
Higganum, CT
10.17.23





Elements of the Deal

Developer buys property for \$350,000

Town leases back land in perpetuity for \$1.00 for full access to public parking, playscape, fields etc.

(or another ownership arrangement which ensures public access and satisfies developers financing)

Public portion of building

Developer completes all interior and exterior improvements as presented in Response to RFQ.

Town leases public areas in building for \$10 / sq.ft. for 10 years then purchase for \$1.

Includes modernized multi-purpose room, new senior center, new town offices and all new windows, HVAC, insulation etc.



OPTION 1



PROPOSED COMMUNITY/SENIOR CENTER,
TOWN OFFICES AND HOUSING (FORMER HES)

SPACE UTILIZATION STUDY

HADDAM, CONNECTICUT

PROPOSED MAIN LEVEL

FEBRUARY 23, 2024

#23040

ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

Antinozzi Report - \$9.5 million – over 20 years \$475,000 / year plus interest



Revenue to Town (in today's dollars)

- \$350,000 purchase price
- 36 apartments taxable. Approx - \$110,00 year
- Building permit fees - \$18,000
- Savings on heat and electricity - \$100,000

One time revenue - \$368,000

Annual revenue - \$210,000

Cost to Town for new Senior Center/Town Offices, refurbished multi-purpose room and outdoor recreation -

- Triple net lease \$140,000 / year fixed
- HVAC electricity - \$50,000 / year in today's dollars

Annual expense - \$190,000

After 10 years - \$50,000





STOP

Future Capital Needs

Rossi Property Site Improvements	\$1,500,000
Construction of Public Works garage	\$10,000,000
Salt Shed	\$1,000,000
Higganum Community Septic	\$6,000,000
Roads	\$14,235,000
Haddam Volunteer Fire Department Building & Apparatus	\$8,475,000
Haddam Neck Volunteer Fire Department Building & Apparatus	\$4,708,000
Public Works Vehicles and Equipment	\$3,565,600
Town's Total Long-Range Capital Projects	\$49,483,600
Regional School District to upgrade all schools in the district	\$120,000,000



Is this a responsible proposal - Can tax dollars from recent and proposed development support this project?

Grand List Growth in last 5 years

- ▶ **Paramount Treatment Facility—\$83,000/year.**
- ▶ **56 units on Brooks Court—\$211,000/year.**
- ▶ **32 units breaking ground 2024 - \$121,000/year.**
- ▶ **44 units Bridge Road - \$166,000**
- ▶ **24 units Saybrook at Haddam - \$76,000**
- ▶ **Scovil – \$50,000**
- ▶ **TOTAL - \$797,000 in annual tax revenue**

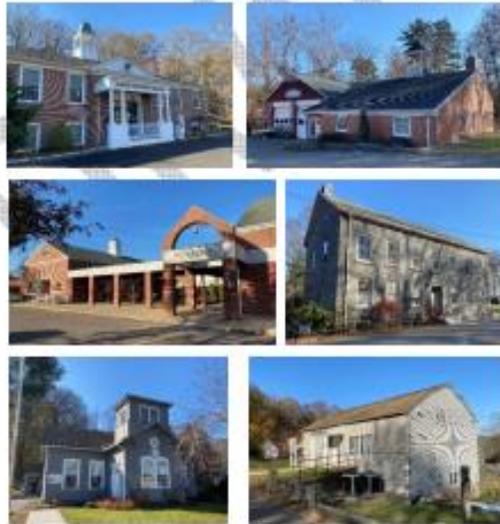
- ▶ **New HES apartments. Approx - \$110,000 / year**

