



# RFP: TORREY STREET 02124

52-58 Withington Street LLC | Stephen Siuda | (781) 858 0890

June 6<sup>th</sup>, 2018

Department of Neighborhood Development  
26 Court Street, 8<sup>th</sup> Floor  
Boston, MA 02108  
Attn: Bernard A. Mayo

Dear Department of Neighborhood Development:

On behalf of 52-58 Withington Street LLC, we would like to present our ***RFP for Torrey Street, Parcel #: 17-01315000***

Following this cover letter, you will find supporting documentation supporting our proposal and all qualifying documentation that DND has requested for such proposal.

Please contact, Stephen Siuda, co-owner and representative of 52-58 Withington Street LLC and developer of this proposal: (781) 858 0890 | [steve@startwithpenny.com](mailto:steve@startwithpenny.com)

Sincerely,

## A. Proposal Summary

i: On behalf of the Torrey Street RFP, we would like to introduce ourselves. We are 52-58 Withington Street LLC, which owns 52-58 Withington Street and also 19 Torrey Street. These parcels currently surround the subject parcel.

In order to have a complete project and true optimization of the area at hand, our team will most certainly need to acquire the Torrey Street Land. Without such, we will not be able to perform or fulfill the real potential for this block.

ii\*: Steve Siuda – Andrew Litchfield – Brad Cangiamila (***Owners and operators of surrounding parcels and proposers of Torrey Street RFP***)

*\*List of qualified work completed and in process can be found in Section F: i*

iii: N/A

## B. Development Plan

i: Our request for acquisition of Torrey Street parcel has to do with its location to our current owned parcels surrounding it. We're not requesting to build a separate development on the subject parcel. We're proposing to acquire the subject parcel, so we can add to our original proposal (please see attached documentation for renderings/floor plans). Which is a structure including 24 residential units with 25 parking spots and a massing of 30,000 square feet. We will be adhering to the city of Boston and their affordability criteria of 1 per every 9 units; we will round up to 4 affordable units.

Our offer will be **\$45,500**. 19 Torrey Street, we acquired for \$40,000. Based off of that price per square feet, being adjacent to subject parcel, we arrived at our offer price. However, that was not the only factor. Given our ownership of the surrounding parcels and our proposed project and development size, DND appraised value and proposed sale price, simply isn't feasible for our proforma. 24 units at 30,000 square feet of massing and 25 parking spots requires a substantial investment and risk.

Holding time will be roughly 24-36 months upon acceptance of our offer. That will include zoning process, article 80 process, permitting, and development of proposed project. Upon acceptance, we will continue to work diligently with the DND, the neighborhood, and the city to assure that our timelines are sufficient as possible. Considering our proposed use of not only the subject parcel, but our owned parcels surrounding the subject parcel, we will need to go through the zoning process for approvals.

We are the direct abutters on both sides of the subject property. Our invested interest is greater and more reasonable than any other proposal that may arise from another entity. It is and will be our main goal to utilize this land to its most effective use. We take pride in our work and have major invested interest in the Codman Square Community. Co-Owners, Stephen Siuda and Andrew Litchfield, own and operate 533 Washington Street, which is an Early Education Center known as Bright Minds Learning Academy. Their enrollment is mostly families on vouchers. An investment of \$100,000 has been put into the interior of the building in order to give the current and future families the best possible environment for true learning. Not



only do they own and operate that location, but their offices are located on Talbot Avenue, across from the Great Hall, as well as 100% of their current portfolio.

Plans for community involvement in our proposed project will stretch to Stephen and Andrew reaching out to their student's families and offering opportunities in the project wherever candidates are experienced. Safety is extremely important in any project, and we will assure that any member who we bring on, we will need to prove their experience in that field.

We have multiple goals and objectives that we would like to see happen with this project. They vary from bringing modern development to a community that isn't growing as fast as the rest of the Dorchester market in terms of new construction housing developments. We want to see a project that doesn't exclude the current residents of this community to be priced out of their own neighborhoods. We want to involve as many neighbors and community partners as possible with the assistance of this project in all ways possible.

### C. Operational Plan

i: Once proposed development is complete, units will be rented out to qualifying residents, most importantly, community residents. The property will be managed by a third-party management company who's track record is impeccable and clearly ethically managed and operated. (such company has not been selected yet given how far out the completion is) Management companies typically cost anywhere from 8-12% of monthly rental income, plus additional fees with a project this large; roughly \$60,000-\$90,000 annually.

Source of funding for the project will come from Mansfield Bank, who will be in first position. They are providing the financing for the acquisition as well as the construction loan. Remaining funds will come privately from owners; same as 52-58 Withington Street and 19 Torrey Street did.

### D. Housing Affordability Plan

i: Our plans for affordability will coincide with the City of Boston's' affordability ratio of 1:9. With our proposal of 24 units, that would give us a mix of 2.6, and we would rather extend that number to 4 affordable units.

We will work closely with the community, the City of Boston, and DND so we can be on the same page with our plans for affordability at the proposed project.

ii: The goals and actions that we see coming from our proposed project would be that of a modern, comfortable, and comprehensive community development. One that incorporates the rich history of Codman Square and provides local and desired families to inhabit and bring greater sense of community to an ever-changing city.

## E. Diversity and Inclusion Plan

i: Immediately, our project is already ahead of the game. The three separate contracting companies that we work with are all immigrants whom migrated from their native countries earlier in their lives and careers. The owners have relocated from Brazil, and or Lebanon. Their missions are to continue to employ like-minded and spirited individuals such as themselves who hone a true sense of community and pride for where they've come from.

