Town of Granby
Attn: Abby Kenyon
5 Canton Road
Kearns School, RFP
15 North Granby Rd
Granby, CT 06053

Dear Ms Kenyon,

Thank you for the opportunity to submit an RFP on the Kearns School. We've built and manage many retirement communities in the area and we've always built them from scratch. We would purchase the land, clear the land, do the site work and build our specialty senior living communities. We've recently been eyeing school re-development projects for some time and have evaluated a few thus far, so your timing on this when you originally reached out to me couldn't be better.

Please find herewith our proposal to convert the Kearns School into a mix of affordable (those age 55 and over) and market rate housing and develop the old school site into a new, modern, green, carbon neutral and desirable, active and attractive lifestyle, recreation and retirement asset for the community. This will be a transformational change from a run-down school that is no longer maintained and an eyesore to the community to a vibrant new source of life for the community and hopefully a signature property of the town. As you'll soon see, our plan will enhance the social, financial, lifestyle, recreational, aesthetic and development interests of the community.

We'll apply for all land use approvals as well as any other municipal and state permits to develop the site. We've undergone a preliminary review on the project concerning condition, environmental, zoning, legal, financing and development issues. We'll continue to work with the town to get through these on a very granular basis if we're awarded the RFP.

If we're awarded the RFP, we would like to enter into a purchase and sale agreement for this property. We do not need nor are we asking the town for financing. If our RFP is selected, we'll create a new entity called the Kearns Street School Active Adult Community, LLC, to be the entity that purchases and develops the property from the town as illustrated in this document. The ownership structure of said entity will be 50% Tim Bobroske and 50% Mike Chadwick.

Here are address and contact details of the principals, as requested by the RFP:

- Tim Bobroske, 141 Burlington Road Harwinton, CT 06791, timbobroske@gmail.com office = 860-283-8000, cell= 860-402-6842
- Mike Chadwick, 28 Jefferson Hill Rd S Litchfield, CT 06759, mike@fiscalwisdom.com, office =860-673-1942, cell= 860-480-0861

Resume, Tim Bobroske

Tim Bobroske, and his wife Lynn, own Bobroske Construction, a minority owned company established in 1976. Tim's been a commissioner of the inlands wetlands committee in Harwinton for over 19 years. Tim's been a member of the board of finance in Harwinton for over a decade. Attached to this RFP is our Supplier Diversity Program certificate from the State of Connecticut showing our status as a minority owned business. We've done residential and commercial building and have for the past 34 years. We concentrate on active adult housing and independent living for people over age 55. We specialize in using the guidelines of the HUD fair housing act to build active retirement communities. Over the years we've built hundreds of buildings ranging from residential to commercial and everything in between. Tim is certified age in place specialist from the national association of homebuilders.

As time has unfolded, we've found ourselves specializing in and loving active adult communities, so this is now the sole focus of our business, we no longer build anything else. We've designed, built, own and manage four local active adult retirement communities in the area. Please feel free to learn more about our projects at www.seniorhousingct.com. We'd welcome setting up a tour of our communities to show you exactly what we build to give you an intimate look at the quality, feel and atmosphere of our communities. We build to keep and run the communities as forever assets, we do not use contractor grade material, and we do not build to flip.
Attached below also please find four reference letters of support in each of the towns where we've built and manage active retirement communities. The letters come from the First Selectmen of Thomaston and New Hartford as well as the Mayors of Terryville and Wolcott, demonstrating our relationships with these towns as we've worked with them for decades in building and managing the current retirement communities we already run and manage. They'd be happy to speak with or meet with any or all members of the committee

responsible for the decisions on the Kearns Street School to see how we enhance the communities we work in.

Michael E. Chadwick, CFP, ChFC, CLU
61 Maple Ave
Canton, CT 06019
mike@fiscalwisdom.com

PROFILE

CEO, Financial Services Executive, Board Director and Principal, with three decades of experience developing and selling numerous companies in the capital markets industry. Proven success consulting with hundreds of firms, advising them on growth strategies, reorganization, buyouts and acquisitions. Adept at developing cultures that practice open architecture and are designed to offer a professional, personalized consultative atmosphere, with an unbiased perspective, to several hundred families, individuals and organizations. Broad-based expertise includes strategic and retirement planning, business consulting, investment strategy, real estate development and funding, capital markets, insurance platform development, new business development, process improvements, budget management, research, M&A transactions, fiduciary oversight and corporate governance. Dedicated to building effective relationships and providing crucial support to stakeholders, executive teams and boards.

EXPERIENCE

FISCAL WISDOM WEALTH MANAGEMENT, Canton, Thomaston, CT, Atlanta, GA
1994 - Present
A financial advisory firm for families, individuals and organizations
Chief Executive Officer and Principal
Assisted hundreds of families, businesses, charities and pension funds work towards reaching their goals

- Took a forward-thinking approach to help clients protect their assets for years to come
- Consulted for Yale's Entrepreneurial Society and the University of Connecticut Technology Incubation Program Services (TIPS)
- Currently securing an M&A deal between Portsmouth and Arete Wealth Management

- Built multiple firms (Chadwick Financial, Portsmouth Smartlife Financial, Fiscal Wisdom Wealth Management and Portsmouth) into billion-dollar organizations
- Succeeded a college friend's firm when he passed (Place Financial Advisors), acquired and integrated it into Chadwick Financial Advisors, took on its several hundred clients and ensured the wife and children were financially set for life while retaining business continuity and financial success
- Managed the sales a client's business to a public company for $24M
- Sold a division of Chadwick Financial Advisors, at favorable price, to Upstate Financial Network

Teaching Assignments: Taught business and finance related curriculum at University of Connecticut, University of Connecticut School of Medicine, Yale Medical School and Trinity College

PROFESSIONAL

Board Director, Various Organizations
Guest Contributor on Fox Business News, Wall Street Journal, CNBC, Bloomberg, Bloomberg Radio, BNTV, CNN, Fox News, CBS, ABC, NBC, Newsmax
Former Consultant, Yale's Entrepreneurial Society Former Consultant, University of Connecticut Technology Incubation Program Services (TIPS)

EDUCATION

Bachelor of General Studies, 1994 University of Connecticut, Storrs, CT

Certified Financial Planner (CFP®)
Chartered Financial Consultant (ChFC)
Chartered Life Underwriter (CLU)

Our project team will consist of the following people in addition to Tim & Mike, that will work with the town.

