

May 28, 2024

Office of the Town Administrator
Maynard Town Hall
195 Mian Street
Maynard, MA 01754

Re: Bid on 1 Summer Street, Maynard, MA

To Whom It May Concern:

Please be advised that the undersigned represent MacDonald Development, Inc. ("MacDonald Development") and James P. MacDonald, President. On behalf of MacDonald Development, I respectfully enclose the following documents in response to the Request for Proposals ("RFP") for the purchase and development of 1 Summer Street, Maynard, MA (the "Locus");

1. Signed Price Proposal Form;
2. Development Plan/Closing Date;
3. Site Plan;
4. Proposal Security Deposit;
5. References and Photos;
6. Form 1: Certificate of Tax Compliance;
7. Form 2: Certificate of Non-Collusion;
8. Certificate of Authority;
9. Real Property Disclosure; and
10. Financing Information.

In furtherance thereof, a copy of the RFP Response Documents on a USB thumb drive and a Treasurer's Check in the amount of Five Thousand Dollars (\$5,000.00) is filed herewith.

Office of the Town Administrator
Maynard Town Hall
May 28, 2024
Page 2

If you have any questions or require any additional information, please do not hesitate to telephone, or email me. Thank you.

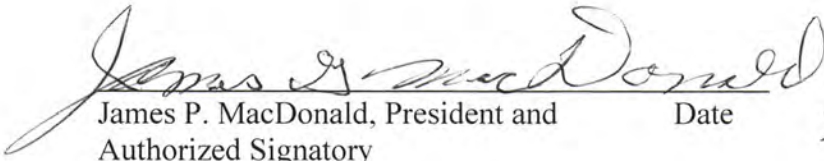
Very truly yours,



Bret J. Francis, Esq.

BJF/mof
Enclosure

MacDonald Development, Inc.



James P. MacDonald, President and
Authorized Signatory

Date

5. 26. 24

Proposal Security

Enclosed is the proposal security from MacDonald Development, Inc. ("MacDonald") in the form of a Treasurer's Check in the amount of Five Thousand Dollars (\$5,000.00).

MacDonald understands that this security will be returned within a reasonable time after the date of the award should the Town of Maynard choose not to select MacDonald's proposal.

MacDonald understands that if it is selected, the proposal security shall be credited towards the purchase price of the property.

APPENDIX C: Price Proposal Form

TOWN OF MAYNARD REQUEST FOR PROPOSALS (RFP)

Disposition of 1 Summer Street

Maynard, MA 01754

PRICE PROPOSAL FORM

PRICE

Please write your proposal offer:

One Hundred and One Thousand and One Doller

Print/Type your proposal amount above in written form

\$ 101,001.00

Print/Type your proposal amount above in numerical form

Note: Both the written form and the numerical form should indicate the same total amount. If there is a conflict between the written form and the numerical form amounts, the written form will control.

MacDonald Development, Inc.

Name of proposer

James G. MacDonald

Name of person signing proposal

James G. MacDonald

Signature of person signing proposal

May 24, 2024

Date

President

Title

10 Main Street, Maynard, MA 01754

Address

(Note: This form must be included in the proposal submission.)

Development Plan/Closing Date

MacDonald Development ("MacDonald") proposes to leave the exterior of the existing building. MacDonald will convert the first floor of the building into an antique automobile museum. As for the second floor, MacDonald would convert the existing space to accommodate eight (8) residential units. Any additional parking required and that cannot reasonably be provided on site will have access to 10 Main Street which currently has fifteen (15) excess spaces. As part of this conversion to residential units, MacDonald agrees to remove any and all asbestos on site. Renderings of the proposed landscape and exterior of the building follow this Development Plan. Pictures of some of the cars to be included in the automobile museum are annexed hereto.