Considering the location of this project; to schools, offices, and health centers, we will look to implement forms of marketing that will reach and attract local, and experienced workers. Some whom may have been out of work or are simply looking for more work. We will look to attract high school students who are eager to learn a trade and or want to volunteer on a project that will be enhancing the community.

Andrew and Stephen will implement the above referenced plan with their students at Bright Minds Learning Academy and will connect with their students families to see if they too, can become a part of the development in any which way they can.

## F. Developer Qualifications, Experience and References

i: There are 3 owners for Withington and Torrey Street;

- Stephen Siuda
- Andrew Litchfield
- Brad Cangiamila

### Steve Siuda & Andrew Litchfield

- Real Estate Developers – Future Community Leaders
- East Boston native **(S.S)** Dorchester Native **(A.L)**
- Have completed and developed over 25 properties in East Boston, Dorchester, and South Boston
- Board members of Young Voices nonprofit in Providence, RI
  - Teaching under privileged youth leadership skills, confidence, public speaking, networking, and self-awareness
- Main focus is on improving the Dorchester neighborhood and community
- They own and operate 533 Washington Street in Dorchester, **Bright Minds Learning Academy Inc.**
  - We have made improvements to the site and are running and operating the early education center as well as owning the real estate
  - Our main passion is our community legacy that we are implementing as we speak
  - We have partnerships in the works for Bright Minds Learning Academy which will include financial literacy, mindfulness, yoga/meditation, and free life insurance policies for

qualifying families via MassMutual. As well as many more ideas for community outreach programs and fund raisers.

- Our first community initiative will be taking place this summer which will be called, Adopt A Block; an effort to get community together and biweekly dedicate our time and resources to cleaning up a specific area of the neighborhood in which we choose for that day.
  - It will compound and soon, within 2018 we will have a large movement that will most certainly enhance the Codman Square neighborhood. As well as incorporate more citizens to take pride and Love Where They Live!
- Our current/completed 2018 projects right now are all within .5 miles of Withington and Torrey Street proposed RFP project.
  - 66 Edson St.
  - 472 Talbot Ave.
  - 22-24 Alpha Rd.
  - 22 Nightingale St.
  - 39 Rosseter St.
  - 533 Washington St.
  - 344 Talbot Ave. (our office)

We can't stress enough how passionate we are for this neighborhood. Not only is the Withington and Torrey Street project a business venture for us but, a small piece of a larger community development plan that we see expanding in the future. We are dedicated and excited about the future of this area.

### *Brad Cangiamila*

- Boston Native
- Has completed 45+ projects in Boston and surrounding cities
  - Currently has 24 projects underway
- Huge passion for neighborhood development and home ownership
- Mentor, father, and philanthropist

Below is Brads website where you can get more of a sense of his work and some of his completed projects.

<http://bcholdings.wpengine.com/>

### G. Permits/Licenses

i: No Permits for proposed project are in hand yet considering the zoning/article 80 process has not taken place due to this RFP.



## H. Subcontractors or Partnerships

i: Again, Andrew and Stephen own Bright Minds Learning Academy Inc., and we, as the proposers, will look to implement a partnership with Bright Minds, to allow applicable students to explore and visit the work site during development to get an educational lesson on such education subjects; finances, construction, management, leadership, respect for community, community enhancement, and cleanliness.

## I. Additional Data

i: We want to thank the DND for allowing this RFP to be initiated. We purchased 52-58 Withington Street and 19 Torrey Street in mid 2017. All parcels have been fully purchased and closed on. We have been waiting patiently and eagerly for this proposal to be released.

We are excited to hopefully get this project underway and bring a beautiful, cohesive development to wonderful community in Codman Square. The Torrey Street parcel is that last piece that needs to be added in order to truly bring this block of Withington Street and Torrey Street to its full potential.

Our proposal will help aid in commercial development and current business revenues located on Washington Street and surrounding areas, by adding more hard working and quality citizens to an already strong and passionate community.

Again, on behalf of our team, thank you!

