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# McCoy Chavez 22 Kenilworth proposal

**Owner-occupied, historic restoration and preservation**

April 29, 2019

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Request for Proposal: 22 Kenilworth Street, Roxbury 02119  
Department of Neighborhood Development  
Attention: Winnie Zhang, Project Manager

Submitted by: Seth Andrea McCoy and Miguel Chavez

April 29, 2019

**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:** April 29, 2019

**SUBMITTED BY: NAME:** Seth Andrea McCoy and Miguel Chavez

**ADDRESS:** 955 River Street, Hyde Park

**TELEPHONE:** 617-872-2507

**EMAIL:** sedria1020@gmail.com

RECEIVED  
4/29/19  
Dept. of Neighborhood Development  
26 Court St. - Bid Counter, 10th Flr  
Boston, MA 02108  
Seth Andrea McCoy  
Miguel Chavez

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

**Property Address:** 22 Kenilworth Street, Roxbury 02119

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:

Seth Andrea McCoy, 955 River Street, Hyde Park

Miguel Chavez, 955 River Street, Hyde Park

Use separate sheet and attach if additional principals are involved.

- ii. The applicant is a/an:  
Individual, owner-occupants/developers

(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

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

B. If applicant is a Corporation, state the following:

Corporation is incorporated in the State of: \_\_\_\_\_

President is: \_\_\_\_\_

Treasurer is: \_\_\_\_\_

Place of Business: \_\_\_\_\_

C. If applicant is a Joint Venture, state the names and business addresses of each person, firm or company that is a party to the joint venture:

\_\_\_\_\_  
\_\_\_\_\_

A copy of the joint venture agreement is on file at: \_\_\_\_\_ and will be delivered to the Official on request.

D. If applicant is a Trust, state the name and residential address of all Trustees as:

\_\_\_\_\_  
\_\_\_\_\_

Trust documents are on file at \_\_\_\_\_  
And will be delivered to the Official on request.

iii. Bank reference(s): \_\_\_\_\_

iv. If business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5 was filed:

v. \_\_\_\_\_  
Number of years organization has been in business under current name:

vi. \_\_\_\_\_  
Has organization ever failed to perform any contract? \_\_\_\_\_ Yes/No

If answer is "Yes", state circumstances): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

We propose the following purchase price: \$150,000.00

vii. 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.

Seth Andrew McCoy  
Signature of individual submitting proposal

owners  
Title

MA  
Legal Name of Organization

Dated at: in Suffolk County

This 29 day of April, 2019

NAME OF ORGANIZATION:  
McCoy Charms

BY: Seth Andrew McCoy

TITLE: owners

i. ATTESTATION:

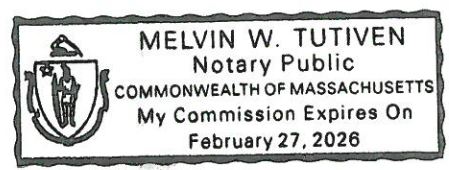
SETH A. McCoy being duly sworn deposes and says that (he/she) is the owner of McCoy Charms and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 29 day of April, 2019

Notary Public: [Signature]

My Commission Expires: Feb 27, 2026  
(Month) (Year)

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



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## Proposal Summary

Seth Andrea McCoy and Miguel Chavez are a married couple, currently residing in Hyde Park and former residents of Highland Park/Fort Hill, who have long admired the home at 22 Kenilworth and are determined to bring the home back to its original beauty and importance in the neighborhood. We see this home as our forever home. If successful in our efforts to obtain the property from the City, we will live in the home as owner-occupants. Further, we will rent a second unit within the 80% AMI.

As active community members, we know the importance of this house and are committed to restore 22 Kenilworth to a home that our neighbors will be proud of and can enjoy. Additionally, we own a small business servicing Roxbury, Jamaica Plain, Roslindale, and beyond.

We are likely not your typical applicants, as we are not traditional developers, but we have done our due diligence and have secured a solid group of mostly minority-owned businesses to work on this project, keeping in mind the historic restoration needed.



### Owner-occupant home with rental unit

We have always viewed 22 Kenilworth as our forever home. Years ago, before the City acquired the property, we explored options to obtain it from the relatives of the former owners. Those avenues, unfortunately, didn't work out. With this process we hope to express to the City and the community our commitment to the home and, of course, our ability to finance the project. Of great importance to us is restoring this home to the gem that it once was.

We are working with Open Line Design (Highland Park resident Curtis Perrin and Emily Ottinger; see pages to follow) to present the best possible option for the home, relative to rebuilding and restoration. Some of the elements we will utilize include keeping elements

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of the home intact, including wallpaper, as reminders of the homes past. We believe this design element is unique and will allow for a better home restoration.

