

PREPARED FOR: PURCHASING DEPARTMENT OF
THE CITY OF STAMFORD



PROPOSAL TO REDEVELOP 35 CRESCENT STREET FOR AFFORDABLE HOUSING STAMFORD, CONNECTICUT

SUBMITTED BY:
CRESCENT HOUSING
PARTNERS, LLC



Todd D. McClutchy, President
JHM Group of Companies
1266 East Main Street
Stamford, CT 06902
Phone: (203) 348-2644 Ext 402



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35 CRESCENT ST

STAMFORD, CT

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Offering Price

Crescent Housing Partners, LLC

OFFERING PRICE

April 8th, 2021

SUBMITTED VIA ELETRONIC TRANSMISSION

Mr. David W. Woods, Deputy Director of Planning
Mr. Erik J. Larson, Purchasing Department
City of Stamford
888 Washington Blvd
Stamford, CT 06901

RE: RFP No. 828
Redevelop 35 Crescent Street for Affordable Housing ('RFP')
Stamford, Connecticut
Proposer: Crescent Housing Partners, LLC

Dear Mr. Woods & Mr. Larson:

On behalf of Crescent Housing Partners, LLC (the "Developer"), a to be formed joint venture between JHM Financial Group, LLC ("JHM") and Viking Construction, Inc. ("Viking"), we are pleased to respond to the Request for Proposals ('RFP') to redevelop 35 Crescent Street for affordable housing as well as community space/daycare center. This submittal will remain valid for not less than one hundred twenty (120) days after the receipt date of this offer by the City of Stamford.

JHM and Viking both stand on solid financial footing and have the experience and staying power to carry out a development of this nature. This response outlines the qualifications and experience of the Developer and provides information on other projects that have been undertaken by the Developer team, which are comparable to that being contemplated in the RFP. The Developer is fully committed to an open process with the City of Stamford, residents, and other community stakeholders. **In addition, JHM and Viking plan to engage key local players to assist them in their efforts to implement the goals outlined in this response, including, but not limited to, identifying the right daycare and/or community-space operations partner as well as implementing its M/WBE plans.** This team has unparalleled experience in working not only in Stamford and the State of Connecticut, but throughout the United States, as well. This experience has resulted in the development, construction, financing and operations of over 50,000 housing units, including several thousand within the State of Connecticut and hundreds within the City of Stamford.

OFFERING PRICE

This submission sets forth our proposal for the acquisition of fee simple interest in the property for the purpose of developing 51 multi-family apartments to be rented to low- and moderate-income households (the “Project”). Of the 51 units, 12 will be contained within the existing structure and an additional 39 located in a new structure toward the rear of the property. The two structures will be connected and will share an elevator.

The Project will be developed with: (a) first, primary mortgage loan financing (“First Mortgage Loan”) will be funded by a conventional lender from the proceeds of tax-exempt bonds, which will be insured with mortgage insurance provided by the Federal Housing Administration; (b) secondly, below-market, mortgage-loan financing (“Second Loan”) from the Connecticut Department of Housing (“CT DOH”) or other similar source; (c) thirdly, below-market, mortgage-loan financing (“Third Loan”) from the Sponsor and/or Federal Home Loan Bank (“FHLB”); and (c) non-competitively allocated Low-Income Housing Tax Credits (“LIHTC”) from Connecticut Housing Finance Agency, which come “as-of-right” with the issuance of the tax-exempt, volume cap bonds contemplated in (a), above.

We are pleased to make the following offer to purchase 35 Crescent Street, Stamford, CT 06901 for the purpose of developing 51 units of affordable housing. This offer will be paid in cash at settlement.

Offering Price: \$5,961,240*

The price includes a **\$700,000 cash payment** plus an additional cash equivalency of \$5,261,240, as credit for the 51 units of affordable housing proposed. The amount of the cash equivalency was derived by using the BMR values outlined in the RFP in item number 6. of the Evaluation Criteria Section.

At the time that the City of Stamford executes the Agreement of Purchase and Sale, we will provide an **escrow in the amount of \$70,000 in cash** to be applied to the purchase price. That amount becomes non-refundable upon firm commitment for tax-exempt bonds and 4% Low-Income Tax Credits.

The Crescent Housing Partners team thanks you for your consideration.

Sincerely,



Todd D. McClutchy
Principal, Crescent Housing Partners

Number and Mix of Units

Crescent Housing Partners, LLC

NUMBER AND MIX OF UNITS

Unit Mix: See below the table outlining the unit mix of the 51 proposed units.

Bedroom Type	Number of Bedrooms	Net Square Footage (Approx.)
Studios	7	660
One Bedroom	30	760
Two Bedroom	14	830
TOTALS	51	39,040

Community / Daycare Space (approx.) 1,000 – 2,000 SF

Resident Amenity Space (approx.) 1,500 SF

Parking Spaces (approx.) 75



Number and Mix of Below Market Rate Units

Crescent Housing Partners, LLC

NUMBER AND MIX OF BELOW MARKET RATE UNITS

Affordability: See below the table outlining the affordability of the 51 proposed units.

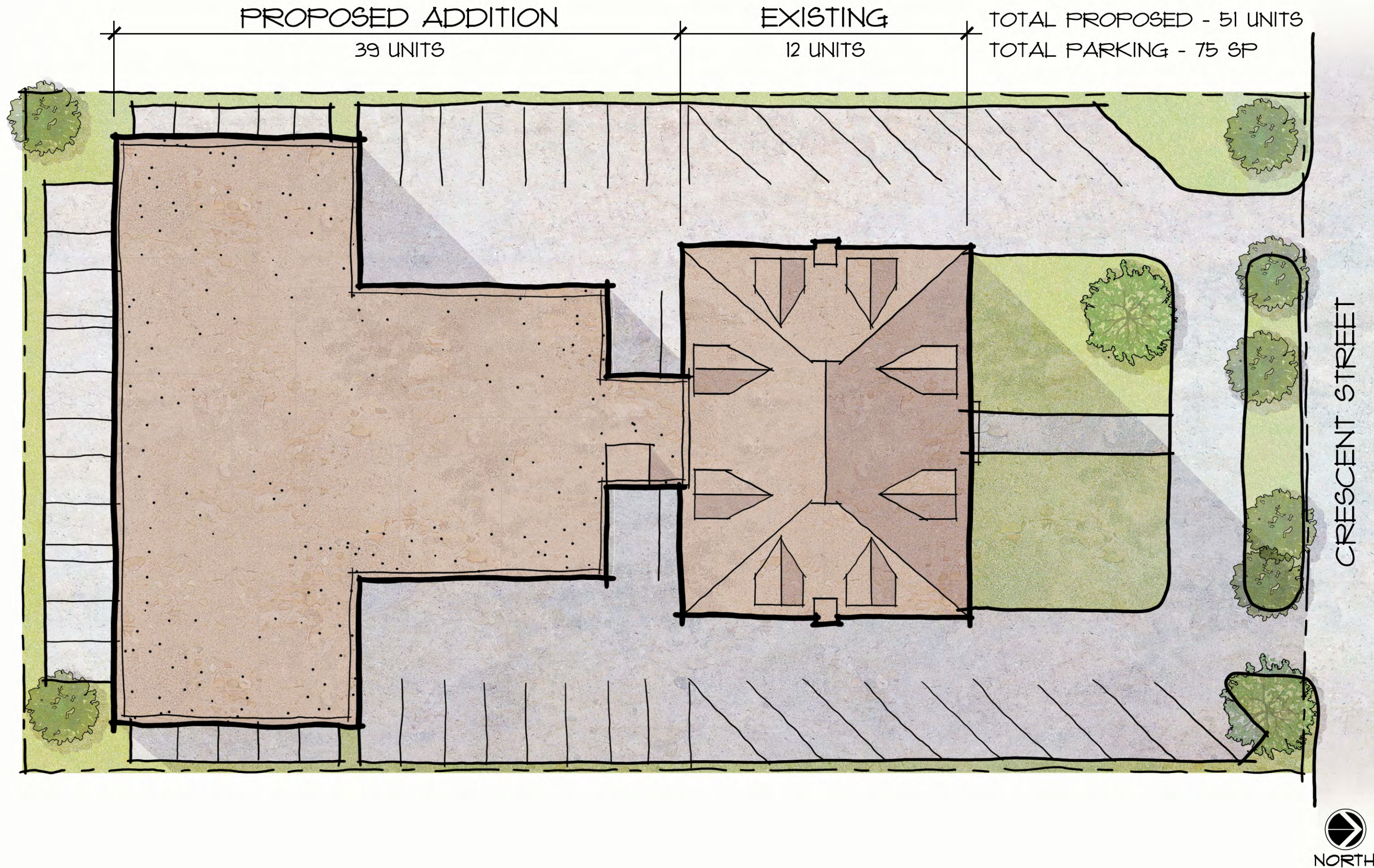
Bedroom Type	Number of Units	AMI Set Aside	Net Square Feet	Price / SF	Total Price / SF
Studio	1	40%	660	\$227	\$149,820
One Bedroom	6	40%	760	\$227	\$1,035,120
Two Bedroom	2	40%	850	\$227	\$385,900
Studio	1	50%	660	\$175	\$115,500
One Bedroom	6	50%	660	\$175	\$798,000
Two Bedroom	2	50%	830	\$175	\$290,500
Studio	4	65%	660	\$105	\$277,200
One Bedroom	14	65%	660	\$105	\$1,117,200
Two Bedroom	8	65%	850	\$105	\$714,000
Studio	1	80%	660	\$70	\$46,200
One Bedroom	4	80%	660	\$70	\$212,800
Two Bedroom	2	80%	850	\$70	\$119,000
TOTALS	51		36,720		\$5,261,240

Preliminary Site Plan

Crescent Housing Partners, LLC

PRELIMINARY SITE PLAN

On the following pages, please find the preliminary site plan.



Historic Exterior to be Retained

Crescent Housing Partners, LLC

HISTORIC EXTERIOR TO BE RETAINED

As shown on the graphic on the following page, the existing exterior of the building is to be retained.



Preliminary Schematic Floor Plans

Crescent Housing Partners, LLC

PRELIMINARY SCHEMATIC FLOOR PLANS

On the following pages please find the preliminary schematic floor plans for the proposed development.

These include the 51 planned units with 12 contained in the existing building and 39 included in the proposed addition. The buildings will be connected with hallways and a common elevator.

Additionally, there will be community space available to the public as well as amenity space reserved for the residents. This common space on the ground floor of the existing building measures approximately 4,000 SF, of which approx. 700-800 square feet will be used to house utilities and the balance for amenities. CHP envisions the current gymnasium being renovated to serve as the potential area for daycare, after-school programs, and community space. The balance of the ground floor will serve as amenity space for the residents, which may include a clubroom and business center.

The CHP team understands the value that a quality daycare facility brings a community. CHP successfully provides daycare services and after-school programs at many of its developments. These facilities and services will allow the residents to go about their daily work schedules knowing that their children are well cared for.

The community space will also hold events and celebrations, including holiday meals, parties for the community, exercise classes, resume workshops, and more.

