

(Form 1)

PROPOSAL FORM COVER SHEET

SUBMITTED TO: Town of Fairhaven
40 Center Street
Fairhaven, MA 02719

DATE RECEIVED BY TOWN: March 11, 2022

SUBMITTED BY: Name: Richard C. Relich
Firm: Arch Communities LLC
Address: 50 Sargent Street
Needham, MA 02492
Telephone: (781)424-7328

Set forth by the Town of Fairhaven, the accompanying proposal is submitted to purchase the Rogers School in the Town of Fairhaven, MA, described therein.

I am fully aware of the requirements established by the Town for selection of a Developer and except these requirements. ***The attached information is complete and accurate.***



Signature

Managing Member
Title

March 9, 2022
Date

(Form 2) BACKGROUND OF PROPOSING ORGANIZATION

Proposed Purchase Price \$ 285,000.00

1. Full Name of Organization: Arch Communities LLC
2. Main Office of Organization: 50 Sargent Street, Needham, MA 02492
3. Local Address of Organization: Same
4. Telephone Number(s): (781)424-7328
5. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

(Use separate sheet of paper and attach if further principals are involved).

6. The applicant is a(n): Limited Liability Corporation
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

If applicant is a Partnership, state name and residential address of both general and limited partners:

7. The Federal Social Security Identification Number of the applicant (the number used on Employers' Quarterly Federal Tax Return, U.S. Treasurer Department Form 941) is: 81-08888047
8. Number of years organization has been in business under current name: 5
9. Has organization ever failed to perform any contract, or been disqualified or barred from bidding or working on public projects? No
(If answer is 'yes', please state circumstances).

10. Authorization: Richard C. Relich

Dated at:

This 10th day of March, 2022.

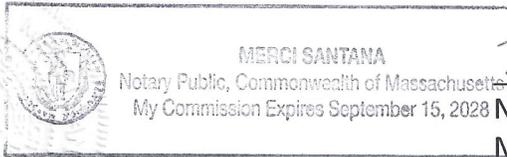
NAME OF ORGANIZATION: Arch Communities LLC

BY: Richard C. Relich

TITLE: Managing Member

11. Attestation

Richard C. Relich, being duly sworn deposes and says that he/she is the Managing Member of Arch Communities LLC and that all answers to the foregoing questions and all statements contained herein are true and correct. Subscribed and sworn before me this 10th day of March, 2022.



Mercé Santana
Notary Public:
My Commission expires: Sept. 15, 2028

NOTE: This application must bear the written signature of the applicant.

If the applicant is an individual doing business under a name other than his own name, the application must state so, giving the address of the individual.

If the applicant is a partnership, the application must be signed by a partner and designated as such.

If the applicant is a corporation, trust or joint venture, the application must be signed by a duly authorized officer or agent of such corporation, trust or joint venture and contain written evidence of the authority to bind the entity.

(Form 2)**BACKGROUND OF PROPOSING ORGANIZATION**

Proposed Purchase Price \$ 285,000.00

1. Full Name of Organization: Lanagan & Co., Inc.
2. Main Office of Organization: 35A Union Street, New Bedford, MA 02740
3. Local Address of Organization: Same
4. Telephone Number(s): (508)985-8898
5. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

(Use separate sheet of paper and attach if further principals are involved).

6. The applicant is a(n): Corporation
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

If applicant is a Partnership, state name and residential address of both general and limited partners:

7. The Federal Social Security Identification Number of the applicant (the number used on Employers' Quarterly Federal Tax Return, U.S. Treasurer Department Form 941) is: 81-1164883
8. Number of years organization has been in business under current name: 6
9. Has organization ever failed to perform any contract, or been disqualified or barred from bidding or working on public projects? No
(If answer is 'yes', please state circumstances).

10. Authorization:

Dated at:

This 9th day of March, 2022.

NAME OF ORGANIZATION: Lanagan & Co., Inc.

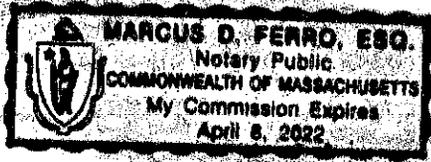
BY: Jason Lanagan

TITLE: President

11. Attestation

Jason Lanagan, being duly sworn deposes and says that he/she is the President of Lanagan & Co., Inc. and that all answers to the foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 9th day of March, 2022.



