

City of Haverhill

Request for Proposals

Sale and Development Downtown

Haverhill/Merrimack Street

Development Parcels



RFP 004.21 (Amended 12.14.20
and 2.8.21) - Responses Now
Due By: 10:00 AM, Wednesday,
April 28, 2021

Purchasing Office
City of Haverhill
City Hall, Room 105
4 Summer Street
Haverhill, MA 01830-5875
Telephone: (978) 420-3606
purchasing@cityofhaverhill.com

RFP004.21 Addendum #1 Information

(Emailed to RFP holders on 12/14/20 and 2/8/21)

You are receiving this correspondence because you have previously requested and received the City of Haverhill's Request for Proposals for Sale and Development of the Downtown Merrimack Street Development Parcels (RFP004.21). If you and/or your firm or client are planning on submitting a proposal in response to this RFP, you will need to acknowledge receipt of this "Addendum #1" on the Financial Proposal Form (page 23 of the RFP).

[Letter from Mayor James J. Fiorentini](#)

[Extension of the Due Date for Proposals](#)

The deadline date for the submission of proposals has been extended an additional two months to **10:00 AM, Wednesday, April 28, 2021** to give developers more time to prepare their proposals.

[Lease Option](#)

A question was received asking if the City would consider a ground lease for the property under this RFP. The short answer, is "yes" the City may consider a lease for the property, or portions of it, in lieu of an upfront sale. But the longer answer is: Since this RFP is seeking proposals to "purchase" and develop the subject properties, a proposal to lease some or all of the land could ultimately be deemed as non-responsive to the specified terms of this RFP, and the City may be required to reject it.

However, if an attractive proposal were to be made that included a lease of all or some on the land, the City could consider allowing it, or if necessary, canceling the RFP and re-advertising it with a lease option. Although the City encourages and will ultimately consider all reasonable proposals for redeveloping the subject property, a lease proposal may be considered less advantageous than a competing proposal for buying the land up front, all other things being equal.

[Additional Supporting Information](#)

[As-built Plans](#) – Various as-built plans of the existing parking deck and lots.

[Utility Infrastructure](#) – A GIS plot showing the existing water, sewer, and drainage line infrastructure in the subject area.

[Parking Counts](#) – Data showing the average peak time usage for the parking deck and other two public lots.

[Zoning & Planning Info](#) – Various resources, e.g., Master Plan, Zoning Map, Downtown Strategic Plan, etc.

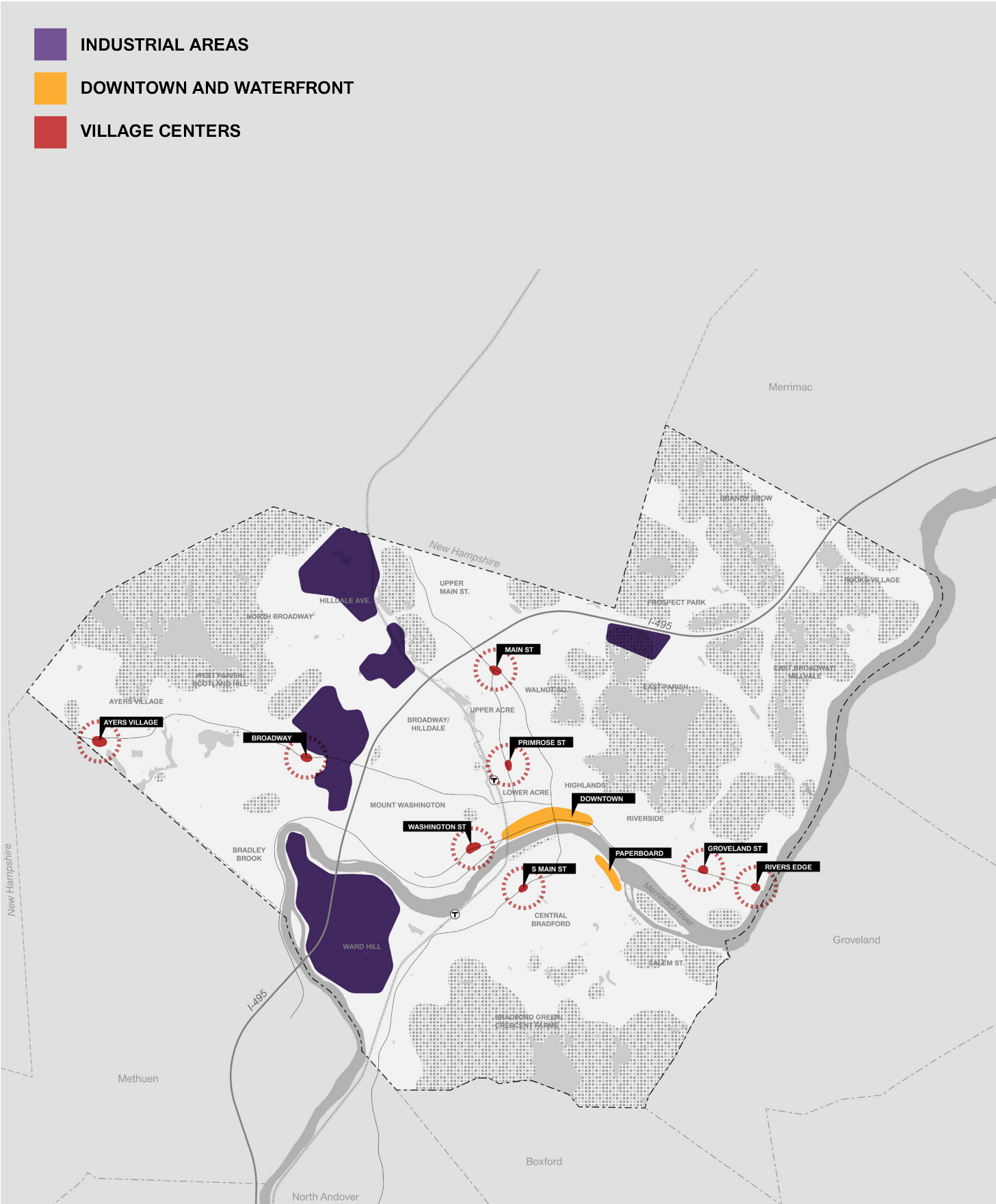
[Haverhill Public GIS App](#) – View geographical information on the subject parcels and area.

[Haverhill Housing Production Plan](#)

[RFP Holders](#) – Listing of the names and email addresses of the 51 requestors who have received the RFP from this office to date (2/8/21).

[Pre-proposal Meeting and Site Walk](#)

If you and/or your firm or client would like to request an initial pre-proposal meeting and site walk with the City's Economic Development and Planning Director, you may contact him directly to schedule it.



Map of Areas for Targeted Growth, Vision Haverhill 2035

Introduction

The City of Haverhill, led by Mayor James Fiorentini, in conjunction with the Haverhill City Council, has been working cooperatively to complete a transformative redevelopment of downtown Haverhill.

For the past decade the City has sought to reinvent the redevelopment environment for downtown Haverhill by revising zoning and regulatory controls to promote market-responsive development. The introduction of over 600 residential units to the Downtown area has begun to refuel the economic engine of a downtown which was a victim of failed urban renewal, vacant disinvested mill structures, and an orientation away from the areas greatest asset—the Merrimack River. The result of these efforts to date has been an initial wave of development investment of over \$250 million.

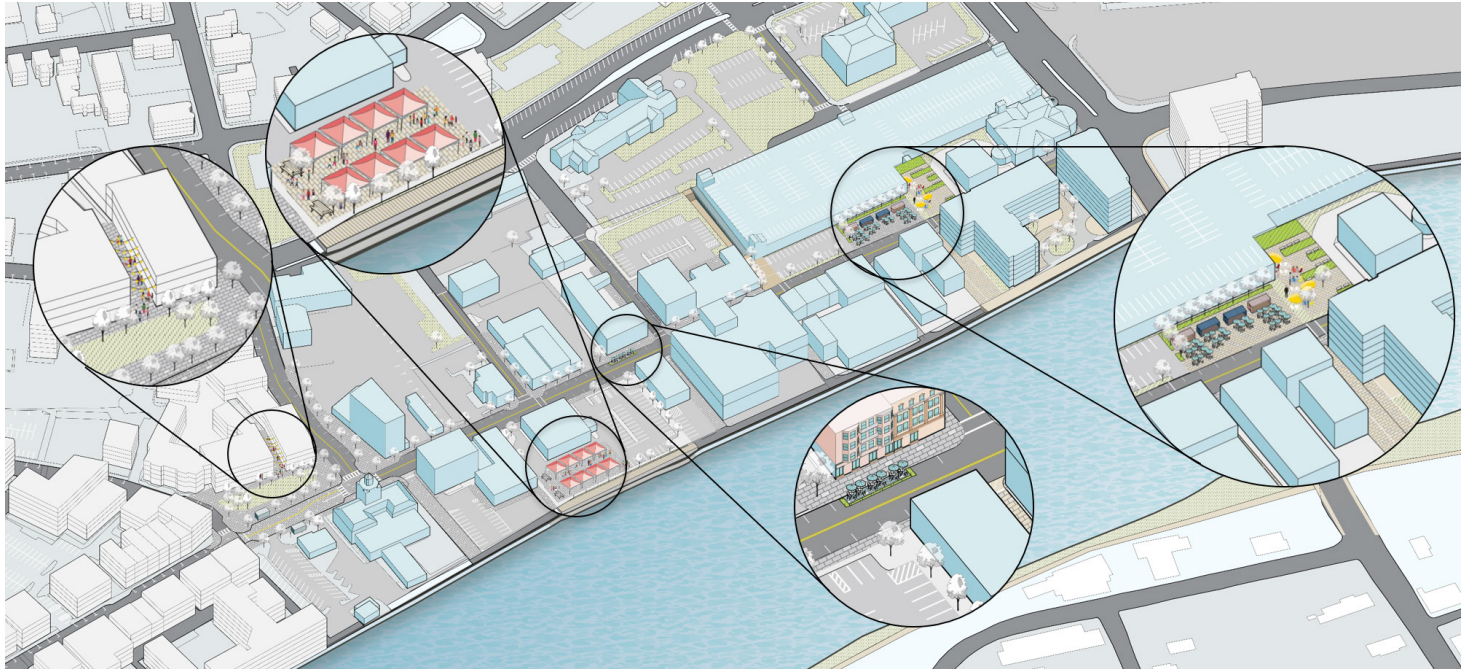
These catalytic efforts led to the recently completed Harbor Place development which has reintroduced \$70 million of commercial, retail, and residential uses featuring a campus of UMASS Lowell and over 800 feet of Merrimack River boardwalk and plaza space serving to activate the Waterfront along Merrimack Street with vibrant pedestrian access. Harbor Place Phase 2 is approved for construction.