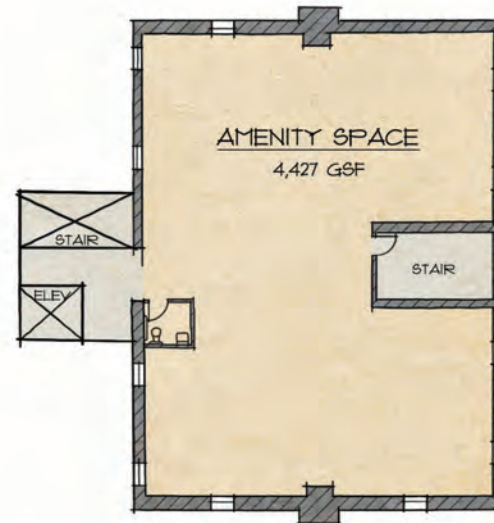




Converted gym example



Uses - Community space



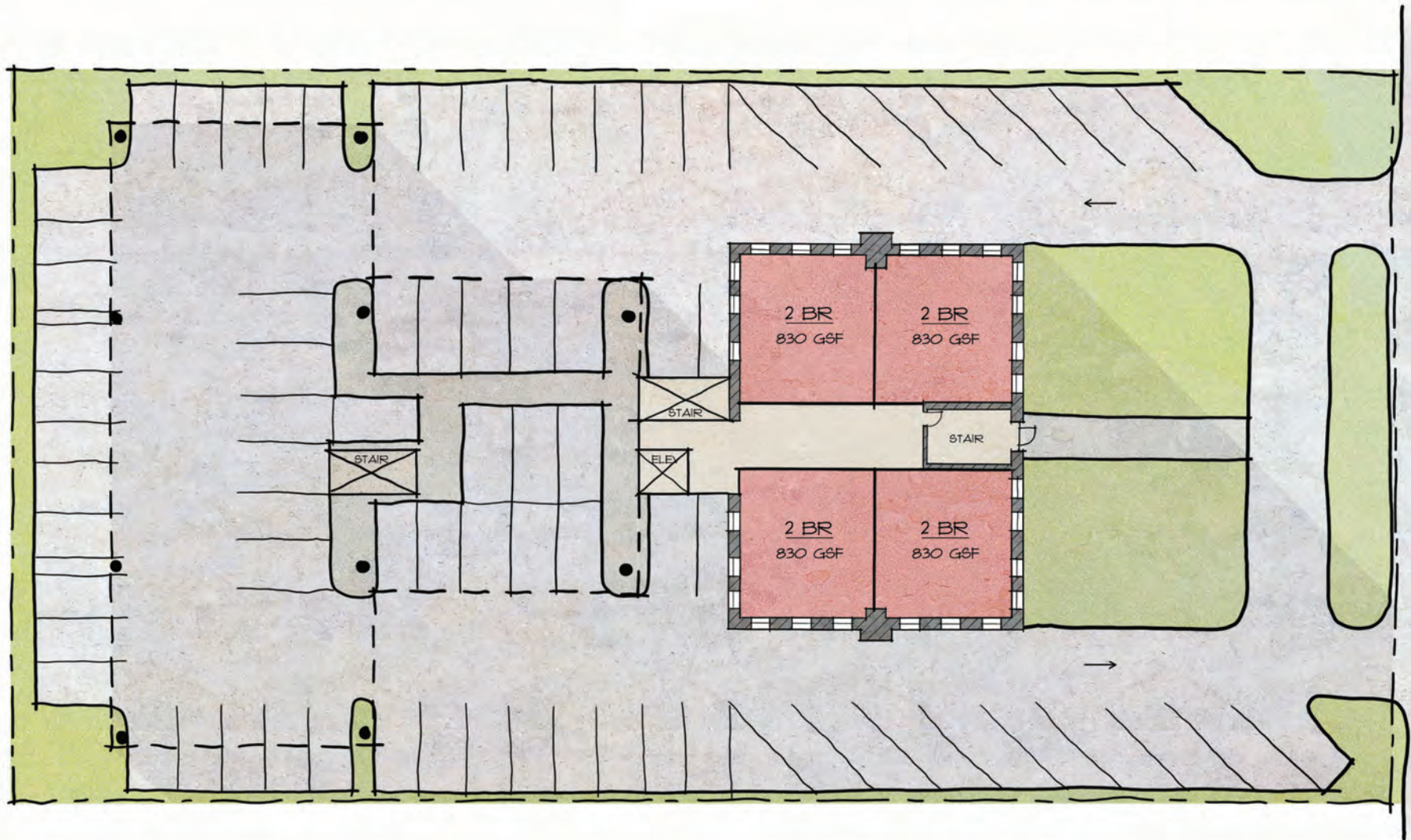
Uses - Business center

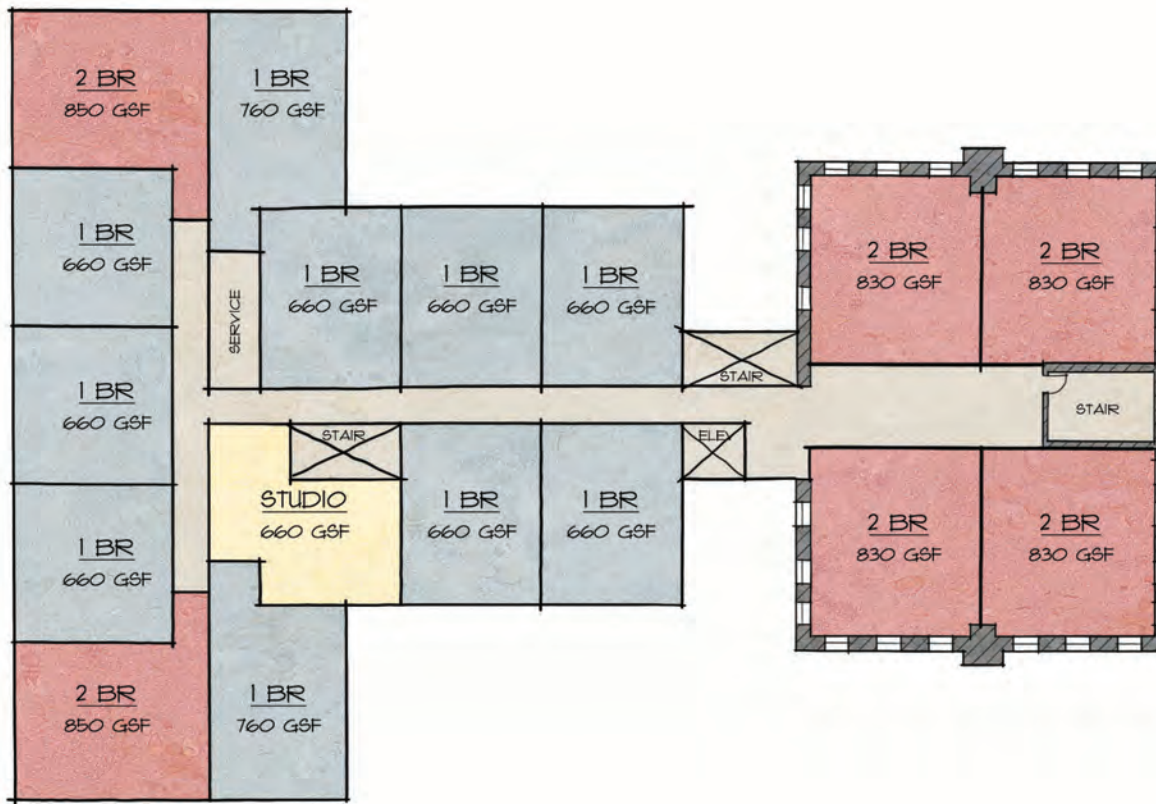


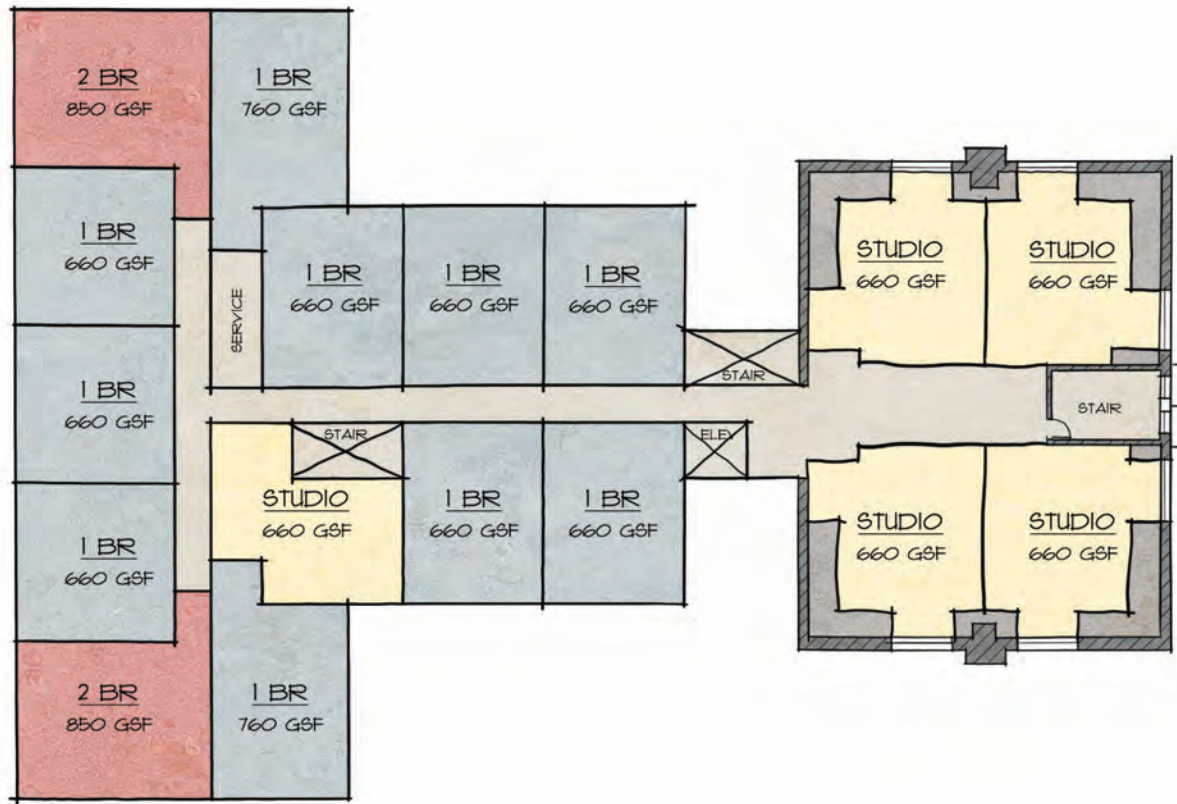
Uses - Fitness / gym space

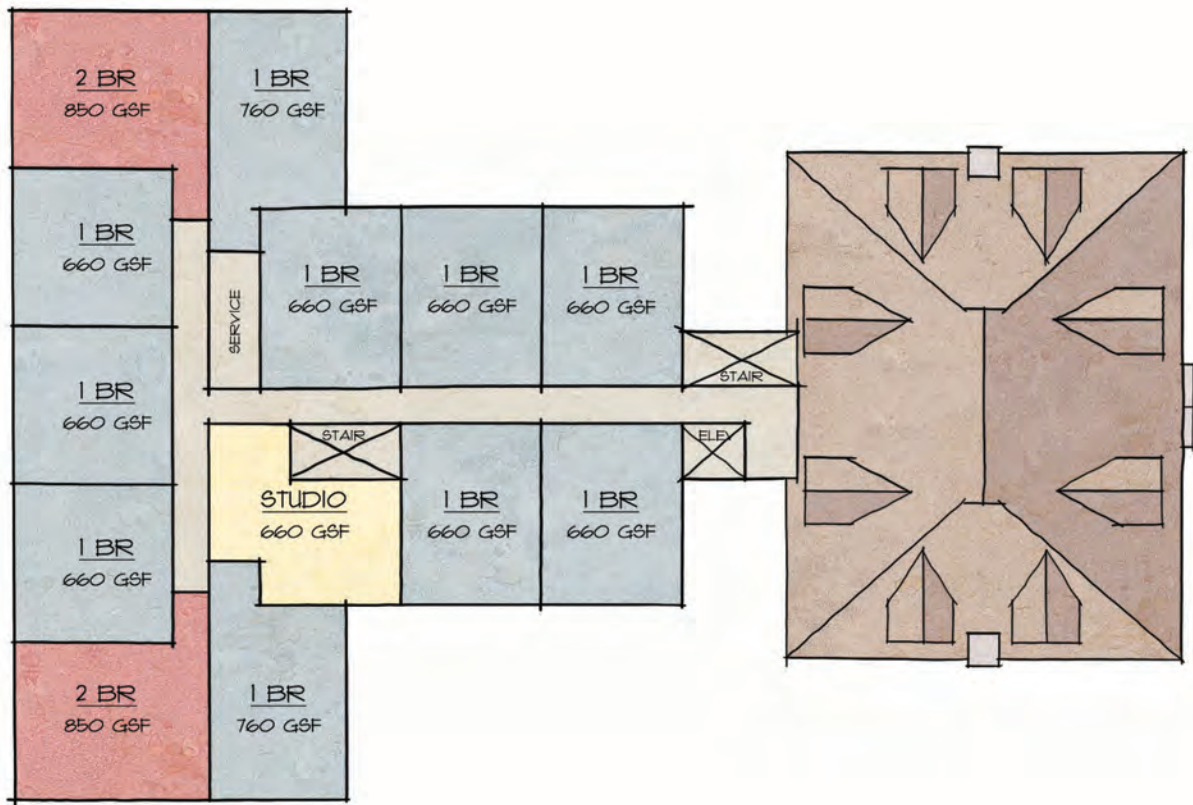


Uses - Daycare space
(Photo reference by others)











Estimated Budget

Crescent Housing Partners, LLC

ESTIMATED BUDGET

Please find the estimated budget on the following pages.

Sources & Uses (Summary)**Project Name:****Crescent****Address:****35 Crescent Street Stamford, CT**

of Workforce Units

51**100%**

of Market / Unrestricted Units

-**0%****Total Units****51**

Unit Type	AMI Set Aside	# of Units	Net Rent	Net Annl Rent
Studio Bedroom / 1 Bath Bath	40.0%	1	\$909	10,908
1 Bedroom Bedroom / 1 Bath Bath	40.0%	6	\$939	67,608
2 Bedroom Bedroom / 2 Bath Bath	40.0%	2	\$1,114	26,736
Studio Bedroom / 2 Bath Bath	50.0%	1	\$1,160	13,920
1 Bedroom Bedroom / 1 Bath Bath	50.0%	6	\$1,208	86,976
2 Bedroom Bedroom / 2 Bath Bath	50.0%	2	\$1,436	34,464
Studio Bedroom / 2 Bath Bath	65.0%	4	\$1,536	73,728
1 Bedroom Bedroom / 1 Bath Bath	65.0%	14	\$1,611	270,648
2 Bedroom Bedroom / 2 Bath Bath	65.0%	8	\$1,920	184,320
Studio Bedroom / 2 Bath Bath	80.0%	1	\$1,913	22,956
1 Bedroom Bedroom / 1 Bath Bath	80.0%	4	\$2,015	96,720
2 Bedroom Bedroom / 2 Bath Bath	80.0%	2	\$2,405	57,720
TOTALS		51		946,704

SOURCES OF FUNDS (Construction)	Amount	Amount Per Unit	Amount Per SF	% of TDC
First Mortgage - Tax Exempt Bond Issuance	\$ 10,000,000	\$ 196,078.43	\$ 196	53.9%
Low Income Housing Tax Credit Equity	\$ 2,088,470	\$ 40,950.39	\$ 41	11.3%
State of Connecticut DOH or other soft loan	\$ 3,675,000	\$ 72,058.82	\$ 72	19.8%
Developer / Sponsor Resources / FHLB	\$ 500,000	\$ 9,803.92	\$ 10	2.7%
Sponsor / Developer Equity	\$ 2,278,605	\$ 44,678.53	\$ 45	12.3%
Total Sources	\$ 18,542,075	\$ 363,570	\$ 363	100%

SOURCES OF FUNDS (Permanent)	Amount	Amnt Per Unit	Amnt Per SF	% of TDC
First Mortgage - Tax Exempt Bond Issuance	\$ 7,709,000	\$ 151,156.86	\$ 151	41.6%
Low Income Housing Tax Credit Equity	\$ 5,967,056	\$ 117,001.10	\$ 117	32.2%
State of Connecticut DOH or other soft loan	\$ 3,675,000	\$ 72,058.82	\$ 72	19.8%
Developer / Sponsor Resources / FHLB	\$ 500,000	\$ 9,803.92	\$ 10	2.7%
Sponsor / Developer Equity	\$ 691,018	\$ 13,549.38	\$ 14	3.7%
Total Sources	\$ 18,542,075	\$ 363,570	\$ 363	100%

USES	Amount	Amnt Per Unit	Amnt Per SF	% of TDC
Acquisition	\$ 700,000	\$ 13,725.49	\$ 14	3.8%
Construction Hard Cost (Residential & Other)	\$ 12,428,250	\$ 243,691.18	\$ 243	67.0%
Construction Hard Cost (Parking Structure) -	\$ -	\$ -	\$ -	0.0%
Construction Contingency	\$ 1,000,000	\$ 19,607.84	\$ 20	5.4%
Financial Costs	\$ 563,340	\$ 11,045.88	\$ 11	3.0%
Interest Expense	\$ 400,000	\$ 7,843.14	\$ 8	2.2%
General Soft Costs	\$ 3,450,485	\$ 67,656.56	\$ 68	18.6%
Total Uses	\$ 18,542,075	\$ 363,570	\$ 363	100%

Timeline

Crescent Housing Partners, LLC

TIMELINE



*CHP will work to expedite this as much as possible while we simultaneously build plans and financing structures.

