



DEVELOPMENT TEAM OVERVIEW

Developer: Arch Communities LLC
Richard C. Relich, Principal
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Needham, MA 02492
Phone: (781)424-7328
Email: rich@archcommunities.com

Co-Developer: Lanagan & Co., Inc.
Jason P. Lanagan, President
35A Union Street
New Bedford, MA 02470
Phone: (508)985-8898
Email: jpl@lanaganinc.com

Architect: RT Architecture, LLC
Jorge Figueirido, Principal
245 Shea Avenue
Belchertown, MA 01007
Phone: (508)726-0811
Email: jorge@rt-architecture.com



Developer Profile: **Arch Communities LLC**



Arch Communities LLC is a Massachusetts Limited Liability Corporation wholly owned by Richard Relich. Arch Communities' primary objective is to acquire, recapitalize and own real estate with a focus on properties that prove difficult to redevelop using conventional financing methods. Mr. Relich has 25+ years of experience in banking, asset management, tax credit syndication and real estate development and has demonstrated the ability to work with both private owners and municipalities alike to redevelop underutilized properties into assets for the community.

Since 2005, Mr. Relich has completed over \$50,000,000 of development projects throughout New England including the adaptive reuse of the former St. Ann's School complex into 25 apartments located in Woonsocket, RI, the redevelopment of the previously vacant Clark Biscuit mill into 43 apartments located in North Adams, MA, the preservation and recapitalization of 86 apartments in Providence, RI, the redevelopment of the decommissioned historic Carey school into 13 luxury for-sale condominiums in Newport, RI and the redevelopment of a vacant mill into 50 apartments known as Cottage Square Apartments located in Easthampton, MA. Currently under construction, Arch Communities is redeveloping the former Wells Middle School located in Southbridge, MA into 62 units of rental housing for seniors age 55+. Construction of the \$26,000,000 project began in late 2020 and will be completed in April 2022.

The following is a brief summary of qualifications:

Prior to establishing Arch Communities LLC, Mr. Relich founded Arch Street Development LLC in 2005. Previously, Mr. Relich was a Vice President with Bank of America, a major tax credit equity investor, in their Boston office. From 2001 to 2005, Mr. Relich was responsible for the asset management of a portfolio of approximately 50 multifamily real estate investments located throughout the East Coast. Much of his focus pertained to analyzing property performance, physical site evaluation, consulting with local management companies regarding management strategies and ensuring investment returns are favorable to original projections. From 1997-2001, Mr. Relich worked as a Vice President within the Capital Transactions Team at MMA Financial, specializing in negotiating investment dispositions and formulating strategies on troubled properties. Before joining the Capital Transactions Team, Mr. Relich was a Vice President/Asset Management Team Leader responsible for the performance of approximately 120 multifamily properties located throughout the West Coast. Prior to that, Mr. Relich was employed at PNC Bank, New England within the Commercial Lending area from 1994-1997. Responsibilities included the underwriting of potential investments and maintaining and enhancing lending relationships with existing clients. Following graduate school, Mr. Relich was employed within the Special Assets group at Boston Federal Savings Bank from 1992-1994 with a focus upon distressed assets and loan workouts. Mr. Relich received a Master of Public Administration degree from the University of New Hampshire and a BA in Political Science from the University of Rhode Island.



Project Awards

Rhode Island Housing and Mortgage Finance awarded St. Ann's Apartments the Affirmative Action Award for its commitment to MWE/WBE in construction.

Preservation Massachusetts awarded Clark Biscuit Apartments the 2012 Paul T. Tsongas Award for the historic redevelopment of Clark Biscuit Apartments.

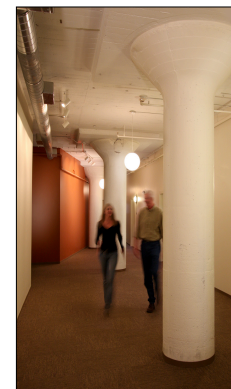
The Massachusetts Historical Commission awarded Clark Biscuit Apartments the 2013 Preservation Award.

The National Housing & Rehabilitation Association nominated Cottage Square Apartments as a finalist for the 2015 Timothy Anderson Award.