TOWN OF HADDAM



FACILITY ASSESSMENT REPORT
Six Town Buildings
Haddam, Connecticut

DRAFT FOR REVIEW
December 11, 2023



UPDATE

Draft assessment report in hand

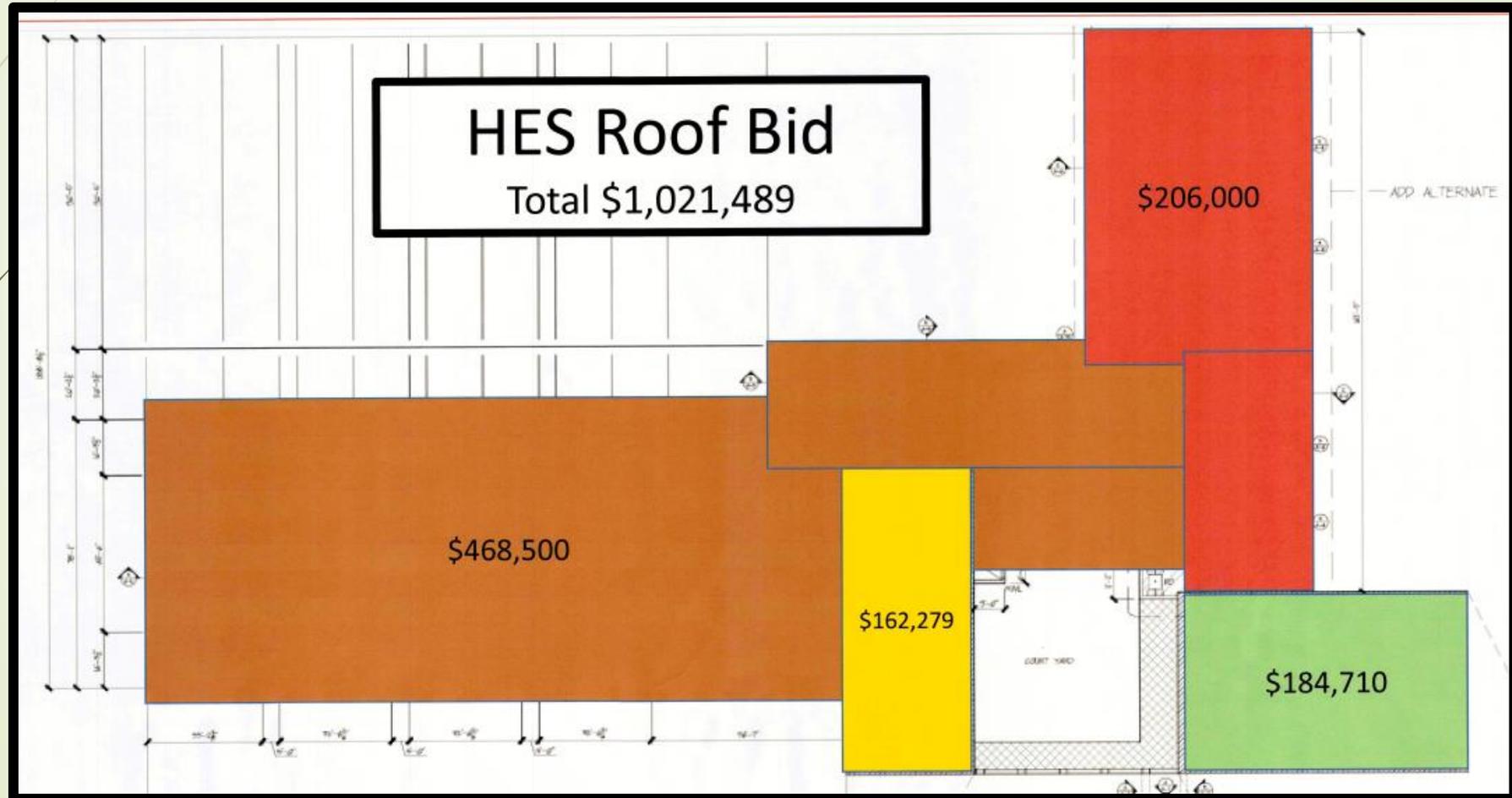
Cost analysis / design concepts to follow



Projects

- Roof project at HES
- Space Utilization Study (funded & in progress)
- Development of community septic (funded & engineer design in progress)
- Recreation improvements on former HES property (funded & landscape architect design in progress)
- Senior housing / Senior center / Community Center/ Town Offices at former HES property (funded & developer selected)