As important as this house is to be our forever home, we also recognize that, as a single family home, it is far too big for our needs. Our proposal carves out the back portion of the home for a two bedroom rental unit that we are committed to rent for 80% AMI affordability for the duration of our time in the home.

### Community involvement

Both Seth and Miguel are active community members in Highland Park — even after moving to Hyde Park. Some of our efforts in the community involve:

- Work with the City, The IBSCC, and Highland Park residents to develop and sign an MOU relative to the King Street Play area. The goal of the MOU was to work collaboratively to keep maintain the park through monthly cleanups, and allow for the space to be used by dog owners.
- Active participation with the Highland Park Neighborhood Council
- Active participation with the Highland Park PRC
- Active participation with Highland Park ACD
- Active participation with Highland Park Community Land Trust
- Active participation with Haley House
- Active participation with HYCC

### Maximizing Public Benefit

If we are successful in our bid to acquire 22 Kenilworth from the City, we are committed to ensuring that the home is not just ours to benefit from. We propose the following:

- Holding Open Houses to educate the public and showcase the home, with its restored interior — pieces of the past visible as per our design concept (see following). These would occur in May, during Preservation month, and at another mutually agreed upon time in conjunction with the Highland Park ACD and Highland Park Community Land Trust.
  - Installation of the plaque, approved by the Roxbury Historical Society and the Highland Park ACD
- Financial Community Benefit up to \$9000 per year for five years, split between the following neighborhood groups:
  - Highland Park Community Land Trust

- 
- Hawthorne Youth Community Center
  - Highland Park ACD

### Funding

We have secured funding for the project at \$700K. This includes our offer of \$150K to buy the dilapidated home from the City. Please see letter included. In determining our offer we had to account for the dilapidated state of the home and the necessary work needing to be done in order to bring the property back to its original state. We can't emphasize enough how dedicated we are to this project and 22 Kenilworth becoming our forever home.

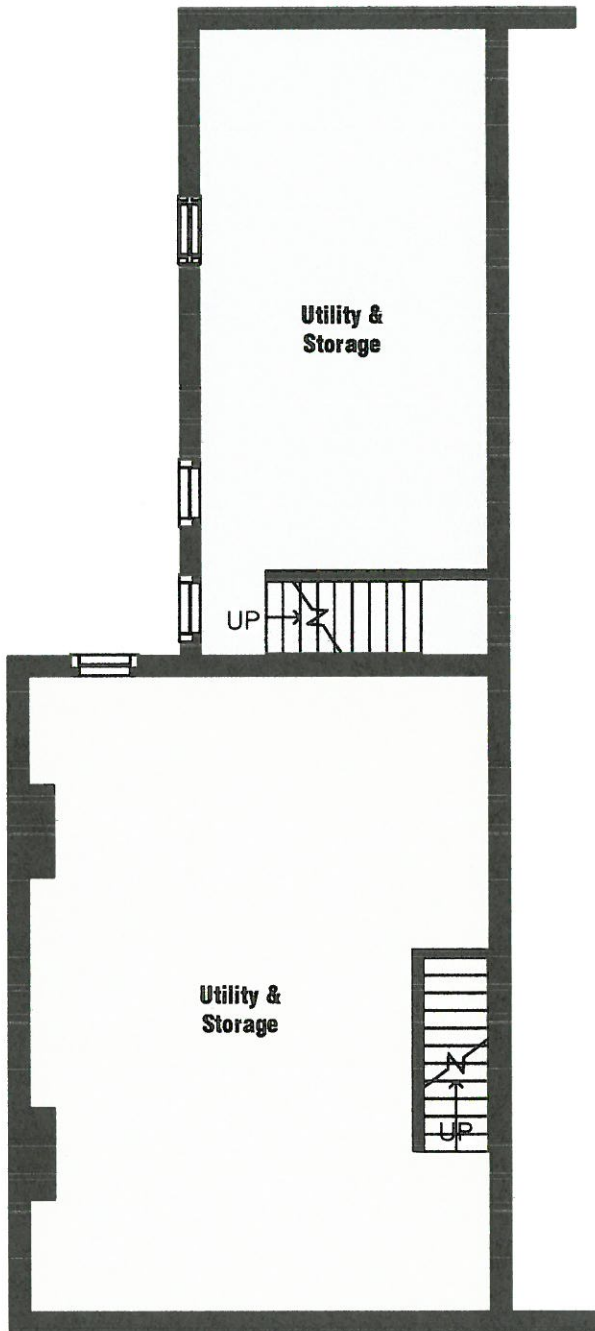
We also have a signed offer for the purchase of our condominium, located in Highland Park. Part or all of our proceeds from this sale will also be used towards the project.

