THE HOUSATONIC SCHOOL PROJECT Amendment to existing application

Arete Venture Parnters Inc. Maybenexttime Inc.

December 15, 2022

To the members of the Selectboard Committee, Housatonic, Great Barrington, MA:

On behalf of Arete Ventures Inc. and Maybenexttime Inc. we would like to thank you for your ongoing consideration in this matter. We understand that the Selectboard has a challenging decision.

Please allow this document to serve as a combined summary and amendment to our existing application. Having had the opportunity to sit through several town hall meetings and hearing many points being brought to the table both by the Selectboard and the constituents, we have made some significant adjustments to our project. Some of these changes are meant to address credible concerns brought and others to help better clarify the project's objectives where some confusion lay.

Please see below.

 Domestic/Potable water filtration system: Please note that our team has more thoroughly investigated what system would meet the demands of the building and it's intended uses and we have quoted out a specific system. We can confirm that the system will be installed within our budget. See attached documents.

Net Amendment: The water filtration system is no longer "budget permitting" and is now "confirmed" for the project.

2) Parking: Architect Anthony Barnaba has re-worked the parking layout and we are now targeting a total of 21 spots on the property, not including additional street parking for which we intend to work with the Township. See attached document.

Net Amendment: The project now foresees 21 spots on the property at the Housatonic School Building.

3) Ground Floor Commercial Space: The originally contemplated single-commercial unit has been redesigned to offer potentially two or three units, with optionality to suit tenants, depending on potential market demands. See the attached document by Architect Anthony Barnaba for one option (three commercial units).

Net Amendment: The project's ground floor plan now contemplates options for 1, 2, or 3 commercial spaces.

4) Commercial Tenants: The project has acquired two (2) letters of interest from potential commercial tenants, including a laundromat (with the potential to be a combined coffee

shop/laundromat) and a gym & health center. Both letters are from local existing business owners who offer solid covenants. See attached documents.

Net Amendment: Arete Ventures Inc. has secured two LOI's for the ground floor commercial space.

5) Tenant Inducement: The project's budget shall now consider up to a \$30,000 tenant inducement to be used towards commercial tenants' fit-outs beyond clean shell, subject to covenant, use-case, and thorough analysis. The moneys for this line item shall be taken from the project's existing contingency.

Net Amendment: The project shall now contemplate up to a \$30k TI for a commercial tenant.

6) Historical Tax Credit: Having met with additional Historical Tax consultants and our architect and discussed the building's potential, the project will apply for the Historical Tax Credit. The project's timeline shall be slowed by a period not less than 3-6 months from the previous timeline provided. Subject to the tax credit acquisition, the project shall reduce the "ask" from the Township vis-à-vis the grant total.

Net Amendment: The project shall apply for the Historical Tax Credit, and upon securitizing the credit, shall reduce the combined grant from the Township from \$2.7M to \$2.1M. Regardless of outcome the project's timeline shall be delayed by no less than 3-6 months.

Please see the attached documents for references to the above.

We look forward to discussing the project further.

Signed (by way of email),

Jeff Glickman Elliot Fireworker



December 19, 2022

Jeff Glickman Arete Venture Partners LLC 39 Newport Drive Nanuet, NY 10904

Re: Housatonic School Building-Historic Rehabilitation Tax Credits

Dear Mr. Glickman:

It was a pleasure speaking with you. As you know my firm specializes in assisting businesses with obtaining Federal and State Historic Rehabilitation tax credits. We have worked on many large and successful projects including the Bell Works building in Holmdel, NJ.

Based on our conversation and an initial review of the Housatonic School Building, it seems that the building would be a suitable candidate for Historic Rehabilitation Tax Credits. We would be happy to further assist you with this project.