Development Project Profile

Clark Biscuit Apartments, L.P.
North Adams, MA



Clark Biscuit Apartments is the adaptive reuse of the former Clark Biscuit bakery into 43 units of rental housing. Construction on the long vacant and deteriorated buildings began in July of 2008 and was completed in September 2009. The renovated property features 10 one and 33 two-bedroom unique apartments offering spacious floor plans with the one-bedroom units averaging over 1,000 square feet and two-bedroom units averaging over 1,300 square feet. All of the apartments are affordable with 5 units designated for residents earning up to 30% of the Area Median Income (AMI), 6 units for residents up to 50% of AMI and the remaining 32 units up to 60% AMI. The property is conveniently located within walking distance to downtown North Adams as well as MASS MoCA, the Massachusetts College of Liberal Arts and the Mohawk Theatre currently under renovation. The redeveloped property not only provides much needed quality affordable housing to the City, but also revives the connection to the downtown district while preserving a key piece of the City's history. Redevelopment of the building exteriors was extensive and included new roofing, replacement of the deteriorated windows with energy efficient insulated windows and significant concrete and brick restoration. Interior work included a complete build out including a new central elevator, energy efficient HVAC systems and fire sprinkler service throughout. Along Ashland Street, a garage addition was removed and a pedestrian friendly landscaped entrance was created. A deteriorated loading dock was removed at the rear of the property creating a new central courtyard for residents to enjoy. In addition to the complete restoration of a previously vacant building, sustainable design and green features include the recycling of over 60 tons of waste metal, historically accurate window replacement with energy efficient design, high efficiency heat and hot water systems, Energy Star appliances, motion sensor compact fluorescent lighting, low flow water fixtures, low VOC paints and rainwater catchments. Total project cost is approximately \$12.5 million. The redevelopment of the property was funded through both Federal and State Historic Tax Credits administered by the Massachusetts



Historical Commission, Low-Income Housing Tax Credits allocated by the Massachusetts Department of Housing and Community Development and syndicated by Boston Capital, HOME funds provided by the Massachusetts Department of Housing and Community Development, Affordable Housing Trust Funds provided by Mass Housing, and a Lead and Asbestos Abatement grant from MassDevelopment. Construction financing was provided by TD Bank with permanent financing provided by the Massachusetts Housing Partnership.





***Carleton Westside Apartments, L.P
Providence, RI***



Carleton Westside Apartments is the preservation and recapitalization of two expired tax credit properties into a newly created partnership totaling 86 units of rental housing for senior and disabled residents as well as families. Carleton Court is a 46-unit development consisting of 42 one-bedroom and 4 two-bedroom units located at 211 Carleton Street in Providence's Federal Hill neighborhood. Formerly used as a parochial school, the building was converted to residential use in 1991 and currently serves a predominantly senior and disabled population. Westside is a 40-unit scattered site development located on the west side of Providence comprised of 18 modular-style buildings containing 22 three-bedroom units and 18 four-bedroom units. Westside was constructed in 1990 with financing provided by Rhode Island Housing and currently serves low-income families. The properties received significant renovation including new roofing, siding and the installation of energy efficient windows, new kitchens and bathrooms and energy efficient HVAC systems. Funding for the project was provided by Rhode Island Housing and Mortgage Finance. Construction started in April of 2010 and was completed in December of 2010. Total project cost was \$8.5MM.