Finally, we are prepared to sell our single family home in Hyde Park. Part or all of the proceeds from that sale would be used towards this project.

### Our Team

Though we aren't a traditional developer, we do have contacts in the construction field and have used local and minority owned businesses for both our condo and our single family home. Our General Contractor (Sanlo Company, LLC DBA JL Gonzalez Construction) subcontracts to local and minority business owners (see enclosed).

Our architects are local to the community and have a vested interest in the property.

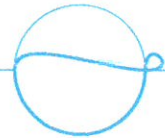
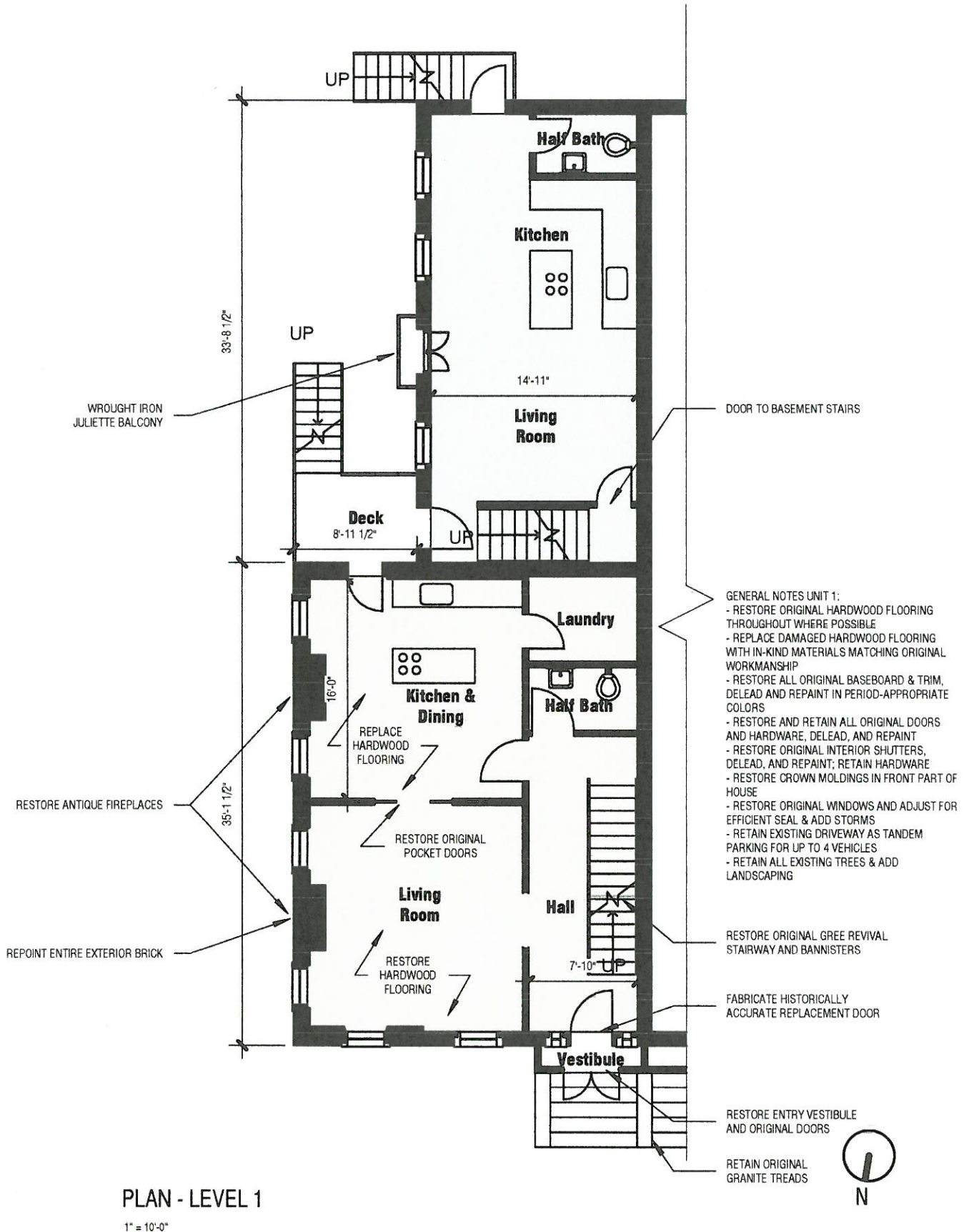


