

August 28, 2019

Charles Zammuto  
Legacy Building & Development Corp  
11 Placid Rd  
Newton, MA 02459

Robert Moreschi,  
Procurement Officer  
Everett City Hall  
484 Broadway, Room 14  
Everett, MA 02149

Dear Mr. Moreschi:

This letter is to express interest on behalf of Charles Zammuto, owner of Legacy Building & Development Corp in purchasing/leasing the property located at: 36 Norwood Street, Everett, MA 02149.

Legacy Building & Development is a corporation that purchases, permits and develops properties which are then managed by our inhouse property management team. Legacy has been in operation since 1999 with over 20 years of experience. Due to exciting growth, we are looking for new projects that have a clear idea to fit with our goals and vision.

Legacy has immense experience in purchasing, leasing and redeveloping properties, a few of our latest projects include:

1. 563 Broadway Somerville – Purchased the Medford Sons of Italy, the property was developed into 10 residential units with a private club.
2. 519 Broadway Somerville – Purchased property and is currently building 55 residential units with 4 commercial spaces.
3. 375 Main Street Everett – Purchased property and developed 18 residential units with a private office space.
4. 68 South Street Framingham, Purchased the property and built 16 residential units.

Charles Zammuto, has vast experience working with the public sector, he has worked with the City of Framingham with funding, development and the building of The Irving Street Park, a community park for local residents. He donated over 100 trees to the City of Everett for Main Street and is currently working with the City of Ashland on a community work share program.

The proposed development of the property will take approximately 18- 24 months and cost approximately 10-12 million. Please see attached letter from a local bank that Legacy works with and has expressed interest in the project.

The concept for the development is based on a community artist center and residential lofts that offer One-of-a-kind locally made products that can attract customers to a community, bolstering shopping and contributing to the local vibe. Locally made goods are also attractive to residents who want to minimize their carbon footprints, support local businesses, and keep their tax dollars close to home.

The development will also include restaurants, retail space, residential apartments, green space, and parking. These other uses support and attract this artisan community concept.

Artist Lofts will truly be unique apartment community! It is deliberately designed to create a space meant to foster flourishing community artists on their journey to explore their craft. It merges history, affordability, quality, and individuality into each one of its carefully designed distinct loft-style floor plans.

The Lofts public electricity will be supplied by solar panels. Generating energy from solar panels emits very little pollution into the air, and thus solar energy is a much cleaner source of energy than the burning of fossil fuels.

The Lofts water irrigation system will be supplied by rainwater runoff into water retention tanks that is then recycled into the irrigation system to supply water for the properties landscaping.

All units will be LEED certified. LEED-certified apartments are designed to maximize fresh air indoors and minimize exposure to airborne toxins and pollutants. Having a green building that is recognized by LEED certification is a dramatic and public way of demonstrating a strong commitment to green practices and improving the environment. LEED-certified construction projects also stimulate the local economy, since one of LEED's best practices is utilizing local materials and labor wherever possible.

Our goal is to have 25% low income occupancy. A lottery will be setup and tenants and artists will be able to apply.

The breakdown of residential units is as follow:

Building 1 - 24-Microlofts

Building 2 - 8 Artist live/workspaces

Building 3 - 24 Apartments; 6-2 bedrooms, 9-2 bedrooms, 9-3 bedrooms

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The development will generate job opportunities for an estimated 80-100 people.

- 1 Full Time Property Manager
- 2 Full Time Maintenance Person
- 2 Full Time Landscape/grounds person
- 2 Restaurants – 40 people
- 2 Retail spaces – 40 people

Charles Zammuto is also working on an option regarding the properties located on Norwood Street #2 (These are highlighted on the plans in yellow). He has spoken to the current owners and has suggested a partnership that would allow them to update their properties and invest in the residential units that would be built as part of a separate development. If successful, this effort would result in the further improvement of the Norwood Street area and add continuity.

Sincerely,

Charles Zammuto