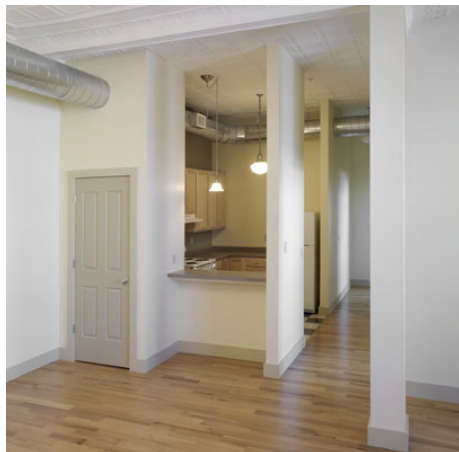




***St. Ann's Apartments, L.P.
Woonsocket, RI***



St. Ann's Apartments is the adaptive reuse of the historic St. Ann's School, Convent and Rectory complex into 25 one, two and three bedroom apartments. The redevelopment of the long vacant St. Ann's School/Convent and Rectory complex preserved a local landmark and served as a catalyst for the redevelopment of the surrounding Social Street neighborhood. Arch Street Development LLC listed the complex on the National Register of Historic Places in 2005 and completed the renovations in 2006. All interior and exterior work included restoration of the buildings in accordance with National Park Service guidelines for historic properties. Original wood windows on the school building were removed and carefully restored and windows previously bricked over were replaced with new wood crafted windows that replicate the original windows. The brick façade was cleaned and repointed and the building received a new roof. After the aluminum trim that had encased the entire building was removed, much of the original woodwork, dentil trim and soffit detail was restored to original splendor. The interior of the apartments offers an abundance of natural light and the open design incorporates many of the buildings' original features including pressed tin ceilings, wood floors and wainscoting. In addition to the adaptive reuse of the vacant buildings, other sustainable design and green features include a reduced parking lot area and increased green space, high efficiency heating systems with on demand hot water, low flow water fixtures, Energy Star appliances and motion sensor compact fluorescent lighting. Total development costs were approximately \$7MM and were funded through a combination of sources including both Federal and State Historic Tax Credits, Low-Income Housing Tax Credits from Rhode Island Housing, funding from the Rhode Island Housing Resources Commission through the Building Better Communities and Neighborhood Opportunities Program, HOME funds, Lead Abatement Funds and both construction and permanent financing provided by Rhode Island Housing. The City of Woonsocket also provided Lead Remediation funding.





**Cottage Square Apartments, L.P.
Easthampton, MA**



Cottage Square Apartments is the adaptive reuse of the previously vacant Nashawannuck Mills complex located in downtown Easthampton, MA. Construction began in late 2013 on the \$19MM project and was completed in May 2015. The property was placed on the National Register of Historic Places and utilized both Federal and State Historic Tax Credits as key funding sources in addition to Low-Income Housing Tax Credits from DHCD, HOME, Affordable Housing Trust Funds, Housing Stabilization Funds and City CPA funds. All 50 apartments were leased and occupied within 90 days of project completion.





Carey School Condominiums Newport, RI



The redevelopment plan for the vacant Carey School was selected by the City of Newport as part of a competitive Request For Proposals process. The adaptive reuse plan involved the conversion of the decommissioned school into 13 condominiums. Construction began in May 2014 and was completed in 2015.





**Wells School Apartments, L.P.
Southbridge, MA**



Arch Communities was selected as the preferred developer of the decommissioned Mary Wells Junior High School following a competitive Request for Proposals issued by the Town of Southbridge. The Massachusetts Housing of Community Development awarded the project tax credit funding and the project began construction in late 2020. The former school building is undergoing a complete historic redevelopment and the adaptive reuse of the school will result in 62 apartments for seniors aged 55+. Funding sources for the \$26,000,000 project are extensive and include both Federal and State Historic and Low-Income Housing Tax Credits in addition to a variety of funding sources facilitated by MA DHCD and MassHousing.





Arch Communities LLC/Richard C. Relich Project References

Clark Biscuit Apartments

Representative John Barrett, III (Former Mayor of North Adams)
State House
24 Beacon Street, Room 237
Boston, MA 02133
Phone: (617)722-2305 or District Office (413)743-8300
Email: john.barrett@mahouse.gov

Carleton Westside Apartments and St. Ann's Apartments

Ms. Anne Berman
Assistant Director of Development
Rhode Island Housing
44 Washington Street
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Cottage Square Apartments

Mr. Bill Hermeneau
Hunt Capital Partners
One International Place
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Wells School Apartments

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Ms. Kimberly A. McLaughlin
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January 8, 2021

Town of Fairhaven
Mr. Mark Rees, Town Administrator
40 Center Street
Fairhaven, MA 02719

Re: Residences at the Rogers School

Dear Mr. Rees:

Arch Communities asked the Bank to provide a support letter for their proposed redevelopment of the Rogers School into 62 units of senior mixed income housing. We recently closed on a very similar project with Arch Communities in Southbridge, MA. The Bank provided a construction loan and invested in the Low Income Housing Tax Credits and Historic Tax Credits associated with the \$25 million project.