Letter of Introduction

Crescent Housing Partners, LLC

LETTER OF INTRODUCTION

Crescent Housing Partners, LLC (“CHP”) is a well-capitalized, and experienced housing development team comprised of two Connecticut firms, the JHM Group of Companies (“JHM”) and Viking Construction, Inc (“Viking”). JHM’s reputation as a national leader in developing, constructing, financing, owning, and managing affordable housing is complemented by Viking’s 35+ years of experience in successful project delivery. JHM and Viking have formed CHP with the specific purpose of responding to the opportunity to convert the historic city-owned 35 Crescent Street structure into a thriving transit-oriented-community that will significantly enhance the Glenbrook neighborhood.

CHP’s plan will focus on providing state-of-the-art, affordable housing units that will take advantage of new technologies, while addressing and meeting the needs of its future residents. The newly converted property will feature attractive, high-quality housing units that incorporate the latest energy efficiency and green-building technologies that will ensure energy conservation and controlled operating costs. Additionally, amenities for the properties will include modern exercise facilities, resident meeting space, on-site management, and daycare/after-school programs. This transformational plan and execution will facilitate an added sense of pride in the community, not only for those living within the property, but also for the Glenbrook community at large. All planning and implementation must be done within an open and transparent process that engages nearby residents and other community stakeholders in ongoing conversations to ensure that all appropriate comments, questions, and concerns are vetted. Working with all stakeholders will ensure that all of the Stamford community can participate in the value that will be created. CHP staff is well experienced at successful stakeholder engagement and communication. It will use all of its experience, skills, abilities, and resources to ensure complete success throughout the process, understanding that how this is addressed throughout the planning process will set the tone for the long-term.

CHP brings to this redevelopment effort a team of seasoned multifamily affordable housing experts with long-term experience of successfully working together with municipalities to expand affordable housing options by repositioning and upgrading underutilized properties. The CHP team also brings a strong capital base which it can use to best leverage all available sources of funds from both the public and private sectors, which ultimately provides staying power. The team will, as it has done historically, use its creativity and knowledge of funding sources to develop a capital plan that will ensure long-term financial sustainability. CHP’s partners will use their extensive experience in working with municipalities to ensure that the City of Stamford has a partner that will help it bring state-of-the-art affordable housing to the city. CHP has the financial strength, experience, expertise, and creativity to work together to successfully transform this historic structure into a thriving TOD community. Additionally, its outreach process will engage all residents and other stakeholders from the surrounding neighborhood. CHP is the entity that can and will assure The City of Stamford that it will successfully transform this very important property. **Todd D. McClutchy will be the individual who will serve as project manager for the development team and who will direct and coordinate the development effort through completion.**

Todd D. McClutchy
JHM Group of Companies
1266 East Main Street, Suite 601
Stamford, Connecticut 06902
Telephone: (203) 348-2644
todd@groupjhm.com
www.groupjhm.com

CHP understands that its role is to produce a successful development that reflects the City of Stamford’s vision and

LETTER OF INTRODUCTION

results in an enhancement to the surrounding community. It will engage with the City of Stamford to solicit its input throughout this process, ensuring real success. Additionally, CHP will ensure timely completion of predevelopment planning and design activities, financing, and construction utilizing the latest methods/materials to achieve environmentally sustainable housing. The development team has extensive experience incorporating renewable energy systems into its developments while also exceeding LEED, Passive House, Energy Star Home standards and providing creative greenspace solutions that promote connectivity with the surrounding neighborhood. While arranging all financing activities and maximizing available subsidies, CHP's plan will result in the creation of an attractive, cohesive, balanced community that will operate sustainably in the long term. CHP's capital resources enable this outcome, its reputation demands it.

In order to fulfil its objective, CHP has engaged some of the most respected entities in their field to be part of the development team. Each member was carefully selected for their expertise and vast experience in delivering quality affordable housing on-budget and on-schedule. **Following this letter, please find resumes, completed projects, list of principals pertaining the below team me members.**

- The JHM Group of Companies – Co-Developer
- Viking Construction, Inc. – Co- Developer and General Contractor
- Redniss & Mead – Civil Engineering
- Crosskey Architects, LLC – Architect/Lead Designer
- Carmody Torrance Sandak & Hennessey, LLP – Legal Counsel

In summary, CHP is immediately ready and capable to move forward with the city to undertake this transformational endeavor. Its team of experienced multifamily housing professionals brings with it the experience, expertise and financial capacity to ensure success. CHP's track record of success with developments similar to what is contemplated here is the substance of its proposal, not just its hopes and plans.

The principals of CHP have developed, owned, operated, and financed in excess of 50,000 housing units nationwide, including a number of developments within Fairfield County and Stamford. Its portfolio allows it to realize cost savings through efficiencies of scale for the developments it constructs, operates and manages. It is this teams unique ability to bring all services to complete this development under one umbrella.

The City of Stamford's selection of its developer is crucial for long-term sustainable success. Both firms have offices in Stamford as well as a number of multifamily and commercial properties.

CHP's team of real estate professionals looks forward to working together with the city to develop quality, sustainable, affordable, multifamily, rental-housing that best serves the its future residents and the City of Stamford. This is an exciting process that can truly enhance the entire Stamford community, an opportunity that is clear to CHP.

We greatly appreciate any and all consideration given to CHP's request to be selected as part of this redevelopment effort. Please feel free to contact us at any time if you have any questions or require any additional information. Contact information for the authorized officer is provided above.

LETTER OF INTRODUCTION



The JHM Group of Companies – A principal of Crescent Housing Partners, LLC (“CHP”), JHM is an industry leader in the development of affordable housing, including repositioning and redeveloping public housing properties. Formed in 1988, the entities that comprise the JHM Group are actively involved

in all aspects of real estate finance, housing development and reclamation of environmentally contaminated properties. JHM and its principals have developed over 50,000 units of affordable and market-rate housing, as well as 5.5 million square feet of retail and commercial space, the combined value of these investments is in excess of \$10 billion.

JHM specializes in structured finance for all housing types, including affordable, mixed-income and mixed-use developments. Its in-depth knowledge of finance differentiates it from other firms. JHM is well known for its ability to engage all stakeholders in every community it enters to provide an open, transparent and thorough process that ensures all participants concerns are heard and addressed.

Principals Include: John H. McClutchy, Jr. and Todd D. McClutchy

Sample completed Projects:

Crescent Housing Partners, LLC						
<i>SAMPLE OF RECENTLY COMPLETED PROJECTS IN CONNECTICUT BY CHP Prinipals</i>						
Project	City	State	Affordability	# of Units	Construction Completion	TDC
Rippowam Park	Stamford	CT	Affordable	431	1999	\$ 30,000,000.00
River Commons Apartments	Norwalk	CT	Affordable	35	2013	\$ 10,500,000.00
The Heights At Darien	Darien	CT	Mixed-Income	106	2014	\$ 38,200,000.00
The Royle	Darien	CT	Affordable	55	2020	\$ 21,000,000.00
Crescent Crossings Phase 1A	Bridgeport	CT	Mixed-Income	93	2016	\$ 34,000,000.00
Crescent Crossings Phase 1B	Bridgeport	CT	Mixed-Income	84	2017	\$ 34,000,000.00
Crescent Crossings Phase 1C	Bridgeport	CT	Mixed Income / Mixed-Use	84	2022	\$ 35,000,000.00
Windward Commons	Bridgeport	CT	Mixed Income / Mixed-Use	54	2021	\$ 28,000,000.00
Willow Creek Apartments, Phase I	Hartford	CT	Mixed-Income	62	2019	\$ 29,000,000.00
Willow Creek Apartments, Phase II	Hartford	CT	Mixed-Income	43	2020	\$ 19,000,000.00
Willow Creek Apartments, Phase III	Hartford	CT	Mixed-Income	30	2021	\$ 14,000,001.00

LETTER OF INTRODUCTION



Viking Construction, Inc. – A principal of CHP, and a Connecticut based firm responsible for predevelopment planning and general contracting services for 35 Crescent Street due to their very competitive rates/fees as well as experience in affordable and mixed income development. The President has

been building housing in Connecticut for over 30 years and has a strong relationship with CHFA, DECD, Connecticut Department of Housing and HUD. Viking holds all necessary Connecticut licenses. Viking will oversee all construction related areas, including, budgeting, scheduling, bonding and cost control, quality control and completion. Additionally, Viking will work together with our public partners to create an outreach program to ensure diversity and inclusion in its hiring, and subcontracting, which will include the establishment of a Section 3 program. Viking has been working together with JHM for over 30 years.

Principals: Anthony Gaglio, President, Anthony Gaglio, Jr. Vice President

Sample completed Projects: Rippowan Park Apartments, Stamford CT
The Royle, Darien CT
The Heights At Darien, Darien CT
River Commons Apartments, Norwalk CT
Crescent Crossings Phase 1A, Bridgeport CT
Crescent Crossings Phase 1B, Bridgeport CT
Willow Creek Apartments, Phase I, Hartford CT
Willow Creek Apartments, Phase II, Hartford CT



Redniss & Mead – Redniss & Mead will be responsible for civil engineering, land planning, land-use approvals and environmental services. They have provided land use expertise and services to large and small communities, property owners and developers in Connecticut and New York. They will tailor their services to the specific goals of this endeavour and the unique characteristics of their individual staff members. This firm is currently working together with JHM

on the redevelopment of Wall Street place in Norwalk, Connecticut. A multi-site redevelopment involving new construction of over 200 affordable housing units, commercial space, and parking structure;

Principals: Brian P. McMahon, P.E., Lawrence W. Posson, PLS, Craig J. Flaherty, P.E., and Jorge P. Pereira, PLS

Sample Completed Projects: Palmer Square, Stamford CT
Westwood, Stamford CT
Southwood Square, Stamford CT
Greenfield (Former Vidal Court), Stamford CT
Stamford Hospital, Stamford CT
Harbor Point, Stamford CT
Urby, Stamford CT
Sasco Creek, Westport CT
Hales Court, Westport CT
Atlantic Station, Westport CT

LETTER OF INTRODUCTION



**CROSSKEY
ARCHITECTS**
Architecture • Preservation • Interiors

Crosskey Architects, LLC – will serve as project Architect, they have proven to be outstanding in master planning and designing of affordable, green, residential developments, having designed over 12,000 housing units throughout New England and beyond for public agencies and non-profit organizations. They have all of the necessary resources, licenses, and most

importantly, experience to contribute to the success of the project. Crosskey has been working together with JHM and Viking for over a decade, their understanding of the Fairfield County and Connecticut housing programs is superior.

Principals: Laura Crosskey, AIA, President, Michael Weissbrod, AIA, Vice-President

Sample Completed Projects: The Heights At Darien, Darien CT, 106 Units, 2014, TDC \$38,200,000
Crescent Crossings Phase 1A, Bridgeport CT, 93 Units, 2016, TDC \$34,000,000
Crescent Crossings Phase 1B, Bridgeport CT, 84 Units, 2017, TDC \$34,000,000
Willow Creek Apartments, Phase I, Hartford CT, 62 Units, 2019, TDC \$29,000,000
Willow Creek Apartments, Phase II, Hartford CT, 43 Units, 2020, TDC \$19,000,000
The Royle, Darien CT, 55 Units, 2020, TDC \$21,000,000



TORRANCE | SANDAK | HENNESSEY LLP

Carmody Torrance Sandak & Hennessey LLP – is a Connecticut-based law firm serving a wide range of businesses, utilities, governmental entities and individuals. With more than 75 attorneys and offices in New Haven, Stamford, Waterbury, Litchfield, and Southbury, they practice in

nearly 30 specific areas of law, with each lawyer skilled in multiple related areas of practice. In addition to the list below, it should be mentioned that Carmody has provided legal services for several thousand housing units in various other project and dozens of schools, churches, day care centers, retail outlets, hotels and similar projects, and especially multiple Sec 7.3 Historic Preservation Developments.

Principals: Willim J. Hennessey Jr., Deborah R. Brancato

Sample Completed Projects: Charter (aka Spectrum) Headquarters, Stamford CT
RBS Headquarters, Stamford CT
Harbor Point, Stamford CT
Trump Parc, Stamford CT
Stamford Hospital, Stamford CT
Chelsea Pires, Stamford CT
NBC Sports, Stamford CT
Target Department Store, Stamford CT
The Village (860 Canal St), Stamford CT



John H. McClutchy Jr. Curriculum Vitae

In 1968, while a freshman at Nichols College, Dudley, Massachusetts, Mr. McClutchy, along with a Connecticut-based housing developer submitted an application to the U.S. Department of Housing and Urban Development (“HUD”) under its Operation Breakthrough Demonstration Program. In 1970 they were awarded a grant by HUD to construct 136 single-family houses in Willimantic, Connecticut. This began his career in housing and real estate development.

After having graduated from Nichols in 1972, with a BSBA, he joined Union Bank in Los Angeles, California, where he organized and managed its Owned Real Estate and Distressed Real Estate Loan Department. In 1975 he left Union Bank after having successfully reduced the bank’s problem loans and owned real estate by over \$400 million. At that time he became a principal and executive vice president of Related Housing Company, Inc. (the predecessor of CharterMac Capital, LLC, now Centerline Capital Group a subsidiary of Centerline Holding Company a NYSE company). While at Related he specialized in the development of multi-family housing. Related became one of the first and, ultimately, largest syndicators and developers of multi-family housing in the country. During this time he worked with then-Secretary of HUD, Moon Landrieu, and his staff to create new programs for the development of affordable housing, including the first ever use of bonds by the private sector to finance housing development.