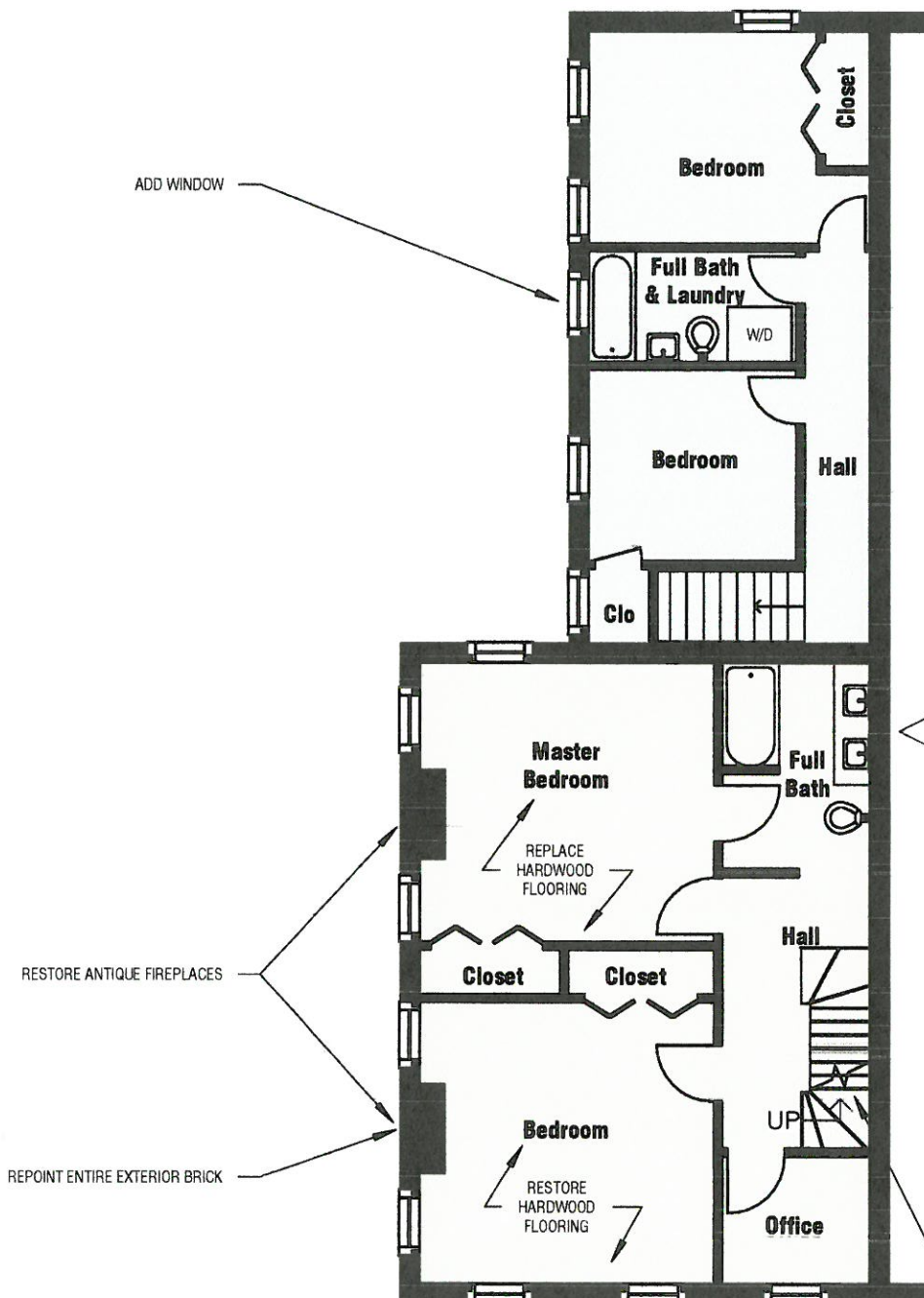
**PLAN - LEVEL 0**

1" = 10'-0"









- GENERAL NOTES UNIT 1:
- RETAIN ORIGINAL FLOORPLAN TO MAXIMUM EXTENT POSSIBLE AT LEVEL 2
  - RESTORE ORIGINAL HARDWOOD FLOORING THROUGHOUT WHERE POSSIBLE
  - REPLACE DAMAGED HARDWOOD FLOORING WITH IN-KIND MATERIALS MATCHING ORIGINAL WORKMANSHIP
  - RESTORE ALL ORIGINAL BASEBOARD & TRIM, DELEAD AND REPAINT IN PERIOD-APPROPRIATE COLORS
  - RESTORE AND RETAIN ALL ORIGINAL DOORS AND HARDWARE, DELEAD, AND REPAINT
  - RESTORE ORIGINAL INTERIOR SHUTTERS, DELEAD, AND REPAINT; RETAIN HARDWARE
  - RESTORE CROWN MOLDINGS IN FRONT PART OF HOUSE
  - IN FRONT OF HOUSE, RESTORE ORIGINAL WINDOWS AND ADJUST FOR EFFICIENT SEAL & ADD STORMS