This spark of transformative development provided by Harbor Place has spread to a newly approved mixed-use commercial, restaurant, office, and residential project—the Heights at Haverhill—by the Lupoli Companies in a beautiful new ten-story riverfront structure.

The adjacent Washington street historic district also along the Merrimack River is the home to over 25 restaurants often called the “best restaurant district north of the North End,” and continues to see significant investment in market rate housing and mixed use commercial projects further expanding the economic base to provide market support for the additional investment on the ongoing transformation.

This effort to seek proposals from development entities in the greater Boston area is due in large measure to several factors: 1) the continued demand for market rate and workforce housing in Haverhill, particularly because of its convenient access to public transportation; 2) the continuing interest by, and growth in, smaller service-oriented retail establishments such as retail stores and restaurants in downtown Haverhill; and 3) the growing interest by area companies for high quality affordability in a convenient, north of Boston, location. With that in mind, the City of Haverhill is offering a redevelopment opportunity that will make available 4.49 acres of prime land including an 433-car parking facility located on Merrimack Street.

The City’s primary goal in offering this land and development opportunity is for the demolition of the existing Goecke Parking Deck and the reconnection of the area of the garage and to the north to Merrimack Street. The current location of the Goecke Deck creates a visual barrier, vehicular impasse, and is an impediment to business development in downtown Haverhill. The City expects that a development proposal encourage improved connectivity throughout the site relative to downtown by creating, at the minimum, pedestrian throughways



Merrimack River Waterfront

in line with the existing street grid.

The City of Haverhill considers this development offering to be one of the premier development opportunities in the greater Boston area. Because of the site's proximity to public transportation and its location in a fast growing desirable urban community just minutes from Route 495, the site being offered has many potential uses that will enhance the City of Haverhill and provide significant development opportunities for the private sector. Downtown Haverhill's assets, including the MBTA Commuter Rail and Downeaster rail station, make it uniquely poised to become a regional destination for diners, shoppers, and visitors. The recently completed Bradford rail trail, which connects to downtown Haverhill by a loop trail, provides an additional downtown amenity for pedestrian and bicyclists to access and enjoy the beautiful Merrimack River. The Downtown is one of the major targeted growth opportunities in the City's Master Plan. For more details, please visit: www.VisionHaverhill2035.org

Haverhill is a Gateway City located in a region of the Commonwealth that is positioned to attract the following:

- Market rate or mixed-income housing
- Life sciences
- Hotel development
- Food-related businesses including restaurants
- Technology-related entrepreneurs and businesses
- Creative economy
- Education-focused

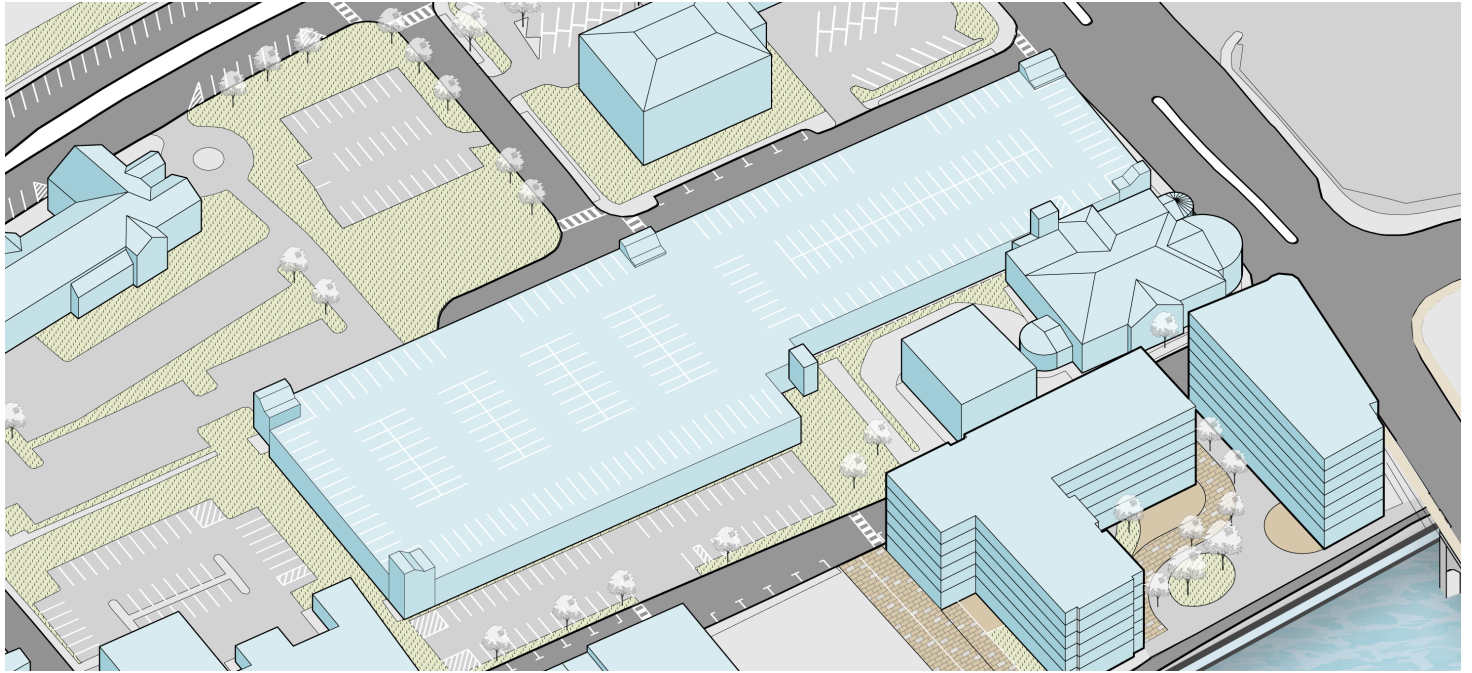
Table of Contents

Request for Proposals for the Downtown Haverhill/ Merrimack Street Development Parcels

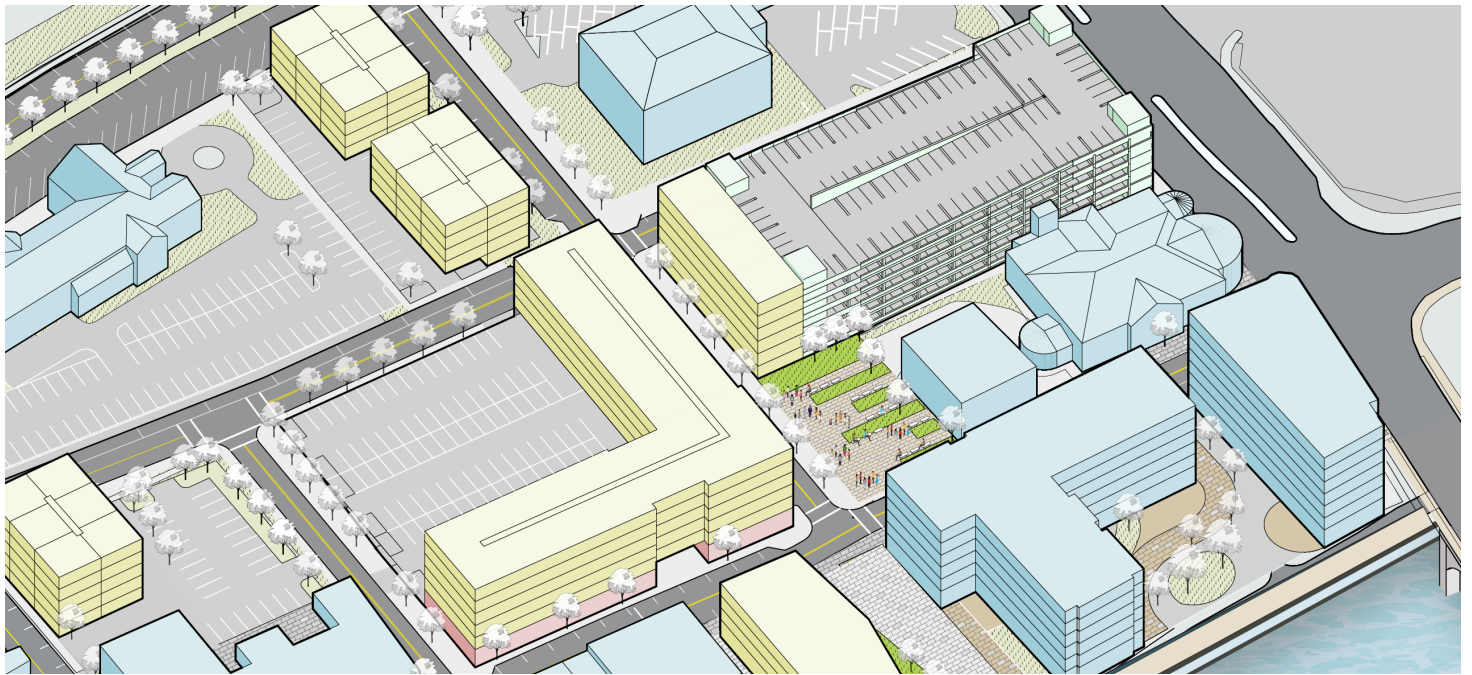
- I. General Information
- II. Description of Property
- III. Rule for Award
- IV. Contract Terms & Conditions
- V. Development Objectives
- VI. Proposal Evaluation Information
- VII. Submittal Requirements

Appendices

- Appendix A - Proposal Form
- Appendix B - Non Collusion, Tax Compliance, and Foreign Corporation Certification
- Appendix C - Certificate of Corporate Vote
- Appendix D - Assessor's Record Card



Existing Conditions



Potential Development Scenario

I. General Information

A. Overview

The City of Haverhill is pleased to present this Request for Proposals (RFP) for the Downtown Haverhill/Merrimack Street Development Parcels. This offering is intended to provide a site that will be transformed into significant redevelopment that will provide economic benefits and vitality to a district that is in the midst of public and private reinvestment, while also providing a replacement parking deck that will serve the city's needs for decades to come.