In 1981, Mr. McClutchy sold his interest in Related and formed The Braeburn Development Companies. Braeburn developed and constructed housing, retail and commercial developments throughout New England. In 1986, Congress created the Low Income Housing Tax Credit program and he immediately began to use it as a resource to develop housing. Since then he has worked with state housing agencies throughout the country to use this valuable resource to develop affordable housing. Mr. McClutchy has become one of the country’s leading experts on the use of Low Income Housing Tax Credits and tax exempt bonds for the development of affordable housing. He speaks frequently for various public and private organizations about the use of these programs and the development of affordable housing.

Mr. McClutchy sold the Braeburn Companies in 1988 and formed The JHM Group of Companies. The entities that comprise The JHM Group of Companies are actively involved in every aspect of real estate, housing development and the reclamation of environmentally contaminated properties. They have concentrated their efforts on developments in Connecticut, New York, Florida, Texas and Illinois.

In addition to his involvement in housing and real estate development, Mr. McClutchy is a founder and Chairman of the Board of Nxegen, Inc. in Middletown, Connecticut. Nxegen is an energy services company that works with its commercial, industrial, institutional and municipal customers to use its proprietary systems to implement energy management programs to control and minimize costs. Along with Nxegen staff he developed a proprietary process to use a wireless network to control and manipulate equipment and energy usage remotely from a centralized network operating center. This system received a U.S. patent in 2003. He also holds several other patents and has patents pending for devices that control and reduce energy usage and costs. In 2004 Nxegen acquired The EnergySolve companies in Somerset, N.J. EnergySolve provides web-based energy services to a wide variety of retail, commercial, industrial and municipal customers throughout the northeast and California. Mr. McClutchy is Chairman of the Board of EnergySolve.

In 2006, Mr. McClutchy formed Shamrock Stables, LLC. Shamrock is involved in the buying, selling and racing of thoroughbred horses. It races its horses in New York, New Jersey, Florida and Kentucky.

Mr. McClutchy was a member of former Connecticut Governor Rell's Advisory Working Group on Housing; Connecticut Housing Finance Authority's Committee for the Preservation of Affordable Housing; Urban Land Institute's Affordable/Workforce Housing Council and Columbia University's Affordable Housing Roundtable. He is a former member of The City of Stamford Mayor's Commission on Affordable Housing and was a member of a panel of housing experts brought together to advise then-Secretary of HUD, Henry Cisneros. He speaks frequently as a panelist on housing related issues and the development of environmentally contaminated properties for professional, municipal and government organizations throughout the country. He has testified before Congress and the Connecticut state legislature on housing related issues as well as before the Connecticut State Department of Public Utility Control.

In addition to his professional affiliations, he is a trustee of Kolbe Cathedral High School, Bridgeport, Connecticut and is a former board member of the United Way of Stamford as well as a former board member and past president of The Country Club of Darien. He is presently serving as Chairman of the Board of Trustees for Nichols College, Dudley, Massachusetts.

Todd McClutchy
Vice President
JHM Group of Companies

Selected Projects

Rippowam Park Apartments Stamford, Connecticut.

\$36 million renovation of 430 apartments. TRG converted these once troubled public housing units into mixed income housing.

Croton Heights Apartments Yonkers, New York

\$25 million new construction of 60 mixed-income, rental housing units

Ashburton Senior Apartments Yonkers, New York

\$20 million new construction of 49 low-income, rental housing units for seniors

Grant Park Apartments Yonkers, New York

\$100 million new construction of 200 mixed-income, rental housing units for families and significant infrastructure improvements

Fort Washington Senior Fort Washington, Maryland

\$30 million new construction of 120 mixed-income, rental housing units for seniors

Professional Summary

Todd McClutchy is a Vice President for The JHM Group of Companies. He participates in all aspects of JHM's real estate and energy businesses, including its affordable housing division. He is responsible for overseeing the production of all housing units for JHM.

Prior to working with JHM he worked as Vice President of The Richman Group Development Corporation. He has participated in the development of over 1,200 mixed-income units. He has worked extensively with all aspects of the development process including design, construction, marketing, management and mostly finance. He has participated in the structuring of mixed-finance housing by utilizing tax exempt bond financing with 4% LIHTC, 9% LIHTC, HOPE VI, HOME, AHP, Section 8 & 9 and several other Federal, State and local funding sources. He has brought almost a dozen projects through either the construction closing process and/or the permanent loan conversion process. Also, he was the lead underwriter for the firm's various development projects in Connecticut, New York, New Jersey, Maryland, Louisiana and Florida. He worked closely with public and private lenders in assembling

Prior to working with the Development Group he worked for Richman Asset Management managing investor relations including requests and reporting requirements for nearly 70 corporate investors.

Prior to that he worked with Richman Affordable Housing Corporation in their underwriting and due diligence group.

Qualifications

Education:

*B.S. – St. Lawrence University
Canton, New York*

Work Experience:

Vice President

The JHM Group of Companies

Vice President

Richman Group Development Corporation

Senior Associate & Senior Analyst

Richman Asset Management & Richman Affordable Housing Corporation

RESUME

Viking Construction is led by Anthony Gaglio, Sr., who brings more than 40 years of experience and intimate knowledge of all types of construction projects. Starting in 1978 with his grandfather's company, he gained experience and a keen appreciation for quality craftsmanship and relationship building. Anthony has worked on many different types of projects including movable bridges, wastewater treatment facilities, pharmaceutical plants, schools, roads, nursing homes, office buildings, industrial manufacturing plants and large-scale affordable housing projects throughout Connecticut and New York.

A good part of Anthony's day is spent in the field – and his personal involvement and hands-on leadership style contribute to the successful completion of every project. He is responsible for the direction, planning and coordination of all projects, including the supervision of owner-project management teams. Anthony prides himself on loyalty – not only to his clients but also to his staff, which he considers to be the foundation for Viking's success. He is gratified that more than half of Viking's business comes from repeat customers, which is the best result of his relationship-building expertise.

Notable projects include the historical rehabilitation of the Wauregan Hotel in Norwich into 70 units of affordable housing, a 5-story addition to Stamford High School that was constructed over an existing building while school was in session, the conversion of Park City Hospital into 110 units of affordable and supportive housing and Crescent Crossing, the rebirth of Father Panik Village in Bridgeport into hundreds of apartments.

Anthony is an active member of several construction industry and community associations. He has been a dedicated part of the Connecticut Chapter of Associated Builders and Contractors for decades, serving on several committees and as chairman of the board of directors (which allowed him to play a role in improving industry regulations and standards). He also was instrumental in forming the Viking Scholarship program, helping support and encourage future generations of designers, architects, engineers, and other construction professionals. Additionally, he has served many years on the board of Inesperica, the largest non-profit agency helping the homeless in Fairfield County.

Anthony has studied at the Brooklyn Institute of Design, New York University and the University of Connecticut.



ANTHONY GAGLIO SR.
President

"Strive for perfection in everything. Take the best that exists and make it better. If it doesn't exist, create it. Accept nothing nearly right or good enough."

-Sir Henry Royce

RESUME

Anthony Gaglio, Jr., joined Viking Construction Inc. in 2005 working through the ranks from field laborer to project manager and supervisor, and ultimately to vice president. Anthony, Jr., works closely with Viking's president on the day-to-day operations and oversees all Viking departments on efficiencies, best practices, and safety. He also directs new business management, marketing and community relations for the company.

Anthony, Jr., played a key role in many of Viking's award-winning projects for mixed-income housing redevelopments, and has worked on major construction projects for commercial, education, municipal, and medical clients. Additionally, he has been involved in historic renovations of iconic buildings such as Mechanics & Farmers in Bridgeport, Glenbrook Manor in Stamford, and the Stamford Historical Society.

Anthony, Jr., is certified in LEED AP Building Design + Construction and maintains his ongoing OSHA 30 credentials. He is a member of several professional organizations including NAIOP- Commercial Real Estate Development Association, Columbia Alumni Association of Fairfield County, Association of Builders and Contractors, Construction Institute, and AIA of Connecticut.

As a highly involved member of the community, Anthony Jr. serves on the board of directors for Inspirica, Inc., a non-profit that works to solve homelessness. In addition Anthony Jr. serves on the Board of Incorporation for Fairfield County Bank. He oversees the Viking Scholarship committee and frequently organizes fundraisers for local first-responders. In 2018, Anthony, Jr., was named a "40 Under 40" professional by the Fairfield County Business Journal.

Anthony, Jr., earned a Bachelor of Arts degree in Economics with a minor in Business Administration from The University of Connecticut (2010). He holds a Master of Science degree in Construction Administration from Columbia University (2013), and is a Doctoral candidate in Columbia's Construction engineering and management program.



ANTHONY GAGLIO JR.

Vice President & Safety Director

"The difference between what we do and what we are capable of doing would suffice to solve most of the world's problems."

-Gandhi

RESUME

Jesper Glysing-Jensen has worked in the construction and structural engineering industry since 1987 and has a wide variety of experience as a project manager, estimator, structural engineer, superintendent and surveyor. Jesper has been involved in the design, construction and renovations of pharmaceutical, educational, research laboratories, religious, housing, residential and commercial building projects.

He began his construction career as a Project Manager at Princeton-based Echo Construction, advancing to the position of Vice President. He later joined the firm of Gilsanz Murray Steficek, LLP and Ramon Gilsanz Consulting Engineers as an Associate, prior to forming his own consulting company, Valhalla Consulting Services. Jesper joined the management team at Viking Construction in 2003 as a project manager and progressed to Chief Estimator and Director of Preconstruction. His in-depth knowledge of the construction industry contributes to the accuracy of Viking's proposals and his oversight helps to keep project within our clients' budget.

Notable projects in his career include One Meridian Plaza, Philadelphia, PA; the Tabernacle Baptist Church in New Brunswick, NJ –construction of a new church building; the Hoboken Railroad Yard B for New Jersey Transit – including a new four-track, 65-foot railroad bridge; and the Church of St. Cecilia renovations, and the completion of Optimus Healthcare in Stamford, CT.

Pre-Construction services for residential and commercial facilities include Crescent Crossing, Bridgeport, CT; Darien Heights, Darien, CT; fast track design and construction planning of Curaleaf, Simsbury, CT; Warner Gardens, Waterbury, CT; Hill House, Greenwich, CT; American Legion Veteran Housing, Jewett City, CT; Willow Creek, Hartford, CT; and Harrison Apartments, Bridgeport, CT.

Jesper has a Master's Degree in Civil Engineering from Lehigh University and is a licensed Professional Engineer in the State of New Jersey. Actively involved in the construction industry, he was Co-Founder of the New Jersey Association of Structural Engineers and a Board Director of the Structural Engineers Association of New York and member of Fairfield County Advisory Committee for CT ABC.



**JESPER GLYSING-JENSEN,
PE, LEED AP**

Director of Pre-Construction

"The more you know,
the more you know
you don't know."

-Aristotle

SHORE POINTE – STAMFORD, CONNECTICUT



Address: 614 Shippan Avenue, Stamford CT

Description: Conversion of commercial building to an apartment building

Start: September-2018

Finish: May-2019

Type: Market-rate apartment building

Units: 38 studio and one-bedroom

Construction: Masonry, steel and wood-framed

Team Members: Hathaway Properties, Viking Construction and AWA Design Group



VICTORIAN MANOR – STAMFORD, CONNECTICUT



Address: 49 Glenbrook Road, Stamford CT

Description: Conversion and addition to existing building to create 32 condo units in downtown Stamford

Start: 1998

Finish: 1999

Type: Market-rate revitalization project to condominiums

Units: 32 units

Construction: Historic wood-framed construction

Team Members: Westover Associates, Viking construction and Michael Blanc Associates



FAIRGATE – STAMFORD, CONNECTICUT



Address: Fairgate Court, Stamford CT

Description: New Construction of 18 buildings to create new, affordable housing.

Start: April-2008

Finish: December-2009

Type: Affordable housing – new construction

Units: 90 units of one-, two- and three-bedroom apartments

Construction: Steel-framed and Wood-framed construction

Team Members: Stamford Housing Authority, Viking Construction and Newman Architects

LAWNHILL TERRACE – STAMFORD, CONNECTICUT



Address: Custer and Lawn Avenue, Stamford CT

Description: Multiphase redevelopment project of existing residential community of 206 mixed-income units

Start: June-2015

Finish: April-2021 (Phase 3)

Type: Affordable Housing Revitalization project

Units: 172 units of 2BR townhouses

Construction: Wood-framed construction

Team Members: Stamford Housing Authority, Viking Construction and QA+M Architects

PALMER SQUARE – STAMFORD, CONNECTICUT



Address: Rockfield Drive and Stoneridge Circle,
Stamford CT

Description: New construction of 16 buildings to
create new, affordable housing

Start: October-2010

Finish: July-2012

Type: Affordable housing – new construction

Units: 72 units of one-, two- and three-
bedroom apartments

Construction: Wood-framed construction

Team Members: Stamford Housing Authority, Viking
Construction and Newman Architects

BRIAN P. McMAHON, P.E.

Vice President and Director of Engineering

With Redniss & Mead Since 1987
Principal since 2006



Professional Engineer
CT License # 18337



A highly competent civil engineer with extensive knowledge and experience in managing, directing and monitoring both small and large scale civil engineering projects. He is involved in all phases of development from concept to approvals through to the completion of construction. He is accustomed to interfacing with design professionals, clients, regulators and other shareholders. He has an integral role in the acquisition of new business, the promotion of the company, firm leadership, expert technical advice and strategic input into business planning.