Todd Clark, land surveyor 126 Tunxis Road Bristol, CT 06010
Wayne Zirolli, PE, LS 404 Beach St Litchfield, CT 06759
Clint Webb, C. Webb & Associates, LLC Pine Meadow, CT Environmental Consultant
Michael Lambert, P.E, Storm Water Management
Ashley Clark Kidd, Blue Moon Collaborative Architectural, 171 Central St Bristol, CT 06010
Mark Ziogas, Land Use Attorney – 88 Valley Street Bristol, CT 06010
Matt Szydlo, Structural Engineer, 114 Scoville Hill Rd Harwinton, CT 06791

404 Beach Street Phone-mobile: 203-525-4473
Litchfield, CT 06759-2314 Email: wjzengineering@optimum.net

Wayne J. Zirolli, P.E. & L.S.

Summary of Qualifications

2002 – Licensed as a Civil Engineer – State of Connecticut
1984 - Licensed as a Land Surveyor – State of Connecticut

Education

1969 – 1973 Southern Connecticut State University New Haven, CT
Bachelor of Science Degree/Biology – Aquatic concentration

Professional Experience

2021 – Current Wayne J. Zirolli, P.E. & L.S. (self-employed) Litchfield, CT
Civil Engineer & Land Surveyor

2009 – 2021 Borough of Naugatuck Engineer Naugatuck, CT
Civil Engineer & Land Surveyor
Department head, responsible for engineering projects (including surveying), Project Grant applications and project management, Borough, stormwater and drainage concerns. Manager of department staff; stormwater coordinator; liason to other Borough departments. Responsible for engineering review of application submissions to land use boards, preparation of reports and attendance of meetings for Inland Wetlands, Planning, and Zoning commissions. Work closely with the Director of Public Works, the Land Use department and the Borough Attorney. Provide services as required for the mayor's office, assessor's department, other town hall departments including, fire and police departments. Involved in Brownfields Assessment process.

2008 – 2009 Borough of Naugatuck Assistant Engineer Naugatuck, CT
Civil Engineer & Land Surveyor
Assistant to the Borough Engineer, responsible for a variety of Borough projects, stormwater and drainage concerns, aid in managing department staff, acting as liason to other Borough departments.

2004 – 2008 Wayne J. Zirolli, P.E. & L.S. (self-employed) Naugatuck, CT

Civil Engineer & Land Surveyor
Proprietor of a private practice, full service civil engineering and land surveying office

1986 – 2004 **L. Edwards Associates (minor partner)** Easton, CT
Land Surveyor & Civil Engineer
In charge of survey field crews, map computations and records research, assisted in engineering design of subdivisions, roads, septic systems and drainage.
Became licensed as a civil engineer while at firm.

1985 – 1986 **Greiner, Inc.** Wallingford, CT
Survey Supervisor
In charge of survey field crews, map computations and records research.

1984 – 1985 **Arthur E. Barden Land Surveyors** Clinton, CT
Land Surveyor
Survey crew chief, with inside work, including drafting & computations and records research.

1983 – 1984 **White-Somers & Associates** Oxford, CT
Land Surveyor
Survey crew chief, with some inside work and engineering experience.
Became licensed as a land surveyor while at firm.

1978 – 1983 **Spath-Bjorklund Associates** Monroe, CT
Survey Technician
Survey crew chief, with some inside work, soil testing and engineering experience.

1973 – 1978 **Anderson Associates** Guilford, CT
Survey Technician
Served on survey field crew, progressing to crew chief with some inside work and soil testing for residential development.

1971 – 1972 **Anderson Associates** Guilford, CT
Survey Technician - (summer work)
Served on survey field crew as a rod man & instrument man trainee.

1969 – 1970 **Cahn Engineers** New Haven, CT
Surveyor Technician – entry level (summer work)
Served on survey field crew as a rod man trainee.

Additional Professional Activities

Past President of the Connecticut Association of Land Surveyors

Past President of the Surveyors Proprietors Council - South Central, Inc.

Professional Memberships	Firm Member – Connecticut Association of Land Surveyors
	Member of the Surveyors Proprietors Council – South Central, Inc.
Community Activities	Former Chairman of the Architectural Review Board – Borough of Naugatuck, CT
	Member of the Naugatuck Community Band
	Member of the First Congregational Church of Torrington

Ashely Kidd Bio

Blue Moon Collaborative – Profile

Blue Moon Collaborative has been providing Architecture & Design services since 1991. The firm prides itself in providing approachable and realistic Architectural plans. With attainable designs that are best suited to our client's specific needs. Blue Moon has worked side by side with Tim Bobroske Companies for more than 15 years designing many traditional "New England" style multi-family projects. Projects that have adapted with modern conveniences, and feedback from tenants and stood the test of time. Blue Moon Collaborative is a primarily residential design firm, focusing on highly functional and livable spaces.

Ashley (Clark) Kidd is a Residential Designer who comes from a diverse background in Hospitality & Business. Before turning to design, Ashley worked in the wedding industry. Through helping many couples plan and design their big day, she decided to make the switch to something longer lasting (beyond one magical day), designing homes and spaces that could be enjoyed everyday. Ashley's passions lie with establishing strong relationships with those around her. Listening and understanding clients is the basis for a great working relationship and Ashley strives to build and maintain those relationships with each client.