Roof Update – Phase 1 complete



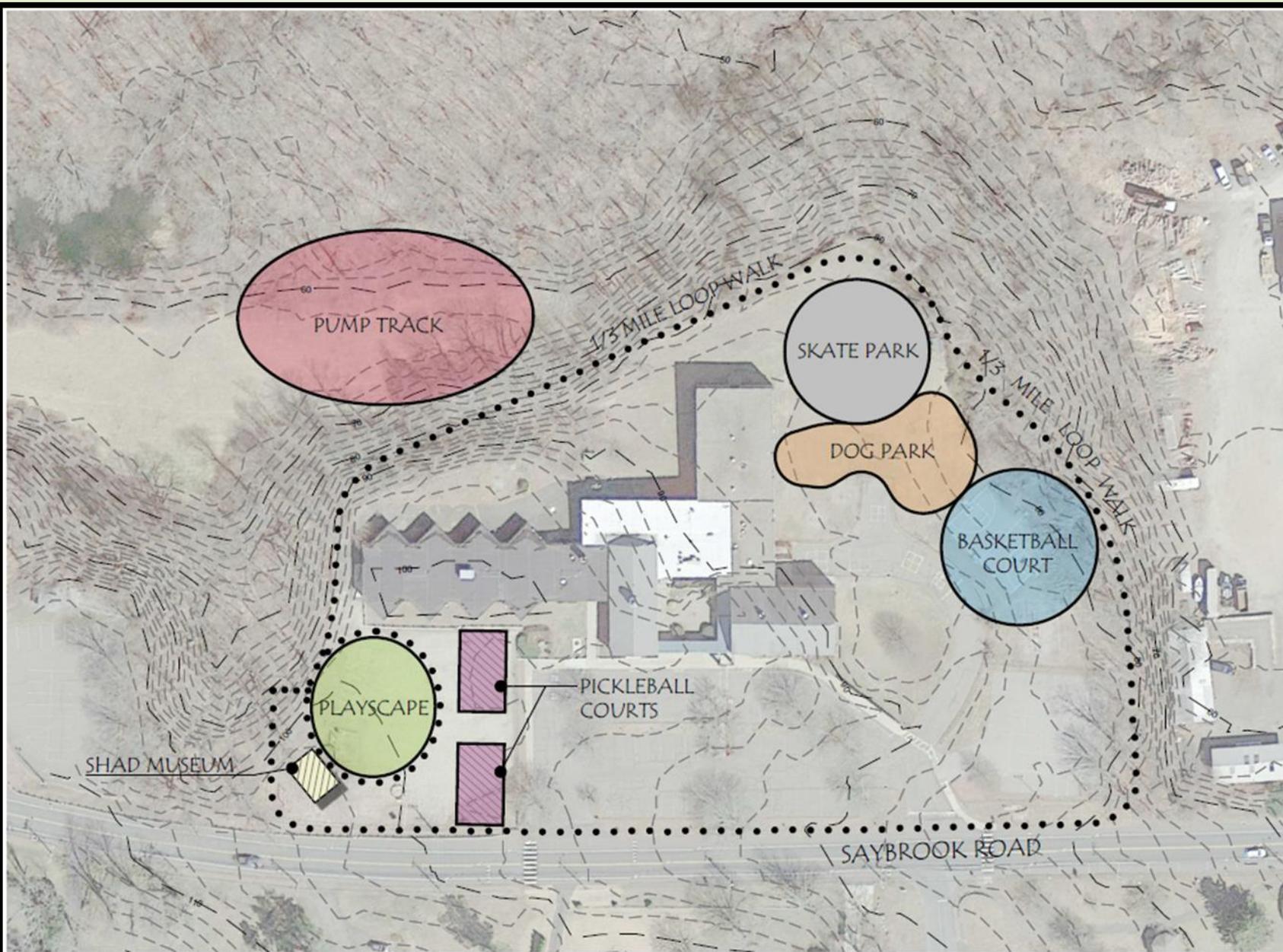


August 15, 2023

**Professional Design Services for Universally
Accessible/Multi-Generational Park/
Playground at the former Haddam Elementary
School, 270 Saybrook Road Haddam, CT**

POCD

“Maintain and routinely upgrade Haddam’s active and passive recreational facilities in a time and labor efficient manner.”



MASTER PLAN
UNIVERSALLY ACCESSIBLE MULTI-GENERATIONAL PLAY ENVIRONMENT HADDAM, CT

Potential Improvements



Facebook Comments

Shaded areas / Green grass area

Soft play surface - not woodchips

ADA / universal design

Clean (garbage receptacles)

Inclusive and adaptive for all ages and abilities

Benches / Picnic tables

Access to Bathrooms

Fully fenced

Playscapes 2 areas

Climbing structures / nets / monkey bars

Slides & Swings

4 person seesaw

Spinning climber (anything that spins)

Tunnels

Obstacle course

Paved path for walkers and scooters

Exercise stations

Pickle Ball

Pump track (BMX bike)

Walking path around perimeter of property

Frisbee golf

Dog park

Skate park

Splash Pad (expense, staffing, well and septic constraints)

Pavilion (expensive, maintenance)

Zip line (possibly small ones within playscape area)