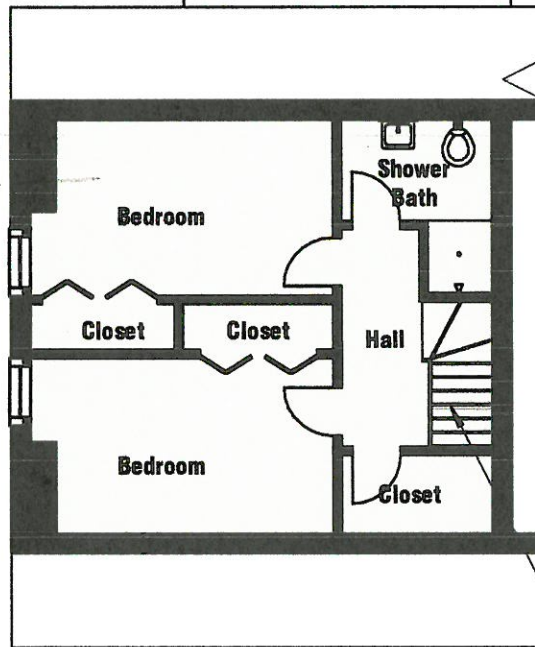
**PLAN - LEVEL 2**

1" = 10'-0"



RESTORE ORIGINAL FIREPLACES  
TO WORKING ORDER, TYP.

REBUILD EXISTING CHIMNEYS  
AND ROOF CORNICE



- GENERAL NOTES:
- RETAIN ORIGINAL FLOORPLAN THROUGHOUT LEVEL 3
  - RESTORE ORIGINAL HARDWOOD FLOORING THROUGHOUT WHERE POSSIBLE
  - REPLACE DAMAGED HARDWOOD FLOORING WITH IN-KIND MATERIALS MATCHING ORIGINAL WORKMANSHIP
  - RESTORE ALL ORIGINAL BASEBOARD & TRIM, DELEAD AND REPAINT IN PERIOD-APPROPRIATE COLORS
  - RESTORE AND RETAIN ALL ORIGINAL DOORS AND HARDWARE, DELEAD, AND REPAINT
  - RESTORE ORIGINAL INTERIOR SHUTTERS, DELEAD, AND REPAINT; RETAIN HARDWARE
  - RESTORE CROWN MOLDINGS IN FRONT PART OF HOUSE
  - IN FRONT OF HOUSE, RESTORE ORIGINAL WINDOWS AND ADJUST FOR EFFICIENT SEAL & ADD STORMS
  - RETAIN EXISTING SKYLIGHTS

RESTORE EXISTING GREEK REVIVAL STAIR

### PLAN - LEVEL 3

1" = 10'-0"



June 10, 2019

Winnie Zhang  
Project Manager, Real Estate Management & Sales  
Department of Neighborhood Development  
(617) 635-0102 | [buildinghousing.boston.gov](http://buildinghousing.boston.gov) | [boston.gov/dnd/rfps](http://boston.gov/dnd/rfps)

Dear Winnie,

In the interest of maintaining the viability of Seth Andrea McCoy and Miguel Chavez's bid and proposal for 22 Kenilworth Street in Roxbury, Gordon Greenfield, Timothy Sheehan and Keith Hinzman propose to move forward with the proposal prepared by the above applicants along with designs and drawings prepared by prior architects.

We have been given permission by the previous architects to work with their design and drawings.

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Best regards,

Keith Hinzman, LEED AP BD+C  
KWH design, Inc.  
[keith@kwhdesign.net](mailto:keith@kwhdesign.net)  
[www.kwhdesign.net](http://www.kwhdesign.net)  
(617) 913-4714

## **FIRM PROFILE**

**Gordon Greenfield Associates, LLC**, an architectural firm, was established in Charlestown, MA in 1995. One of our specialties over the years has been the renovation or conversion of existing buildings for small residential projects, particularly within the City of Boston. Some of these projects have been for historically significant buildings where we have worked with local historical societies as well as community groups. We are very familiar with the community outreach process in Boston as well as Zoning review and BPDA design review.

Presently this firm is a sole proprietorship, although many of our current projects are joint ventures with former employees or projects where we act as a consultant to former employees.

**Gordon Greenfield** has worked for forty years in architectural practices in New York City, Aarhus, Denmark, Albany, NY and since 1984 in Boston & Vermont. He holds a Masters of Architecture degree from the University of Pennsylvania and a BA from Yale University. He holds licenses in MA, NY, NH & VT.

**Timothy Sheehan** has worked for twenty-seven years in architectural practices in Boston, MA. He holds Masters of Architecture degree from the Boston Architectural College and a Bachelors of Architectural Engineering from Wentworth Institute of Technology. He is a registered architect in the Commonwealth of Massachusetts.