MARK ZIOGAS

ATTORNEY AT LAW

88 VALLEY STREET 2ND FLOOR

P.O. BOX 1197, BRISTOL, CT 06011-1197

mziogas@csmzllc.com

Phone (860) 589-4121 FAX (860) 589-4966

FIRM RESUME`

Mark Ziogas

Education:	Springfield College, 1979 B.A.
	Western New England College School of Law, 1982 J.D.
	New York University, 1983 LL.M.
Admitted to Bar:	Massachusetts 1982
	Connecticut 1983
	U.S. District Court for Connecticut, 1984

A General Practice lawyerin Bristol CT since 1984 with an emphasis on real estate matters, zoning, small business, probate and wills

Approved attorneys for the following title insurance company: Connecticut Attorneys Title Insurance Company,

References: Available upon request.

Here are the pertinent developments we've completed that will show our expertise in the area of active adult communities. We've designed and built four local active adult communities, they include Quail Hollow Village in Terryville, Thomaston Valley Village in Thomaston, The Residence of Stone Ridge in Wolcott and Canterbury Village in New Hartford. Quail Hollow in Terryville is a 78-unit retirement community we built from scratch, which has community gardens, a pond and a walking trail. Thomaston Valley Village is a 58-unit retirement community we also built from scratch, and it includes a pond with a walking trail around it, gardens, tenant garages, and a community gathering center for community activities and recreation. Stone Ridge is an 18-unit retirement community where we're currently adding 43 more units to it that are under construction right now, which also has gardens and two storm retention ponds for stormwater management as well as additional natural habitat for animals and walking trails. Canterbury Village in New Hartford is a 24-unit retirement community with gardens and is located adjacent to the Farmington River walking trail and access to fishing and tubing on the river. We're currently working through zoning in New Hartford for a 7 phase, 320 unit addition to this retirement community. This will become our signature property, and this development will be built to include many gardens, a pond, walking trails, a community room, and a 15,000 square foot grand Lodge for events and parties for community members exclusively.

Each of the communities has additional lighting, levered doorknobs, enlarged bathrooms with grab bars, single lever faucets, raised toilets and raised electrical outlets. We try to have no step entries and we're incorporating smart home technology on all of our communities. All of these amenities are appreciated by our senior clientele.

Our vision for the Kearns School is for a complete transformation from a lovely elementary school in town to a new, modern, green, carbon neutral and active adult lifestyle community. Our renderings are attached as part of the RFP and here is our vision for the new Kearns School Active Adult Community.

We'll leave the existing footprint and buildings alone, but we'll make them two story buildings instead of one, and the apartments will be on the 1st floor and 2nd floor and we'll completely change the look and feel of the building, transforming it from a cute traditional old school to a gorgeous, modern, retirement community while keeping certain aspects of the school alive and tying in the schools history.

The buildings will be remodeled with high quality materials, and we'll be using natural wood, cement and vinyl siding and real stone to put a very elegant look on the property, as the drawings illustrate. We're proposing a 60 unit apartment complex that will be roughly 85,000 square feet total. This could grow to 66 units as we complete our due diligence. We're allocating 40% of the units to be affordable and the balance of 60% of the units will be market

rate units. We are using our affordable rent numbers directly from the Town of Granby's Affordable Housing Plan, published June 2022. We'll offer a mix of unit sizes, here is a breakdown of what we're visioning:

Unit Description	Affordable Rent	Market Rent
• 4, 2 bedroom units @1492 square feet	$1877/m	$3000/m
• 3, 1 bedroom units @ 1453 square feet		$2200/m
• 17, 2 bedroom units @ 1095 square feet	$1877/m	$2700/m
• 7, 1 bedroom units @ 1097 square feet	$1668/m	$1950/m
• 24, 1 bedroom units @ 721-742 square feet	$1668/m	$1950/m
• 1 studio unit @ 459 square feet		$1000/m
• 4, 2 bedroom units at 1331-1334 square feet	$1877/m	$2700/m

The buildings will have porches, a cupola (bell tower) with a functioning school bell in it that'll be used to communicate with the residents of special events, holidays and parties. The school as it is today has a plethora of wonderful art in the hallways that was done by teachers and students. All of this art will be preserved and showcased, to give everyone the chance to enjoy and relive all of the happy memories that were created over the tenure of the schools history. Our plan is to take each art installation and frame it with an elegant custom wood frame, backlighting and special sign to be built at each art installation, that will showcase the teacher, artists, the class participants and the messaging that particular piece of art is conveying along with what was happening in town when it was created. This will be unlike any other apartment building we're aware of, where residents can live in a place that they or relatives may have gone to school at as a child and relive wonderful memories that have been memorialized on the walls of the school through art. A few pictures of the art are attached with in the RFP for those who haven't had the luxury of seeing them, they're truly magical.

We'll theme the entire complex school based to wrap the fact that it is a former school into the new active adult lifestyle community. The front office will be the "Headmasters Office", the maintenance department will be "Custodians", the athletic facilities will be run by the "Athletic Director", the kids will have an actual, real life, labeled "Playground", while the medical supplies will be stored in the "Nursing Station" and the Maintenance Barns will be called "Agricultural Buildings" It'll not only be beautiful and attractive, but it'll be fun with a flavor of all things school in as many areas as we can implement. Our buildings will be built with the following:

- Smart home technology, including smoke alarms, fire alarm systems, keyless locks and fall detection systems in the event one of our residents falls down accidently so it'll provide a layer of protection for our residents.
- We'll have no step entries and elevators to get to the 2nd floor units so everyone will be able to traverse about the property regardless of their level of mobility. The existing hallways are massive and will remain that size to accommodate any transportation that our residents may need from walkers to wheelchairs and anything in between.
- We're aware that of the 33.8 acres that approximately 21 acres of them are designated wetlands areas. We'll work with inlands wetlands to get the appropriate permits and permissions to build our pond and walkway around the pond as part of our overall development strategy. Under Town of Granby Inland Wetlands and Watercourses Regulations July 11,2018, we would be applying for a pond to support aquatic, plant or animal life and habitats and it'll assist in water drainage. This will help to prevent flooding, stabilize the supply water and cleanse the flow of the stream of any sediment or pollutants into our retention pond. We and our soil scientist believe the wetlands will be enhanced by a water retention and cleansing feature, flow control and wildlife habitat. If your inlands wetlands board agrees, by adding this feature, the community will get the added benefit of a beautiful place for everyone to enjoy. We'll subsequently build boardwalk style walking trails around the pond over wetland areas and then groomed pathways along dry areas, as appropriate. This is a signature element of our communities and one that is truly loved by everyone who lives in and visits them.
- We'll build pickleball courts for the residents and have outdoor picnic tables with a grilling station and outdoor kitchen under a pavilion for residents to enjoy the beautiful landscaping and gardens.
- We'll offer storage buildings for those with additional belongings that cannot fit into their apartments. There will be an additional charge for this amenity for those who choose to take advantage of it.
- We'll have electric charging stations in some parking spots and overall, we'll be asking the town for permission to have a total of 139 parking spaces. We'll renovate the existing parking lot and expand the smaller one to wrap around the building and add another in between them in the rear section of the buildings. They'll all be connected and will have some equipment and community buildings attached to them.