Sincerely,

Copy

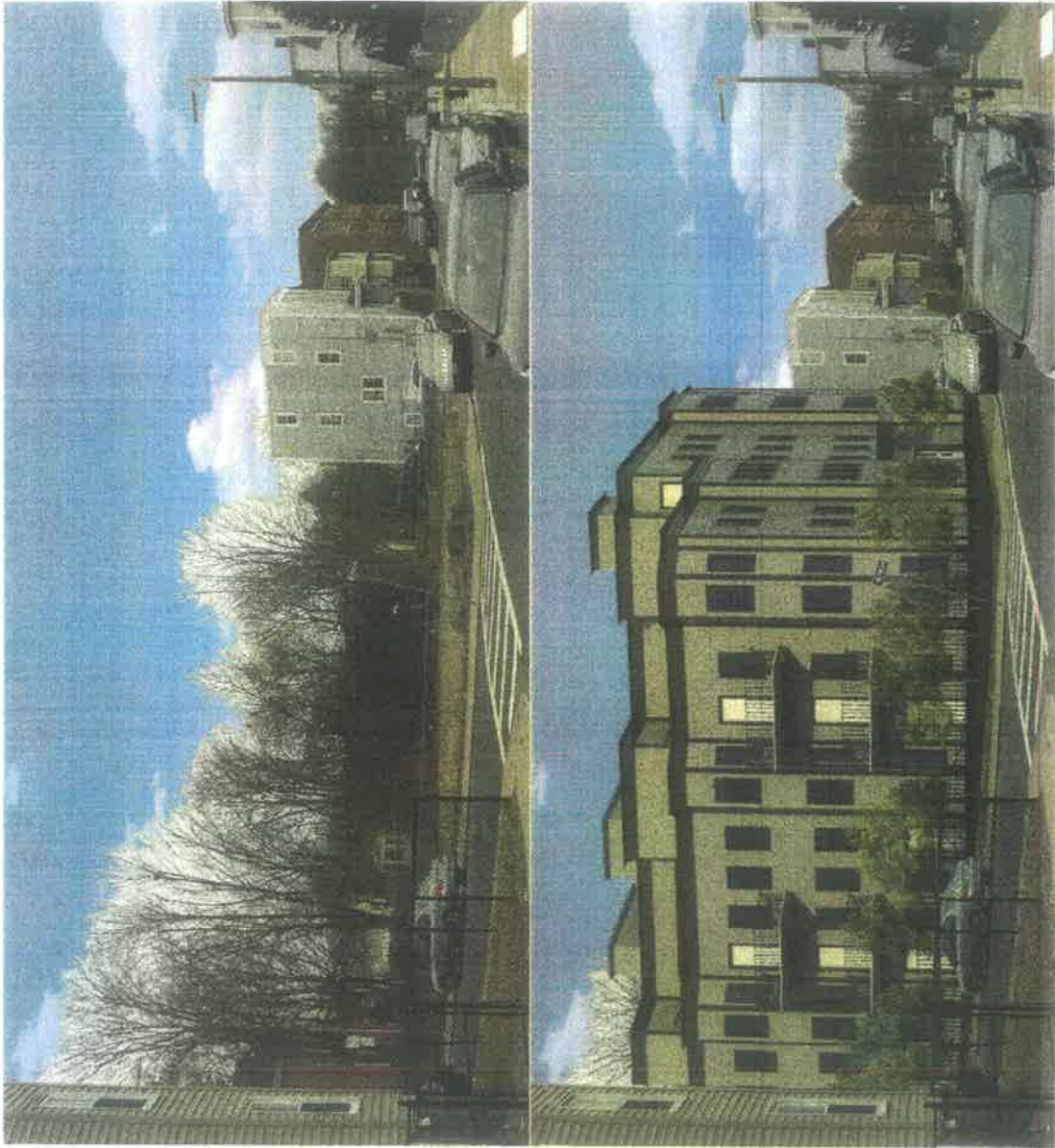


Existing

Proposed  
**context**  
a collaborative design workshop

**WITHINGTON & TORREY**

**PENNY INVESTMENTS**



PENNY INVESTMENTS

WITHINGTON & TORREY

Proposed  
**context**  
a collaborative design workshop



**SITE INFORMATION:**  
TOTAL LOT AREA = 15,544 SF

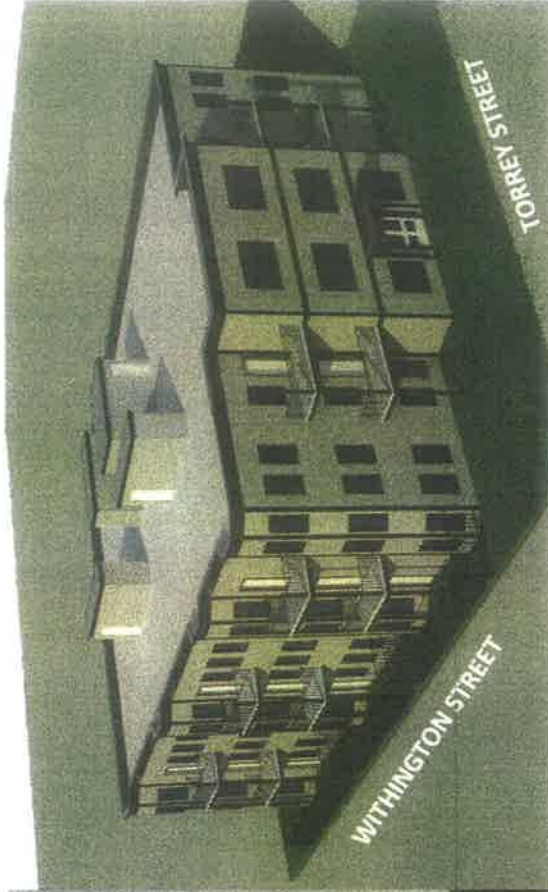
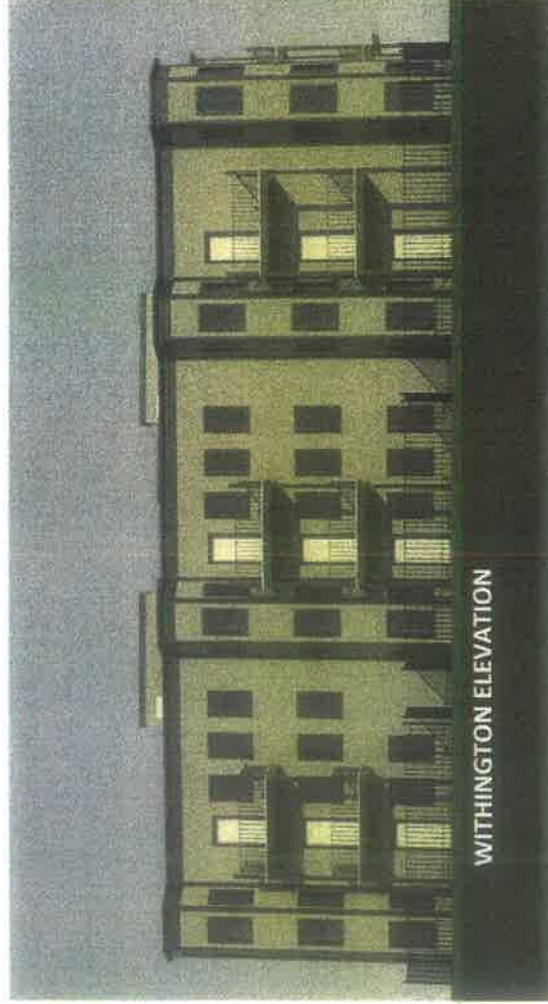
**REQUIREMENTS:**  
FAR 0.4 = 6217 SF  
15'/10'/20' SETBACKS  
MAX. HEIGHT: 35'/2.5 STORIES  
PARKING: 1.5 SPACES/UNIT