MacDonald believes his proposal will have a positive impact to the "entrance" of the downtown. The automobile museum will provide an aesthetically pleasing streetscape and will be open to the public. As an owner of multiple multi-family buildings in Maynard, MacDonald understands and appreciates the real housing crisis in Maynard on a personal level. MacDonald proposes to re-landscape the entire property, remove the blacktop paving and install paver bricks for all parking areas and walkways. Having reviewed the prior winning bid's landscape proposal, MacDonald agrees to use the same as a model. MacDonald hopes his prior projects in the Town of Maynard assures the Town that it will provide beautiful, modern apartments that will partially alleviate the housing crisis in Maynard.

Lastly, MacDonald heard that the ACME theatre was very interested in being part of the Fire Station project. Although MacDonald is not aware of ACME's current intentions, MacDonald would be amicable to meeting to see if they can make something that works for both parties.

MacDonald proposes execution of a Purchase and Sale Agreement within ten (10) days of the award of the bid and a closing date within thirty (30) days therefrom.



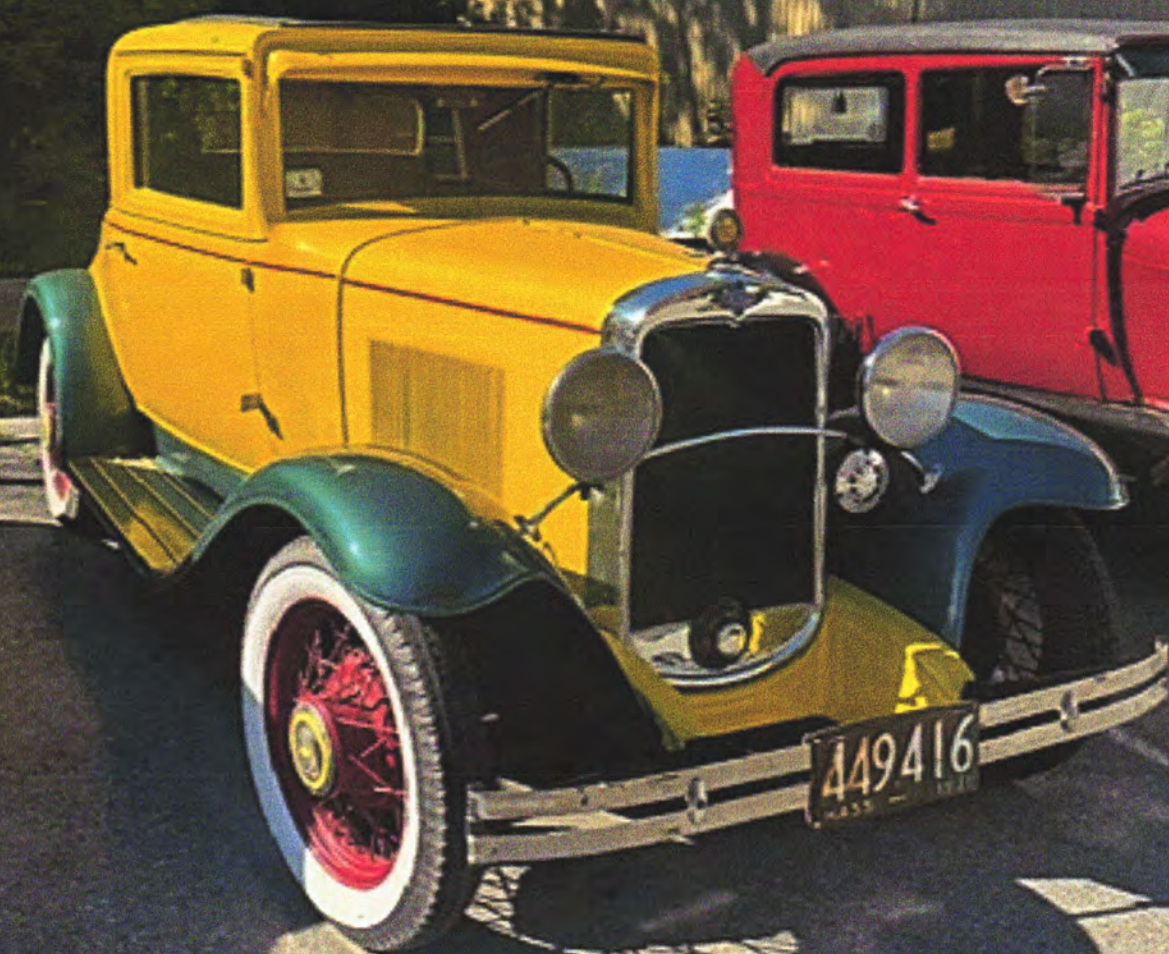












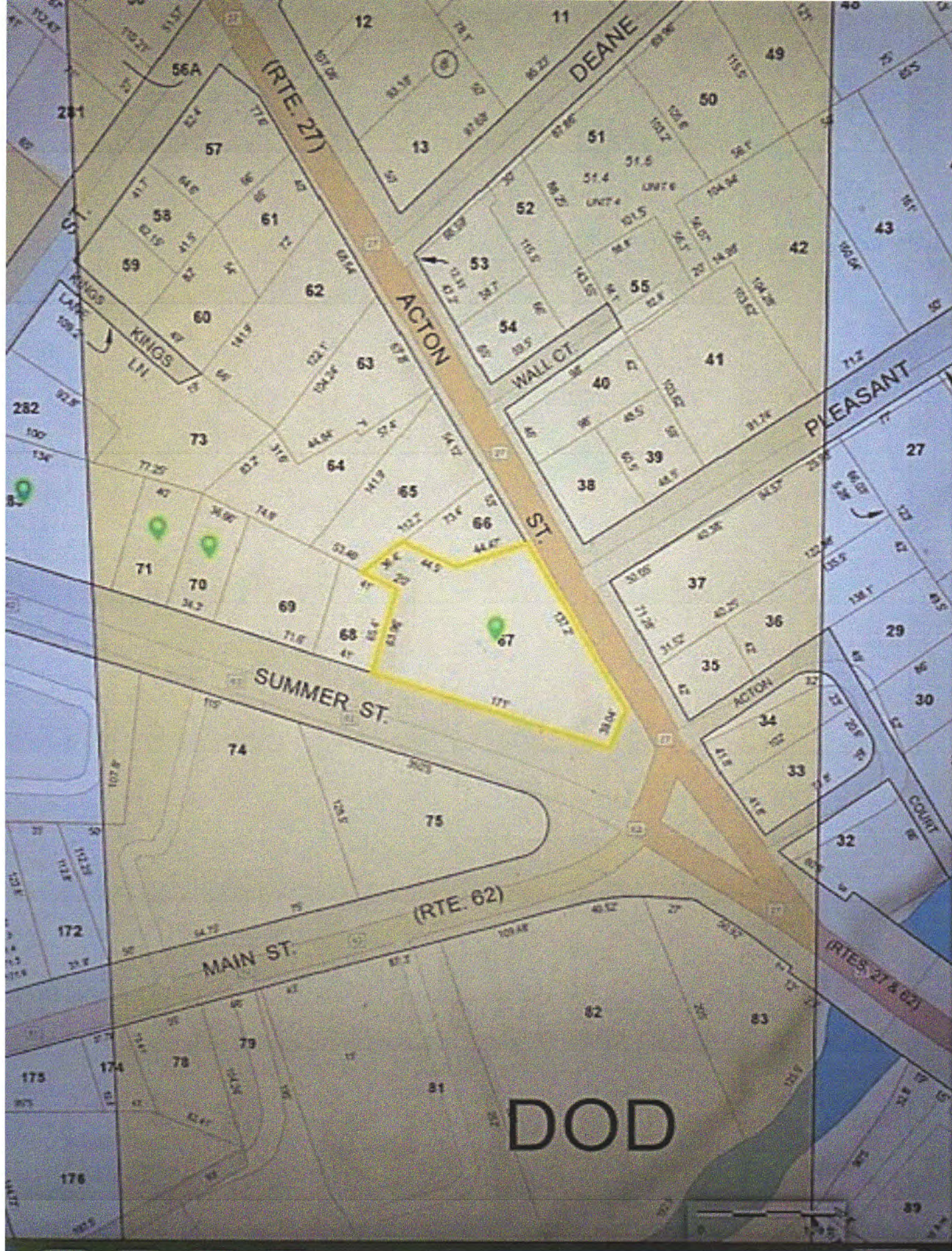








Site Plan



DOD

Proposal Security

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MacDonald understands that if it is selected, the proposal security shall be credited towards the purchase price of the property.

References & Property Photos

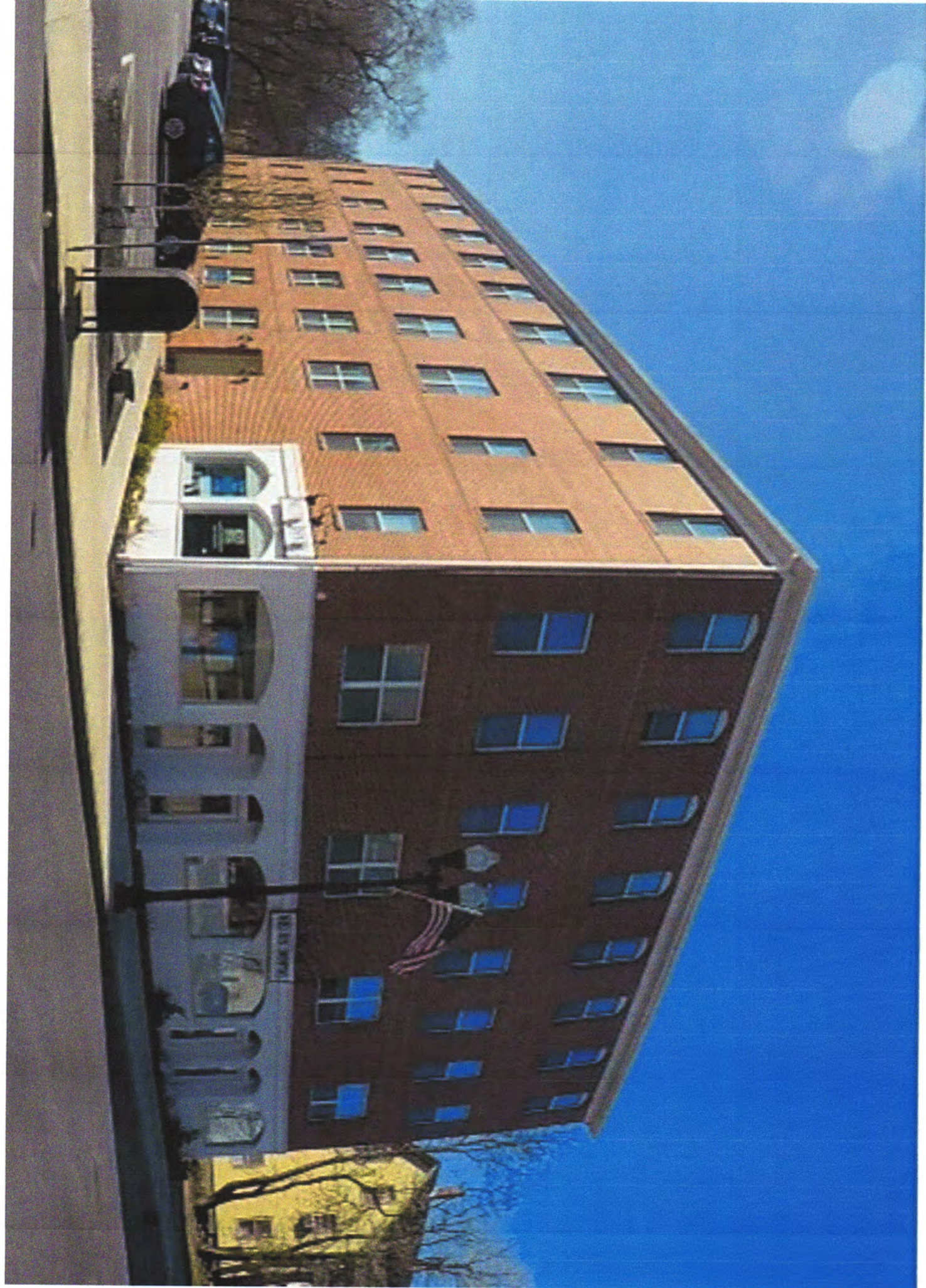
References: Below is a list of business colleagues and professionals:

1. Francis Murphy
4 McIntosh Ct.
Westboro, MA 01581
Masswestmgmt561@gmail.com
Business Associate
2. John M. O'Connor
20 South Ave., Suite 301
Natick, MA 01760
metromgmtllc@yahoo.com
Business Associate
3. Cody Phillips
80 Theodore Drive
Leominster, MA
phillipsfabco@gmail.com
Business Associate

Photos: Photos of 10 Main Street, Maynard; 42 Summer Street, Maynard, 6-8 Parker Street, Maynard; and 60-62 Nason Street follow this list of references.

10 Main Street, Maynard

- 29 Residential Units
- 1 Commercial Unit





42 Summer Street

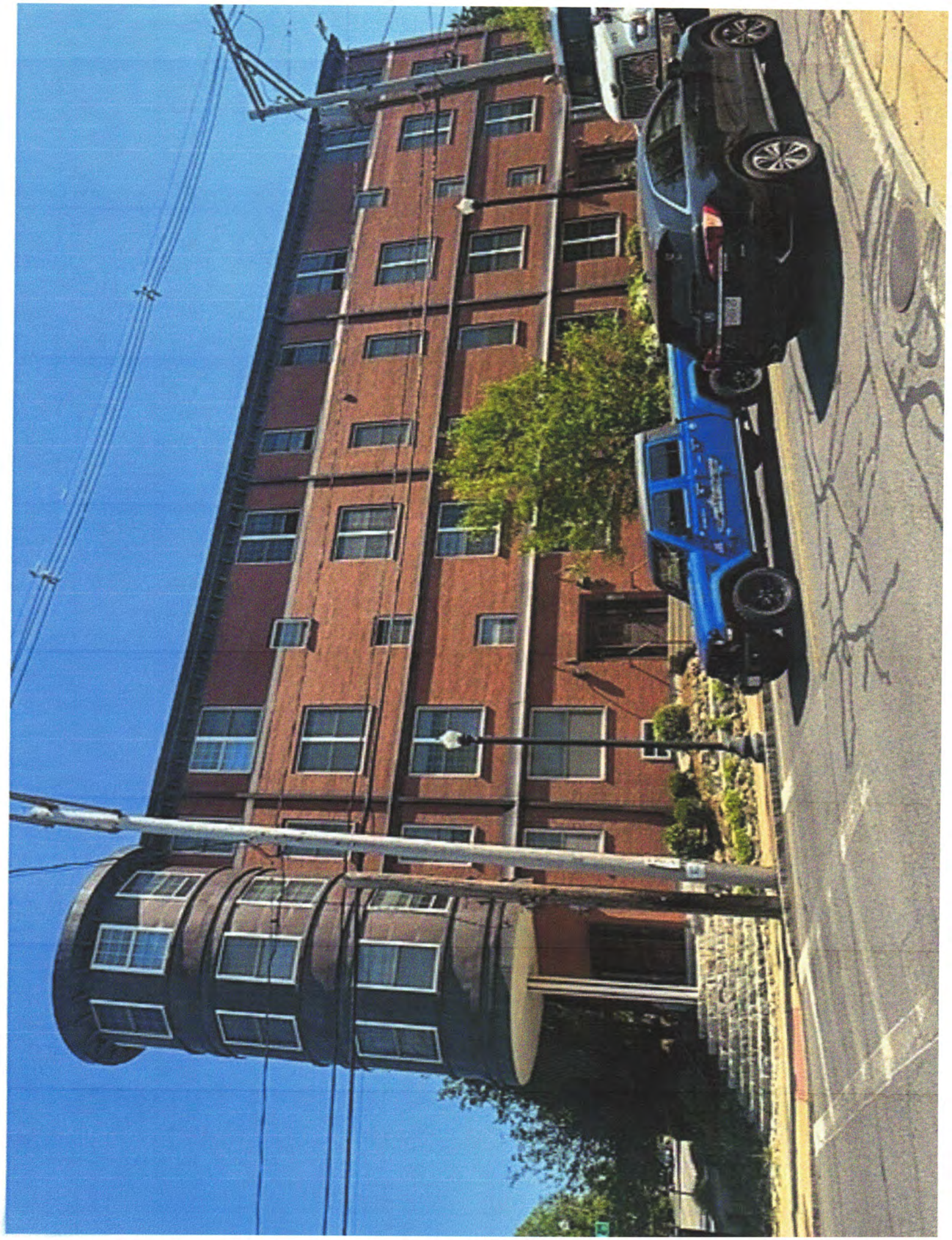
- 24 Residential Units





6 & 8 Parker Street

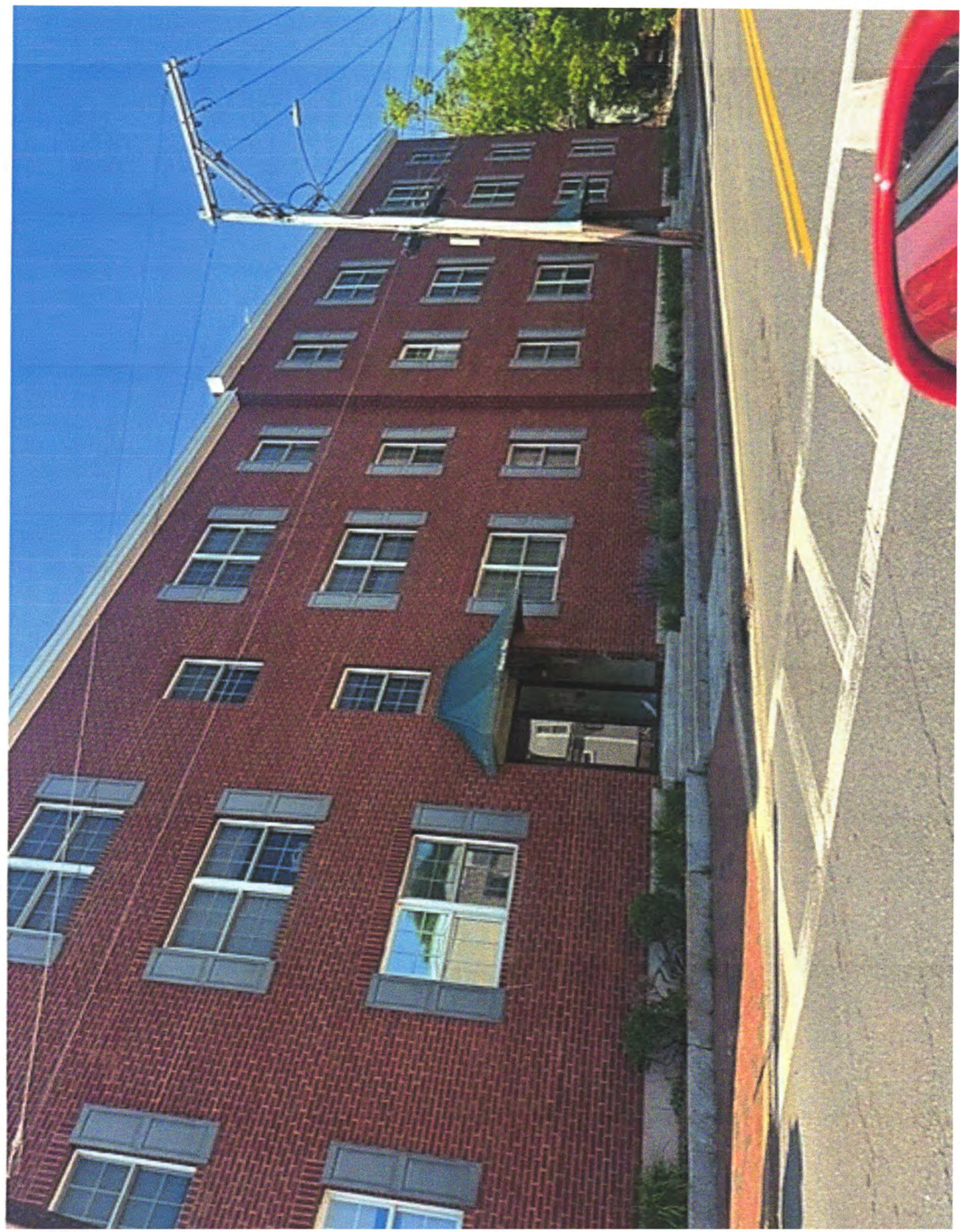
- 28 Residential Units





60-62 Nason Street

- 24 Residential Units



APPENDIX D: FORM 1 – Certificate of Tax Compliance

TOWN OF MAYNARD REQUEST FOR PROPOSALS (RFP)

Disposition of 1 Summer St.

Maynard, MA 01754

FORM 1

Certificate of Tax Compliance

Pursuant to Chapter 62C, §49A(b) of the Massachusetts General Laws, I,

James G. MacDonald
authorized signatory for (Name)