We're expecting the following cost and timeline to get the job done. If awarded the RFP, we'll immediately begin working with the town and state to acquire all of the necessary permits to make the development happen. It'll start with our soil scientists and the towns inland wetlands board, then onto each of the other boards and committees in town as appropriate. We expect this process to take about one year from beginning to end to get through permitting and processing. Once we've got all of the necessary approvals in place, we'll begin construction. We expect the permitting and processing phase to cost roughly $200,000.00 with all of the necessary experts to design and draft the actual complex we'll build and gain the necessary permits to construct it. Once permitting is secure we'll begin demolition and site work for the change from the existing structure to the new apartment complex, complete with all amenities. We expect this phase of the project to cost $700,000.00 and we expect this phase of the process to take 3-4 months. Once site work and demolition are complete, we'll begin the rebuilding, construction and renovation phase of the project where the buildings will come to life. We expect this portion of the project to be the longest, lasting 10-14 months. We anticipate the full project to take 18-24 months to complete once we've acquired all of the necessary permits and permissions. Our budget for the overall project is $10 million dollars. From a financial perspective, we have ample current equity to fund the project, but we'll be working with our team of bankers to fund the project with financing from a combination of a bank and CHFA. CHFA will fund us at $125,000.00 per affordable housing unit, through the Build Connecticut program, and it applies towards workforce and retirement housing. The rest will be personal equity and traditional bank financing. We've done many of these projects before and have deep, long-term well-established relationships with the appropriate parties to carry out this plan. We also have access to capital markets if they prove to be a more efficient method of financing the project through completion.

We propose a purchase price of the property of $25,000.00 from our entity to the town to secure property and give us the green light to start the initial phase of the project in permitting and permissions, subject to all approvals. Once the initial transaction is complete, we'll then begin bringing in the team and investing as necessary to get the necessary permits and permissions to get project underway.

We would request a tax abatement on the project that would include the following:

No property taxes for years 1-3 as we build and stabilize the property, then a fixed annual tax bill of $20,000 in years 4-10, $30,000 in years 11-15, then a market rate level of taxation thereafter.

We're aware of, and comfortable with, the sewer easement to an abutting property owner that will come with the property. We ask that after our soil scientists work with the town for

the pond application, if we find that the wetlands area is less than currently marked, we be advanced a permit to build more apartments, with the same density as the school conversion, on the land that is found to be buildable and not wetlands, accessible from the far side of Burleigh Drive off of the property on what we believe will be the other side of the actual wetlands. If this materializes, this is something we'll build later, and it will not get in the way of the current redevelopment of the school.

Phase 1 and hazmat we know are not done. We'd request that this be completed by the town prior to transfer, and we'll help with the process using our contacts and connections. We request that at time of transfer the property is free of any contamination and is green lighted from an environmental perspective. We're aware of, and will help the town with securing grants to make this happen.

We would remain not only the developers, but the long term owners and operators of the project and would add this asset to our existing portfolio of properties. It is in a great geography and close to our other holdings to make it a very efficient and attractive asset for us.

Thank you very much for this opportunity, your time and consideration. Should you have any questions or request additional information, please never hesitate to reach out to us anytime.

Best Regards,

Tim Bobroske Mike Chadwick


USA
















1
730


CAFETERIA
2
SEPTEMBER
12345678910


3
ANDERSON
SHOES
SNOW'S CONES


ANDERSON
SHOES
½ PRICE
SALE

Affordable Housing Plan

Town of Granby

June 2022

Granby, Connecticut

General

ACS, 2018–2022	Granby	State
Current Population	10,972	3,611,317
Land Area *mi²*	41	4,842
Population Density *people per mi²*	270	746
Number of Households	4,277	1,409,807
Median Age	46	41
Median Household Income	$116,023	$90,213
Poverty Rate	3%	10%

Economy

Top Industries

Lightcast, 2022 (2 and 3 digit NAICS)

	Jobs	Share of Industry
1 Agriculture, Forestry & Hunting	489	
Crop Production		*98%*
2 Construction	434	
Specialty Trade Contractors		*79%*
3 Health Care and Social Assistance	385	
Ambulatory Health Care Services		*48%*
4 Retail Trade	342	
Food and Beverage Stores		*56%*
5 Accommodation and Food Services	224	
Food Services and Drinking Places		*94%*
Total Jobs, All Industries	2,930	

SOTS Business Registrations

Secretary of the State, March 2024

New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	78	55	79	103	102

Total Active Businesses 769

Key Employers

Data from Municipalities, 2024

1. Meadow Brook Nursing Home
2. Monrovia/Imperial Nurseries
3. Arrow Concrete Products Inc
4. State Line
5. Stop and Shop

Demographics

ACS, 2018–2022

Age Distribution

			State
Under 10	1,483	14%	11%
10 to 19	1,104	10%	13%
20 to 29	890	8%	13%
30 to 39	1,397	13%	13%
40 to 49	1,111	10%	12%
50 to 59	1,776	16%	14%
60 to 69	1,995	18%	13%
70 to 79	908	8%	7%
80 and over	308	3%	4%