Bank of America is interested in pursuing future financing opportunities with Arch Communities including the Residences at the Rogers School. We believe the project will benefit from the organization's expertise in residential development and provide critically needed housing for seniors in Fairhaven.

Sincerely,

A handwritten signature in black ink that reads "Mary A. Thompson". The signature is written in a cursive, flowing style.

Mary A Thompson
Senior Vice President



Massachusetts
Housing
Partnership

January 14, 2021

Richard Relich
Arch Communities LLC
50 Sargent Street
Needham, MA 02492

160 Federal Street
Boston, Massachusetts 02110
Tel: 617-330-9955
Fax: 617-330-1919

www.mhp.net

Re: Rogers School, Fairhaven

Dear Mr. Relich:

With this letter, the Massachusetts Housing Partnership (MHP) is indicating its interest in receiving a financing request for the above-referenced project.

We understand that Arch Communities LLC proposes to acquire and redevelop the Rogers School in Fairhaven. The subject property would be converted to 62 units of mixed income rental housing for senior households.

Given MHP's existing business relationship with Arch Communities resulting from MHP's provision of permanent financing for Clark Biscuit Apartments, Cottage Square Apartments and most recently the Wells School redevelopment in Southbridge, MHP would be pleased to receive additional information about the Rogers School project as it becomes available. Please understand, however, that as we have not had an opportunity to evaluate potential financing strategies for this project, this letter is not intended as a commitment to lend, and should not be interpreted as such.

Thank you for the opportunity to express our interest in this important project. We wish you well with your response to the Town of Fairhaven's Request for Proposals. Please keep me informed of your progress.

Sincerely,

David Hanifin
Senior Loan Officer



Developer Profile: **Lanagan & Co., Inc.**

Lanagan & Co. Inc.

— REAL PROPERTY BROKER —

Company Bio

Lanagan & Co., Inc. offers professional real estate consulting, development, brokerage, and project management services to our clients. We provide these services for individuals, corporations, institutions, professional service firms, not for profit organizations and landowners, both big and small. Since 2018, Lanagan & Co., Inc. also has been a court appointed Receiver through the Attorney General's Abandoned Housing Initiative.

The extended network of vetted team members and sub-contractors are comprised of real estate professionals with advanced degrees and experience in design, architecture, engineering, planning and the business of construction. Our team members have experience managing the process of planning, designs, permitting, budgeting, scheduling, negotiations with contractors, construction, conservation and development projects of all sizes. Project types encompass residential, commercial, industrial, hospitality, healthcare, research, education and arts facilities. Working on behalf of owners, developers and end-users, we can manage discrete requirement or entire programs to help meet both individuals and organizations achieve their goals.


Recent and relevant projects to the Rogers School development that Lanagan & Co., Inc. has been a member are as follows:

1. 11-13 Commercial Street/10 Front Street, New Bedford, MA 02740
 - a. This 30-unit historic adaptive re-use project features 28 residential apartments and 2 commercial units and is in New Bedford's Whaling National Park. The project has been permitted by the city and historic tax

credits have been awarded. Other funding sources are likely to include HDIP, CPA, Mass Development. Construction is projected to begin in the middle of 2021.

EIGHTEEN & UNION

New Bedford, MA




11 & 13 COMMERCIAL STREET/10 FRONT STREET
NEW BEDFORD, MA 02740

INTERIOR AND EXTERIOR
RENOVATION

INDEX OF DRAWINGS

| NO. | DESCRIPTION | DATE | BY | CHKD. |
|-----|---------------|------|----|-------|
| 1 | COVER SHEET | | | |
| 2 | GENERAL NOTES | | | |
| 3 | FOUNDATION | | | |
| 4 | CONCRETE | | | |
| 5 | STEEL | | | |
| 6 | WOOD | | | |
| 7 | MECHANICAL | | | |
| 8 | ELECTRICAL | | | |
| 9 | PLUMBING | | | |
| 10 | PAINT | | | |
| 11 | FINISHES | | | |
| 12 | EXTERIOR | | | |
| 13 | INTERIOR | | | |
| 14 | MECHANICAL | | | |
| 15 | ELECTRICAL | | | |
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Lanagan & Co. Inc.
REAL ESTATE BROKER