**Imaginary play spaces
Live music & Musical instruments (certainly possible on small scale or in multi-purpose room)**



Dept Public Health Shared Sewage Fields



Existing septic

150 foot Well radius

East Haddam

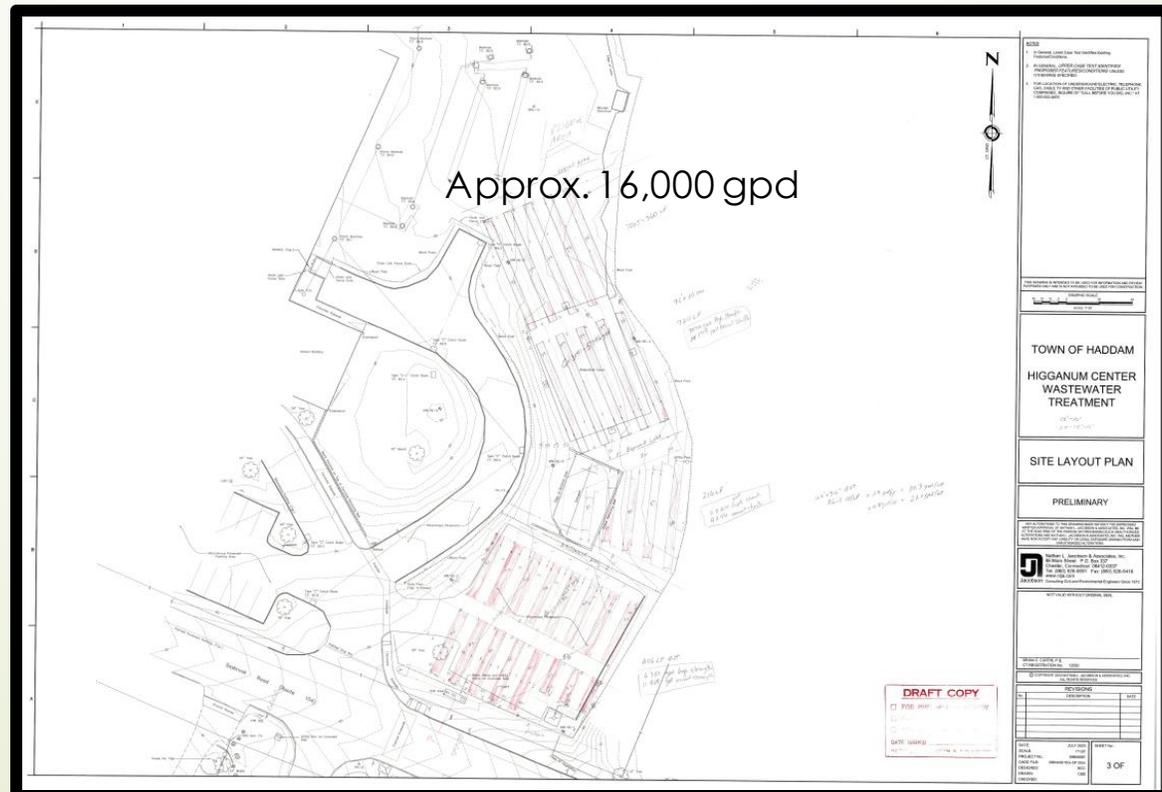
81 - residences,
21 - businesses including municipal buildings, a church, a post office, and a library.