The offering consists of up to five parcels of City-owned land between Merrimack Street and Bailey Boulevard. The lots are listed by the City Assessor as 103-1-1, 103-1-6, 103-1-7, 103-3-1A, and 103-2-2. The total combined size is 4.49 acres, with a combined assessed value of \$5,000,000. The property is currently being used for access and parking that is leased by the City to nearby businesses.

The City has been actively promoting the redevelopment of its riverfront and Downtown, creating a positive investment environment for mixed-use development. Among the key actions has been the establishment of innovative Waterfront Zoning, which provides bonus provisions for dense development that enhances public access and open space in concert with new uses. This area of the riverfront has been targeted for a range of uses that include distinctive retail, offices and restaurants, housing, and other uses.

The redevelopment of these disposition parcels calls for the removal and replacement of the Goecke Parking Deck, which currently services a number of uses. Redevelopment may include a new shared use public parking garage. The City is prepared to work with a developer for the replacement parking facility and redevelopment of the infrastructure. The City will consider working with the developer on other innovating means of redeveloping the infrastructure, including establishing a DIF district, working with the MVRTA to relocate its bus station, or applying for a MassWorks or other grant to assist in the redevelopment of the infrastructure.

The city's recently completed master plan, Vision Haverhill 2035, calls out the importance of Downtown and the riverfront to Haverhill.

The City will consider proposals that require either all of the property or portions of the property as may be needed to create optimal development meeting the criteria listed in this RFP. The City will consider a phased development. The successful proponent must advance a specific development concept and demonstrate their capability and commitment to implementing that concept. The development concept must include measures to provide for replacement parking for the existing leased spaces and maintain key vehicle circulation and public access as described in this RFP.

B. Proposal Deadline and Submittal Information

Sealed proposals for disposal by sale of Real Property owned by the City of Haverhill are solicited which meet the requirements of this RFP. Proposals will be received at the Purchasing Office, City Hall Room 105, 4 Summer Street, Haverhill, Massachusetts 01830 no later than **10:00 AM, on Wednesday, April 28, 2021.**

Proposals received after the deadline will not be considered. The submitted proposal original with ten (10) hard copies and a digital (.pdf format) copy, along with the \$25,000 deposit, must be sealed in an envelope.

C. Addenda Procedure

If any changes are made to the Request for Proposal (RFP), an addendum will be issued. Addenda will be emailed to all Proposers on record as having received the RFP from purchasing@cityofhaverhill.com. Proposers shall be responsible for ensuring that all addenda are in receipt prior to proposal deadline. The City will require acknowledgement of any addenda issued to be included on the proposal form.

D. Inquiry Procedure

Questions concerning this proposal may be submitted in writing to: Steven Bucuzzo, at purchasing@cityofhaverhill.com, before **2:00 PM on Friday, April 9, 2021.** This inquiry procedure provides the means by which a Proposer may request information and/or request changes to the requirements of this RFP. Proposers are cautioned that an inquiry should be written in generic terms and must not contain any cost data. The inclusion of cost information in an inquiry may result in the Proposer's disqualification. Written responses will be emailed to all Proposers on record as having received the RFP from purchasing@cityofhaverhill.com.

E. Limitations on Changes to Proposals

After the proposal submission deadline, a Proposer may not change any provision of the proposal in a manner prejudicial to the interests of the City or fair competition. Minor informalities will be waived or the Proposer will be allowed to correct them. If a mistake and the intended proposal are clearly evident on the face of the proposal document, the mistake will be corrected to reflect the intended correct proposal, and the Proposer will be notified in writing.

F. City Prerogatives

The City may cancel this RFP, or reject in whole or in part any and all proposals, if the City determines that the cancellation or rejection serves the best interests of the City.

G. Authorization by Proponents

The Proposal must be signed as follows: 1) if the Proposer is an individual, by her/him personally; 2) if the Proposer is a partnership, by the name of the partnership, followed by the signature of each general partner; and 3) if the Proposer is a corporation, by the authorized officer.

H. Proposal Deposit

A Cashier or Bank check made out to the City of Haverhill in the amount of Twenty-Five Thousand Dollars (\$25,000) must accompany the proposal. Upon selection as the designated developer and the execution of a Purchase and Sale and Development Agreement, the proposal deposit amount will become non-refundable.

II. Description of Property**A. Location and Description**

The Disposition Properties are located between Merrimack Street and Bailey Boulevard in the Downtown District of Haverhill, Massachusetts 01830 and are designated on the City of Haverhill Assessor's Map 103, Block 1, Lot 1; Block 1, Lot 6; and Block 1, Lot 7 (Parcel A); Block 3, Lot 1A (Parcel B); and, optionally, Block 2, Lot 2 (Parcel C). The property contains approximately 4.49 acres.

The properties are recorded at the South Essex Registry of Deeds in Book 20428-204 and Book 8320-500. (See Appendix D).

The development zone occupies a prime and highly visible location, situated at the intersection of Merrimack Street and Main Street, with the new Haverhill Merrimack River Boardwalk and Harbor Place development to the south and the Pentucket Medical Center to the north. The site lies within the City's Waterfront District, which aims to activate the waterfront and encourage connections, both visually and physically, from the downtown to the waterfront. The development zone includes 4.49 acres of municipally-owned real estate.

Parcel A consists of a 495-car parking facility, known as the Goecke Parking Deck, located on Merrimack Street. Parcel A has significant frontage along both Merrimack Street and Main Street with additional access points from Haverhill Place and Park Way. [Note that Parcel A is the assemblage of three separate parcels, and should be considered as a single development for the purposes of this RFP.]

Parcel B is an approximately half-acre lot located on Bailey Boulevard between the Haverhill Police Department and the Pentucket Medical Building. Presently, it consists of a surface parking lot with access along both Bailey Blvd and Haverhill Place.

Parcel C is a 0.6 acre lot located directly to the west of Parcel A. It currently serves as a parking lot located behind the Haverhill Beef business. While the redevelopment of this additional parcel is encouraged, its purchase and inclusion in the development proposal is optional.

Together, Parcels A, B, and C comprise a signif-



Development Parcels

icant portion of this Downtown block and present an opportunity to redevelop a large swath of downtown Haverhill. The location of the parcels is both an anchor site near the waterfront as well as a gateway to Downtown's retail and mixed-use pedestrian areas. The site is also conveniently located to receive traffic across the Basiliere Bridge to and from Bradford and within walking distance of the Haverhill Station. The site is also located adjacent to Haverhill's civic establishments including the public library and City Hall and has nearby access to the city's open space network including G.A.R. Park and the City's new riverfront walkway. At a minimum, proposals should consider the redevelopment of Parcel A, and focus on activating Merrimack Street and creating a through-connection to Bailey Boulevard.

B. Hydrologic and Geologic Setting

FEMA maps indicate that the site is protected by a levee. However, the properties about a zone that has a notation that, although it is in the Downtown, which is protected by a levee from the 1% annual chance flood, overtopping or levee failure may occur. As a result and appropriate insurance or other actions should be considered by the proponent, especially if development plans line up with this levee protection zone.

C. Site History

The current Goecke deck was built in two phases between 1978 to 1981. These parcels were once occupied by commercial structures which once continuously lined Merrimack Street. Images from the late 1900's and early 20th century indicated the evolution of densely occupied sites and the incremental extension of seawalls along the River edge. The buildings were removed to create the parking lots that occupy the sites today.

D. Utilities

The Disposition Properties are serviced by National Grid for both Electric and Natural Gas Service.

E. Environmental Conditions

The proponent will be responsible for confirming the environmental conditions on the site and undertake any tests and remediation measures necessary to meet all regulatory standards and achieve necessary project approvals.

F. Regulatory Context

Any proposed project must conform to applicable federal, state and local statutes, regulations and ordinances. These include but are not limited to the Americans with Disabilities Act, accessibility as regulated by the Commonwealth of Massachusetts, Massachusetts Building Codes, the Massachusetts Acts and regulations for Wetlands Protection, Rivers Protection and Wetlands and Waterways (Chapter 91).

The site is within a City zoning district that has been created to create development nodes for a planned, comprehensive waterfront. The site is within Sub-zone C of the Waterfront District (WD). Purposes for the zoning encompass regaining an active waterfront that provides maximum public benefit in any new development on land along the Merrimack River. These benefits include linking the Merrimack River with street edges to serve pedestrian and view connections. Economic purposes include the redevelopment of vacant or underutilized land with appropriately dense development, encouraging the construction of new innovative designs to enhance the area, and creating new jobs at a variety of income levels. The goals for Sub-zone C include creating an vibrant live-work area that activates Downtown and the waterfront. Projects in this zone are subject to special permit and site plan review criteria. The dimensional standards for this district are contained in the Overlay District ordinance.

The Planning and Economic Development Office of the city of Haverhill will work with the successful Proposer to assist in obtaining and expediting all necessary permitting for the agreed upon project in accordance with Massachusetts General Laws and the City of Haverhill ordinances. However, permitting is the subject of independent boards and agencies and the City makes no guarantees or warranties that the appropriate permits will be granted.

G. Potential Public Financing Incentives

Haverhill is a Gateway City and Economic Target Area, as designated by the state, enabling projects in the City to take advantage of tax advantages such as enhanced investment tax credits for businesses and prioritization for other state assistance. Haverhill has applied for and received in the past numerous grants available to Gateway Cities and has received millions of dollars in MassWorks funding.

III. Rule for Award

The most advantageous proposal from a responsible and responsive proposer, taking into consideration the proposed sales price and all the Comparative Evaluation Criteria set forth in the RFP may be selected.

IV. Contract Terms and Conditions:

A. Permits

The Buyer assumes all responsibility for obtaining any necessary permits required by law, and, the City makes no representations or guarantees as to such permits whatsoever, either in the RFP phase or in the selection of a Preferred Developer.