Lafance
HOSPITALITY

ARCHITECT OF RECORD
nca
Newport Collaborative Architects

PROGRESS SET - 03/03/2020



EIGHTEEN & UNION

New Bedford, MA

11 & 13 COMMERCIAL STREET/
10 FRONT STREET
NEW BEDFORD, MA 02740

12/02/19

nca
Newport
Collaborative
Architects



Lafance
Lanagan & Co. Inc.
REAL ESTATE BROKER

SITEC
Site and Environmental Remediation
Units for Property

2. 251 Hawthorn Street, New Bedford, MA 02740 (Receiver Property)

- a. This abandoned mansion sat vacant for more than a decade, with large vegetation engulfing the structure and damaging all exterior surfaces. Lanagan & Co., Inc. managed site clearing, roof repairs, siding repairs, masonry repairs, historic details, exterior paint. The project has been closed and the site is now a focal point of the neighborhood.



3. Rose Alley Ale House / Cork – 90/94 Front Street, New Bedford, MA 02740
 - a. Lanagan & Co., Inc.'s Jason Lanagan is the President of RAAH and Member of Cork, restaurant sites located in New Bedford's Whaling National Park. Both sites were redeveloped after previous owners sold and both have received preservation awards.



4. 47 Main Street, Plymouth, MA 02360

- a. This property is in downtown Plymouth and is a short distance to the harbor and Plymouth Rock. Lanagan & Co., Inc. acquired an interest in the site in 2008 and has worked with partners to finance and design the redevelopment of building, which now includes a full-service restaurant, financial services offices, and studio space.

5.





Architect Profile: **RT Architecture, LLC**

RT ARCHITECTURE, LLC

245 Shea Ave , Belchertown, MA, 01007 | 413.241.4600 | rtoczko@rt-architecture.com



Founded in 2018, **RT Architecture, LLC** designs places that enhance quality of life. We make our clients goals our own, then exceed them. We foster a culture of support for our staff, team, and stakeholders to create quality, successful projects.

Whether we are breathing in new life into an aging building or seeing its evolution into the next chapter, renovation and adaptive reuse is our priority—the purest form of Sustainability

To all new construction projects, we strive for awareness of how the project will complement and fit seamlessly as possible within its context of place and community.

EXPERIENCE AND PAST PERFORMANCE

RTA and its consultants is currently providing Full Architectural services for City of New Bedford On-Call Services, Colebrook Realty, Hampden Charter School of Science, and ES Development Corp. Typical projects range from upgrades to building MEP/FP systems, exterior envelope components (roofs, walls, doors, and windows), programmatic upgrades for office, code and accessibility upgrades, and new construction of various sizes. The multiple and varied assignments provide our staff and project managers with the experience necessary to assess and execute a variety of new and capital improvement projects.

We have extensive knowledge of and experience with Chapter 149 and have gained valuable experience with the Chapter 149A CM-at-Risk method of project delivery. RTA understands the intricacies involved with the design, bidding, and construction of renovation projects in the public sector.

PROJECT APPROACH / PLAN

Working with our Clients, we investigate all project areas and make recommendations on new construction and detailed repairs with cost estimates. This may include documenting existing conditions, investigating the nature and severity of the problem, and proposing alternative methods of repair for resolution of the problems.

RTA then develops the recommended solution which may include schematic design and outline specifications with cost estimates. Once accepted by the client, we prepare construction documents and administer the construction contract for the agreed solution.

Existing Documents and Existing Conditions Survey

RTA and our consultants will collect and review important project documentation, such as as-built drawings and any previous building assessments and/or studies.