**Keith Hinzman** has worked for twenty-one years in architectural practices in Boston, MA. He holds a Bachelors of Environmental Design from Texas A&M University. He is a LEED AP with sub specialty BD&C.

## Project Summary Form

Project Name: McCoy Chavez Kenilworth home

Project Street Address(es): 22 Kenilworth Street, Roxbury 02119

Developer: McCoy Chavez

Types of Units: Family  Individuals  Elderly  Special Needs

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

Number of Units 2 Number of Affordable Units 1 Homeless Units 0

Number of Units	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr	Total
<30% AMI							0
<60% AMI							0
<80% AMI				1			1
Market						1 -owner	1

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

### Housing Budget

TDC: \$ 865,821.00

Hard Cost/sf \$ 578,000.00

Operating Exp/unit \$ 0

259,748.00/606,075.00

TDC Per Unit: \$ \_\_\_\_\_

190,740.00/387,260.00

Hard Cost/unit \$ \_\_\_\_\_

Reserves/unit \$ 0

Developer Fee and Overhead \$ 0

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

DND – HOME <input type="checkbox"/>	DHCD-HOME <input type="checkbox"/>	DHCD-CIPF <input type="checkbox"/>	Others: <input type="checkbox"/>
HSNG BOSTON 2030 <input type="checkbox"/>	DHCD-HSF <input type="checkbox"/>	9% LIHTC <input type="checkbox"/>	Loan <input checked="" type="checkbox"/>
NHT <input type="checkbox"/>	DHCD-HIF <input type="checkbox"/>	4% LIHTC <input type="checkbox"/>	Cash <input checked="" type="checkbox"/>
IDP <input type="checkbox"/>	DHCD-TOD <input type="checkbox"/>	New Market TC <input type="checkbox"/>	_____ <input type="checkbox"/>
FHLB <input type="checkbox"/>	DHCD-CATNHP <input type="checkbox"/>	Historic TC <input type="checkbox"/>	_____ <input type="checkbox"/>
AHTF <input type="checkbox"/>	DHCD-CBH <input type="checkbox"/>	MA State TC <input type="checkbox"/>	_____ <input type="checkbox"/>
MTC Grants <input type="checkbox"/>	DHCD-FCF <input type="checkbox"/>	HUD-Section 202 <input type="checkbox"/>	_____ <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: Seth Andrea McCoy and Miguel Chavez

2. Names and titles of principals: Seth Andrea McCoy and Miguel Chavez

3. Names of authorized signatories: Seth Andrea McCoy and Miguel Chavez

4. Permanent main office address: 955 River Street, Hyde Park 02136

Phone: 617-872-2507 Fax: \_\_\_\_\_ Email: sedria1020@gmail.com

5. Date organized: N/A

6. Location of incorporation: N/A

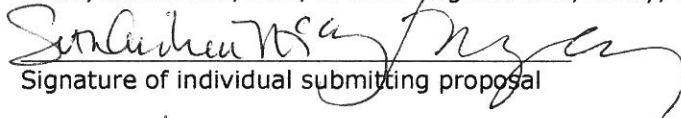
7. Number of years engaged in business under your present name: N/A

8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:

- a. N/A
- b. N/A
- c. N/A

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

Proposed owners  
Title

N/A  
Legal Name of Organization

April 29, 2019  
Date

# OFFER TO PURCHASE REAL ESTATE

TO OWNER(S) OF RECORD

Date: 4/24/2019

(Seller and Spouse)  
19-21 NORFOLK St #2  
Boston, MA 02119

From the Office of: Redfin Corporation

The property herein referred to is identified as follows: 19-21 NORFOLK St #2, Boston, MA 02119  
72468817

Special provisions (if any) re fixtures, appliances, etc. SEE ADDENDUM

Matthew T. Henke and Hannah M Meiser

hereby offer to buy said property, which has been offered to me by Capital Realty  
& Redfin Corporation as the Broker(s) under the following terms and conditions:

CHECK ONE:

- 1. I will pay therefore \$ 495,000 of which
  - (a) \$ 1,000 is paid herewith as a deposit to bind this Offer  Check, subject to collection
  - (b) \$ 23,750 is to be paid as an additional deposit upon the execution of the Purchase and Sale Agreement provided for below.  Cash
  - (c) \$ 470,250 is to be paid at the time of delivery of the Deed in cash, or by certified, cashier's, treasurer's or bank check(s).
  - (d) \$ \_\_\_\_\_
  - (e) \$ 495,000 Total Purchase Price

2. This Offer is good until 03:00 A.MX P.M. on April 24, 2019 at or before which time a copy hereof shall be signed by you, the Seller and your (husband) (wife), signifying acceptance of this Offer, and returned to me forthwith, otherwise this Offer shall be considered as rejected and the money deposited herewith shall be returned to me forthwith.