B. Purchase and Sale and Development Agreement: Schedule

A Purchase and Sale and Development Agreement(s) must be executed within 90 days of the successful proposer receiving official written notification from the City of its Preliminary Designation as the Preferred Developer. The City reserves the right to terminate negotiations, with or without reason, at its sole and absolute discretion. Upon successful negotiation of the Purchase and Sale and Development Agreement(s), and satisfactory review of any required supplemental information, the agreement(s) would be brought to the City Council and, if approved, would be executed and the developer receive Final Designation, which it would hold for as long as it fulfills its obligations under the agreement(s). Upon Final Designation, the City will require an additional deposit of an amount equal to 5% of the proposed purchase price less the initial Twenty-Five Thousand Dollar (\$25,000) deposit submitted with the proposal. The Designated Developer may lose its designation and forfeit all monies paid as a deposit if it fails to seek timely approval (within 30 days of being eligible to do so) for any necessary permits or approvals as required by law. Additional periods of time to obtain permits and approvals and otherwise evidence progress may be negotiated with the City for which the City shall have the right to seek additional non-refundable deposits or option extension payments.

C. Purchase and Sale and Development Agreement: Closing

Purchase and Sale will be closed and possession of the property conveyed to the Designated Developer only upon provision to the City of evidence that all conditions precedent for development such as an executed construction contract,

and securing of permitting and approvals and financing (subject to closing) have been achieved and substantial construction of improvements is set to commence. Reasonable time to perform periods to achieve the conditions precedent and close on the purchase shall be negotiated in the agreement. The Designated Developer's rights would expire after reasonable time to perform periods (with forfeit of all deposit or other agreed upon payments), or, if for any reason, developer fails to construct the approved improvements upon property that has been conveyed within a reasonable agreed upon time frame, the City shall have the right to terminate the agreement and the property would revert to the City with provision for refund of the purchase price (other than deposit or other pre-closing payments to be agreed upon in the contract). The City may, at its discretion, agree to extensions of time to perform periods with additional deposit or option extension payments if it feels reasonable progress is being made. If the project is to be developed in phases, the agreement(s) shall include provision either for the above to apply to the parcels relative to such phases, or for reversion or a City right to repurchase, whichever may be deemed most appropriate to the nature of the proposal, and parcelization shall maintain the development integrity of later phase parcels.

D. Assurance of Construction

The City reserves the right to require assurance of completion of construction by means of payment and performance bond, developer completion guaranty, letter of credit, or other mechanism deemed appropriate and negotiated in the agreement.

E. Governing Law

The Sale shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts. The proposal must comply with all Federal, State, and municipal laws, ordinances, rules and/or regulations.

F. Acceptance of Proposal

The City makes no guarantee, expressed or implied that any sale of said property will take place resulting from this RFP. The City of Haverhill reserves the right to reject any and all proposals and the right to delay consideration of the proposals. Final acceptance of any proposal is the responsibility of the Mayor and the City Council.

G. Legibility and Format

All words, signatures and figures submitted on the proposal shall be in ink. Proposals which are conditional, obscure or which contain additions not called for, erasures, alterations or irregularities, or any prices which contain abnormally high or low amounts for any item, may be rejected as informal. More than one proposal from the same Proposer will not be considered.

H. Negotiation

The City reserves the right to continue to negotiate with the proposers and to seek further clarification of their proposals.

I. Proposal Commitments

Proposers must respond thoroughly to the requirements of this Request for Proposals (RFP). The proposal shall be a part of any agreement resulting from this RFP. Proposers are cautioned not to make claims or statements to which they are not prepared to commit contractually.

J. Proposal Duration

Proposals must remain in effect for at least one hundred and twenty (120) days from the submission deadline and thereafter until either the Proposer withdraws the proposal in writing, an agreement is executed, or the procurement is canceled, whichever occurs first.

K. Notice of Award

A written Notice of Award will be sent to the awarded Proposer. A letter will be sent to each Proposer who is not approved for award including those Proposers disqualified during the evaluation process.

L. RFP Amendments

The City reserves the right to amend the agreement arising from this RFP.

M. Disclosure

Disclosure of Beneficial Interest will be required if proposal is accepted and an agreement is reached.

N. Proposal Costs

Proposers must bear all costs associated with their proposals including preparation, copying, postage, and delivery costs. The City will not be responsible for any costs or expenses incurred by Proposers responding to this RFP. The City shall not be responsible for payment of any brokerage fees associated with any proposal.

O. Proposal Retention

The City shall be under no obligation to return any proposals or materials submitted by a Proposer in response to this RFP.

P. Proposal Ownership

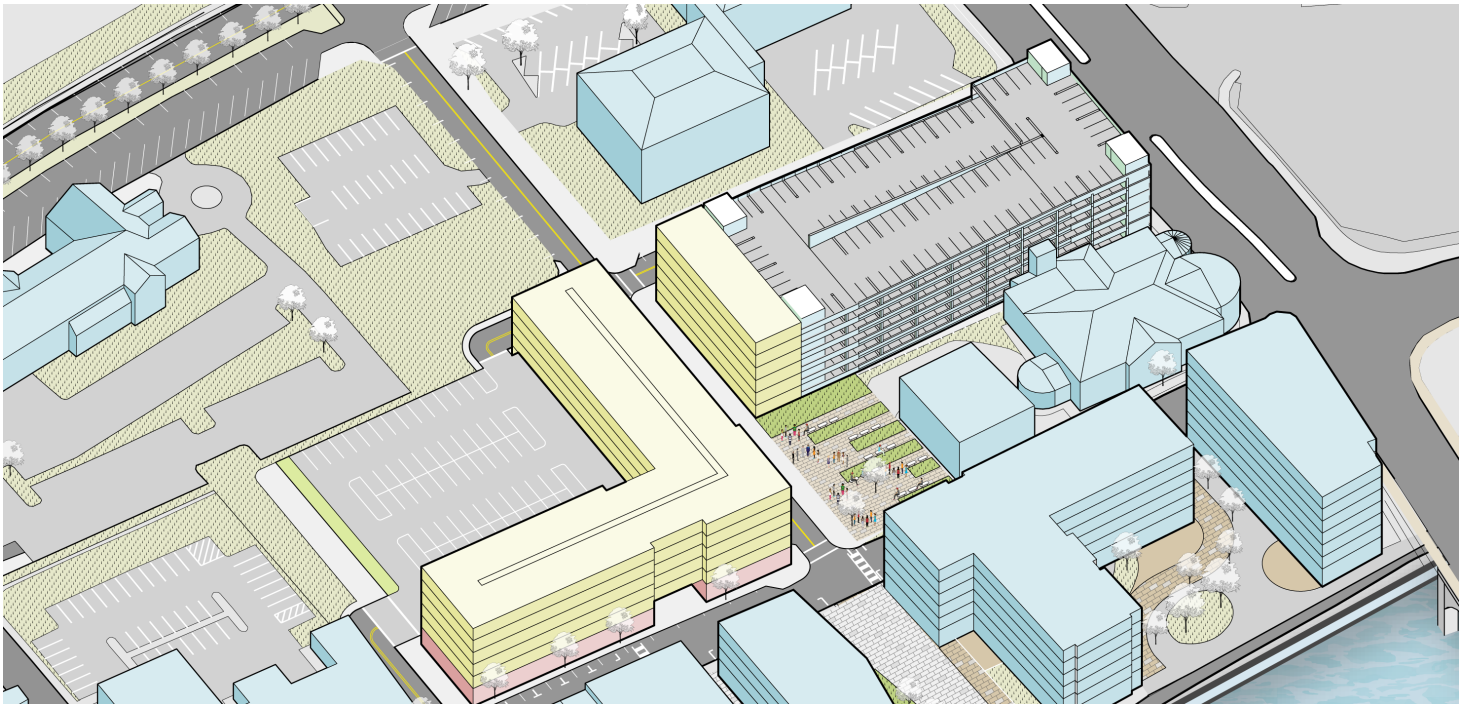
All materials submitted by Proposers become the irrevocable and sole property of the City. The City reserves the right to use any or all ideas, concepts, or configurations presented in a Proposer's proposal whether or not the proposal is selected.

Q. Public Information and Disclosure

All proposals and related documents submitted in response to this RFP are subject to the Massachusetts Freedom of Information Law, M.G.L. Chapter 66, Section 10 and to Chapter 4, Section 7, subsection 26, regarding public access to such documents. Statements or endorsements made by the Proposer that are inconsistent with those statutes will be disregarded. All proposals shall be deemed to be public records within the meaning of M.G.L. X. 4, §7(26). If a Successful Proposer believes that the RFP requires the disclosure of technical, proprietary or trade secret information that the Successful Proposer is not willing to make public, it may submit such information in a separate envelope clearly marked, which will be returned to the unsuccessful Proposers following the designation of the successful Proposer. No part of a proposal involving the amount of purchase price the Successful Proposer is willing to pay may be designated as confidential.

R. Fair Competition

If a Proposer feels that any provision(s) of this RFP preclude(s) fair competition among Proposers, the Proposer should notify the Chief Procurement Officer (CPO) in writing. The letter must identify this RFP, and why, in the Proposer's opinion, the cited provision(s) preclude fair competition. The letter must be received on or before the fifth business day prior to the proposed submission deadline.



Potential Redevelopment Scenario for Development Parcels

V. Development Objectives

The City has several objectives that it seeks to satisfy through the sale and redevelopment of the Disposition Properties. These objectives are intended to be compatible and to fit within broader Downtown district goals. These district goals and development objectives consist of the following:

District Goals

Placemaking and District Character

- Reconnect the Merrimack Street retail district to the historic Downtown by improving pedestrian connections through Washington Square and on to Washington Street.
- Promote a walkable Downtown with retail, commercial, restaurant, and other sidewalk-level active uses as part of mixed-use development.
- Balance new commercial development with ground-up residential or office space.
- Encourage the adaptive reuse of buildings with distinctive character
- Provide a plan where the proposal would help to integrate the newer buildings on Merrimack Street, the Harbor Place Project, and Haverhill Heights with the rest of Downtown.

Transportation and Circulation Solutions

- Develop a long-term shared parking strategy for the district that includes both structured and on-street parking.
- Replace parking-dominated street frontage with active, attractive frontage on Merrimack Street.
- Ensure that, at all times during the development of the project, parking is maintained for the Harbor Place businesses across the street.

Development Objectives

- Improve the economic health and viability of the district and City as a whole, by providing for jobs, economic opportunity, an expanded tax base, and increased economic vitality.
- Prioritize active sidewalk-level uses along Merrimack Street, including retail and transparent building lobbies.
- Strengthen connection between Downtown, Washington Square, and Washington Street.
- Improve the public realm around the development site, including the plaza facing Merrimack Street.
- Spread residential buildings (and absorption) across the district.
- Assess which non-residential uses are most beneficial for the district and City as a whole and consider the viability of life sciences as a potential use Downtown.