[Handwritten Signature]

Notary Public: Marcus Ferro
My Commission expires: 4/8/2022

NOTE: This application must bear the written signature of the applicant.

If the applicant is an individual doing business under a name other than his own name, the application must state so, giving the address of the individual.

If the applicant is a partnership, the application must be signed by a partner and designated as such.

If the applicant is a corporation, trust or joint venture, the application must be signed by a duly authorized officer or agent of such corporation, trust or joint venture and contain written evidence of the authority to bind the entity.

Town of Fairhaven
Sale and Development of Former Rogers Elementary School

(Form 3) HAZARDOUS MATERIAL RELEASE

**HAZARDOUS MATERIAL RELEASE
("Hold Harmless" AGREEMENT)**

**RELEASE REGARDING HAZARDOUS MATERIALS
ROGERS SCHOOL
100 PLEASEANT STREET
FAIRHAVEN, MA 02719**

The Town assumes no liability for any release of hazardous materials on this Property. The Proposer has not relied upon any representations by the Town with respect to hazardous materials, except to the extent disclosed herein.

The Proposer agrees to release and hold harmless the Town of Fairhaven from any liability arising out of any hazardous materials that may be present on the Property.

PROPOSER:  DATE: March 9, 2022

Town of Fairhaven
Sale and Development of Former Rogers Elementary School

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PROPOSER: _____

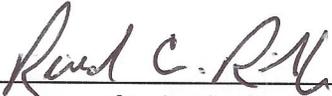


DATE: March 8, 2022

(Form 4)

CERTIFICATION OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity or group of individuals.



(Signature of individual submitting bid or proposal)

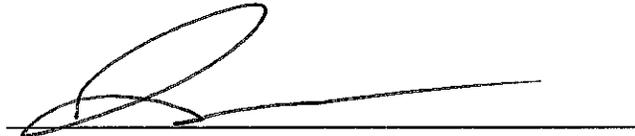
Arch Communities LLC

(Name of business)

(Form 4)

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A handwritten signature in black ink, consisting of a large, stylized loop followed by a long horizontal stroke.

(Signature of individual submitting bid or proposal)

Lanagan & Co., Inc.
(Name of business)

(Form 5)

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of every legal entity and every natural person that has or will have a direct or indirect beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by all required parties. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor, Boston, MA 02108

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY: The Former Rogers Elementary School

(2) TYPE OF TRANSACTION, AGEEMENT, or DOCUMENT: Property Sale

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION: Town of Fairhaven

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY: Arch Communities LLC

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

____ Lessor/Landlord

____ Lessee/Tenant

____ Seller/Grantor

X Buyer/Grantee

____ Other (Please describe): _____

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

Richard C. Relich

50 Sargent Street, Needham, MA 02492

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

NONE

NAME:

POSITION:

- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

Arch Communities LLC
 PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

Richard C. Relich March 9, 2022
 AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE (MM / DD / YYYY)

Richard C. Relich, Managing Member
 PRINT NAME & TITLE of AUTHORIZED SIGNER

(Form 5)

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The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY: The Former Rogers Elementary School
- (2) TYPE OF TRANSACTION, AGEEMENT, or DOCUMENT: Property Sale
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION: Town of Fairhaven
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY: Lanagan & Co., Inc.

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

Lessor/Landlord
 Lessee/Tenant
 Seller/Grantor
 Buyer/Grantee
 Other (Please describe): _____

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

<u>NAME</u>	<u>RESIDENCE</u>
Jason Lanagan	116 Chestnut Street, Fairhaven, MA 02719
_____	_____
_____	_____

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

NONE

<u>NAME:</u>	<u>POSITION:</u>
_____	_____
_____	_____

- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

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The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

Lanagan & Co., Inc.

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)



AUTHORIZED SIGNATURE of DISCLOSING PARTY

March 8, 2022

DATE (MM / DD / YYYY)

Jason Lanagan, President
 PRINT NAME & TITLE of AUTHORIZED SIGNER



IX RANKING CRITERIA

Note: All twelve (12) questions must be answered separately by proposer.