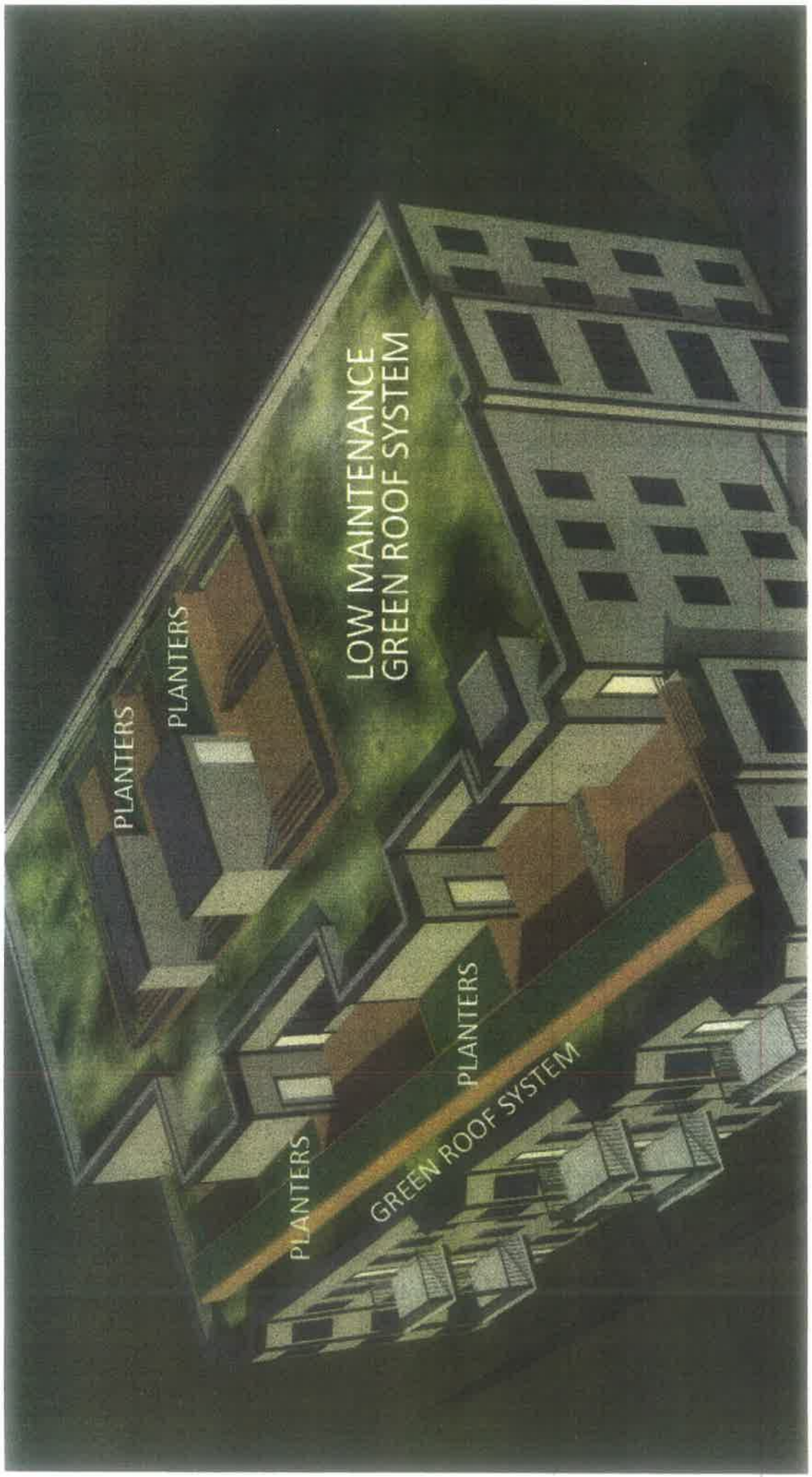
**THIS PROPOSED OPTION:**

AREA:  
4250 SF ON GROUND,  
8900 SF ON L2 AND L3  
22,050 SF TOTAL

SETBACKS PROVIDED:  
15' FRONT (TORREY STREET)  
10' SIDES (WITHINGTON STREET)  
20' BACK

19 TWO BEDROOM UNITS  
HEIGHT: 35' TO ROOF  
PARKING: 20 SPACES





LOW MAINTENANCE  
GREEN ROOF SYSTEM

PLANTERS

PLANTERS

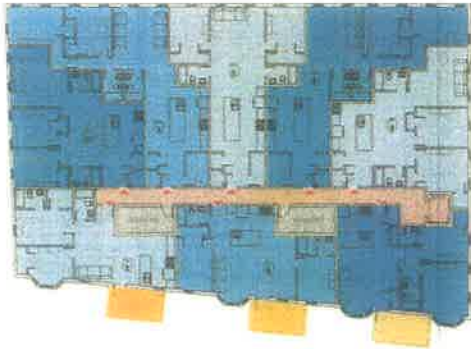
PLANTERS

PLANTERS

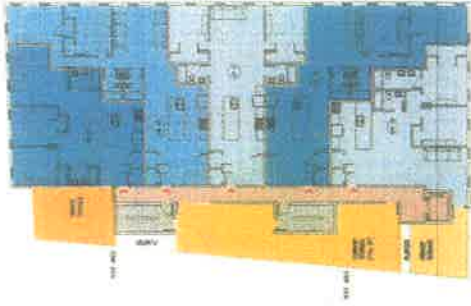
GREEN ROOF SYSTEM



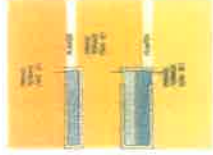
Ground Plan



Levels 2 & 3



Levels 4 Plan



Roof Plan

**PENNY INVESTMENTS**

**WITHINGTON & TORREY**

**cortext**  
a collaborative design workshop

ZONING ANALYSIS	Dorchester 3F-6000	Proposed	Comments
Minimum Lot Area	6000 sf	15,546 sf	Complies
Maximum Units	2 Units	24 Units	Variance Required
Minimum Lot Frontage	40 Feet	108 Feet 6 Inches	Complies
Minimum Lot Width	40 Feet	94 Feet	Complies
Maximum Floor Area Ratio	0.4	1.9	Variance Required
Maximum Height (Stories)	2 1/2 Stories	4 Stories	Variance Required
Maximum Height (Feet)	35 Feet	44 Feet	Variance Required
Usable Open Space	750+ sf/Unit	3346 sf + 3809* sf	Variance Required
Minimum Front Yard	15 Feet	15 Feet	Complies
Minimum Side Yard	10 Feet	10 Feet	Complies
Minimum Back Yard	20 Feet	20 Feet	Complies
Max. Back Yard Coverage	25%	0%	Complies
Minimum Parking Ratio	1.25	1.0****	Variance Required