Very truly yours,

Howard Rothschild







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REV		DESCRIPTION		
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MFG			500	GAL
APPROVED				
			SIZE	
			В	
			SCALE:	1/16



COMMERCIAL & INDUSTRIAL DISINFECTION SOLUTIONS

Cullígan

Product Features

- Available in 110V/60Hz. or 230V/50-60Hz.
- Modular control panel with LED display for UV output, remaining lamp life, total running hours, audible & visual lamp failure, remote on and solenoid ready
- 316L stainless steel, polished reactors, with integral sensor port to allow for sensor upgradeability in the future (comes standard with visual glow plug)
- Designed & manufactured to ASME pressure vessel standards
- Reliable, industry proven low pressure amalgam (LP-AM) coated UV lamps with ceramic bases for durability, 12,000 hour lamp life
- Uniform lamp output in both hot or cold applications
- Flexible vertical or horizontal installation
- User friendly bayonet style lamp connector (quick ¼ turn removal with no extra tools needed)
- True gland seal retaining nut with positive stop
- Constant current electronic controller in a splash-proof (IP-54) case with audible and visual lamp failure indicators

Models: CUVR5/6-355, CUVR5/6-555, CUVR5/6-855, CUVR5/6-1105, CUVR5/6-1405, CUVR5/6-1755

If microbiological protection is required for your commercial/ industrial application, then we have the solution in the CULLIGAN series of ultraviolet disinfection systems.

Unsure about needing a UV sensor or if regulations require you to add a sensor, there is no need to replace the entire system... simply add a UV sensor module to the CULLIGAN reactor as it comes with an integral sensor port built-in! Plug the optional UV sensor into the pre-wired controller and the UV intensity will be displayed on the LED output.

Constructed with highly polished 316L stainless steel reactors and industrial grade enclosures, CULLIGAN uses proven low pressure amalgam (LP-AM) lamp technology offering stable output in both hot and cold water applications. Whether you are looking to control microbiological (bacteria & virus) issues in both hot or cold water with UVT levels as low as 50% or to reduce TOC in industrial grade waters, CULLIGAN has you covered.

Covering a wide variety of applications in both regulated and unregulated markets, CULLIGAN offers environmentally friendly disinfection at lower capital and operating costs than traditional disinfection solutions.

Flow Rates

35 GPM (132 lpm)	CUVR5/6-35 Series
58 GPM (220 lpm)	CUVR5/6-55 Series
85 GPM (322 lpm)	CUVR5/6-85 Series
110 GPM (416 lpm)	CUVR5/6-110 Series
140 GPM (530 lpm)	CUVR5/6-140 Series
175 GPM (662 lpm)	CUVR5/6-175 Series