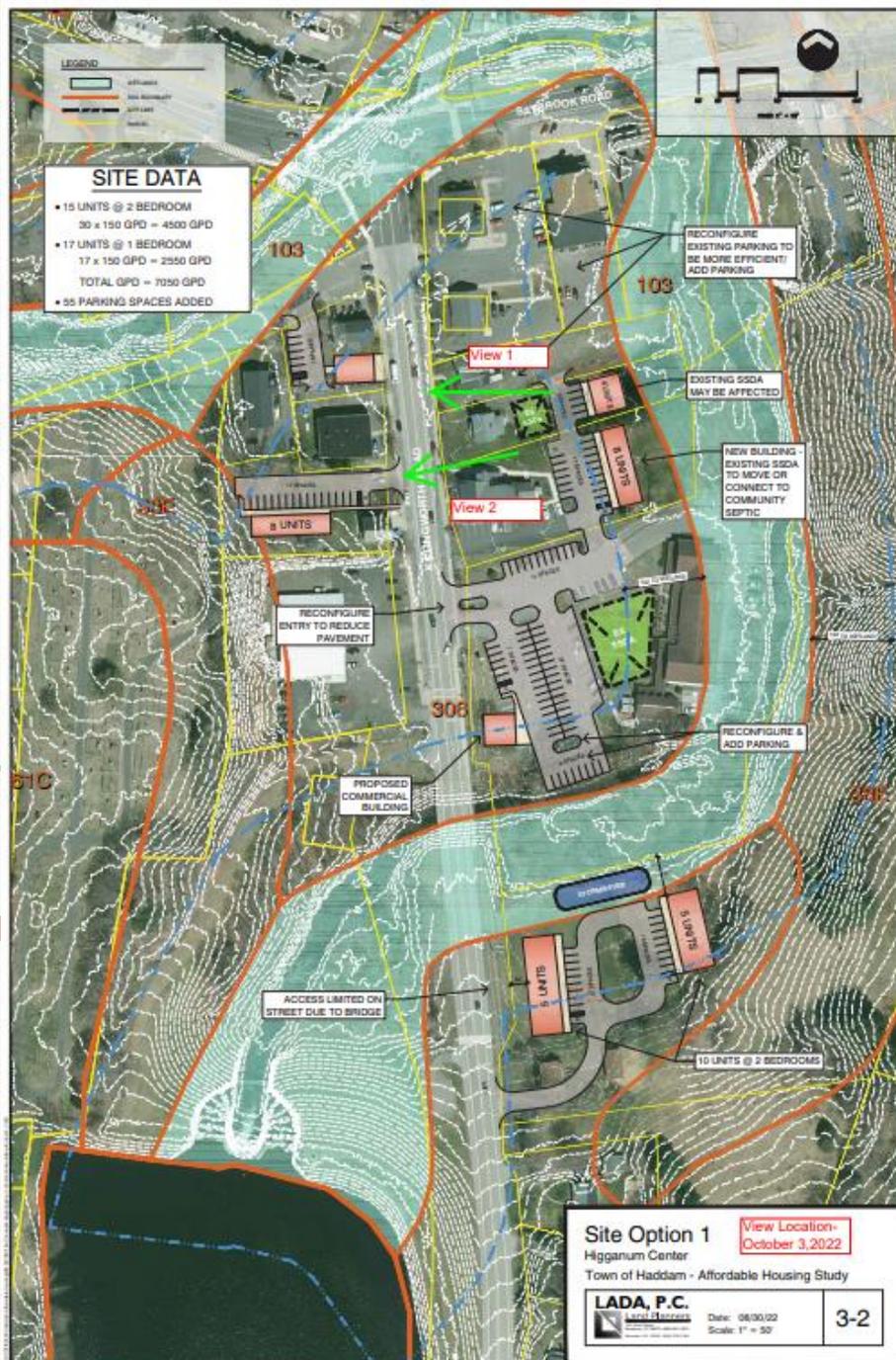
Pre-pandemic average was approx. 18,000 gallons per day with peaks around 26,000 gpd

Post Pandemic as low as 13,000 gpd
When Goodspeed and Gelston House close down as low as 10,000 gpd

Higganum Center

28 apartments
18 businesses





SITE DATA

- 15 UNITS @ 2 BEDROOM
30 x 150 GPD = 4500 GPD
- 17 UNITS @ 1 BEDROOM
17 x 150 GPD = 2550 GPD
- TOTAL GPD = 7050 GPD
- 55 PARKING SPACES ADDED

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Possible Development Scenario

- Rossi Property

2,000 sq. ft. restaurant – expand existing system
43 apartments - 6,450 gallons separate system
Flex Commercial – 3,137 gallons

TOTAL – 3,137 gpd

- Citizens Bank

75 seat restaurant @ 35 gpd/seat – 2,625 gallons (existing 1,000-gallon tank)

TOTAL – 2,625 gpd

- 310 Say brook Road

2,400 sq. ft. retail – 240 gallons plus 15 seat restaurant @ 35 gpd/seat 525 gallons

TOTAL – 770 gpd

- Town Garage

Factory/maker space 450 gallons Existing 1,000-gallon tank.

- Infill along RT 81

10,000 sq. ft office retail – 1,000 gallons
Residential Infill 32 apartments – 7050 gallons

TOTAL – 8,050 gpd

- Septic Failures

TOTAL – 2,000 gpd

Total Estimated Flow – 16,582 gpd

Total Potential Capacity – 22,500 gallons/day

Site Option 1
Higganum Center
Town of Haddam - Affordable Housing Study

View Location -
October 3, 2022

LADA, P.C.
Land Design Associates, Inc.

Date: 08/30/22
Scale: 1" = 50'

3-2

Existing septic

150 foot Well radius

Potential Rossi septic

Potential Community Septic

Community Septic

Community Septic

Community Septic