\* Deck Space

\*\*With basement egress window protrusion

\*\*\*1 Space/unit + 1 additional space, 1 accessible space

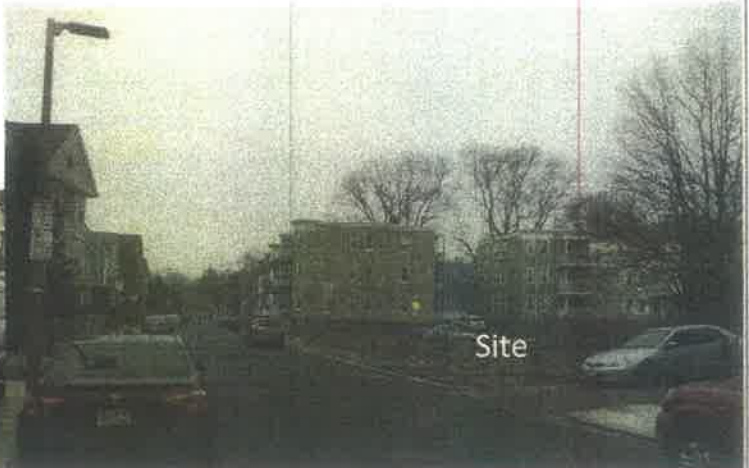
## Withington & Torrey Zoning Analysis



Map



On Torrey, looking toward Washington



On Torrey, looking toward Wentworth

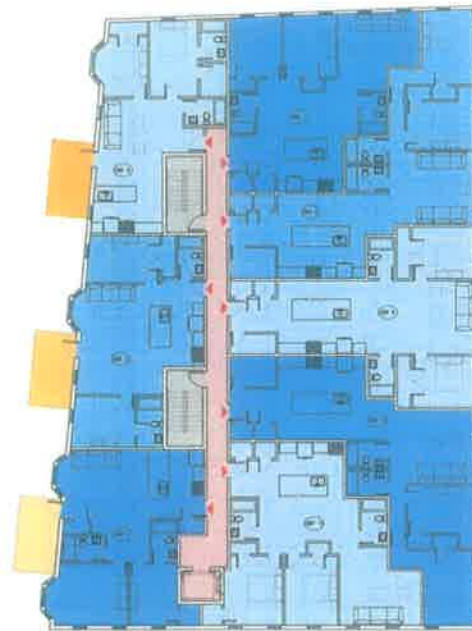


On Torrey, looking Down Withington

## Withington & Torrey Zoning Analysis



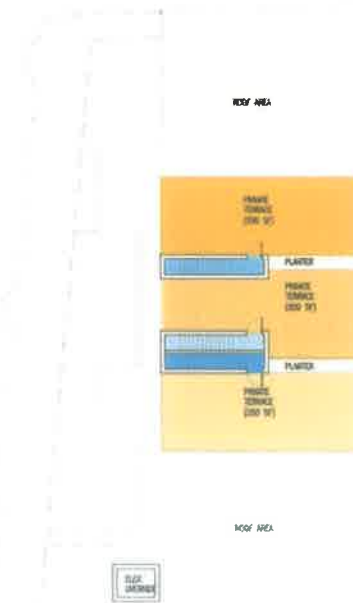
TORREY STREET  
Ground/Site Plan



Level 2 & 3 Plan



Level 4 Plan



Roof Plan

# Withington & Torrey Zoning Analysis

AREA ANALYSIS	Area	Outdoor Space	Comments
Unit 1	820 sf	350 sf Patio	2 Bedrooms / 2 Bath
Unit 2	760 sf	500 sf Patio	2 Bedrooms / 2 Bath
Unit 3	660 sf	500 sf Deck	2 Bedrooms / 1 Bath
Unit 4 & 12	820 sf	100 sf Deck	2 Bedrooms / 2 Bath
Unit 5 & 13	850 sf	100 sf Deck	2 Bedrooms / 2 Bath
Unit 6 & 14	780 sf	100 sf Deck	2 Bedrooms / 2 Bath
Unit 7 & 15	990 sf	N/A	2 Bedrooms / 2 Bath
Unit 8 & 16	1130 sf	N/A	2 Bedrooms / 2 Bath
Unit 9 & 17	1050 sf	N/A	2 Bedrooms / 2 Bath
Unit 10 & 18	1140 sf	N/A	2 Bedrooms / 2 Bath
Unit 11 & 19	1050 sf	N/A	2 Bedrooms / 2 Bath
Unit 20	990 sf	250 sf Deck	2 Bedrooms / 2 Bath
Unit 21	1130 sf	550 sf Roof Deck	2 Bedrooms / 2 Bath
Unit 22	1050 sf	500 sf Roof Deck	2 Bedrooms / 2 Bath
Unit 23	1140 sf	550 sf Roof Deck	2 Bedrooms / 2 Bath
Unit 24	1050 sf	200 sf Deck	2 Bedrooms / 2 Bath