MacDonald Development, Inc.
do hereby certify under (Name of Proposer)

the pains and penalties of perjury that said proposer has complied with all laws of the Commonwealth of Massachusetts relating to taxes.

Signature: James G. MacDonald

Printed name: James G. MacDonald

Title: President

Name of Business: MacDonald Development, Inc.

Date: May 24, 2024

(Note: This form must be included in the proposal submission.)

APPENDIX E: FORM 2 – Certificate of Non-Collusion

TOWN OF MAYNARD REQUEST FOR PROPOSALS (RFP)

Disposition of 1 Summer St.

Maynard, MA 01754

FORM 2

Certificate of Non-Collusion

The undersigned certifies under the pains and 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: James G. MacDonald

Printed name: James G. MacDonald

Title: President

Name of Business: MacDonald Development, Inc.

Date: May 24, 2024

(Note: This form must be included in the proposal submission.)

APPENDIX F: FORM 3 – Certificate of Authority

TOWN OF MAYNARD REQUEST FOR PROPOSALS (RFP)

Disposition of 1 Summer St.

Maynard, MA 01754

FORM 3

CERTIFICATE OF AUTHORITY

Give full names and residences of all persons and parties interested in the foregoing proposal:

(Notice: Give first and last name in full; in case of a corporation, give names of President and Treasurer; in case of a limited liability company, give names of the individual members, and, if applicable, the names of all managers; in case of a partnership or a limited partnership, all partners, general and limited and; in case of a trust, all the trustees)

NAME	ADDRESS	ZIP CODE
<u>James G. MacDonald</u>	<u>10 Main Street, Maynard</u>	<u>01754</u>

Kindly furnish the following information regarding the Respondent:

IF A SOLE PROPRIETORSHIP

Name of Owner: _____

Address: _____

Name of Business: _____

Home Address: _____

IF A PARTNERSHIP

Business Name: _____

Business Address: _____

Names and Addresses of Partners:

PARTNER NAME	ADDRESS	ZIP CODE
_____	_____	_____
_____	_____	_____
_____	_____	_____

IF A CORPORATION OR A LIMITED LIABILITY COMPANY

Full Legal Name: MacDonald Development, Inc.