- Develop a comprehensive phased parking plan—allowing for sufficient temporary parking for surrounding uses during the construction of a replacement parking structure—to replace the Goecke Deck and accommodate shifts in demand over time
- Consider the parking plan within the context of the City’s parking pricing program.
- Work with and be consistent with the City’s master plan and with the Downtown redevelopment plan.

VI. Proposal Evaluation Information

A. Rating Comparative Criteria

All proposals will be reviewed in accordance with MGL Chapter 30B. The City may appoint a committee to review all responsive and responsible responses. In addition, the City may retain a Consultant to advise the City in evaluating the submitted Proposals. The final selection will be based upon an evaluation and analysis of the information and materials required under the RFP. Proposals that meet the Minimum Qualification Requirements will be reviewed for responses to the comparative evaluation criteria. Should subsequent review of qualified proposals fail to substantiate their satisfying the Minimum Qualifications, they will be disqualified.

B. Interviews

Interviews may be required at the City’s discretion after review of the proposals. Proposers will be provided with advance notice of at least five (5) working days to make a presentation and/or to provide additional information, particularly more detailed information demonstrating financial capacity which may include audited financial statements and/or such other information as the City deems necessary.

The City reserves the right to conduct a public hearing and seek public input prior to making a decision on which, if any, of the finalists will be selected as the Preferred Developer.

C. Minimum Qualification Requirements

1. Deposit

Proposals must include a cashier or bank check for Twenty-Five Thousand Dollars (\$25,000). If the proposal is accepted, the deposit will be used as a down payment.

2. Authorization

The Proposer must be capable of and have authority to execute a valid Purchase and Sale Agreement for this project with clear title.

3. Experience

(1) the Proposer or a principal of the Proposer must have successful experience in developing a project of similar or greater size and of a similar nature to that being proposed; or (2) the Proposer or a principal of the Proposer must have successful experience developing a project of similar or greater size and the Proposer must have on its staff or development team a professional with successful experience developing a project of similar or greater size and of a similar nature to that being proposed who is guaranteed to be a key person playing such a role in the proposed project. The City welcomes proposals from developers with the vision to create innovative developments.

D. Comparative Selection Criteria

Each of the following criteria pertains to requirements listed in this RFP. These criteria will be applied to all Proposals, which satisfy the Minimum Qualification Requirements. Each criterion except criteria 3 and 6 will receive one rating of Highly Advantageous, Advantageous, or Disadvantageous. Evaluation criteria 3 and 6 shall be evaluated on a financial basis, with, as considered appropriate, use of net present value analysis considering timing, and risk of receiving payments and revenues.

Based on its ratings and financial analysis of the above criteria, the City shall determine an overall rating and rankings for the proposals to determine that proposal which it considers the most advantageous from a responsive and responsible proposer, taking into consideration all evaluation criteria set forth in the solicitation, and, at its discretion, select a Preferred Developer. Upon approval of the Mayor and the City Council of such selection, the Preferred Developer would be granted a Preliminary Designation and, upon meeting any required conditions could enter into negotiations with the City. The City may require supplemental information to approve Preliminary Designation

of the Preferred Developer or may make such Preliminary Designation conditional upon provision and review of such information.

1. Capability of the Development/ Operating Entity and Team

Factors to be considered in evaluating the Proposer's capability, experience and financial strength to undertake the proposed project, and to complete the project successfully within a reasonable timeframe shall include the following elements and the City shall ascribe one overall rating for this criterion based on its judgment as to the overall composite ratings of these elements:

(a) Evidence of successful development, financing, and management of multiple projects of similar or comparable nature and size/cost or other relevant projects as indicated by the nature and history of the Proposer's and its principals' projects, that have been built to completion.

- Highly Advantageous: Three (3) to Five (5) successfully completed projects in the last five (5) years of similar nature and similar or greater size to that proposed.
- Advantageous: Three (3) to Five (5) successfully completed projects in the last ten (10) years of similar nature and similar or greater size to that proposed, or an adequately financed Downtown development that demonstrates clear innovation in terms of program mix, financing strategies, and public benefit.
- Disadvantageous: Less than three (3) successfully completed projects in the last ten (10) years and no example of an innovative Downtown development.

(b) Evidence of the capability of Proposer's key staff and other development team members and their key staff to carry out the proposed project as indicated by the experience and level of commitment to the project of the individuals playing key roles in the project

- Highly Advantageous: Development team firms and Proposer's and team members' key staff have successful experience in multiple projects of similar nature and similar or greater size to that proposed in the past ten years and are committed to the project
- Advantageous: Some key development team

firms and/or some of Proposer's and team members' key staff have successful experience in only one such project and/or are not firmly committed to the project

- Disadvantageous: Key members of the team and staff lack successful experience in such projects and/or are not firmly committed to the project

(c) Evidence of Proposer's financing relationships and the ability to obtain financing for such a project as indicated by letters from financing sources to that effect or other relevant materials.

- Highly Advantageous: Firm financing commitments to finance the proposed project from credible lenders and/or equity investors
- Advantageous: Expressions of interest / letters of interest letters confirming strong financing relationships and ability to obtain financing for a project such as that proposed
- Disadvantageous: No such support or support is unconvincing.

(d) Financial statements for the Proposer (developer and/or equity partners in the project) and/or other information indicating Proposer's financial capacity to finance the project such as letters from a certified public accountant or financial institution to that effect, provided at this stage at Proposer's discretion. While financial statements or other specific financial information are not required as part of the proposal, Proposers are strongly encouraged to provide information supporting their financial capacity, as this will be a significant consideration in the evaluation. The City may, at its discretion, make required submittal of such information a part of its selection process or a condition of preliminary designation.

- Highly Advantageous: Financial information that in the judgment of the City or its financial advisors indicates considerable capacity to finance the proposed project
- Advantageous: Such information indicating a more marginal capacity but still within a range of reasonableness would be considered

- Disadvantageous: no such information or information indicating a clearly insufficient capacity

(e) Evidence of Proposer's successful and fair past and/or current dealings with public or private entities in the development and management of projects, particularly public-private development projects, indicating the Proposer's experience and success at being a partner, particularly its living up to its commitments, in such projects, as indicated by letters or interviews conducted by the City.

- Highly Advantageous: Highly favorable references and interviews
- Advantageous: Generally favorable references and interviews
- Disadvantageous: References and interviews indicate significant concerns that are not satisfactorily explained by Proposer

(f) Evidence of the Proposer's track record for fair dealings and capability in terms of reputation in the industry, long term relationship(s) with major lender(s) and avoidance of legal or financial indicators of trouble or distress (e.g. code or tax violations, lawsuits, foreclosures, bankruptcy).

- Highly Advantageous: Demonstrated long-term relationship with major lender(s), no significant indications of unfair dealings, insufficient capability, legal or financial trouble or distress
- Advantageous: Isolated indications of questionable dealings or capability and/or legal or financial trouble or distress at a level considered not to be of an extremely negative nature, or indicative of a predominate characterization
- Disadvantageous: Significant indications of unfair dealings, insufficient capability, legal or financial trouble or distress (that are not satisfactorily explained by Proposer)

2. Feasibility of the Proposed Project

The City's evaluation of the likelihood of the

proposed project being feasible and successfully developed in a reasonable timeframe shall consider the thoroughness and reasonableness of the of the Proposer's analysis, assumptions, and strategies relative to market, development/construction, financing, permitting, operating, sell-out, and any other elements relevant to the ability to complete the project including any commitments for pre-leasing, sale, and/or financing.

- Highly Advantageous: Proposal which the City considers to be based on assumptions, analyses, and strategies consistent with the realities of the marketplace and best development practices, as supported by compelling analysis and comparable experience and/or significant pre-leasing, pre-sale, or financing commitment and lacking any fatal flaws or factors that would indicate a high risk of an inability to be successfully realized in a reasonable timeframe.
- Advantageous: Proposal which the City considers to be based on assumptions, analyses, and strategies that are reasonably consistent with the realities of the marketplace (perhaps moderately speculative) and sound development practices as supported by reasonable analysis and comparable experience, possibly supplemented by some pre-leasing, pre-sale, or financing commitment; and lacking any fatal flaws or factors that would indicate a very high risk of an inability to be successfully realized in a reasonable timeframe.
- Disadvantageous: Proposal which the City considers to be flawed in terms of at least one or more of the following: based on assumptions, analyses, and strategies that are inconsistent with the realities of the marketplace (or overly speculative) and/or unsound development practices; not supported by reasonable analysis and comparable experience, or significant pre-leasing, pre-sale, or financing commitment; and having either fatal flaws or factors that would indicate a very high risk of an inability to be successfully realized in a reasonable timeframe.

3. Purchase Price and Economic Benefits

The City will evaluate the amount, timing, and nature of proposed payments (e.g. the extent to which proposed payments are definite or contingent, and, if contingent, the nature of the contingencies). The City's evaluation will also consider any direct costs that are proposed to be borne by the City in terms of infrastructure or other improvements or assistance, as well as the likelihood of payment, based on the City's evaluation of likelihood, timing, and performance of the proposed project's development. As considered appropriate, the City will evaluate the above factors in a net present value analysis accounting for timing and risk. The greater the value of the tax revenues (after accounting for any adjustments, timing, and risk), the more favorably the proposal will be considered.

4. Property to be Purchased and Developed

The City will consider the proportion of the land proposed for purchase and redevelopment in view of its objectives to encourage the placemaking and transportation goals for the Downtown.

- **Highly Advantageous:** The purchase and redevelopment proposal encompasses and effectively uses the entire site, and incorporates the proposed acquisition of adjacent privately-owned parcels nearby, and has a resulting positive net purchase value and economic benefit. The City encourages the assemblage of other nearby and adjacent parcels, recognizing that a larger development has the potential to provide a more transformative impact on the Downtown. The City also encourages other methods that may expand the size and scope of the project beyond what is described in this proposal, which may include strategies involving partnerships or agreements with other nearby Downtown stakeholders, including but not limited to Harbor Place. Proposals including options for development of the lot behind Haverhill Beef (Parcel C) are preferred.
- **Advantageous:** The purchase and redevelopment proposal encompasses and effectively uses most of the site, with a resulting positive net purchase value and economic benefit; the City retains portions of the site that has significant future value for development and/or placemaking. Advantageous proposals include options for developing both Parcels A and B, but do not include an option for the lot behind Haverhill Beef (Parcel C).
- **Disadvantageous:** The purchase and redevelopment proposal ineffectively uses only a portion of the site resulting in a relatively low purchase and economic benefit, and the City retains portions of the site that have limited future value for development and/or placemaking.