3. The parties hereto shall, on or before 05:00 A.MX P.M. May 3, 2019 execute the applicable Standard Form Purchase and Sale Agreement recommended by the Greater Boston Real Estate Board or any form substantially similar thereto, which, when executed, shall be the agreement between the parties hereto.

4. A good and sufficient Deed, conveying a good and clear record and marketable title shall be delivered at 12:00 Noon on June 24, 2019 at the appropriate Registry of Deeds, unless some other time and place are mutually agreed upon in writing.

5. If I do not fulfill my obligations under this Offer, the above mentioned deposit shall forthwith become your property without recourse to either party. Said deposit shall be held by Capital Realty as escrow agent subject to the terms hereof provided however that in the event of any disagreement between the parties, the escrow agent may retain said deposit pending instructions mutually given in writing by the parties. A similar provision shall be included in the Purchase and Sale Agreement with respect to any deposit held under its terms.

6. Time is of the essence hereof.

7. Disclosures: For one to four family residences, the Buyer hereby acknowledges receipt of the Home Inspectors: Facts for Consumers brochure produced by the Office of Consumer Affairs. For residential property constructed prior to 1978, Buyer must also sign Lead Paint "Property Transfer Notification."

8. The initialed riders, if any, attached hereto are incorporated herein by reference. Additional terms and conditions, if any:

SEE ADDENDUM #1

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney. WITNESS MY HAND AND SEAL

DocuSigned by:  
Matthew T. Henke  
Buyer Matthew T. Henke

DocuSigned by:  
Hannah M Meiser  
Buyer Hannah M Meiser

Address/City/State/Zip

Phone Numbers (Work & Home)

Receipt of deposit check for transmittal by: (Agent/Facilitator)

Check shall not be deposited unless offer is accepted.

This Offer is hereby accepted upon the foregoing terms and conditions at \_\_\_\_\_ A.M. / P.M. on \_\_\_\_\_, 20\_\_\_\_

WITNESS my (our) hand(s) and seal(s)

Seth Andrew Meiser  
Seller (or spouse)

[Signature]  
Seller

## RECEIPT FOR DEPOSIT

Date \_\_\_\_\_  
Received from \_\_\_\_\_ Buyer the sum of \$ \_\_\_\_\_ as deposit under the terms and conditions of above Offer, to be held by \_\_\_\_\_ as escrow agent.

Under regulations adopted pursuant to the Massachusetts license law: All offers submitted to brokers or salespeople to purchase real property that they have a right to sell shall be conveyed forthwith to the owner of such real property.

Agent for Seller





## ***Boston Realty Funding***

April 22, 2019

**To: Miguel Chavez and Seth McCoy**

**Re: Purchase Loan – 22 Kenilworth Street Roxbury MA**

To Whom It May Concern:

This letter is to verify that our clients, **Miguel Chavez and Seth McCoy** currently have an approval in the amount of **\$700,00,000** for the acquisition of real property.

This pre-approval should be considered as good as cash. Boston Realty Funding reserves all rights, including possible request of additional or updated documentation to finalize loan commitment.

If there are any questions or further information is needed, please do not hesitate

Sincerely,

*Robert Nichols*

Alex Martins  
Loan Officer  
617-582-2331  
Robert@BostonRealtyFunding.com

## PRELIMINARY DEVELOPMENT BUDGET FORM

**PROPOSER'S NAME:** Seth Andrea McCoy and Miguel Chavez

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	\$ 150,000.00
Site Prep/Environmental	\$
Construction	\$ 578,000.00
Construction Contingency	\$ 57,800.00
Architect(s) and Engineer(s)	\$ 7500.00
Development Consultant	\$
Survey and Permits	\$ 5200.00
Legal	\$ 1000.00
Title and Recording	\$ 375.00
Real Estate Taxes	\$ 3246.00
Insurance	\$ 12,000.00
Construction Loan Interest	\$ 42,000.00
Construction Inspection Fees	\$ 1500.00
Other:	\$
Other:	\$
Other:	\$
Other:	\$
Other:	\$
Soft Cost Contingency	\$ 7200
Developer Overhead	\$ 0
Developer Fee	\$ 0
<b>TOTAL: ALL USES</b>	<b>\$ 865,821.00</b>

SOURCES OF FUNDING	AMOUNT	Committed
Sponsor Cash In Hand	\$ 0	<input type="checkbox"/>
Additional Sponsor Fundraising	\$	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Bank Loans	\$ 700,000.00	<input checked="" type="checkbox"/>
Donated Materials/Services:		
Other: Proceeds from property sale	\$ 166,000.00	<input type="checkbox"/>
Other:	\$	<input type="checkbox"/>
<b>TOTAL ALL SOURCES:</b>	<b>\$ 866,000.00</b>	

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:**

Please see attached lender letter. Project will move forward pending designation by City of Boston/ Department of Neighborhood Development.