1. Short and Long Term Vision (Highly Significant)

Please describe your vision for the property for the short-term (2 years) and long term?

In the short term, all efforts will be focused upon completing due diligence materials as previously noted and securing financing for the project. Once construction is completed, The Residences at Rogers School will provide quality housing for seniors and be a valuable part of the Fairhaven community for years to come.

2. Developer Experience (Significant)

Describe your development team's demonstrated production and management experience.

As further detailed within the proposal, our development team has significant experience with both the adaptive reuse of historic buildings and multifamily housing. Our development team has a proven track record of completing difficult projects that require an innovative financing approach coupled with the ability to find solutions to complex issues that other developers are often unable to overcome. Management is contracted with highly experienced firms qualified to conduct both market and affordable property management and maintenance.

3. Experience with Historical Restoration (Significant)

Do you have any experience in redevelopment of historical buildings?

Yes, extensive experience redeveloping historic buildings into housing throughout Massachusetts and Rhode Island demonstrated by awards from both Preservation Massachusetts and The Massachusetts Historical Commission.



4. Developer Financial Capacity to Design/Construct (Highly Significant)

Provide evidence of financial commitment to design, permit, construct and manage the project?

As previously noted, a resume of completed projects similar to the Rogers School involving a comprehensive capital stack necessary to complete challenging adaptive reuse developments. The development will require a substantial equity commitment necessary to complete the initial due diligence and finance the project including architect and engineering, site analysis, environmental testing and review, structural analysis, geotechnical testing and assessment, market analysis and legal.

5. Developer Financial Capacity to Manage Site (Significant)

What experience does the development team have to manage this site over the long term?

Similar to other completed developments, property management services will be contracted with an experienced property management company with a proven track record of managing senior apartment complexes in the region.

6. Preliminary Design Plans (Significant)

When can the final design be prepared?

Architectural and site drawings will be advanced following developer designation of the project.

When can your development team commence?

As detailed within the proposal, construction will start approximately six months after an allocation of tax credits and loan funding is awarded to the project from the Massachusetts Department of Housing and Community Development. The tax credits continue to be in high demand throughout the state and securing the proceeds is an arduous process, but one that results in producing high quality developments.



7. Employment Initiative (Moderately Significant)
What Initiative for employment of Fairhaven residents, minorities, and women does your proposal include during both the construction and the operation phases of the development?
- Fairhaven residents including minorities and women and Fairhaven businesses will be able to participate throughout the construction process. Typically, local businesses and their personnel participate as subcontractors throughout construction and the construction contract will include documented requirements to increase Section 3/MWBE participation for minority and women owned businesses.
8. Original Historic Building (Highly Significant)
Does your plan retain the original historic building for 1885 Rogers School?
- Yes, the Rogers School will be retained and redeveloped into housing and ancillary space.
9. Deed Restrictions (Highly Significant)
Does your plan include providing deed restrictions for the historic building? Does your plan include deed restrictions that would carry over to future sale of the property to retain and maintain the historic building?
- Yes, however it is not anticipated that the property will be sold as Arch Communities has not sold a completed development to date. Requirements of the tax credits preclude a sale for an extensive period of time.
10. Purchase Plan (Significant)
What is your proposal to purchase and finance the redevelopment of Rogers School?
- Our proposal includes a purchase price of \$285,000 and the financing plan for the project has been included within the narrative portion of the proposal.



11. Cash on Hand or Pre-Approved Financing (Highly Significant)

Do you have cash on hand or pre-approved financing from a financial institution?

Financing for development of the Rogers School will be facilitated through existing banking and investor relationships that will involve a combination of equity generated through the sale of tax credits, loan proceeds from MassHousing and the Massachusetts Departments of Housing and Community Development, construction financing through existing relationships including Bank of America and permanent financing through existing relationships including the Massachusetts Housing Partnership. Arch Communities' \$26,000,000 Wells School Apartments development is now finishing construction and has utilized similar funding sources and financing partners.

12. Other Economic Benefits (Significant)

a) What other direct revenue benefits does your development plan offer?

In addition to the proposed purchase price, other revenue generated by the development will include real estate tax revenue.

b) What other indirect revenue benefits does your development plan offer?

It is anticipated that residents will contribute to the economy by shopping and dining locally and supporting the local businesses community in general.