EXPERTISE

- Regulation Permit Processing at Local, State and Federal Levels
- Septic & Sanitary Sewer Systems
- Site Infrastructure Design
- Storm Water Management Design
- Hydraulic and Hydrologic Watershed Flood Studies
- Sediment and Erosion Controls
- Horizontal & Vertical Road Design
- Design and Permitting of Construction Projects within FEMA Floodplains

COMMUNITY INVOLVEMENT

- Town of Monroe, Water Pollution Control Authority, Former Member and Chairman

PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineers
- Connecticut Society of Civil Engineers

EDUCATION

- B.S., Civil Engineering, University of Connecticut



EMAIL

b.mcmahon@rednissmead.com

PROJECTS



RESIDENTIAL/MIXED USE

- Trump Parc (S)
- Eastside Commons (S)
- Large-scale Single Family Residences
- Residential Subdivisions
- Charter Oak Communities (S)
- Avalon Harbor (S)
- Bedford House (S)
- Summer House (S)
- Park Square West, All Phases (S)
- 24 East Elm Street (G)



COMMUNITY

- Greenwich Academy
- Stamford Health Systems
- Redding Life Care Center
- Stamford Police Station
- First Presbyterian Church (S)



CLUBS & RECREATION

- Round Hill Club (G)
- Woodway Country Club (D)
- Interfaith Housing Association (W)
- Stamford Yacht Club
- Stanwich Club (G)
- Greenwich YMCA
- Field Club of Greenwich
- Stamford Museum & Nature Center
- Bruce Museum (G)



COMMERCIAL

- Target (S)
- Stamford Town Center
- Mini Dealership (D)
- GM Dealership (G)
- King Industries (N)

(D) DARIEN, (G) GREENWICH, (S) STAMFORD, (W) WESTPORT

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& MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street
Stamford, CT 06905
203.327.0500
www.rednissmead.com



LAWRENCE W. POSSON, PLS

Director of Surveying

With Redniss & Mead Since 1985
Principal Since 2006



Professional Land Surveyor
CT License # 18130



Mr. Posson has over thirty years' experience in the land surveying profession. He serves as Director of Surveying and Project Manager on many site development projects. He has worked on a variety of projects including single family homes, multi-unit condominium complexes, commercial and high-rise office buildings, all of which entail map and deed research at various Town and City Halls and State agencies.

EXPERTISE

Mr. Posson's experience includes mapping and processing for local, state and Federal agency permits including Planning & Zoning, Conservation Commission, Army Corps of Engineers and Department of Energy and Environmental Protection.

- Boundary & Topographic Surveys
- Title & Conveyance Mapping
- Municipal & State Road Improvements
- Construction Layouts
- FEMA Elevation Certificates
- Property Acquisition Maps & Descriptions

PROFESSIONAL AFFILIATIONS

- Member - Connecticut Association of Land Surveyors
- Former Secretary - Land Surveyors in Private Practice

EDUCATION

- B.S., University of West Virginia
- University of Rhode Island



EMAIL

l.posson@rednissmead.com

PROJECTS



RESIDENTIAL

- The Waypointe District (N)
- Ainsley Square (S)
- Palmer Hill Homes, Havemeyer Lane (G)
- Shemin Nurseries Subdivision (G)
- Dreamy Hollow (N)
- True North (S)
- Atlantic Station (S)



COMMUNITY

- Westport YMCA
- Beacon Point Marina (S)
- Indian Spring Land Company (G)
- Greenwich Hospital
- Stamford Hospital
- Norwalk & Stamford Police Departments
- Woodway Country Club (S, D)
- Belle Haven Club (G)
- YWCA (G)
- Middlesex Club (D)
- KT Murphy School (S)



CLUBS & RECREATION

- Greenwich Point (G)
- Great Captains Island (G)
- Woodway Beach Club (S)



COMMERCIAL

- Harbor Plaza (S)
- Harbor Drive Acquisition (S)
- Spinnaker Companies & Q Properties (N)
- Dolce Conference Center (N)
- Federal Realty Investment Trust (D)
- National Hall (W)
- Merritt View Rivers Edge (N)
- Newman's Own (W)
- Main Delay Ives (Danbury)
- Osrock Self Storage Facility (S)
- 200 Strawberry Hill Avenue (S)

(S) Stamford, (G) Greenwich, (N) Norwalk,
(D) Darien, (W) Westport

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CRAIG J. FLAHERTY, P.E.

President and Senior Engineer

With Redniss & Mead Since 1994
Principal since 2006
President since 2018



Professional Engineer
CT License # 21149
NY License # 093575-1



Mr. Flaherty is a proactive civil engineer who has considerable experience working on projects that enhance client properties and the communities into which they are interwoven. He has worked on projects within a variety of sectors, including education, assisted living, affordable housing, institutional non-profit, commercial, mixed-use, and residential. He is in charge of liaising with other AEC professionals to ensure integrated project solutions meet objectives. He is committed to providing high quality service to every client and project he works on.

EXPERTISE

- Zoning Consulting
- Regulatory Compliance
- Site Planning
- Storm Water Management Design
- Floodplain Management
- Watershed and River Analyses
- Sediment and Erosion Controls
- Septic & Sanitary Sewer Systems
- Road Design, reconstruction and intersection improvements

PROFESSIONAL EXPERIENCE

Craig has worked with and appeared before many boards and agencies processing local, state and federal permits, including:

- Local Planning & Zoning Commissions, Inland Wetlands and Watercourses Agencies, and Conservation Commissions
- State Department of Energy and Environmental Protection, Department of Health, and Department of Transportation
- Federal Army Corps of Engineers and Federal Aviation Administration

COMMUNITY INVOLVEMENT

Chair – Darien Sewer Commission

Chair - Darien Advisory Committee on Sustainability

Former Chair – Darien Flood Mitigation Strategy Committee

Former Commissioner – Darien Environmental Protection Commission

EDUCATION

Bachelor of Science in Civil Engineering, Lehigh University

 EMAIL c.flaherty@rednissmead.com

PROJECTS



COMMUNITY

- Brunswick School (G)
- Noroton Presbyterian Church (D)
- Fairfield Metro Center
- Darien Affordable Housing Committee
- Engineering Peer Reviews
- Highland Farm (S)
- Senior Living Development (T)
- LCB, The Residence at Selleck's Woods (D)
- Sunrise Senior Living (WL)
- Maplewood Senior Living (D)



RESIDENTIAL/MIXED USE

- Sherwood Farm & Stillman Lane (S)
- Windermere on the Lake (S)
- Noroton Green (D)
- The Commons at Noroton Heights (D)
- Wilton Heights
- The Waypointe District (N)
- Harbourside SONO (N)
- Family Landholds and Estates



CLUBS & RECREATION

- Wee Burn Country Club (D)
- Noroton Yacht Club (D)
- Greenwich Audubon Nature Center



COMMERCIAL

- Charter Communications at Gateway Harbor Point (S)
- Retail, Hospitality, Entertainment
- GenRe, 600 Steamboat (S)



TEXT AMENDMENTS

- Senior & Assisted Living
- Historic Preservation Incentives
- Residential Cluster Housing
- Adaptive Re-Use of Office

(D) DARIEN, (G) GREENWICH, (S) STAMFORD, (WL) WILTON,
(T) TRUMBULL, (N) NORWALK

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www.rednissmead.com



JORGE P. PEREIRA, PLS

Senior Surveyor

With Redniss & Mead Since 1995
Principal Since 2006



Professional Land Surveyor
CT License # 70179
NY License # 050780



Mr. Pereira is responsible for scheduling and coordinating all field work for the firm and works closely with the field crew members on most projects. He is responsible for client contact and coordination with other team members. He reviews surveying documents and maps to ensure accuracy and certifies them for less experienced and non-certified surveyors. He has worked on a variety of projects including single family homes, multi-unit condominium complexes, commercial and high-rise office buildings, all of which entail map and deed research at various Town and City Halls and State agencies.

EXPERTISE

Mr. Pereira's experience includes mapping and processing for local, state and Federal agency permits including Planning & Zoning, Conservation Commission, Army Corps of Engineers and Department of Energy and Environmental Protection.

- Boundary & Topographic Surveys
- Title & Conveyance Mapping
- Municipal & State Road Improvements
- Expert Witness/Consultant
- Construction Layout
- FEMA Flood Elevation Certificates
- Property Acquisition Maps & Descriptions

PROFESSIONAL ACCREDITATION

- NSPS -Certified Survey Technician, Level III Chief Office Computer Operator & Level III Boundary Party Chief, Certificate # 0200-1187

PROFESSIONAL AFFILIATIONS

- Connecticut Association of Land Surveyors
- New York Association of Professional Land Surveyors
- National Society of Professional Surveyors

COMMUNITY INVOLVEMENT

- Sponsor – NSPS High School Trig-Star Program
- Member – Seymour Land Trust
- Vice President - Portuguese American Civic League of Bridgeport

EDUCATION

- A.S., Civil Engineering Technology, Norwalk Community Technical College
- Civil Engineering Curriculum - University of Connecticut



LOCAL KNOWLEDGE

- Fairfield County, CT
- New Haven County, CT
- Westchester County, NY

PROJECTS



RESIDENTIAL

- Harbor Point (S)
- Grist Mill Village, Glover Avenue (N)
- Southfield Village (S)
- Indian Springs Land Company (G)
- Metro Green (S)
- Park Square West, All Phases (S)
- Avalon Properties (S)
- Palisades Point (Yonkers, NY)
- Several Single Family Residences in Fairfield and Westchester Counties



COMMUNITY

- The Residence at Summer Street (S)
- Yale New Haven Hospital
- Yale Health Medical Offices (S, G)
- King School (S)
- Brunswick School (G)
- The Whitby School (G)
- Greenwich Academy
- The Greenwich Audubon



COMMERCIAL

- Point72 (S)
- Charter Communications/Gateway (S)
- BMW of Darien
- Building and Land Technologies (S)
- Royal Bank of Scotland (RBS) (S)
- Chelsea Piers/NBC Universal (S)



EMAIL

j.pereira@rednissmead.com

(S) Stamford, (G) Greenwich, (N) Norwalk, (D) Darien

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Firm Profile

Crosskey Architects is a team of unique individuals specializing in historic rehabilitation and the design of multifamily housing. We distinguish ourselves by our client-focused approach. We listen to our clients, then deliver thoughtful, imaginative, and inspired results, which meet their project requirements. Our enthusiastic pursuit of creative solutions is aided by our expert knowledge and over 35 years of extensive experience.

The firm was established in 1984 by President and CEO William W. Crosskey II, AIA, LEED AP with the goal of revitalizing historically significant buildings and creating new communities that retain and rejuvenate architectural fabric and neighborhood 'sense of place'. 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.

At Crosskey Architects, we are preservationists who transform abandoned buildings from neglected, broken-down relics into culturally infused modern spaces, while envisioning a prosperous future that empathizes with our rich and storied past. We create communities by considering the context of their locations, in both time and space. Crosskey Architects does not design in a vacuum, rather focuses on contextual design solutions that promote transformation and a positive impact on the broader community.



Qualifications/Resume



Laura Crosskey, AIA

President

6+ years

Education:

- Southern California Institute of Architecture
Master of Architecture, 2016
- University of Hartford
Bachelor of Science, Architectural Engineering Tech., 2013

Affiliations:

- American Institute of Architects
- AIA Connecticut
- National Council of Architectural Registration Boards
- Connecticut Green Building Council

Biography

Laura has worked in the family-business of Crosskey Architects on and off through school over the past ten-plus years, participating in all aspects of the business from project schematic design to construction documentation and construction administration, to business management and marketing, to leadership.

With a technical background from the University of Hartford and a design background from the Southern California Institute of Architecture, Laura's architectural training brings a well-rounded approach to each project. She works on both rehabilitation and new construction projects with a focus on community revitalization. Laura's interest in architecture stems from the social responsibility architecture inherently possesses and a belief that successful architecture can create change in the lives of individuals and communities.

Licensed in the following states:

Connecticut 2020 - Architecture

Connecticut 2020 - Interior Design

Qualifications/Resume



Michael Weissbrod, AIA

Vice-President

15+ 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, thought out 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

Crosskey Architects Services

Architectural Services

- Schematic Design through Construction Administration Services for: Master Planning, Historic Preservation, New Construction, Rehabilitation, Adaptive Reuse, Mixed-Use, and Educational Facilities
- Redevelopment Feasibility Analyses - Physical Needs Assessment (PNA) and Capital Needs Assessment (CNA)
- Existing Conditions Assessment
- Programming
- Land Use Application Processing
- Land Development Studies
- Evidence-based Design
- Sustainable Design/Green Initiatives/LEED
- Interior Design
- Furniture, Fixtures & Equipment
- Due Diligence
- Code Compliance
- Cost Estimating
- ADA Accessibility

Community Planning Services

- Master Planning for New Construction, Rehabilitation or Revitalization of existing communities
- Schematic Design through Construction Administration
- Interior and Exterior renderings of proposed community or building types, photo-realistic or artistic
- Land Use Application Processing
- Land Development Studies
- Video Walk-Through and 3D Renderings
- Marketing video of community
- Community Branding - Name & logo design color selection, marketing plans, sign design

Historic Preservation Consulting Services

- Historic Tax Credits - Federal and State Historic Tax Credit Applications
- Historic Building Documentation
- Façade Investigations and Repair
- Building Envelope Rehabilitation
- Façade Restoration



Old Town Hall Homes

Darien, CT

Client: JHM Financial
Size: 55 Units
Cost: \$12,500,000
Funding: CHFA
Status: Completed 2020
Type: Senior Housing/New
Construction/Sustainable
Design

Taking a progressive attitude towards an active elderly residence offers a more holistic approach to aging, where programming is aimed at wellness, lifelong learning, fitness, and entertainment. Community activities and interactions are fostered through amenity type spaces: technology center, fitness facility, and a large community room that opens to a spacious outdoor covered patio. The living units feature walk-out patios and balconies, walk-in closets, and open living spaces. Continuously listening to the neighborhood and planning department throughout the early stages of the project resulted in a contextual and harmonious design. The complex is pursuing certification for LEED v4 for Homes.



Crescent Crossings - Phase 1A & 1B

Bridgeport, CT

Client: JHM Financial Group, LLC
Size: 93 units in Phase 1A;
84 units in Phase 1B
Funding: CHFA
Cost: \$50,000,000
Status: Phase 1A Completed 2017;
Phase 1B in Completed 2017
Type: Community Planning/
Sustainable Design

Located in Bridgeport's East End on the site of the former Father Panik Village, Crescent Crossings is a new pedestrian-friendly, transit-oriented development. It is directly adjacent to the proposed new Barnum transit station. Buildings are new with wood frame construction with clapboard siding and brick inspired by traditional materials. Gable roofs, front porches, and bay windows are modern interpretations of those found on many historic Bridgeport houses. The buildings are oriented toward the street and many units will have individual entrances at street level and private backyards with a central semi-public recreational courtyard. The project has achieved LEED Platinum Home Certification and has been awarded the 2017 Residential Award of Honor from the CTGBC.