5. Development Plan for the Site

The City will evaluate the proposals to establish the potential to accomplish the Development Objectives for the site and Downtown area which are listed in Section V of this RFP.

- **Highly Advantageous:** The proposal fulfills all of the City's development goals provided in this RFP.
- **Advantageous:** The proposal conforms to some of the City's development goals provided in the RFP, but will not fulfill several of the goals.
- **Disadvantageous:** The proposal for development meets none or very few of the City's development goals provided in the RFP.

6. Property Tax Revenues

The City will evaluate the potential tax revenues generated by the proposed development. The City will evaluate the property tax revenue over a 1 year, 5 year, and 20 year period. If the City determines in its judgment that the differing character of projects could imply dramatically different fiscal costs, it may estimate such costs as an offset against estimated tax revenues in its evaluation. As with purchase price, as considered appropriate, the City shall evaluate property tax revenues (as may be adjusted for fiscal costs) in a net present value analysis accounting for timing and risk. The greater the value of the tax revenues (after accounting for any adjustments, timing, and risk), the more favorably the proposal will be considered.

7. Other Community Benefits and Mitigation

The City will evaluate any other community benefits considered by the City to be significant. Community benefits may include but are not limited to offsite improvements or other impact mitigation commitments that will help meet established City goals for a vibrant and economically successful district. As described in the City's master plan, the City hopes to see substantial mixed-use development in its Downtown, providing both new housing opportunities and new job opportunities alike for the community.

- **Highly Advantageous:** Proposal, which provides extensive community benefits with minimal, if any, negative impact on the Downtown. Highly advantageous proposals will provide for the creation of both new jobs and new housing opportunities.
- **Advantageous:** Proposal, which provides moderate community benefits offsetting some negative impact on the downtown. Advantageous proposals will either provide for the creation of new jobs or provide for the creation of new housing opportunities, but may not provide both.
- **Disadvantageous:** Proposal, which the City considers to provide minimal or moderate community benefits offsetting a major negative impact on the downtown.

VII. Proposal Submittal Requirements

All proposers shall submit proposals in strict accordance with the submission requirements listed below. The completeness of the proposals will be a determining factor in qualifying proposals. Any proposer failing to provide all of the following submission requirements may be considered "not responsive" and their proposal may be rejected without further consideration. All submission materials are public documents, except as specifically noted otherwise in this RFP.

A. Overview/Summary Information

The submittal must be formatted as a single volume. The submitted proposal original with ten (10) hard copies and a digital (.pdf format) copy must be sealed in an envelope.

B. Deposit

All Proposers must submit a deposit in the form of a certified bank check in the amount of twenty-five thousand dollars (\$25,000.00) as part of their proposal. The check should be made out to the City of Haverhill. The deposit made by the proposer selected to enter into negotiations shall be nonrefundable to that proposer. Deposits received from proposers who are not so selected will be returned to them within five (5) business days after the City has determined such proposal to not be successful.

C. Required Elements of the Proposal Submittal

1. Cover Page

The cover Page should include the following information.

- Title of RFP
- Proposer/Name of Firm
- Business Address
- Business Phone
- Website
- Email Address
- Contact Person

Any further correspondence by the City to the Proposer, for the purposes of this RFP, will be addressed to the Proposer's "Contact Person" at the address, phone number, email address submitted by the Proposer in this section.

2. Table of Contents

The Table of Contents should outline, in sequential order, the major areas of the proposal. All pages of the proposal, including the enclosures, must be clearly and consecutively numbered and correspond to the Table of Contents.

3. Description of the Development/Operating Entity

The name and a description of the legal entity that would serve as the developer/operator and be party to the Purchase and Sale and Development Agreement(s) with the City. If the Proposer is a company, its state of incorporation.

The name(s) and title(s) of the person or persons who may sign a Purchase and Sale and Development Agreement(s) should a particular offer be accepted (include notice of authorization of the board of directors) if other than the president of said company.

The names and addresses of all persons and entities having a financial interest in the proposed development and their roles in the project and the proposing entity.

For joint ventures, summarize the actual or proposed amount of financial participation and control of each party within the partnership. If the entity is a subsidiary of, or otherwise affiliated with another organization, indicate such relationship.

List all proposed tenants and third-party operators of the development.

List Proposer's key staff assigned to the project and their roles and level of commitment to the project.

Provide a brief summary of qualifications and relevant experience of the organization and key principals and staff.

Note: Detailed summary of relevant projects is requested in paragraphs 11 and 12 and any extensive presentation materials should be presented at the rear of the proposal package. Promotional material not directly relevant to this specific proposal is not desired and will not be considered during evaluation.

4. Description of the Development/ Operating Team

Identify all participants in the development team including any real estate brokerage firms working on behalf of the Proposer and including those members responsible for any building design, landscape and site design, engineering, environmental and other permitting, legal, market and financial analysis, and community relations. Include a brief profile for each participating firm, as well as the resumes of the key personnel, who would be assigned to the project and the nature of the Proposer's commitment to engage them in the project. Identify any proposed lending institutions that may participate in the proposed development.

Provide an organizational chart showing all team members, the responsibility of each team member, and the proposed interrelationships of the team with City.

Identify any prior relations with the City for each individual team member or firm, members of its Board or its officers. The City reserves the right, in its sole discretion, to request additional information from any member of the development team to determine potential conflicts of interest and to limit or prohibit the participation of any team member or firm due to such conflict. To the extent that M.G.L.268A may be applicable (State Ethics Laws), participants in the development team shall be responsible for complying with the requirements of said Chapter 268A. Provide a summary of qualifications and relevant experience of the organizations and key principals and staff. Descriptions of experience should specify which entity, team member, or person was responsible for which projects and their roles. Any extensive presentation materials should be presented at the rear of the proposal package.

5. Development Concept

This section of the submittal must include:

- Characterization of the proposed private development in terms of uses, target markets, potential or committed tenants (including level of interest or commitment), target markets, price point, design concept, style, quality level, materials, or other that would give the City an understanding of the character of the project.
- Characterization of the proposed public improvement concept plan in terms of programming, design concept, location, and materials of landscaped and hardscape open space areas and the replacement parking deck, or any other information that would give the City an understanding of the character of the project and associated commitments.
- Statement as to whether proposed project is confined to the property offered by the City or if it utilizes adjacent or nearby properties. If the latter, specify the location, size, use, level of control/commitment of such other property to be included in the proposed project.
- How the proposed development meets regulatory requirements affecting the site.

- Program for development in terms of mix of uses and the gross and net square feet, number of units, location and size of the replacement parking deck, number of any additional parking spaces, as well as other indices of size (e.g. number of seats), as appropriate to describe the specific uses, in total and for each use, building, site. If the project is to be phased and/or includes development of properties other than the property offered in this RFP, provide above information for each phase and/or parcel, and address integrity of subsequent phase parcels. If the proposal includes the lease of parking spaces to replace existing parking tenants on the site, whether phased or permanent, indicate the location, number, lease terms and costs.
- Scaled concept sites plan showing the location of each building and use, open space and parking components.
- Diagrammatic building plans of all levels.
- Building elevations and sections as may be required to understand the organization of the building(s) and public improvements relative to existing grades, streets, and public ways. Elevations should indicate the principal materials intended for the building exterior.
- Proponents are encouraged to supplement the above requirements with tables, spreadsheets, or illustrations to describe the concepts. All tables, spreadsheets, plans or drawings should be in 8 1/2" x 11" format for hard copy reproduction, but larger drawings may be provided in digital format.

6. Management and Schedule of Performance

This section of the submittal should include:

- Approach to developing, maintaining, and managing the proposed project, including securing necessary permits and approvals.
- Preconditions for development of the proposed project (and any phases thereof).
- Schedule of Performance for project implementation including preconstruction, marketing, financing and construction. To facilitate comparative evaluation by the City, proposers should assume an executed Purchase and Sale and Development Agreement(s) as of six months following the RFP Due Date.

7. Market and Financial Analysis and Financing Plan

This section of the submittal should include:

- Development cost budget, detailing all major categories of hard and soft costs
- Financing assumptions for construction and operating or sell-out periods (including any public assistance programs assumed and contingencies if such assistance is not received)
- Sources and uses of funds
- Cash flow analysis during development period (through sell-out for for-sale project or project component, e.g. condos)
- For rental components, cash flow analysis detailing projected income and expenses and net cash flow after debt for ten years of operation beginning upon project completion
- Market analysis
- The bases and assumptions for estimates in the above analyses should be clearly presented and should also reflect relevant contract terms specified in the RFP and proposed purchase payments specified in the Financial Proposal.

8. Financial Proposal

Proposals must contain an offer to purchase the property. The offer shall be submitted on the "Financial Proposal" form provided later in this RFP, and in the manner required on said attachment form; there are no exceptions allowed to this requirement. Proposers who do not submit the financial proposal in accordance with said form will not be considered to have responded to this element.

Financial Proposals must include an offer of a purchase amount, making clear the timing and preconditions for such payment(s). Proposers should make such proposals in conformance with the provisions of Section IV B and C. In addition to a fixed base amount, proposers are encouraged to propose participation payment contingent upon achieving certain levels of permitted build-out and/or financial performance.

Clearly specify any proposed conditions or adjustments to the proposed purchase payments (for such elements as the cost borne by the developer of remediating any environmental problems that could not be reasonably anticipated at the proposal stage) and/or any costs necessary for the project that are proposed to be borne by the City and/or any proposed relief from the City with regard to taxes or fees that would otherwise apply to the project.

9. Other Financial Benefits

Provide a description and estimation of all other significant financial benefits to be derived by the City from the proposed project, such as tax revenues and any in-kind services such as provision and maintenance of public open space. Proposals should also include estimates of construction and permanent employment and characterization of the latter in terms of wage scale.

10. Narrative/Other Factors

Proposers are encouraged to provide, in narrative form, details on how their proposal meets or exceeds the previously listed development objectives and criteria and any other factors not accounted for in the RFP which the Proposer believes supports the Proposer's qualifications to undertake the project or the benefits of its proposed project.

11. Summary of Relevant Projects

Summarize experience with comparable or other relevant projects undertaken by the Proposer and its principals and other members of the development team, specifying the role of each firm and individual in such projects.