State of Incorporation: MA

Principal Place of Business: 10 Main Street, Mayne, MA

Registered in Massachusetts: Yes ☒ No ☐

Place of Business in Massachusetts: 10 Main Street, MA

IF A TRUST

Full Legal Name: _____

Recording Information: _____

State of Formation: _____

Full names and address of all trustees:

NAME	ADDRESS	ZIP CODE
_____	_____	_____

Signature:

James G. MacDonald

Printed name:

James G. MacDonald

Title:

President

Name of Business:

MacDonald Development, Inc.

Date:

May 24, 2024

(Note: This form must be included in the proposal submission.)

APPENDIX G: FORM 4 – Disclosure Statement

TOWN OF MAYNARD REQUEST FOR PROPOSALS (RFP)

Disposition of 1 Summer St.

Maynard, MA 01754

FORM 4

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:
2. Type of Transaction, Agreement, or Document:
3. Conveyance by Town of Maynard (Deed)
4. Public Agency Participating in Transaction:
5. Town of Maynard, acting by and through its Select Board
6. Disclosing Party's Name and Type of Entity (if not an individual):

7. Role of Disclosing Party (Check appropriate role):

_____ Lessor/Landlord _____ Lessee/Tenant

_____ Seller/Grantor X Buyer/Grantee

_____ Other (Please describe): _____

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

James G. McDowell

RESIDENCE

10 Main Street, Maynard, MA 01754

None of the above- named persons is an employee of the Town of Maynard or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none):

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 arm's 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 Town of Maynard 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

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

1. This Disclosure Statement is hereby signed under penalties of perjury.

James G. MacDonald

Print Name of Disclosing Party (from Section 4, above)

James G. MacDonald

Authorized Signature of Disclosing Party

Date (mm /dd/yyyy)

James G. MacDonald, President of MacDonald Development, Inc.

Print Name & Title of Authorized Signer

(Note: This form must be included in the proposal submission and the original sent to DCAMM upon closing.) upon request

Proof of Financing

See attached Letter of Support from North Shore Bank and receipt from Hingham Institution for Savings Bank evidencing sufficient funds to purchase the property.



NORTH SHORE BANK

5/22/24

Select Board
Town of Maynard
195 Main Street
Maynard MA 01754

Dear Members of the Select Board,

I am writing to you regarding Mr. Jimmy MacDonald, who has been a valued customer of North Shore Bank for over seven years. Throughout this time, both Mr. MacDonald and his family have demonstrated themselves to be outstanding clients, and it has been a pleasure to do business with them.

Recently, Mr. MacDonald discussed the fire station project with me and informed me that he intends to pay cash for the purchase. Should he decide to finance the project instead, I would be more than happy to assist him with a loan.

If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,

Peter Fenn

Senior Vice President
North Shore Bank



TELLER RECEIPT

05/24/2024 01:18:25

Teller: 0019 DDPO LC Seq: 006

Account: ***** 1849

Balance: 287,357.38

Checking - Debit

Tran Amt: 5,000.00

Ck Amt: 5,000.00

Cash: 0.00

Cash In: 0.00

Cash Out: 0.00

If hold applied, this hold is because check
deposited on this day exceed \$5,525

DEPOSIT RECEIVED SUBJECT
TO VERIFICATION

SCAN TO DOWNLOAD OUR MOBILE APP



MEMBER FDIC | MEMBER DIF |  EQUAL HOUSING LENDER