Oral School Master Plan

Groton, CT

Client: Respler Homes, LLC
Size: 700-800 units
Cost: TBD
Funding: TBD
Status: Study Completed 2018
Type: Master Planning

The feasibility study of Groton's formal Oral School site included the development options and design of new buildings to preserve the historic architectural character of the former school buildings and maximize green space. Crosskey Architects worked in conjunction with Fuss & O'Neill to develop the site design and building placement and types. The master plan includes multiple 3-4 story residential buildings, shared community amenities and play area, a parking garage, and a passive park and pond surrounding the existing mixed-use campus complex and open space.



Elmcrest Terrace

Norwalk, CT

Client: Viking Construction, Inc.
Size: 19 units
Cost: \$3,800,000
Funding: Private
Status: Completed 2020
Type: Historic Preservation/New
Construction/Multifamily
Housing

Luxury living meets Victorian-era architecture in this multifamily housing project. The meticulously renovated structure and groomed landscaping of the main house greet residents as they pull into their covered parking terminal. Generously lit, and accessible by both the capable and handicapped, this layout is convenient and desirable for all tenants. Residents at 3 Elmcrest Terrace can rest at ease in their comfortable and spacious homes with confidence that their car is protected from the elements.





Partner, Stamford
203.425.4200
whennessey@carmodylaw.com

Practice Areas

Zoning & Land Use

Affordable Housing

Municipal & Government

Real Estate Finance &
Transactions

Tax Assessment & Valuation
Appeals

Education

Pace University School of Law,
J.D. 1981

Fairfield University, B.A. 1977

Bar Admissions

Connecticut

Court Admissions

U.S. District Court, District of
Connecticut

William J. Hennessey Jr.

Bill Hennessey has been a lawyer in southwest Connecticut for over 30 years. His practice is concentrated on planning, zoning and related land use issues, as well as real estate transactions, including purchases, sales, leases, financings and tax appeals. He has considerable experience on issues of municipal law primarily related to land use and real estate development issues. For various clients, Bill has been involved with many of the major development projects in Stamford and other Connecticut communities. From 1981 to 1986, he was an Assistant Corporation Counsel in the City of Stamford and has served as a Special Master in the Connecticut Superior Court.

Representative Experience

- Led the land use entitlement efforts for Brookfield Properties' Class A 750,000 sq. ft. SoNo Collection mall in Norwalk, CT.
- Lead counsel for Charter Communications (Spectrum) new 770,000 sq ft headquarters building in Stamford, CT.
- Zoning counsel for conversion of Stamford's 163 acre South End peninsula, resulting in permitting for 4,000 housing units, 300,000 square feet commercial office, 72,000 square feet of retail and 6.61 acres of park land
- Involved in multiple other multi-family housing developments in lower Fairfield County, which combined total more than 5,000 housing units
- Lead counsel in property acquisition and site development for North American headquarters building for RBS (now NatWest Markets)
- Zoning and real estate counsel for redevelopment and expansion of Stamford Hospital's \$500,000,000 redevelopment
- Represented Target in permitting a unique 180,000 square foot multi-story vertical urban department store and a 600 space parking garage
- Zoning counsel for conversion of a portion of 860,000 Stamford Town Center Mall into lifestyle center
- Led successful efforts to convert former 900,000 square foot manufacturing facility into the Northeast's largest indoor sports and recreational center and adjacent television networks sports video production facility anchored by NBC Sports Group
- Worked with several financial services firms in establishing and permitting trading floor operations throughout the Stamford area
- Lead zoning counsel in permitting Connecticut's largest transit-oriented, mixed-use development adjacent to the Stamford Transportation Center, comprised of a 325,000 square foot office tower and mixed income residential community of over 250 units
- Represented many schools, churches, similar non-profit organizations and social and recreational facilities throughout Fairfield County in development and redevelopment

Distinctions

Selected "Lawyer of the Year"
by *Best Lawyers*® in Stamford,
Connecticut for Real Estate
Law, 2020

Highlighted in *Chambers USA
Guide to America's Leading
Lawyers for Business* for
placing in the Top Tier of Real
Estate Lawyers in Connecticut.

Martindale Hubbell AV Peer
Review Rated

Super Lawyer® in the area of
Land Use/Zoning and Real
Estate

Selected for inclusion in *The
Best Lawyers in America* in the
area of Real Estate Law

Recipient of the 2016 March of
Dimes Fairfield County Real
Estate Award

Boy Scouts of America
Connecticut Yankee Council
Good Scout Honoree, 2013

William J. Hennessey Jr.

Community Involvement

- Board Member, Waterside School
- Advisory Board Member, Child Care Learning Centers
- Board Director, Stamford Chamber of Commerce (former)
- Board Chairman, CTE, Inc. (former)

Affiliations

- American Bar Association, Section of Real Property, Probate and Trust Law
- Connecticut Bar Association, Planning & Zoning Executive Committee, Real Property Section
- Fairfield County Bar Association
- Real Estate Finance Association of Connecticut
- Urban Land Institute
- International Association of Assessing Officers
- NAIOP



Partner, Stamford
203.252.2648
dbrancato@carmodylaw.com

Practice Areas

Environmental

Real Estate

Zoning & Land Use

Education

Pace University School of Law,
J.D. 2007
~magna cum laude

Fairfield University, B.A. 2004
~summa cum laude

Bar Admissions

Connecticut

New York

Deborah R. Brancato

Deborah practices in Carmody's Real Estate Practice group, focusing in the areas of Environmental and Real Estate & Land Use law. Deborah has broad experience representing developers, institutions, and property owners in a wide range of development projects and real estate matters. She also represents banks, commercial lenders, landlords, tenants, condominium and cooperative associations, and individuals in a variety of commercial and corporate transactions. She applies her background at a prominent environmental organization in her environmental practice to advise businesses, municipalities, and individuals in regulatory compliance matters, and regarding environmental aspects of commercial, corporate, and real estate transactions.

Distinctions

- Selected for inclusion in Connecticut Super Lawyers, 2017
- *Phi Beta Kappa*

Affiliations

- NYC Environmental Law Leadership Institute, 2009
- Connecticut Bar Association
- Fairfield County Bar Association

Community Involvement

- Former Board Member of the Mutual Housing Association of Southwestern Connecticut, Inc.

Financial Capability

Crescent Housing Partners, LLC

FINANCIAL CAPABILITY

Affiliates of the JHM Group of Companies ("JHM") and Viking Construction, Inc ("Viking") will form a single purpose entity to serve as the developer & owner of a proposed 51-unit affordable multi-family rental development to be located in Stamford, CT ("Apartment Complex").

JHM and Viking have a long and successful track record utilizing Low-Income Housing Tax Credits and other private and public financing sources to construct and revitalize affordable housing communities throughout the United States. Since their inception, JHM has developed over 55,000 housing units with a value in excess of \$10,000,000,000. The development team has extensive experience revitalizing historic structures by modernizing the living spaces while maintaining its aesthetic charm and longstanding significance within the surrounding community.

Examples of JHM and Viking's recent revitalization projects are as follows:

The Royle and The Heights Sister Properties – Darien, CT: The Royle and The Heights sister properties are a highly successful collaborative between Viking Construction and JHM Financial Group. They are both revitalizations of outdated affordable housing developments which aged beyond their useful lives and required demolition and new construction to properly serve their communities. Since construction completed on these two properties,



FINANCIAL CAPABILITY

The Heights and The Royle have provided over 160 units of much needed affordable housing to the Darien community. Through 4% and 9% LIHTC equity, DOH CHAMP funding, Federal Home Loan Bank of Atlanta, DECD Urban Act funds, local contributions, and private financing, both properties were built on-time and under-budget. The properties reached full occupancy in December of 2020. The total development cost of these two properties is in excess of \$60 million.

Crescent Crossings – Bridgeport, CT: Starting in 2015, affiliates of Viking and JHM working in a joint-venture partnership including the local housing authority, began construction on the first phase of a multiphase redevelopment and revitalization effort of the former Father Panik Village public housing site located in Bridgeport, CT. Phase 1A, which contains 93 total units (33 of which are project based Section 8) completed construction on time and on budget and converted to perm financing in December 2017. Phase 1B of the project with an additional 84 units completed construction in late 2017 and stabilized with full occupancy in 2018. Phase 1B also operates with a project-based subsidy as well as offering units to moderate-income residents as defined by the state department of housing regulations. A third phase of the project is currently being contemplated, and if completed has the potential to bring the total number of units created to over 260. Phase 1A and Phase 1B both utilized multi-layered financing structures that when combined, sourced funds from conventional construction to perm loans, tax-exempt bond financing, 4% and 9% LIHTC equity, HOME and CDBG Funds, and various other sources including the local housing authority.



FINANCIAL CAPABILITY

Willow Creek Apartments – Hartford, CT: In July 2017, affiliates of JHM with construction services provided by Viking, through a JV partnership, closed on the first phase of the master redevelopment of the former Chester A. Bowles Park public housing project in Hartford, CT. As part of the redevelopment, all 59 buildings containing 410 units on the 62-acre site of the former public housing site were razed to make way for the planned mix of affordable and market rate rental units. Phase I of Willow Creek which offers 62 units of affordable housing, 19 of which will operate under a project-based subsidy targeted toward veterans, completed construction in 2018 and stabilized with full lease-up in 2019. Phase II with 43 units (11 of which with project-based Section 8 and 5 as unrestricted units) completed construction in late 2019 and is also stabilized. Total development costs for both phases was in excess of \$45,000,000 and was financed with a combination conventional construction to perm financing, 9% LIHTC equity, and various other sources provided by state and local agencies. A third phase being financed by the 9% LIHTC which will create an additional 30 units of mixed-income housing is under construction and planned to be complete in early 2022.



To date our development partnership between JHM and Viking has been very successful. Both firms have proven to be knowledgeable, with the right skill set to deliver high quality affordable housing which meets the goals of the community and stakeholders in a timely manner. We look forward to the opportunity to work together again to meet the needs of the Stamford community.

On the following pages, please find 5 other property profiles that the team has completed in the City of Stamford.

SHORE POINTE – STAMFORD, CONNECTICUT



Address: 614 Shippan Avenue, Stamford CT

Description: Conversion of commercial building to an apartment building

Start: September-2018

Finish: May-2019

Type: Market-rate apartment building

Units: 38 studio and one-bedroom

Construction: Masonry, steel and wood-framed

Team Members: Hathaway Properties, Viking Construction and AWA Design Group



VICTORIAN MANOR – STAMFORD, CONNECTICUT



Address: 49 Glenbrook Road, Stamford CT

Description: Conversion and addition to existing building to create 32 condo units in downtown Stamford

Start: 1998

Finish: 1999

Type: Market-rate revitalization project to condominiums

Units: 32 units

Construction: Historic wood-framed construction

Team Members: Westover Associates, Viking construction and Michael Blanc Associates



FAIRGATE – STAMFORD, CONNECTICUT



Address: Fairgate Court, Stamford CT

Description: New Construction of 18 buildings to create new, affordable housing.

Start: April-2008

Finish: December-2009

Type: Affordable housing – new construction

Units: 90 units of one-, two- and three-bedroom apartments

Construction: Steel-framed and Wood-framed construction

Team Members: Stamford Housing Authority, Viking Construction and Newman Architects

LAWNHILL TERRACE – STAMFORD, CONNECTICUT



Address: Custer and Lawn Avenue, Stamford CT

Description: Multiphase redevelopment project of existing residential community of 206 mixed-income units

Start: June-2015

Finish: April-2021 (Phase 3)

Type: Affordable Housing Revitalization project

Units: 172 units of 2BR townhouses

Construction: Wood-framed construction

Team Members: Stamford Housing Authority, Viking Construction and QA+M Architects

PALMER SQUARE – STAMFORD, CONNECTICUT



Address: Rockfield Drive and Stoneridge Circle,
Stamford CT

Description: New construction of 16 buildings to
create new, affordable housing

Start: October-2010

Finish: July-2012

Type: Affordable housing – new construction

Units: 72 units of one-, two- and three-
bedroom apartments

Construction: Wood-framed construction

Team Members: Stamford Housing Authority, Viking
Construction and Newman Architects



Liberty Mutual Surety

April 6, 2021

City of Stamford
888 Washington Boulevard
Stamford, CT 06901

Contractor: Viking Construction, Inc.
1387 Seaview Avenue
Bridgeport, CT 06607

To Whom This May Concern:

Liberty Mutual Insurance Company is the surety for Viking Construction, Inc. and considers them among our finest clients. They have achieved an impeccable record of construction accomplishments in all facets of their business.

This is to advise that Liberty Mutual Insurance Company, as surety for Viking Construction, Inc. has supported single projects in the range of \$100,000,000 as part of a total work program of \$225,000,000. Liberty Mutual Insurance Company is an A (Excellent) Rated company by A.M. Best and has a Treasury Listing in excess of \$1,310,710,000. Should Viking Construction, Inc. be awarded the captioned project, subject to our normal underwriting requirements, Liberty Mutual Insurance Company is prepared to issue in an amount equal to or greater (100%) Performance and (100%) Payment Bonds of the estimated contract amount.

Viking Construction, Inc. has enjoyed an excellent relationship with Liberty Mutual Insurance Company for over twenty years and we would be pleased to provide any additional information you may require. If you should have any questions, please do not hesitate to contact me at (860) 231-7250. Thank you.

LIBERTY MUTUAL INSURANCE COMPANY

Michael E. Watts
Attorney-In-Fact



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8200444-012097**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Linda Bycholski; David L. Hussey; Paul A. Simeon; Michael E. Watts

all of the city of West Hartford state of CT each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 1st day of February, 2019.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 1st day of February, 2019 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 6th day of April, 2021.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.



Fairfield County Bank

April 6, 2021

The City of Stamford

Re: Viking Construction

To whom it may concern,

Viking Construction has been a client of Fairfield County Bank for over 15 years. During that time, Fairfield County Bank has financed over \$30,000,000 in projects with the company.

All financing has been handled exceptionally.

In addition to financing, Viking Construction maintains 7 figure deposit accounts with Fairfield County Bank.


Viking Construction is one of Fairfield County Bank's most valued clients and I would highly recommend them to anyone considering forming a business relationship.