## Withington & Torrey Unit Area Appendix

PROPOSAL FORM

**SUBMITTED TO:** DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
BID COUNTER  
26 COURT STREET, 10<sup>TH</sup> FLOOR  
BOSTON, MASSACHUSETTS 02108

**DATE RECEIVED BY DND:** May 7th, 2018

**SUBMITTED BY: NAME:** Stephen Suda

**ADDRESS:** 344 Talbot Ave. Ste. 203 Dorchester 02124

**TELEPHONE:** 781-858-0890

**EMAIL:** steve@startwithpenny.com

Under the conditions set forth by the Department of Neighborhood Development, the accompanying proposal is submitted for:

**Property Address:** Torrey Street RFP

For this proposal to be properly evaluated all questions must be answered by the Proposer. The Awarding Authority (the Department of Neighborhood Development) will regard all responses to questions and all submissions as accurate portrayals of the Proposer's qualifications and any discrepancy between these statements and any subsequent investigation may result in the proposal being rejected.

- i. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

Stephen Suda - 344 Talbot Ave. Ste. 203 Dorchester, 02124  
Andrew Litchfield - "  
Brad Cangiamila - PO Box 1321 Lynnfield, MA 01940

Use separate sheet and attach if additional principals are involved.

- ii. The applicant is a/an: Partnership  
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

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



vii. AUTHORIZATION:

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion of 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]  
Signature of individual submitting proposal

Co-Owner  
Title

52-58 W. Thington Street LLC  
Legal Name of Organization

Dated at: June 7th, 2018

This 7th day of June.

NAME OF ORGANIZATION:  
52-58 W. Thington Street LLC

BY: Stephen Sivola

TITLE: Co-Owner

i. ATTESTATION:

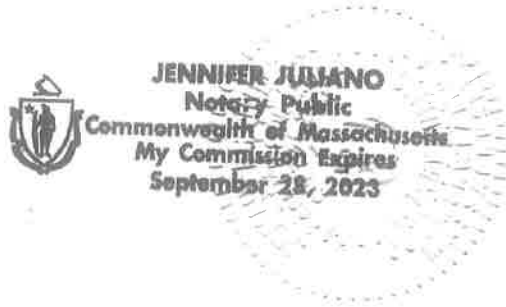
Stephen Sivola being duly sworn deposes and says that (he/she) is the Co-Owner of 52-58 W. Thington Street LLC and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 7th day of June.

Notary Public: Jennifer Juliano Jennifer Juliano

My Commission Expires: 9/28/23 2023  
(Month) (Year)

NOTE: This proposal form must bear the written signature of the applicant.



### Project Summary Form

Project Name: Torrey Street RFP

Project Street Address(es): Torrey Street RFP

Developer: 52-58 Withington Street, LLC

Types of Units: Family  Individuals  Elderly  Special Needs

Other? (Describe) \_\_\_\_\_ Commercial  Yes  No

Number of Units 24 Number of Affordable Units 4 Homeless Units \_\_\_\_\_

Number of Units	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr	Total
<30% AMI							
<60% AMI				4			4
<80% AMI							
Market				20			20

Rents	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr
<30% AMI						
<60% AMI				4		
<80% AMI						
Market				20		

**Housing Budget**

TDC: \$6,800,000  
 Hard Cost/sf \$ 200/sf  
 Operating Exp/unit \$ 10,000/unit

TDC Per Unit: \$ 283,000/unit  
 Hard Cost/unit \$ 250,000/unit  
 Reserves/unit \$ 12,500/unit  
 Developer Fee and Overhead \$500,000

**Funding Sources:** (Check all that apply)

- |   |                                      |  |   |
|---|--------------------------------------|--|---|
| DND – HOME <input type="checkbox"/>       | DHCD-HOME <input type="checkbox"/>   | DHCD-CIPF <input type="checkbox"/>       |   |
| HSNG BOSTON 2030 <input type="checkbox"/> | DHCD-HSF <input type="checkbox"/>    | 9% LIHTC <input type="checkbox"/>        | Others:<br><u>Mansfield Bank</u> <input checked="" type="checkbox"/><br><u>Private-Owners</u> <input checked="" type="checkbox"/><br>_____ <input type="checkbox"/><br>_____ <input type="checkbox"/><br>_____ <input type="checkbox"/><br>_____ <input type="checkbox"/> |
| NHT <input type="checkbox"/>              | DHCD-HIF <input type="checkbox"/>    | 4% LIHTC <input type="checkbox"/>        |   |
| IDP <input type="checkbox"/>              | DHCD-TOD <input type="checkbox"/>    | New Market TC <input type="checkbox"/>   |   |
| FHLB <input type="checkbox"/>             | DHCD-CATNHP <input type="checkbox"/> | Historic TC <input type="checkbox"/>     |   |
| AHTF <input type="checkbox"/>             | DHCD-CBH <input type="checkbox"/>    | MA State TC <input type="checkbox"/>     |   |
| MTC Grants <input type="checkbox"/>       | DHCD-FCF <input type="checkbox"/>    | HUD-Section 202 <input type="checkbox"/> |   |

## STATEMENT OF PROPOSER'S QUALIFICATIONS FORM

All questions must be answered. All information must be clear and complete. Attach additional pages, if needed.