Race and Ethnicity

		State
Asian	2%	5%
Black	<1%	10%
Hispanic or Latino/a	3%	17%
White	92%	64%
Other	3%	4%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

	Granby	State
English	77	91%
Spanish	2	12%

Educational Attainment

	Granby	State
High School Diploma Only	21	26%
Associate Degree	8	8%
Bachelor's Degree	23	34%
Master's Degree or Higher	19	22%

Housing

ACS, 2018–2022

	Granby	State
Median Home Value	$334,900	$323,700
Median Rent	$1,173	$1,374
Housing Units	4,433	1,531,332

	Granby	State
Owner-Occupied	66	91%
Detached or Semi-Detached	65	91%
Vacant	4	8%

Schools

CT Department of Education, 2023-24

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Granby School District	PK-12	1,742	34	98%
Statewide	-	512,652	19,530	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

	Math	ELA
Granby School District	53%	66%
Statewide	42%	48%

Granby, Connecticut

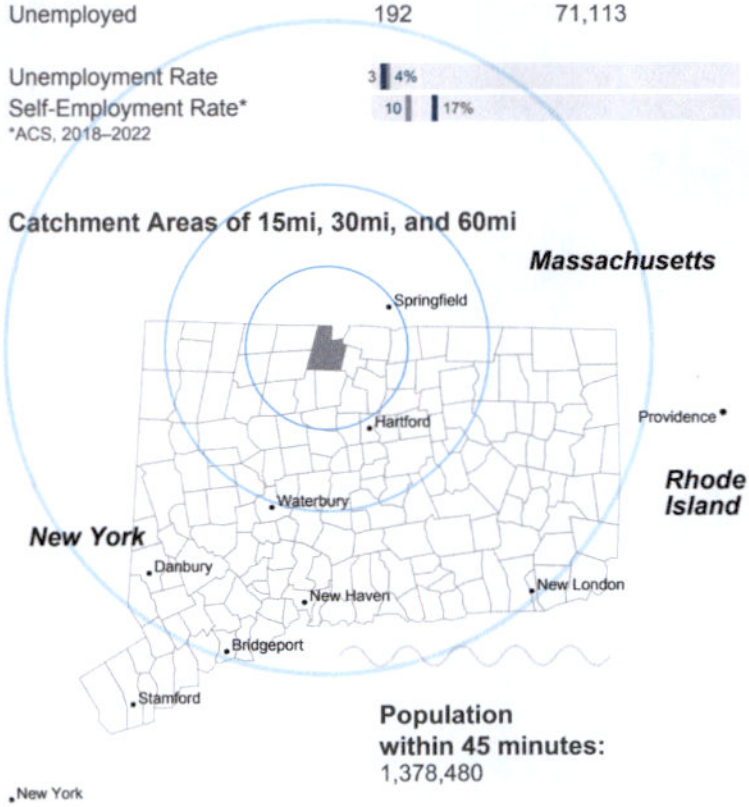
Labor Force

CT Department of Labor, 2023

	Granby	State
Employed	6,781	1,822,090
Unemployed	192	71,113
Unemployment Rate	3 | 4%	
Self-Employment Rate*	10 | 17%	

*ACS, 2018–2022

Catchment Areas of 15mi, 30mi, and 60mi



Population within 45 minutes:
1,378,480

Access

ACS, 2018–2022

	Granby	State
Mean Commute Time *	29 min	26 min
No Access to a Car	2 | 9%	
No Internet Access	5 | 8%	

Commute Mode

Public Transport	1 | 4%
Walking or Cycling	0 | 3%
Driving	75 | 80%
Working From Home *	13 | 23%

Public Transit

CT*transit* Service	Express
Other Public Bus Operations	-
Train Service	-

** 5 year estimates include pre-pandemic data*

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	$53,036,156
Property Tax Revenue	$40,684,006
per capita	$3,692
per capita, as % of state avg.	115%
Intergovernmental Revenue	$11,203,157
Revenue to Expenditure Ratio	106%

Municipal Expenditure

Total Expenditure	$49,803,203
Educational	$36,012,829
Other	$13,790,374

Grand List

Equalized Net Grand List	$1,555,978,687
per capita	$142,060
per capita, as % of state avg.	87%
Commercial/Industrial Share of Net Grand List	5%
Actual Mill Rate	39.61
Equalized Mill Rate	25.99

Municipal Debt

Moody's Rating (2023)	-
S&P Rating (2023)	AA+
Total Indebtedness	$14,372,604
per capita	$1,312
per capita, as % of state avg.	48%
as percent of expenditures	29%
Annual Debt Service	$2,176,181
as % of expenditures	4%

Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.
advancect.org/site-selection/ct-sitefinder

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

These Profiles can be used free of charge by external organizations, as long as *AdvanceCT* and *CTData Collaborative* are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.

Table 10: Cost Burdened Households by Income Bracket

Household Income	Number of Occupied Housing Units	Number of households that spend 30% or more on housing	Percent of households that spend 30% or more on housing
Less than $20,000	176	156	88.6%
$20,000 to $34,999	165	134	81.8%
$35,000 to $49,999	304	242	79.6%
$50,000 to $74,999	444	115	25.9%
$75,000 or more	3,026	271	8.9%
Zero or negative income	23	-	-
No cash rent	9	-	-

Current Affordable Housing Under CGS Section 8-30g

Based on 2020 data released from the Connecticut Department of Housing, Granby has 143 affordable housing units. This means 3.28% of Granby's housing stock is considered affordable. The majority of these affordable units are located in government assisted housing developments, including the Salmon Brook Housing and Stony Hill Village developments. These housing developments are age-restricted or an applicant must have a disability to be eligible, therefore younger residents or residents with children would not qualify to live there. These developments also have an extensive waiting list. Stony Hill Village has approximately 100 people waiting for a housing unit and the wait list is about two years. Salmon Brook Housing is similar, with about a two-year waiting list as well.