Sincerely,

Glen LeBlanc
Executive Vice President

150 DANBURY ROAD • PO BOX 2050 • RIDGEFIELD, CT 06877-0950 • 203.438.6518

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Rowayton • Stamford • Weston • Westport • Wilton

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Community / Daycare Facility

Crescent Housing Partners, LLC

COMMUNITY / DAYCARE FACILITY

CHP understands the need to provide community space within each of its developments. This space is necessary to developing a “complete” community. A community that provides quality, state-of-the-art affordable housing in a setting that meets the needs of the residents and community. While every need for every resident won’t be able to be met within the development, some very important lifestyle needs can and should be met. CHP contemplates that the 35 Crescent Street development should have a daycare facility as well as community space for residents that provides a venue for entertaining, such as a common room for resident celebrations for neighborhood



meetings,
holidays,

birthdays, etc. This is important to developing a cohesive community that builds pride within its residents.

Additionally, there will be a computer room that will be fully equipped with computer equipment, including, printers, scanners and desktop units, all fully connected to the internet. This space will provide the equipment that will allow children to access the internet for schoolwork as well as provide a place where adults can do employment research and fill out and file applications and resumes online. It will also provide space where an independent daycare provider will be able to care for residents’ children while they are at work.





DBE/MBE/WBE Experience

Crescent Housing Partners, LLC

DBE/MBE/WBE EXPERIENCE

On the following pages, please find an introduction into the CHP team's extensive experience in utilizing DBE/MBE/WBE firms in the development of affordable housing.



Crescent Crossing, Bridgeport, CT

Viking Construction, Inc.

Viking maintains an extensive network of subcontractors throughout Connecticut. These resources can satisfy specific skills or provide additional manpower while attaining our standards of quality and craftsmanship.

Viking is:

- Headquartered in Bridgeport and entering our 30th year in business.
- Proud of our owner involvement which yields a problem-solving mentality.
- Experienced in completing housing projects (This niche makes up 60% of our business).
- Well acquainted with Fairfield and New Haven Counties – they are our backyards.
- Conscientious that we give access and opportunity to all MBW/WBE business on every project - even when we aren't required to do so.

Outreach and Advertising

We regularly seek out contractors for future work so that we can confidently and quickly meet a client's needs.

This is achieved by:

- Emailing "invitations to bid" to the CT DAS-approved sub list via our bidding software ISQFT.
- Hosting job fairs and open houses at town hall.
- Advertising directly with Bridgeport's MBE/WBE office (as well as with Bridgeport's 'second chance' program for reformed felons) and in local newspapers, trade magazines and minority-specific publications.
- Including a Subcontractors page on the VikingConstruction.net website for companies to apply with us directly.

As a result, the bulk of our preferred vendors are small-, women-, veteran- or minority-owned businesses who operate in the towns and cities where we work.

When we tap into the skills of a sub-contractor, they must agree to Viking's hiring guidelines (and supply us with proper documentation) so we are sure to collectively meet or surpass any SBE, WBE, MBE, DBE or VOB goals that may be specified in a project proposal. Even if a project does not have any requirements, we want to be sure we are taking extra steps to reach and work with these types of businesses.



McLevy Square, Bridgeport, CT



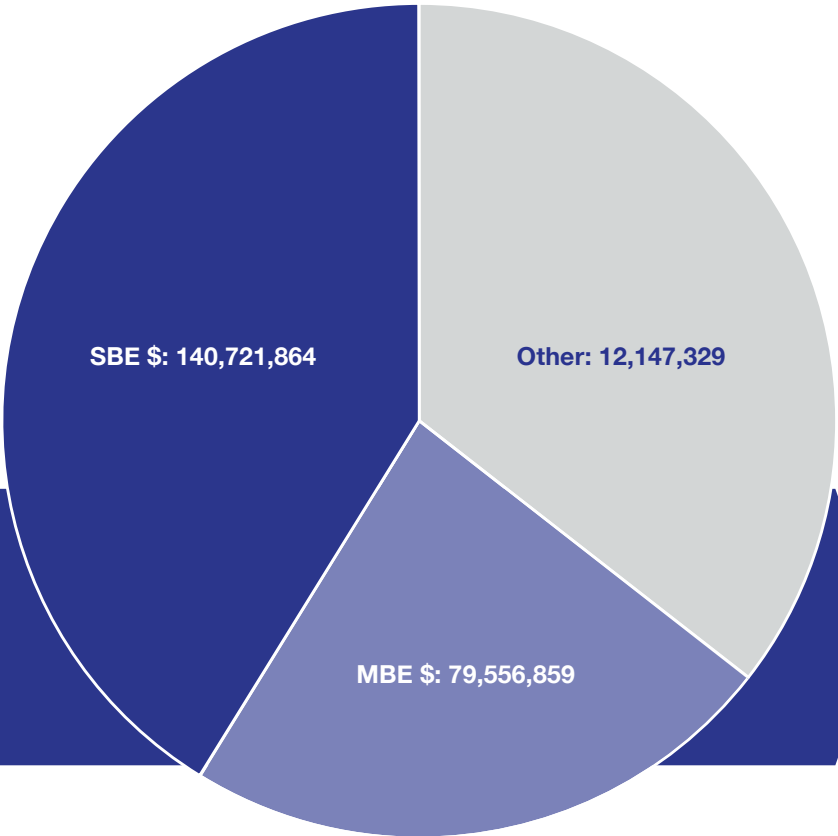
The Franklin & The Eleanor, Bridgeport, CT



Albion Apartments, Bridgeport, CT

Results

For nearly a decade, Viking has tracked actual dollars awarded with MBEs and SBEs for each of its projects. We have proudly awarded nearly \$80 million with MBEs (more than 23% of all contracted work) and nearly \$141 million with SBEs (more than 41% of contracted work). These percentages far exceed typical project proposal requirements.



Viking Construction is committed to providing access and opportunity to section 3 residents and businesses. We have consistently exceeded the minimum requirements.

Recent Projects Where Goals Were Exceeded

PROJECT	CITY	MBE%	SBE%	SECTION 3 PERCENTAGES
Willow Creek Ph 1	Hartford, CT	26.30%	42.20%	25.56%
Willow Creek Ph 2	Hartford, CT	45.90%	56.10%	13.5%
Crescent Crossing Ph 1A	Bridgeport, CT	28.20%	34.60%	21.8%
Crescent Crossing Ph 1B	Bridgeport, CT	25.40%	41.40%	27.87%
Lawnhill Terr Ph 1	Stamford, CT	42.80%	57.20%	21.71%
Lawnhill Terr Ph 2	Stamford, CT	41.10%	50.90%	31.27%

*Information is confidential



Nature's Classroom, Bridgeport, CT



Mechanics & Farmers Bank, Bridgeport, CT



Roger's School

Case Study #1: Crescent Crossing



Bridgeport's \$47 million Crescent Crossing community is a testament to beautification and revitalization in public housing. Viking Construction served as general contractor on the 3.5-acre redevelopment project which was built on the site of the very first public housing complex in Connecticut, Father Panik Village (originally built in 1943 as Yellow Mill Village). The new community includes 177 mixed-income one-, two- and three-bedroom units, beautiful veneer brick and hardy board exteriors, designer interiors, landscaped grounds, and a clock tower overlooking a corner entrance.

In addition to constructing a community and creating homes for local residents, Viking Construction exceeded the MBE and SBE mandated hiring requirements. During Phase 1A the MBE percentage was 28.2% and the SBE percentage was 34.6. The MBE percentages for Phase 1B was 25.4% and 41.4% of SBE.

Case Study #2: Willow Creek



Hartford's Willow Creek Community has undergone a heart-warming transformation from dilapidated apartments to charming and attractive "gingerbread-style" porched homes and community buildings that blend into the adjacent Blue Hills neighborhood. Viking Construction served as general contractor on this \$33 million portion of a multi-phase project which included demolition of the 61-acre Bowles Park public housing complex, comprehensive sitework and street redesign, construction of 29 separate buildings, and landscaping.

Viking self-performed more than one-third of all labor throughout this project. The remaining work was made available to bid with emphasized outreach to minority and woman-owned businesses. Viking hosted community educational events to reach contractors from Hartford and nearby communities to make them aware of opportunities and deadlines so they could compete in the bidding process. Viking oversaw all safety and quality control throughout the job ensuring everyone involved in the project followed its strict guidelines.

Viking Construction exceeded the MBE and SBE mandated hiring requirements. During Phase 1A the MBE percentage was 45.9% and the SBE percentage was 56.1. The MBE percentages for Phase 2 was 26.3% and 42.2% of SBE.

Outreach Flyer Example

TRADE CONTRACTORS NEEDED! Don't miss this opportunity!



Park City Communities &
their partners present

**Windward
Apartments- Phase 1
Bridgeport, CT**

When: July 25, 2017 5:30pm- 7:00pm

Where: City Hall Annex (Conference RM)

999 Broad Street, Bridgeport, CT

Free Event- Parking Available on the Street

Project Information:

Marina Village Redevelopment! Construction of Windward Apartments- Phase 1 community in Bridgeport, CT consists of the new construction of 60 units of housing in 5 wood-framed buildings totaling approximately 76,000 SF. The work will take place in the beginning of the Fourth Quarter of 2017.

WORK OPPORTUNITIES FOR SBE, M/WBE AND SECTION 3 FIRMS

Division 1 General Conditions
Division 2 Site Work & Demolition
Division 3 Concrete
Division 4 Unit Masonry
Division 5 Metals

Division 6 Woods & Plastics
Division 7 Thermal & Moisture Protection
Division 8 Doors & Windows
Division 9 Finishes
Division 10 Specialties

Division 11 Equipment
Division 12 Furnishings
Division 14 Conveying Systems
Division 15 Mechanical
Division 16 Electrical

**PLANS AND SPECIFICATIONS ARE AVAILABLE AND MAY BE VIEWED AT THE FOLLOWING LOCATIONS
PLEASE SPEAK TO A VIKING STAFF MEMBER FOR DRAWINGS AND INFORMATION**

Viking Construction

1387 Seaview Avenue
Bridgeport, CT 06607
Phone: (203) 353-0260
Fax: (203) 353-0750

Park City Communities

ATTN: Planning and Modernization Department
150 Highland Avenue
Bridgeport, CT 06604
Phone: (203) 337-8900

ParkCityCommunities.org/Business-Opportunities

Small & Minority Business Resource Office

City Hall Annex
999 Broad Street-First Floor
Bridgeport, CT 06604
Phone: (203) 576-8473



For upcoming opportunities and events, please visit:

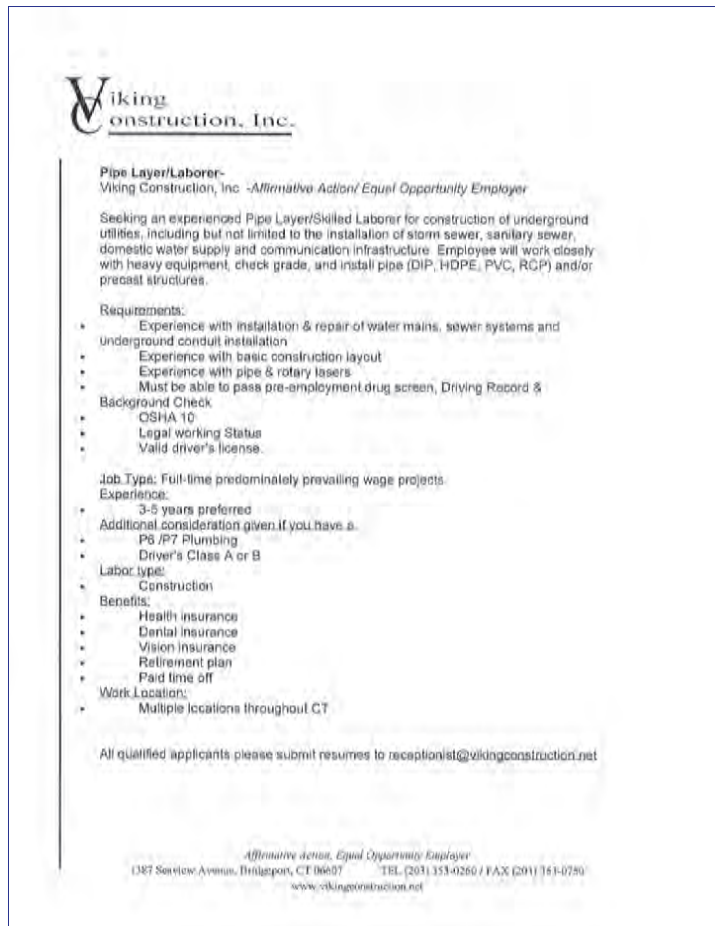
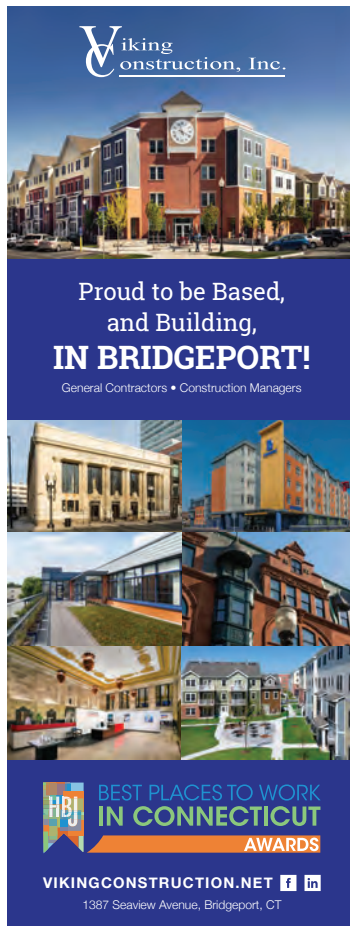
Viking Construction on Facebook

— or —

The Small and Minority Business Page on www.bridgeportct.gov

We are committed to building healthy relationships and creating caring communities.

As self-performers, we are always looking to improve our team. Here are samples of a banner stand and a hiring ad that we have run in local print publications.



A hiring success story

In 2017, while conducting a community outreach program in Hartford, Viking Construction met and hired a Section 3 resident. He worked on the Willow Creek project, and has recently completed work at a public school in Stamford. Now in his third year with Viking Construction, this gentleman has started work on his third project – “The Windward”, located in the south end of Bridgeport.