1. Name of proposer: \_\_\_\_\_
2. Names and titles of principals: \_\_\_\_\_  
\_\_\_\_\_
3. Names of authorized signatories: \_\_\_\_\_
4. Permanent main office address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_
5. Date organized: \_\_\_\_\_
6. Location of incorporation: \_\_\_\_\_
7. Number of years engaged in business under your present name: \_\_\_\_\_
8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_

Has organization ever failed to perform any contract?  YES  NO  
If YES, attach a written declaration explaining the circumstances.

**AUTHORIZATION:** The undersigned certifies under penalties of perjury that this 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 proposal

\_\_\_\_\_  
Title

52-58 Withington Street LLC  
Legal Name of Organization

06/07/18  
Date

## PRELIMINARY DEVELOPMENT BUDGET FORM

**PROPOSER'S NAME:** 52-58 Withington Street LLC

Complete this Preliminary Development Budget or you may substitute another form that provides substantially equivalent information. Note: Total of Uses of Funds should equal Total of Sources of Funds.

USES OF FUNDING	AMOUNT
Acquisition - Land	\$ 470,000
Site Prep/Environmental	\$ 200,000
Construction	\$ 6,000,000
Construction Contingency	\$ 500,000
Architect(s) and Engineer(s)	\$ 50,000
Development Consultant	\$ —
Survey and Permits	\$ 25,000
Legal	\$ 15,000
Title and Recording	\$ 10,000
Real Estate Taxes	\$ 20,000
Insurance	\$ 15,000
Construction Loan Interest	\$ 100,000
Construction Inspection Fees	\$ 6,000
Other:	\$
Other:	\$
Other:	\$
Other:	\$
Other:	\$
Soft Cost Contingency	\$ 40,000
Developer Overhead	\$ 100,000
Developer Fee	\$ 400,000
<b>TOTAL: ALL USES</b>	\$0.00 <del>\$</del> 7,951,000

\$8,000,000

SOURCES OF FUNDING	AMOUNT
Sponsor Cash In Hand	\$ 1,500,000
Additional Sponsor Fundraising	\$
Philanthropic Funding	\$
Philanthropic Funding	\$
Bank Loans	\$ 6,500,000
Donated Materials/Services:	
Other:	\$
Other:	\$
<b>TOTAL ALL SOURCES:</b>	\$ 8,000,000

Committed

- 
- 
- 
- 
- 
- 
- 

If any of the above-listed funding sources are already in hand or have been committed subject to designation/conveyance by DND, check off the right-hand box under "Committed".

Explanatory notes:

## PRELIMINARY OPERATING BUDGET FORM

**PROPOSER'S NAME:** 52-58 Withington Street LLC

Provide a Preliminary Operating Budget on the form provided below. You may substitute another form that provides substantially equivalent information.

SOURCES OF FUNDS: ANNUAL OPERATING INCOME	AMOUNT
Rents @ avg of \$2,000/unit per month	\$ 576,000
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
<b>ANNUAL OPERATING INCOME: ALL SOURCES</b>	<b>\$ 576,000</b>

**Committed**

If any of the above-listed funding sources are already in hand or have been committed subject to completion of the new facility, check off the right-hand box under "Committed".

USES OF FUNDS: ANNUAL OPERATING COSTS	AMOUNT
Common Utilities @ \$2,000/mo	\$ 24,000
Property Insurance	\$ 25,000
Property Taxes	\$ 25,000
Accounting	\$ 2,500
	\$
	\$
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	\$
<b>ANNUAL OPERATING COSTS: ALL SOURCES</b>	<b>\$ 76,500</b>

*Continued on next page*

Explanatory notes:

## DEVELOPMENT TIMETABLE FORM

**PROPOSER'S NAME:** 52-58 Withington Street LLC

Assuming that you are designated on July 1, 2018, indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	10/15/18'
Apply for Permit(s)	5/01/19'
Zoning Relief Anticipated?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
All Development Financing Committed	12/01/18'
Permit(s) Issued	07/01/19'
Financing Closed	07/01/19'
Construction Begins	07/15/19'
Construction Complete	07/15/20'



# CONSTRUCTION EMPLOYMENT STATEMENT FORM

PROPOSER'S NAME: 52-58 Withington Street LLC

How many full time employees does your firm currently have?

Under 25       25 -99       100 or more

Are you a Boston-based business?  YES  NO

*Boston Based: where the principal place of business and/or the primary residence of the Proposer is in the City of Boston.*

Are you a Minority-owned Business Enterprise?  YES  NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)?  YES  NO

Are you a Woman-owned Business Enterprise?  YES  NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)?  YES  NO

## **RESIDENT, MINORITY AND FEMALE CONSTRUCTION EMPLOYMENT**

DND encourages MIHI builders to seek to achieve the following construction employment goals:

<b>Boston Residents</b>	<b>50% of project hours</b>
<b>Minority</b>	<b>25% of project hours</b>
<b>Female</b>	<b>10% of project hours</b>

These are targets, not requirements, but proposals that provide better evidence of their ability to achieve these targets will be more highly ranked. Explain what actions you will undertake to promote employment of these groups:

*Work with local subcontractors + market for community working presence needed. Contractor is from Lebanon, with a construction company that is extremely diverse and employs local residents.*