Table 11: Current Affordable Housing Units

	Units
Governmentally Assisted	85
Tenant Rental Assistance	2
CHFA/USDA Mortgages	51
Deed Restricted Units	5

Summary of Findings

Below is a summary of key findings based on the information presented above:

- Data show the gross rents in Granby are affordable, however there are only 344 rental units.
- New rental units are not reflected in the data. The rental rate for these units exceeds the gross rent and as a result, these new units are not affordable for many residents.
- There may be naturally occurring affordable housing but this housing may not fit current needs given the year the structure was built and the unit size, as they tend to be smaller. This housing may also not be occupied by those needing affordable housing and there is no guarantee it will remain affordable in the future. (Please refer to page 1 for the definition of naturally occurring affordable housing.)
- Granby's naturally occurring affordable housing may not be available/come on the market frequently; only 8% of units sold in the past year were considered affordable.

Table 6: Gross Rent

Gross Rent	$1,100
No cash paid	9
Less than $500	34
$500 to $999	120
$1,000 to $1,499	181
$1,500 to $1,999	12
$2,000 to $2,499	47
$2,500 or more	0

What is considered affordable housing in Granby?

Based on the household size, the table below shows what is considered an affordable monthly payment for housing.

Table 7: Affordable Monthly Housing Cost based on Household Size

Household Size	80% AMI	30% Share for Housing	Monthly Housing Cost
1	$58,408	$17,522	$1,460
2	$66,752	$20,025	$1,668
3	$75,096	$22,523	$1,877
4	$83,440	$25,032	$2,086
5	$90,115	$27,034	$2,252
6	$96,790	$29,037	$2,419
7	$103,466	$31,039	$2,586
8	$110,141	$33,042	$2,753

For rental units, if it is assumed the number of bedrooms needed for a household is one less than the size of the household, the following can be used as the maximum gross rent, which includes utilities.

Table 8: Affordable Gross Rent

	Maximum Gross Rent
Studio	$1,460
1 bedroom	$1,668
2 bedrooms	$1,877
3 bedrooms	$2,086
4+ bedrooms	$2,252+

Based on gross rent data and the monthly housing cost, the majority of existing rental units are considered affordable. As reported by the ACS as noted above, 344 units (85%) have a gross rent of $1,499 or less. When comparing the gross rent to the monthly housing costs, this is slightly above what would be considered affordable for a one-person household and within the affordable range for a household with two or more people. As it is unlikely all 344 units are studios, based on the maximum gross rent by bedroom count, it can be assumed that Granby rents based on bedroom count fall within what would be considered an affordable range. However, as previously noted, the majority of these units were built prior to 1999 and may not meet the needs of current residents. The newer rental units are renting for rates that exceed what would be considered affordable. As

NEW HARTFORD
A TOWN FOR ALL SEASONS

Daniel V. Jerram
First Selectman

August 12, 2024

To Whom It May Concern:

It is my pleasure to write a letter of recommendation for Tim Bobroske.

I have known Tim and Lynn Bobroske for over 20 years. As the owners and operators of Canterbury Village Apartments in New Hartford (as well as other complexes in Thomaston, Wolcott and Terryville), they are well known within our community as compassionate and caring landlords who go the extra mile to ensure their tenants are happy. In my 15 years as First Selectman of New Hartford, I've never received a single complaint about their apartment units. The units (on Route 219) are very well maintained and have, for the past 20 years, been operated at nearly full occupancy (there always a waiting list to get in).

Because of the local success and level of professionalism, we actively recruited Tim to expand his business in New Hartford. For the past three years, we've been in search of land for them to expand.

Having found a new location, we're now in the final stages of approval of the "New Hartford Villages" a 325-unit mostly senior oriented apartment complex to be built on 160 acres on Main Street (Route 44). Tim and his team have been instrumental in working with our Planning & Zoning Commission to help create a "floating zone" that would allow for this type of development. The zone change has now been granted and preliminary approvals are in place. In just a few short weeks, we're hopeful to have final site plan approvals granted that will pave the way for construction to begin.

This new development will not only provide new housing for our senior population looking to downsize, it will extend utilities (water and sewer) in the Route 44 corridor that will bring improved opportunities for new commercial development.

The Bobroske family and their team are great team players who have worked with New Hartford's elected leaders to achieve a goal. They have been patient and deliberate in working with the town ensuring that when the project is complete, it will be successful. Should you choose to work with Tim and Lynn, I'm sure you'll find success too.

Should you have any questions or concerns, feel free to call me at any time. Thank you!

Sincerely,

Daniel V. Jerram
First Selectman
Town of New Hartford

Town of Thomaston
First Selectman's Office
Town Hall
158 Main Street
P.O. Box 136
Thomaston, Connecticut 06787
Phone: 860-283-4421 Fax: 860-283-137

8/12/2024

First Selectman Fiorentino
Town Manager Mike Walsh
Abby Kenyon

I write in support of Tim Bobroske Companies regarding Tim's proposed activity regarding the building of community housing in your community.

In Thomaston, Tim has constructed the Thomaston Valley Village which is an apartment complex consisting of a Community Building that also contains apartments and other stand alone buildings that have units with garage spaces. His buildings are of exceptional quality and as such have drawn people to our community who admittedly moved to live there.

As such, I can highly recommend Bobroske Companies as a responsible builder who will not only meet but will exceed your expectations.

Sincerely,

Edmond V. Mone
First Selectman

TOWN OF PLYMOUTH

Office of the Mayor
80 Main Street
Terryville, CT 06786
Phone: (860) 585-4001 Fax: (860) 585-4015

August 15, 2024

To Whom It May Concern:

I am pleased to write a Letter of Recommendation on behalf of Tim Bobroske concerning his proposed construction of a Community Housing project in your community.

Tim Bobroske constructed Quail Hollow Village, a 64-unit Senior Housing facility, in the Town of Plymouth. All the Quail Hollow units are spacious, ADA compliant and have added to the beautification of our Town. The addition of Quail Hollow Village also provided much needed housing for our Senior population.