Inspirica



Scholarship



Turkeys Giveaway

Community Flyer Example



“No man is an island, entire of itself; every man is a piece of the continent, a part of the main.”

- John Donne

At Viking Construction, Inc., we believe John Donne’s words apply to business as well as people: *“No business is an island; every business is a piece of the community.”*

We take this view seriously – and know we are only as strong as the communities where we live and work. We want the places where we do business and the people who live and work here to be strong, productive and happy. That is why we support our local community so eagerly, on so many different levels.

This concept is ingrained in who we are as a company with high standards and integrity. We know our founder, Anthony Gaglio, Sr., succeeded by building great projects as well as by building strong relationships and communities. As a result, Viking is thriving as a well-respected general contractor in Connecticut and New York – and a leader on many fronts in the construction field.

Please see the reverse side for details about how we support our community, our industry, our clients, and our company.



1387 Seaview Avenue • Bridgeport, CT 06607 • Phone: (203) 353-0260 • Fax: (203) 353-0750

Web: vikingconstruction.net

Viking Construction Supports

Our Local and Global Community:

- Annual participant in holiday toy drives for the children at Marina Village housing in Bridgeport
- Annual Thanksgiving turkey donations to Inspirica, a local service organization for the homeless, The Food Bank of Lower Fairfield County, Inc., Marina Village, and the Bridgeport Housing Authority
- Host of fundraising events to benefit Bridgeport's East End Fire Department – which responded bravely to the NYC terrorist attacks on 9/11/01
- Ongoing support for programs that help disadvantaged families and people at risk of homelessness, providing training and resources to help them become self-sufficient
- Use of solar panels to generate sustainable power for Viking headquarters and for the region's power grid

Our Clients and Employees:

- Award-winning projects that provide affordable housing, schools, firehouses, workspaces, and municipal services while also beautifying and rejuvenating neglected urban areas throughout Connecticut and New York
- Donation of courtyard landscaping at The Franklin and The Eleanor housing complex (dedicated to the memory of Mr. Frank Gaglio)
- Use of energy-efficient, sustainable practices and products throughout the company and on each project
- Full-time team of highly experienced tradesmen, architects, managers who are given training, support, and opportunities for advancement

Jobs and Excellence in the Construction Industry:

- A merit-based open shop providing access and opportunity to many skilled tradesmen, vendors and contractors
- Co-host of outreach events for small and minority businesses to help them work with Viking; co-sponsored by:
 - The Small and Minority Business Enterprise, City of Bridgeport
 - Commission on Human Rights and Opportunities, State of Connecticut
 - The Waterbury Opportunities Industrialization Center
 - The Small & Minority Business Resource Office, City of Waterbury
- Annual Viking Construction Education Scholarship open to high school seniors or college students who have declared a construction-related major, helping young men and women get started in this competitive field
- Active members of exceptional professional organizations:
 - Construction:
 - Connecticut Chapter of Associated Builders and Contractors (10-year Member Milestone award received in 2015)
 - The Construction Institute
 - Utility Contractors Association of Connecticut
 - NAIOP Commercial Real Estate Development Association, Connecticut & Suburban New York Chapter
 - American Institute of Architects (AIA), CT Chapter, Affiliate Member
 - Environmental:
 - Energy Star Partners
 - The Connecticut Green Building Council
 - United States Green Building Council
 - Business:
 - Bridgeport Regional Business Council
 - Bridgeport Chamber of Commerce



Viking
Construction, Inc.

1387 Seaview Avenue • Bridgeport, CT 06607 • Phone: (203) 353-0260 • Fax: (203) 353-0750

Web: vikingconstruction.net

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VIKINGCONSTRUCTION.NET



Forms and Certifications

Crescent Housing Partners, LLC

FORMS AND CERTIFICATIONS

In this section please find the following forms and certifications:

- Contractor's Statement
- Non-Collusion Affidavit
- A Certification as to Contract Signatory for Limited Liability Companies (LLCs) signed by the Secretary of your firm, authorizing you to execute a contract.
- Proposer's Information and Acknowledgement Form
- Department of the Treasury Internal Revenue Service Form W-9

Contractor's Statement

Pursuant to Section 103.1 of the Stamford Code of Ordinances, I hereby provide the following:

If a joint venture, trustee, partnership, limited liability company or partnership, the names and addresses of all joint ventures, beneficiaries, partners or members:

Crescent Housing Partners, LLC is a to be formed entity operated by:

JHM Financial Group, LLC, 1266 E Main Street, Suite #601, Stamford, CT, 06902

Viking Construction, Inc., 1387 Seaview Avenue, Bridgeport, CT 06607

If a corporation, the names and addresses of all officers, and the names and addresses of all parties owning over 10% of its common stock or over 10% of its preferred stocks. If any of said stockholders is a holding corporation, the names and addresses of all persons owning a beneficial interest in over 10% of the common or preferred stock of said holding company.

N/A

The names and positions of all persons listed hereinabove who are elected or appointed officers or employees of the City of Stamford.

N/A

Name of Bidder/Proposer: Todd D. McClutchy

Signature of Bidder/Proposer: 

Title: Manager

Company Name: _____

Address: 1266 E Main Street, Suite #601, Stamford, CT, 06902

Indicate if company submitting this proposal is: No MBE No WBE No DBE

Non-Collusion Affidavit

The undersigned, having been duly sworn, affirms and says that to the best of his/her knowledge and belief:

1. The prices in this Proposal have been arrived at independently without collusion, consultation, communication, or agreement with any other Proposer or with any competitor for the purpose of restricting competition.
2. Unless otherwise required by law, the prices, which have been quoted in this Proposal, have not been knowingly disclosed by the Proposer and will not knowingly be disclosed by the Proposer prior to opening, directly or indirectly, to any other Proposer or to any competitor.
3. No attempt has been made or will be made by the Proposer to induce any other person, partnership or corporation to submit or not to submit a Proposal for the purpose of restricting competition.

Name of Proposer: JHM Financial Group, LLC acting on behalf of Crescent Housing Developers, LLC

By: Todd D 

Print Name: Todd D. McClutchy

Title: Manager

ACKNOWLEDGMENT

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD ss. STAMFORD

Date: 4-7-21

Personally appeared Todd D. McClutchy, as manager of the above named firm, and attested that the foregoing statements are true and accurate to the best of his/her knowledge and belief.

Debra A. Previte
Signature of Notary Public
My Commission Expires: _____

EFFECTIVE: 2/24/09

DEBORA A. PREVITE
NOTARY PUBLIC
FAIRFIELD COUNTY
MY COMMISSION EXPIRES DEC. 31, 2023

CERTIFICATION AS TO CONTRACT SIGNATORY
For Limited Liability Companies (LLCs)
(Effective 9/1/2011)

I, John H. McClutchy a Manager of JHM Financial Group,
(name of member or manager) (Member or Manager) (name of LLC)

LLC, a limited liability company organized and existing under the laws of the State of Connecticut (hereinafter the "Company"), hereby certify that:

1. that JHM Financial Group, LLC is run by _____
(name of LLC) (Members or Managers)

2. that Todd D. McClutchy is a Manager of JHM Financial Group, LLC
(name of contact signatory) (Member/Manager) (name of LLC)

and

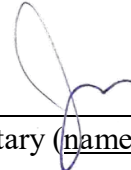
3. that as such Todd D. McClutchy is not prohibited from or
(name of Member/Manager who is contract signatory)
limited by the articles of organization from binding the LLC.

IN WITNESS HEREOF, the undersigned has affixed his/her signature this 8th day of

April, 2021.

(LLC Seal)

(Circle this L.S. if there is no seal)



Secretary (name of Secretary)

PROPOSER'S INFORMATION AND ACKNOWLEDGEMENT FORM

RFP No: 828, Redevelop 35 Crescent Street for Affordable Housing

Date: April 8, 2021

Proposer's Name: JHM Financial Group, LLC on behalf of Crescent Housing Partners, LLC

Street Address: C/o JHM Group of Companies, 1266 E Main Street, Suite #601

<u>Stamford</u>	<u>CT</u>	<u>06902</u>
City	State	Zip

Business Telephone: (203) 595-5172

Email: Todd D. McClutchy

DUNS Number: _____ Tax Id. No.: 06-1499878

Indicate (Yes/No) if company submitting this proposal is:

No MBE No WBE No DBE
(If yes, attach relevant certification)

Signature:  _____ Date: April 8, 2021

Printed Name: Todd D. McClutchy

Title: Manager

Addenda Acknowledgement – check and note date of addendum

<input checked="" type="checkbox"/> Addenda No. 1	<input type="checkbox"/> Addenda No. 2
<input type="checkbox"/> Addenda No. 3	<input type="checkbox"/> Addenda No. 4
<input type="checkbox"/> Addenda No. 5	<input type="checkbox"/> Addenda No. 6
<input type="checkbox"/> Addenda No. 7	<input type="checkbox"/> Addenda No. 8
<input type="checkbox"/> Addenda No. 9	<input type="checkbox"/> Addenda No. 10
<input type="checkbox"/> Addenda No. 11	<input type="checkbox"/> Addenda No. 12

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. JHM Financial Group, LLC	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
	5 Address (number, street, and apt. or suite no.) See instructions. 1266 E Main Street, Suite #601	Requester's name and address (optional)
	6 City, state, and ZIP code Stamford, CT 06902	
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-				-		
or									
Employer identification number									
0	6		-	1	4	9	9	8	7

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► 	Date ► 4/8/21
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



One of the Nation's Leading
Housing Organizations



Decades of Experience

In 1988, John H. McClutchy Jr. formed the JHM Group of Companies. The entities that comprise the JHM Group of Companies are actively involved in all aspects of real estate finance, housing development and resident services.



Luxurious Mixed-Income Communities



Recognized nationally as a leader in the development and financing of housing and its principals have completed over 55,000 units with a value in excess of \$10 Billion, as well as in excess of 5.5 million square feet of retail and commercial space.

RELEE Apartments – San Antonio, TX



Construction Completed: 1997

Multi-family rental property

Construction Type: 10-story elevator building

Units Produced: 72

Affordability: 100% at 60% AMI

Team Members: JHM Group of Companies & The Richman Group

Financing: Federal Historic Tax Credits, 4% LIHTC, and private financing in collaboration with the City of San Antonio.

Crescent Crossings– Bridgeport, CT



Crescent Crossings – Phases 1A & 1B

Address: 252 Hallett Street (Corner of Hallett and Martin Luther King), Bridgeport CT

Description: Crescent is the multiphase redevelopment of a former public housing complex into a 300 unit mixed-income community adjacent to proposed Metro-North train station.

Construction Commencement: September-2015

Date Opened: August-2017

Type of Community: Transit oriented and mixed income multifamily units.

Units Produced: 177 1, 2, and 3-bedroom apartments.

Construction Type: Wood construction

Team Members: JHM Group of Companies, Richman Group and Bridgeport Housing Authority

Total Development Costs: \$65 Million (Phases 1A & 1B only)

Financing: Federal LIHTC, CT DECD, CHFA, HUD CDBG-DR, Energy Incentive, conventional and developer equity



Crescent Crossings – Resident Amenities



Crescent Crossings – Apartment Interiors





CRU
ARCHITECTS
Architecture • Planning • Urban Design

The Windward – Bridgeport, CT

Address: 20 Johnson Street,
Bridgeport CT

Description: Windward is the
demolition of a 406-unit public
housing development into a 400 unit
mixed-income community and
Community Health Center.

Type of Community: Mixed-Income
Multifamily & Community Health
Center

Units Produced: 54 1, 2, and 3-
bedroom apartments.

Construction Type: Wood
construction

Team Members: JHM Group of
Companies & The Richman Group &
Bridgeport Housing Authority

Total Development Costs: \$27 Million

Financing: 9% LIHTC, CT DOH, HUD,
Private Financing



The Heights – Darien, CT

Address: 24 Allen O'Neill Drive, Darien, CT

Description: The Heights is the demolition of a 10-acre, 55-unit State housing development into a 106 unit mixed-income community.

Placed in Service: 2013

Affordability: Mixed-Income Multifamily

Units Produced: 106 1, 2, and 3-bedroom apartments.

Construction Type: Wood construction

Team Members: JHM Group of Companies & Darien Housing Authority

Total Development Costs: \$38 Million

Financing: 4% LIHTC, CT DECD, Darien Housing Authority and Private Financing



Crosskey Architects_{LLC}

One Union Place • Hartford, CT 06103
T: (860) 724-3000 F: (860) 724-3013



Crosskey Architects LLC
One Union Place • Hartford, CT 06103
T: (860) 724-3000 F: (860) 724-3013



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The Royle – Darien, CT



Address: 719 Boston Post Road, Darien, CT

Description: The Royle is the demolition of a 3.5-acre property in the heart of the downtown business district into 55 senior housing units

Construction Commencement: 2019

55+ Independent Living Community

Units Produced: 55 1- and 2-bedroom apartments.


Construction Type: Wood construction

Team Members: JHM Group of Companies & Darien Housing Authority

Total Development Costs: \$21 Million

Financing: 4% LIHTC, CT DECD, CT DOH, Darien Housing Authority, Town of Darien, FHLB, and Private Financing

Willow Creek – Hartford, CT



MULTI-PHASE

Address: 421 Granby Street, Hartford, CT

Description: Willow is the redevelopment of a 62-acre site which entails the demolition of 410 units and the phased build-out of 400+ units.

Affordability: Mixed-Income Community (affordable & market)

Units Produced: 180 – 1, 2, 3, & 4-bedroom apartments.

Construction Type: Wood construction

Team Members: JHM Group of Companies & The Richman Group & Hartford Housing Authority

Total Development Costs: \$90 Million (Phases I-IV only)

Financing: 9% LIHTC, CHFA, CT DOH, FHLB and Private Financing



Willow Creek



Sample Multifamily Developments



New York:
Shamrock Apartments
Ellicott Homes

Florida:
Stoddert Place Apartments
Ann-Ell Apartments



Connecticut:

The Royle at Darien
The Heights at Darien
River Commons Apartments
Rippowam Park Apartments
Crescent Crossings
The Windward
Willow Creek Apartments



Texas:

R. Lee Apartments