Brief Resume Of ONLY Those Prime Applicant and Sub-Consultant Personnel Requested In The Advertisement. Confine Responses To The Space Provided On The Form and Limit Resumes To ONE Person Per Discipline Requested In The Advertisement. Include Resumes of Project Managers. Resumes Should Be Consistent With The Persons Listed On The Organizational Chart In Question # 6. Additional Sheets Should Be Provided Only As Required For The Number Of Key Personnel Requested In The Advertisement And They Must Be In The Format Provided. By Including A Firm As A Sub-Consultant, The Prime Applicant Certifies That The Listed Firm Has Agreed To Work On This Project, Should The Team Be Selected.

| | | | | | | | | | |
|----|--|----------|---|-----------|----|---|----------|---|-----------|
| a. | Name and Title Within Firm: Rafal Toczko, Principal | | | | a. | Name and Title Within Firm: Jorge Figueiredo, MCCPO | | | |
| b. | Project Assignment: Principal | | | | b. | Project Assignment: Project Manager/ Construction Administration | | | |
| c. | Name and Address Of Office In Which Individual Identified In 7a Resides: | | | | c. | Name and Address Of Office In Which Individual Identified In 7a Resides | | | |
| | RT Architecture, LLC 245 Shea Ave Belchertown, MA 01007 | | MBE <input type="checkbox"/> WBE <input type="checkbox"/> SDVOBE <input type="checkbox"/> VBE <input type="checkbox"/> | | | Jorge Figueiredo 12 Cross Neck Road Marion, MA 02738 | | MBE <input type="checkbox"/> WBE <input type="checkbox"/> SDVOBE <input type="checkbox"/> VBE <input type="checkbox"/> | |
| d. | Years' Experience: With This Firm: | 4 | With Other Firms: | 15 | d. | Years' Experience: With This Firm | 2 | With Other Firm: | 21 |
| e. | Education: Degree(s) /Year/Specialization | | | | e. | Education: Degree(s) /Year/Specialization | | | |
| | M.Arch./2010/Architecture B.S./2009/Architecture | | | | | Boston Architectural Center, Boston, MA Massasoit Community College 1984-1986 | | | |
| f. | Active Registration: Year First Registered/Discipline/Mass Registration Number | | | | f. | Active Registration: Year First Registered/Discipline/Mass Registration Number | | | |
| | 2017/ Architecture/ 51076 | | | | | Massachusetts Construction Supervisor License CS 069883 | | | |
| g. | Current Work Assignments and Availability For This Project: Mr. Toczko currently oversees RTA projects in various phases and will be able to dedicate adequate time to this project. | | | | g. | Current Work Assignments and Availability For This Project: If awarded the Project, current work assignments will allow each key team member to dedicate appropriate levels of their time to this Project. No change in Project Team members will occur without prior approval by the Owner. | | | |
| h. | Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm): Rafal Toczko, AIA, has a wide range of experience in the planning, design and project management of public and private projects, including: <ul style="list-style-type: none"> • On-Call Architectural Services for the City of New Bedford • 1856 Acoushnet Ave Twelve apartment renovation, New Bedford, MA • 180 Lyman St 9 Apartment Renovation, Holyoke, MA • Kruger's Restaurant and Bar, New Bedford, MA • OSHA Offices of Western MA, Springfield, MA • DEA Offices of Western MA, Springfield, MA • Hampshire County Sheriff's Office Renovation, Northampton, MA • MA Department of Developmental Services Renovation, Holyoke, MA • MA Department of Transitional Assistance Renovation, Holyoke, MA • MA Department of Children and Families Addition and Renovation, Holyoke, MA • Hampden Charter School of Science New Entry Addition, Chicopee, MA • Hampden Charter School of Science Classroom and Gym Reno, West Springfield, MA • PACE Food Pantry Renovation, New Bedford, MA | | | | h. | Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm): Mr. Figueiredo has over 15 years of experience as a Project Manager for Mount Vernon Group Architects (MVG). He leads our construction administration process, evaluating bids, reviewing shop drawings and submittals as well as overseeing the work of contractors. <ul style="list-style-type: none"> • On-Call Architectural Services for the City of New Bedford • On-Call Architectural Services for the City of New Bedford Public Schools • Keith Middle School, New Bedford, MA (MVG) • Commercial Office Building, New Bedford, MA (MVG) • Normandin Middle School, New Bedford, MA (MVG) • Monomoy Regional High School, Harwich, MA (MVG) • Duxbury Co-Located Middle/High School, Duxbury, MA (MVG) • Dracut High School, Dracut, MA (MVG) • Morton Middle School, Fall River, MA (MVG) • Lincoln Elementary School, Fall River, MA (MVG) • Kuss Middle School, Fall River, MA (MVG) • Letourneau Elementary School, Fall River, MA (MVG) | | | |