12. References

Provide a minimum of three references that can specifically address the capability of the Developer to undertake the project. References should include names, titles, addresses, telephone numbers and a brief description of the relationship to the Developer with regards to previous experience. Inclusion of references for public partners in public-private projects is encouraged.

13. Proposal Duration

Provide a statement that the proposal will remain in effect for a minimum of one hundred and twenty (120) calendar days after the submission deadline or until a Contract is made and approved, or the RFP is terminated, whichever occurs first.

14. Financial Statements/Information

Submittal of financial statements in the proposal is at the discretion of the Proposer, however Proposers are encouraged to provide financial statements or such other information as may demonstrate their financial capacity to undertake and successfully complete the project, as financial capacity will be a significant consideration in the evaluation. While not required as part of the proposal submittal, the City may require that applicants submit financial statements or other financial data for review by City or its appointed Financial Advisers. All such financial data requested will be considered confidential, and is not subject to disclosure, pursuant to Massachusetts Freedom of Information Law, M.G.L. Chapter 66, Section 10 and to Chapter 4, Section 7, subsection 26, as referenced on page X.

15. Additional Information

Proposals may contain, with appropriate cross-references, additional relevant materials the Proposer wishes to submit in support of its Proposal. Promotional material not directly associated with this specific proposal is not desired and will not be considered during evaluation.

16. Appendix A – Proposal Form

17. Appendix B - Non-Collusion, Tax-Compliance and Foreign Corporation Certification

18. A Letter of Interest signed by the principal(s) of the proposer

19. Appendix C - Certificate of Corporate Vote

Appendices

- Appendix A - Proposal Form
- Appendix B - Non Collusion, Tax Compliance, and Foreign Corporation Certification
- Appendix C - Certificate of Corporate Vote
- Appendix D - Assessor's Record Card

Appendix A
RFP 004.21
Downtown Haverhill/Merrimack Street Development Parcels
Financial Proposal Form

Proposed Purchased Price: \$ _____
Specify timing, if any phasing, and/or any contingencies

Summary of Proposed Development Proposal:

This RFP contains Addendum _____ (if issued)

Name _____

Address _____

Signature of Company Official _____

Printed Name & Title _____
of Company Official _____

Phone number _____

E-Mail _____

Date _____

Appendix B
RFP 004.21
Certifications

NON-COLLUSION

The undersigned certifies under penalties of perjury that this proposal 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 or individuals.

TAX COMPLIANCE

Pursuant to M.G.L. Chapter 62C, Sec. 49A, I certify under the penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

CERTIFICATE OF FOREIGN CORPORATION

The undersigned hereby certifies that it has been duly established, organized, or chartered as a corporation under the laws of: _____

(Jurisdiction)

The undersigned further certifies that it has complied with the requirements of M.G.L. c. 30, & 39L, and with the requirements of M. G. L. c. 181 relative to the registration and operation of foreign corporations within the Commonwealth of Massachusetts.

Signature of individual submitting proposal _____

Print Name _____

Name of Business _____

Date _____

Appendix C
RFP 004.21
Certificate of Corporate Vote

If a corporation, complete below or attach to each signed copy of a contract a notarized copy of vote of corporation authorizing the signatory to sign this contract. If attesting clerk is same as individual executing contract, have signature notarized below.

At a duly authorized meeting of the Board of Directors of the

_____ held on _____

(Name of Corporation)

(Date)

At which all the Directors were present or waived notice, it was VOTED that,

 (Name) (Officer)

of this company be and hereby is authorized to execute contracts and bonds in the name and behalf of said company, and affix its corporate seal thereto, and such execution of any contract or obligation in this company's name on its behalf by said Officer of the company shall be valid and binding upon this company.

I hereby certify that I am the Clerk of the _____, that
 _____ is the duly elected
 _____ (Officer) of said company, and that the above vote has not been
 amended or rescinded and remain in full force and effect as of the date of this contract.

A true copy, ATTEST _____
 Clerk

Place of Business _____

Corporate

Seal

Sworn to and subscribed before me this _____ day of _____, 20____

NOTARY PUBLIC: _____

(This form must be submitted if a corporation.)

Appendix D

RFP 004.21

Assessors Record Cards

Block 1, Lot 1, Block 1, Lot 6, and Block 1, Lot 7 (Parcel A), Block 3, Lot 1A (Parcel B), Block 2, Lot 2 (Parcel C). The property contains approximately 4.49 acres.

A sketch of a stepped profile consisting of two rectangular sections. The left section is taller and wider, with a height of 182 and a width of 304. The right section is shorter and narrower, with a height of 140 and a width of 300. The top edge of the right section is 52 units higher than the top edge of the left section. Both sections are labeled with 'SFL' and 'FFL' followed by a value in parentheses: (58368) for the left and (42000) for the right.

Section	Height	Width	Label
Left	182	304	SFL FFL (58368)
Right	140	300	SFL FFL (42000)

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS
Type:	30	- GARAGE	Full Bath:	Rating:		6A ON PLAN 211-39 - PARKING GAR/ FACES PARK WAY - WAS 103-3-10 AREA CH-2000 AREA CH FY04 ACCORDING TO PLAN 3/21/02 - #357/87 CONCRETE REPAIRS PER PLANS-100%..
Sy Ht:	2	- 2	A Bath:	Rating:		
(Liv) Units:	1	Total: 1	3/4 Bath:	Rating:		
Foundation:	6	- SLAB	A 3QBth	Rating:		
Frame:	2	- STEEL	1/2 Bath:	Rating:		
Prime Wall:	24	- REIN CONCR	A HBth:	Rating:		
Sec Wall:			OtherFix:	Rating:		
				%		
Roof Struct:	4	- FLAT	OTHER FEATURES			
Roof Cover:	9	- METAL	Kits:	Rating:		
Color:			A Kits:	Rating:		
View / Desir:			Fpl:	Rating:		
			WSFlue:	Rating:		
GENERAL INFORMATION			CONDO INFORMATION			
Grade:	C	- AVERAGE	Location:			
Year Blt:	1980	Eff Yr Blt:	Total Units:			
Alt LUC:		Alt %:				
Jurisdct:		Fact:	Floor:	1	- 1ST FLOOR	
Const Mod:			% Own:			
Lump Sum Adj:			Name:			
INTERIOR INFORMATION			DEPRECIATION			
Ang Ht/L:	STD		Phys Cond:	AV	- Average	
Prim Int Wal:	6	- AVERAGE	Functional:		33. %	
Sec Int Wall:			Economic:		%	
Partition:	T	- TYPICAL	Special:		%	
			Override:		%	

[illegible]

Prim Floors:	12 - CONCRETE	%	Total:	33.3 %	Roofing:	
Secm Floors:					General:	
CALC SUMMARY						
Bsmnt Fir:			Basic \$ / SQ:	23.00	COMPARABLE SALES	
Subfloor:			Size Adj.:	0.85373628	Rate	Parcel ID
Bsmnt Gar:			Const Adj.:	1.03916812	Type	Date
Electric:	3 - TYPICAL		Adj \$ / SQ:	20.405		Sale Price
Insulation:			Other Features:	-403434		
Int vs Ext:	S		Grade Factor:	1.00		
Heat Fuel:			NBHD Inf:	1.00000000		
Heat Type:			NBHD Mod:		WVA\$/SQ:	AvRate:
# Heat Sys:	0		LUC Factor:	1.00		Ind Val
% Heated:	0	% AC:	Adj Total:	3692592	Juris. Factor:	Before Depr:
Solar HW:	NO	Central Vac:	Depreciation:	4229633	Special Features:	0
% Com Wal	% Sprinkled		Depreciated Total:	2462959	Final Total:	2463000
					Val/Su SzAd	12.27

[illegible]

AssessPro Patriot Properties, Inc

IMAGE

103 Map 1 Block 6 Lot 1 of 1 CARD

City of Haverhill

Total Card / Total Parcel
 APPRAISED: 77,400 / 77,400
 USE VALUE: 77,400 / 77,400
 ASSESSED: 77,400 / 77,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		MERRIMACK ST, HAVERHILL

OWNERSHIP

Owner	Unit #
Owner 1: CITY OF HAVERHILL	
Owner 2: PUBLIC WORKS DEPT	
Owner 3:	
Street 1: 4 SUMMER ST	
Street 2:	

Town/City: HAVERHILL

SI/Prov:	MA	Chnry	Own Occ:	N
Postal:	01830		Type:	

PREVIOUS OWNER

Owner	Unit #
Owner 1:	
Owner 2:	
Street 1:	
Town/City:	
SI/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .14 ACRES of land mainly classified as MUNICIPAL

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water	1	TYPCL
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units
931	MUNICIPAL		6105	144,554 SQUARE FEESITE

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
931	0.140		4,100	73,300	77,400
Total Card	0.140		4,100	73,300	77,400
Total Parcel	0.140		4,100	73,300	77,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes	Date
2021	931	PV		4100	.14	316,300	320,400	320,400	Cpro Billing	6/12/2020
2020	931	FV		4100	.14	316,300	320,400	320,400	CPRO BILLING	12/12/2019
2019	931	FV		4100	.14	316,300	320,400	320,400	CPro Billing	12/11/2018
2018	931	PTCH		4100	.14	316,300	320,400	320,400	patch	8/30/2018
2018	931	FV		4100	.14	316,300	320,400	320,400	YER	12/28/2017
2017	931	FV		5000	.14	263,600	268,600	268,600	Year End Roll	12/14/2016
2016	931	FV		5000	.14	263,600	268,600	268,600	YEAR END	12/16/2015
2015	931	FV		5000	.14	263,600	268,600	268,600	Year End Roll	12/15/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verf	Notes
	8320 500		26/1963			No	No		

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verf	Notes
	8320 500		26/1963			No	No		

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verf	Notes
	8320 500		26/1963			No	No		

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment

ACTIVITY INFORMATION

Date	Result	By
2/27/2006	FIELDREV CHG	700 STEVE GULLO
6/17/1999	REVIEWED	500 ASSESSORS
11/20/1992	REVIEWED	200
10/19/1987	MMC INFO	999 CONVERSION

Sign: VERIFICATION OF VISIT NOT DATA

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Neigh Infl	%	Inf1	%	Inf2	%	Appraised Value	Alt Class	Spec Land	J Code	Fact	Use Value	Notes
931	MUNICIPAL		6105	144,554	SQUARE FEESITE			0	12	1,00	11								73,260					73,300	Price w/ 103-1-1 a

Total AC/H: 0.14015	Total SF/SM: 6105	Parcel LUC: 931	MUNICIPAL	Prime NB Desc C-I	Total: 73,260	Spl Credit	Total: 73,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - AssessPro

cwebb

2021

[illegible]

103 1 7 1 of 1 City of Haverhill APPRAISED: 98,000 / 98,000 Total Card / Total Parcel 98,000 / 98,000

Map Block Lot CARD USE VALUE: 98,000 / 98,000 USE VALUE: 98,000 / 98,000

IN PROCESS APPRAISAL SUMMARY ASSESSED: 98,000 / 98,000 ASSESSED: 98,000 / 98,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		MERRIMACK ST, HAVERHILL

OWNERSHIP

Owner 1: CITY OF HAVERHILL	Unit#:
Owner 2: PUBLIC WORKS DEPT	
Owner 3:	
Street 1: 4 SUMMER ST	
Street 2:	
Town/City: HAVERHILL	
SI/Prov: MA	Chnry
Postal: 01830	Own Occ: N
	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Town/City:	
SI/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .178 ACRES of land mainly classified as MUNICIPAL

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		water	1	TYPCL		
o		Sewer				
n		Electri				
Census:		Exmpt				
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type
931	MUNICIPAL		7769	144,554	SQUARE FEESITE	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
	8320 500		26/1963						

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
	8320 500		26/1963						

PAT ACCT.