If you have additional information demonstrating your capacity to achieve these employment targets, you may provide this information on a separate sheet clearly labeled at the top with "Supplementary Construction Employment Statement" and the Proposer's name. *Note: if you are, according the US Dept. of Housing & Urban Development, a Section 3 certified vendor, this will be considered strong evidence of capacity to achieve DND's employment goals.*

If you have completed any development projects in the last five years that have required employment reporting through the City's Office of Jobs & Community Services, please list the most recent here: \_\_\_\_\_

**City of Boston (COB) – Property Affidavit Form**

**Instructions:** List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest. If there are any past due amounts owed to the Department of Neighborhood Development, the Inspectional Services Department, the Treasury Department and/or the Boston Water and Sewer Commission, such **must be paid in full** before: (1) a vote request can be presented to the City of Boston Public Facilities Commission concerning the sale of property to the applicant or any other business entity in which the applicant has an ownership or beneficial interest; OR (2) the commitment of funding to the applicant or any other business entity in which the applicant has an ownership or beneficial interest. Public Facilities Commission votes are not to be requested until the Property Affidavit has been approved and the Legal Unit has signed the Property Clearance Form.

Upon approval, the Property Affidavit will be valid for ninety (90) calendar days from the date it is signed by the Applicant.

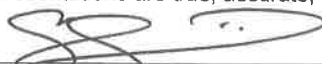
**For any additional properties that do not fit on this form, attach a spreadsheet. Do not use another property affidavit form. Only one signature page is to be submitted. All entries made on this form must be typed in the form fields provided below.**

**Applicant:** Stephen Sivda + 52-58 Withington Street LLC

List Addresses of Boston Properties Owned:	PARCEL ID NUMBER
166 Edson St.	1701791000
22-24 Alpha Rd.	1701045000
39 Rosseter St.	1401262000
52-58 Withington St.	170131800 • 1701317000 • 1701316000
19 Torrey St.	1701314000
533 Washington St. 02124	1700527000
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID NUMBER

I declare under pains and penalties of perjury that the foregoing representations are true, accurate, complete and correct in all respects.

Stephen Sivda - Co Owner



06/07/18

Print Name and Title

Authorized Representative's Signature

Date

Applicant Contact (If different from above)

Telephone Number

**OFFICIAL USE ONLY** (Fax the completed form to DND at 635-0262. Delinquency Reported: (if Yes (Y) state the amount owed):

**Boston Water & Sewer Commission**

Y \$ \_\_\_\_\_ N

Signature and Date: \_\_\_\_\_

Notes:

**Department of Neighborhood Development**

Y \$ \_\_\_\_\_ N

Signature and Date: \_\_\_\_\_

Notes:

**Public Works Department**

Y \$ \_\_\_\_\_ N

Signature and Date: \_\_\_\_\_

Notes:

**Treasury Department**

Y \$ \_\_\_\_\_ N

Signature and Date: \_\_\_\_\_

Notes:

DND Contact

Division

Program

Phone: ext.

AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: Stephen Sivalda - 52-58 Withington Street LLC

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).

No

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?

No

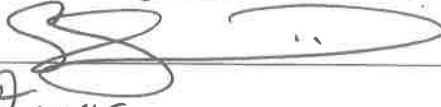
6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

No

Signed under the pains and penalties of perjury this

7<sup>th</sup> day of June, 20 18

SIGNATURE:

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line and a small flourish.

TITLE:

Co Owner

ORGANIZATION:

52-58 Withington Street LLC

ADDRESS:

PO Box 1321 Lynnfield, MA 01940

Conflict of Interest Affidavit Form

The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS:

BORROWER:



THE COMMONWEALTH OF MASSACHUSETTS

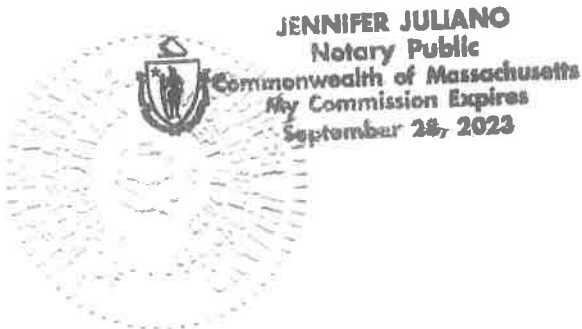
Suffolk, ss.

June 7<sup>th</sup> 2018

Then personally appeared the above named Co Owner - Stephen Suda, (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.

  
Name: Jennifer Juliano  
Notary Public

My Commission Expires:



## CHAPTER 803 DISCLOSURE STATEMENT FORM

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the City of Boston, or being delinquent, an application for the abatement of such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this 7<sup>th</sup> day  
of June, 2018  
Month Year



Proposer Signature

\_\_\_\_\_  
Co-Proposer Signature (If Applicable)

**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):** Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

**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 the correct person. 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.

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, 15<sup>th</sup> Floor, Boston, MA 02108

**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)**

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:

Torrey Street

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

Acquisition of Land

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):

52-58 Withington Street LLC

(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>
<u>Stephen Suda</u>	<u>150 Orleans St. unit 305, 02128</u>
<u>Andrew Litchfield</u>	<u>324 Savin Hill Ave, 02125</u>
<u>Brad Cangiamila</u>	<u>PO Box 1321 Lynnfield, 01940</u>

(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 (insert "none" if none):

(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*



**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)**

*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.

52-58 Withington Street LLC

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



AUTHORIZED SIGNATURE of DISCLOSING PARTY

06/07/18

DATE (MM / DD / YYYY)

Stephen Suda - Co Owner

PRINT NAME & TITLE of AUTHORIZED SIGNER