Item Name	Material	Labor	Total	Notes
Demo	\$18,000			
Framing/Finish Carpentry	66000			
Insulation	8500			
Roofing-slate	35000			
Ext. masonry-repairs/cleaning	42000			
Front Entry Dbl Doors-refinish	6000			
Doors-Int/Ext	8500			
Windows-repair/replace	58000			
Gutters	7500			
Plaster-repair/replace	22000			
Painting	18000			
Flooring-repaired/refinished	7500			
Wood Flooring-replaced	9000			
Lead Abatement	8500			
Asbestos Removal	28000			
Scaffolding	3500			
Kitchens	42000			
Bathrooms Materials	26000			
Main Utility Service-upgrade	10000			
Plumbing	45000			
HVAC	48000			
Electrical	46000			
Fireplace Façade restoration	4500			
Rear Porch Entry	10500			
<b>Subtotal Construction:</b>	<b>\$578,000</b>			
10%	\$57800.00			
<b>Total Improvement</b>	<b>\$635,800</b>			

## PRELIMINARY OPERATING BUDGET FORM

**PROPOSER'S NAME:** Seth Andrea McCoy and Miguel Chavez

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
	\$ 0.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
<b>ANNUAL OPERATING INCOME: ALL SOURCES</b>	<b>\$ 0</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
	\$
	\$
	\$
	\$
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	\$
	\$
	\$
	\$
<b>ANNUAL OPERATING COSTS: ALL SOURCES</b>	<b>\$0.00</b>

*Continued on next page*

## DEVELOPMENT TIMETABLE FORM

**PROPOSER'S NAME:** Seth Andrea McCoy and Miguel Chavez

Assuming that you are designated on **5/31/2019**, indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	June 14, 2019
Apply for Permit(s)	June 17, 2019
Zoning Relief Anticipated?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
All Development Financing Committed	June 28, 2019
Permit(s) Issued	July 17, 2019
Financing Closed	July 29, 2019
Construction Begins	August 5, 2019
Construction Complete	February 7, 2020

# CONSTRUCTION EMPLOYMENT STATEMENT FORM

**PROPOSER'S NAME:** Seth Andrea McCoy and Miguel Chavez \_\_\_\_\_

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:

General Contractor: Sanlo Company LLC DBA: JL Gonzalez Construction (Boston resident, minority business owner).  
HIC 191779

JR Home Improvement (minority business owner)

Plumber and Heating: Sam Mulligan (minority business owner)

Asbestos removal: Greenleaf (minority owned business)

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:** Seth Andrea McCoy and Miguel Chavez

List Addresses of Boston Properties Owned:	PARCEL ID NUMBER
955 River Street, Hyde Park, Ma	1807031001
19-21 Norfolk Street Unit 2, Roxbury	0903629004
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID NUMBER
N/A	

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

Seth Andrea McCoy/Miguel Chavez

Print Name and Title

*Seth Andrea McCoy* 4/29/17  
 Authorized Representative's Signature Date

617 872-2507

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: Seth Andrea McCoy and Miguel Chavez

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

29 day of April, 2019

SIGNATURE: Sam Andrew McCoy

TITLE: \_\_\_\_\_

ORGANIZATION: owner-occupant

ADDRESS: 955 River St Hyde Park 02136

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:

[Handwritten Signature]

Setn Anderson Mrs [Handwritten Signature]

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

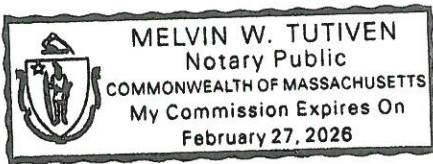
APRIL 27 2019

Then personally appeared the above named McCoy CHANEL, (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.

[Handwritten Signature]

Name:  
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 29 day  
of April, 2019  
Month Year

Stm Andrew McCoy

Proposer Signature

[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)**

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: 22 Kenilworth, Roxbury MA 02119
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT: Purchase
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION: City of Boston, Department of Neighborhood Development
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):  
Seth Andrew McCoy, Miguel Chavez
- (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 percent 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>
Seth Andrew McCoy	955 River Street Hyde Park 02136
Miguel Chavez	955 River Street Hyde Park 02136

- (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.

Seth Andrea McCoy Miguel Chavez  
PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

  04/29/2019  
AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE (MM / DD / YYYY)

Seth Andrea McCoy | Miguel Chavez  
PRINT NAME & TITLE of AUTHORIZED SIGNER