Grantor	Legal Ref	Type	Date	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
	8320 500		26/1963						

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2006	FIELDREV CHG	700	STEVE GULLO
6/17/1999	REVIEWED	500	ASSESSORS
10/19/1987	MMC INFO	999	CONVERSION

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment

VERIFICATION OF VISIT NOT DATA

Sign: _____

Alt	Spec	J	Fact	Use Value	Notes
93,228				93,200	Price w/ 103-1-1 a

Database: AssessPro - AssessPro

Total AC/H: 0.17835 Total SF/SM: 7769 Parcel LUC: 931 MUNICIPAL Prime NB Desc [C-I] Total: 93,228 Spl Credit Total: 93,200 2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

EXTERIOR INFORMATION

Type:

Sty Ht:

(Liv) Units:

Total:

Foundation:

Frame:

Prime Wall:

Sec Wall:

%

Roof Struct:

Roof Cover:

Color:

View / Desir:

GENERAL INFORMATION

Grade:

Year Blt:

Eff Yr Blt:

Alt LUC:

Alt %:

Jurisdct:

Fact:

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/L:

Prim Int Wal

Sec Int Wal:

%

Partition:

Prim Floors:

Sec Floors:

%

Bsmnt Flr:

Subfloor:

Bsmnt Gar:

Electric:

Insulation:

Int vs Ext:

Heat Fuel:

Heat Type:

Heat Sys:

% AC:

Solar HW:

Central Vac:

% Corn Wal

% Sprinkled

MOBILE HOME

Make:

Model:

Year:

Color:

SPEC FEATURES

Code

Description

A

Y/S

Qty

Size/Dim

Qual

Con

Year

Unit Price

D/S

Dep

LUC

Fact

NB Fa

Appr Value

JCod

JFact

Juris Value

85

PAVING

D

Y

1

7500

A

AV

1985

1.42

T

55

931

4,800

4,800

Total Special Features:

4,800

Total:

4,800

BATH FEATURES

Full Bath

Rating:

A Bath:

Rating:

3/4 Bath:

Rating:

A 3QBth

Rating:

1/2 Bath:

Rating:

A HBth:

Rating:

OtherFix:

Rating:

OTHER FEATURES

Kits:

Rating:

A Kits:

Rating:

Fpl:

Rating:

WSFlue:

Rating:

RESIDENTIAL GRID

1st Res Grid

Desc:

Units

Level

FY

LR

DR

D

K

FR

RR

BR

FB

HB

L

O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals

RMS:

BRs:

Baths:

HB

COMMENTS

7 ON PLAN 211-39 PARKING-PLANNING DEPT.

SKETCH

COMPARABLE SALES

Rate

Parcel ID

Typ

Date

Sale Price

Size Adj.: 1.000000000

Const Adj.: 16.000000000

Adj \$ / SQ:

Other Features: 0

Grade Factor:

NBHD Inf: 1.000000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 0

Depreciation: 0

Depreciated Total: 0

WTA\$/SQ:

AvRate:

Ind Val

Juris Factor:

Before Depr: 0.00

Special Features: 0

Val/Su Net:

Final Total: 0

Val/Su SzAd

DEPRECIATION

Phys Cond:

AV - Average

0.0%

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

0%

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

RES BREAKDOWN

No Unit

RMS

BRS

FL

Totals

SUB AREA

Code

Description

Area - SQ

Rate - AV

Undepr Value

Sub Area

%

Usbl

%

Descrp

%

Ten

SUB AREA DETAIL

Net Sketched Area:

Total:

Size Ad

Gross Area

FinArea

IMAGE

AssessPro

Patriot Properties, Inc

103 3 1A 1 of 1
Map Block Lot CARD
City of Haverhill
IN PROCESS APPRAISAL SUMMARY
APPRaised: 386,900 / **Total Parcel** 386,900
USE VALUE: 386,900 / **386,900**
ASSESSED: 386,900 / **386,900**

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		PARK WAY, HAVERHILL

OWNERSHIP

Owner	Unit #
Owner 1: CITY OF HAVERHILL	
Owner 2:	
Owner 3:	
Street 1: 4 SUMMER ST	
Street 2:	

Twp/City: HAVERHILL

SI/Prov: MA	Chnry	Own Occ: N	Type:
Postal: 01830			

PREVIOUS OWNER

Owner	Unit #
Owner 1:	
Owner 2:	
Street 1:	
Street 2:	
SI/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .567 ACRES of land mainly classified as MUNICIPAL

OTHER ASSESSMENTS

Code	Descrpt/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use	Description	LUC	No of Units	Depth / Price/Units	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Neigh Infl	%	Inf1	%	Inf2	%	Appraised Value	Alt Class	Spec Land	J Code	Fact	Use Value	Notes
930	MUNICIPAL		24693		SQUARE FEESITE			0	12	1.31	11								386,879					386,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
930	0.567			386,900	386,900	
Total Card	0.567			386,900	386,900	Entered Lot Size
Total Parcel	0.567			386,900	386,900	Total Land:
Source: Market Adj Cost				N/A	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes	Date
2021	930	PV		0	.567	386,900	386,900	386,900	Cpro Billing	6/12/2020
2020	930	FV		0	.567	386,900	386,900	386,900	CPro BILLING	12/12/2019
2019	930	FV		0	.567	386,900	386,900	386,900	CPro Billing	12/11/2018
2018	930	PTCH		0	.567	386,900	386,900	386,900	patch	8/30/2018
2018	930	FV		0	.567	386,900	386,900	386,900	YER	12/28/2017
2017	930	FV		0	.567	322,400	322,400	322,400	Year End Roll	12/14/2016
2016	930	FV		0	.567	322,400	322,400	322,400	YEAR END	12/16/2015
2015	930	FV		0	.567	322,400	322,400	322,400	Year End Roll	12/15/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Notes

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Notes

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrpt	Amount	C/O	Last Visit	Fed Code	F. Descrpt	Comment

ACTIVITY INFORMATION

Date	Result	By
2/27/2006	FIELDREV CHG	700 STEVE GULLO

Sign: VERIFICATION OF VISIT NOT DATA

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/H: 0.56687 Total SF/SM: 24693 Parcel LUC: 930 MUNICIPAL Prime NB Desc C-I

Total: 386,879 Spt Credit Total: 386,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - AssessPro



cwebb

2021

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City	HOW ST., HAVERHILL									
OWNERSHIP			Unit #:									
			Owner 1: CITY OF HAVERHILL									
			Owner 2: PUBLIC WORKS DEPT									
			Owner 3:									
Street 1:			4 SUMMER ST									
Street 2:												

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
931	0.601		12.500	397.500	410.000		
Total Card	0.601		12.500	397.500	410.000	Entered Lot Size	GIS Ref
Total Parcel	0.601		12.500	397.500	410.000	Total Land:	-71.0796
Source:		Market Adj Cost	Total Value per SQ unit /Card:		/Parcel: N/A	Land Unit Type:	GIS Ref
							Insp Date
							02/27/06



Twn/City: HAVERHILL		SUProv: MA		Cntry:	Own Occ: N						
Postal: 01830		Type:									
PREVIOUS OWNER											
Owner 1:											
Owner 2:											
Street 1:											
Twn/City:											
SUProv:							Cntry:				
Prior Id # 1:											
Prior Id # 2:											
Prior Id # 3:											
Prior Id # 1:											
Prior Id # 2:											
Prior Id # 3:											
Prior Id # 1:											
Prior Id # 2:											
Prior Id # 3:											

PREVIOUS ASSESSMENT							Parcel ID		103-2-2		!57!		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assesd Value	Notes	Date				
2021	931	PV		12500	.601	397,500	410,000	410,000	Cpro Billing	6/12/2020				
2020	931	FV		12500	.601	397,500	410,000	410,000	CPRO BILLING	12/12/2019				
2019	931	FV		12500	.601	397,500	410,000	410,000	CPro Billing	12/11/2018				
2018	931	PTCH		12500	.601	397,500	410,000	410,000	patch	8/30/2018				
2018	931	FV		12500	.601	397,500	410,000	410,000	YER	12/28/2017				
2017	931	FV		15300	.601	331,300	346,600	346,600	Year End Roll	12/14/2016				
2016	931	FV		15300	.601	331,300	346,600	346,600	YEAR END	12/16/2015				
2015	931	FV		15300	.601	331,300	346,600	346,600	Year End Roll	12/15/2014				

PRINT		Date		Time	
10/20/20		09:58:19			
LAST REV		Date		Time	
09/04/14		19:49:52			
prior					

Postal:		NARRATIVE DESCRIPTION										PAT ACCT.		57	
This Parcel contains .601 ACRES of land mainly classified as MUNICIPAL		SALES INFORMATION										TAX DISTRICT			
		Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
			8320 500		2/6/1963			No	No						
OTHER ASSESSMENTS		Code	Descrip/No	Amount	Com. Int										

[illegible][illegible]

[illegible]