Tim Bobroske's professionalism, while working with the Town of Plymouth's various Town offices for the Quail Hollow project, was outstanding. If I can be of any further assistance, please do not hesitate to reach out to my office.

Sincerely,

Joseph T. Kilduff
Mayor

JTK/ph

The Town of Plymouth is an Equal Opportunity Employer and Provider

TOWN OF WOLCOTT

TOWN HALL • 10 Kenea Avenue
Wolcott, Connecticut 06716
Tel. (203) 879-8100 • Fax: (203) 879-8105

August 15, 2024

To Whom It May Concern,

I am writing to highly recommend Tim Bobroske-Stone Ridge, and their team for the outstanding work they completed in the Town of Wolcott. They were responsible for the recent construction of elderly apartments, which have significantly contributed to the well-being of our community.

The addition of these senior housing units has not only provided much-needed accommodations for our elderly residents but has also strengthened our local tax base. The apartments were built with careful consideration of the needs of our seniors, ensuring that they offer a safe, comfortable, and supportive environment for the residents.

Throughout the project, they demonstrated exceptional professionalism, efficiency, and dedication to quality.

The positive impact of this project on our community cannot be overstated. It has been a true blessing to have additional senior housing available in Wolcott, allowing our elderly residents to remain close to their families and friends while living in a supportive and secure environment.

Should you require any further information, please do not hesitate to contact me.

Sincerely,

Thomas G. Dunn
Mayor, Town of Wolcott

State of Connecticut

Department of Administrative Services
Supplier Diversity Program

This Certifies **Tim Bobroske Construction Services LLC**

144 N Main Street Terryville CT 06786

As a ***Woman Owned Small/Minority Business Enterprise***

January 22,2023 through January 22,2025

Owner(s): Lynne Bobroske; Timothy Bobroske

Contact: Lynne Bobroske **Telephone:** (860) 589-3266 Ext: **FAX:** (860) 582-4759

E-Mail: timbobroske@gmail.com **Web Address:** www.seniorhousingct.com

****Affiliate Companies:** Canterbury Village, LLC; Senior Housing at Quail Hollow Village, Inc; Thomaston Valley Village

Meg Yetishefsky

Supplier Diversity Director

Stanley Kuntz

Supplier Diversity Specialist

** A contractor awarded a contract or a portion of a contract under the set-aside program shall not subcontract with any person(s) with whom the contractor is affiliated.





First Floor - Front Building

2BR (1,492 Sqft.)	Qty: 2
2BR (1,453 Sqft.)	Qty: 3
2BR (1,095 Sqft.)	Qty: 1
1BR (1,091 Sqft.)	Qty: 1
1BR (721-742 Sqft.)	Qty: 10
Studio (459 Sqft.)	Qty: 1

First Floor - Back Building

2BR TH (1,331-1,334 Sqft.)	Qty: 4
1BR (864-924 Sqft.)	Qty: 5
Studio (553-639 Sqft.)	Qty: 4

Second Floor - Front Building

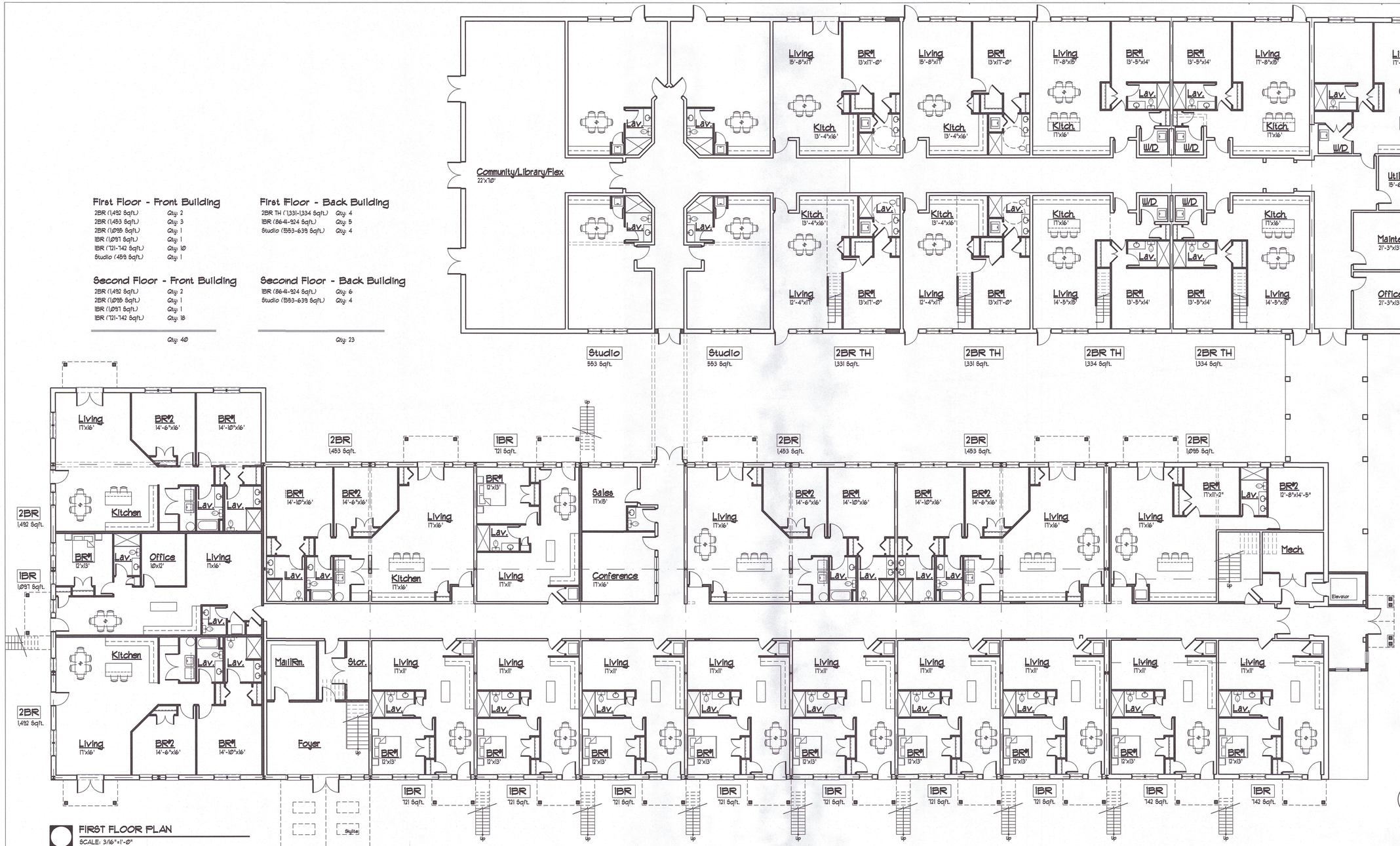
2BR (1,492 Sqft.)	Qty: 2
2BR (1,095 Sqft.)	Qty: 1
1BR (1,091 Sqft.)	Qty: 1
1BR (721-742 Sqft.)	Qty: 18

Qty: 40

Second Floor - Back Building

1BR (864-924 Sqft.)	Qty: 6
Studio (553-639 Sqft.)	Qty: 4

Qty: 23



FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

EAST SIDE ELEVATION

SCALE: 3/16"=1'-0"

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

Blue Moon Collaborative LLC
171 Central Street Bristol, CT 06010 tel. (860) 543-2218
AshleyKidd@bluemooncollaborative.com

Project
RFP: Kearns School Apartments
Granby, CT

Sheet Description
Schematic Design

Date: 9-23-2024

Revisions:

Drawn By: AK,TC

A-1

PROPOSED APARTMENT UNITS - 66
PROPOSED PARKING SPACES - 132

PROPOSED BARN/MAINTENANCE BUILDING (40'x80')
PROPOSED PUBLIC STORAGE BUILING (40'x80')

5 CANTON RD
MBLU: H-44/ 74/ 46/ /
OWNER: TOWN OF GRANBY
ZONE: R-30

6' WALKING PATH

PROPOSED 2 ACRE POND
WATER ELEV. = 225.0

3:1-4:1 SLOPE

6—WILBRAHAM AND MENLO SOILS, 0 TO 8 PERCENT SLOPES, EXTREMELY STONY

CHATSWORTH VILLAGE CONDOMINIUM

10 BAY GARAGE

8 BAY GARAGE

LAWN

EXISTING 1-STY SCHOOL
PROPOSED 2-STY APARTMENT BUILDING

EXISTING 1-STY SCHOOL
PROPOSED 2-STY
APARTMENT BUILDING

21 SPACES

15 SPACES

10 SPACES

72 SPACES

PICKLE BALL

PICKLE BALL

PING PONG TABLES

4 SPACES

DUMPSTER FACILITIES

9 SPACES

6 SPACES

9 SPACES

40'x80' PUBLIC STORAGE BUILDING

40'x80' BARN

CANTON ROAD

ASSUMED

N/F
WAYNE E. & MARGARET O. CHAPPLE

N/F
BRUCE & EL VY McKENNEY

N/E
KEVIN J. LOFTUS

BURLEIGH DRIVE

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

5 CANTON ROAD
PROPOSED REDEVELOPMENT
PREPARED FOR
BOBROSKE COMPANIES
GRANBY, CONNECTICUT

CLARK LAND SURVEYING, LLC
126 TUNXIS ROAD
BRISTOL, CONN. 06010
(860)-967-8590
TODD@CLARKLS.BIZ

DATE: 9-20-2024	SCALE: 1" = 40'	MAP NO. 2024-84-F

PROPOSED APARTMENT UNITS - 66
PROPOSED PARKING SPACES - 132

PROPOSED BARN/MAINTENANCE BUILDING (40'x80')
PROPOSED PUBLIC STORAGE BUILING (40'x80')

CHATSWORTH VILLAGE CONDOMINIUM

CHATSWORTH VILLAGE CONDOMINIUM

10 BAY GARAGE

10 BAY GARAGE

CARPORT-EV CHARGERS

EXISTING 1-STY SCHOOL
PROPOSED 2-STY APARTMENT BUILDING

EXISTING 1-STY SCHOOL
PROPOSED 2-STY
APARTMENT BUILDING

DOG PARK

CARPORT-EV CHARGERS

COMMUNITY GARDENS

NATURE PRESERVE

5 CANTON RD
MBLU: H-44/ 74/ 46/ /
OWNER: TOWN OF GRANBY
ZONE: R-30

6'
WALKING
PATH

PROPOSED 2 ACRE POND
WATER ELEV. = 235.0

PICKLE BALL

PICKLE BALL

PICNIC TABLES

PLAYGROUND

40'x80' PUBLIC STORAGE BUILDING

CARPORT-EV CHARGERS

PUMPSTER FACILITIES

40'x80' BARN

CANTON ROAD

4:1 SLOPE

6'
WALKING
PATH

NATURE PRESERVE

N/F
WAYNE E. & MARGARET Q.
CHAPPLE

N/F
BRUCE & EL VY
McKENNEY

N/F
KEVIN J. LOFTUS

BURLEIGH DRIVE

ASSUMED

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

5 CANTON ROAD
PROPOSED REDEVELOPMENT
PREPARED FOR
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GRANBY, CONNECTICUT

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PROPOSED APARTMENT UNITS - 66
PROPOSED PARKING SPACES - 132

PROPOSED BARN/MAINTENANCE BUILDING (40'x80')
PROPOSED PUBLIC STORAGE BUILING (40'x80')



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.

5 CANTON ROAD

GENERAL LOCATION MAP

PREPARED FOR

BOBROSKE COMPANIES

GRANBY, CONNECTICUT

CLARK LAND SURVEYING, LLC
126 TUNXIS ROAD
BRISTOL, CONN. 06010
(860)-967-8590
TODD@CLARKLS.BIZ

DATE: 9-20-2024	SCALE: 1" = 100'	MAP NO. 2024-84-S