CULLIGAN - Equipment Specifications

CULLIGAN, Light Commercial Amalgam UV systems, UV Monitored, UV Non-Monitored						
Model	CUVR5/6-355 CUVR5/6-355-HW CUVR5/6-355-TOC	CUVR5/6-555 CUVR5/6-555-HW CUVR5/6-555-TOC	CUVR5/6-855 CUVR5/6-855-HW CUVR5/6-855-TOC	CUVR5/6-1105 CUVR5/6-1105-HW CUVR5/6-1105-TOC	CUVR5/6-1405 CUVR5/6-1405-HW CUVR5/6-1405-TOC	CUVR5/6-1755 CUVR5/6-1755-HW CUVR5/6-1755-TOC
Normal Flow Rate 30 mJ/cm²@ 95% UVT	35 GPM 132 lpm 8 m³/hr.	58 GPM 220 lpm 13.2 m³/hr.	85 GPM 322 lpm 19.3 m³/hr.	110 GPM 416 lpm 25 m³/hr.	140 GPM 530 lpm 31.8 m³/hr.	175 GPM 662 lpm 39.7 m³/hr.
Hot Water Flow Rate 30 mJ/cm² @ 75% UVT	22 GPM 83 lpm 5 m³/hr.	38 GPM 144 lpm 8.6 m ³ /hr.	60 GPM 227 lpm 13.6 m³/hr.	64 GPM 242 lpm 14.5 m ³ /hr.	81 GPM 306 lpm 18.4 m³/hr.	95 GPM 360 lpm 21.6 m³/hr.
LOW UVT Flow Rate 30 mJ/cm ² @ 50% UVT	14 GPM 53 lpm 3.2 m³/hr.	23 GPM 87 lpm 5.2 m ³ /hr.	35 GPM 133 lpm 8 m³/hr.	36 GPM 136 lpm 8.2 m³/hr.	45 GPM 170 lpm 10.2 m³/hr.	51 GPM 193 lpm 11.6 m³/hr.
TOC Flow Rate 150 mJ/cm²@ 95% UVT	7 GPM 26 lpm 1.6 m³/hr.	12 GPM 45 lpm 2.7 m ³ /hr.	17 GPM 64 lpm 3.9 m³/hr.	22 GPM 83 lpm 5 m³/hr.	28 GPM 106 lpm 6.4 m³/hr.	35 GPM 132 lpm 8 m³/hr.
Alt. flow-US Public Health 16 mJ/cm ² @ 95% UVT	66 GPM 250 lpm 15 m³/hr.	109 GPM 413 lpm 24.8 m³/hr.	167 GPM 632 lpm 37.9 m³/hr.	207 GPM 784 lpm 47 m³/hr.	263 GPM 996 lpm 59.7 m³/hr.	327 GPM 1240 lpm 74.3 m³/hr.
Alternate Flow 40 mJ/cm² @ 95% UVT	27 GPM 102 lpm 6.1 m³/hr.	44 GPM 167 lpm 10 m³/hr.	67 GPM 252 lpm 15.1 m³/hr.	84 GPM 318 lpm 19.1 m³/hr.	106 GPM 401 lpm 24.1 m³/hr.	131 GPM 496 lpm 29.8 m³/hr.
Port Size	1 ½ " MNPT	2" MNPT	2" MNPT	2 1⁄2" MNPT	3" MNPT	4" MNPT
Electrical	110V/60Hz	. or 230V./50-60Hz.	(IEC power cords r	equired) (MUST s	becify voltage whe	n ordering)
Plug Type	European CEE 7/7, 3-wire for all 230V "2" suffix British Standard, BS1363, 3-wire for all 230V "3" suffix Australian AS/NZ 3112, 3-wire for all 230V "3" suffix North American NEMA 6-15.3 prong 120V "1" suffix. North American NEMA 6-15.3 prong 230V "5" suffix					
Lamp Watts	104	152	207	304	344	414
Power (Watts)	120	170	220	320	360	430
Replacement Lamp (disinfection @ 254 nm)	CL500A (1 required)	CL720A (1 required)	CL1000A (1 required)	CL720A (2 required)	CL843A (2 required)	CL1000A (2 required)
Replacement Lamp (Hot Water @ 254 nm)	CL-500A (1 required)	CL720A (1 required)	CL1000A (1 required)	CL720A (2 required)	CL843A (2 required)	CL1000A (2 required)
Replacement Lamp (TOC @ 185 nm)	CL500A-TOC (1 required)	CL720A-TOC (1 required)	CL1000A-TOC (1 required)	CL720A-TOC (2 required)	CL843A-TOC (2 required)	CL1000A-TOC (2 required)
Replacement Sleeve	CQ500 (1 required)	CQ720 (1 required)	CQ1000 (1 required)	CQ720 (2 required)	CQ843 (2 required)	CQ1000 (2 required)
Chamber Material		316L Stainless Ste	el, A249 Pressure	Rated Tubing, Poli	shed & Passivated	
Reactor Dimensions	4 x 27.2 x 7" (10 x 69 x 18 cm)	4 x 35.8 x 7" (10 x 91 x 18 cm)	4 x 46.9 x 7" (10 x 119 x 18 cm)	6 x 35.8 x 9.4" (15 x 91 x 24 cm)	6 x 40.7 x 9.4" (15 x 103 x 24 cm)	6 x 46.9 x 9.4" (15 x 119 x 24 cm)
Controller Dimensions	12 x 8.4 x 7" (30 x 21 x 18cm) 13.8 x 10.3 x 7" (35 x 26 x 18cm)					
Maximum Operating Pressure	10.3 bar (150 psi)					
Operating Temperature Range	2-60° C (36-148° F)					
UV Monitoring Port (Upgradeability)	YES					
Remote - On	YES					
Dry Contacts (Solenoid Ready)	YES (requires optional 210010 cable assembly sold separately)					
4-20 mA Output	OPTIONAL (OPTIONAL (requires optional UV sensor (CS-RUV) and cable assembly (210010), sold separately)				
Lamp Age Counter		YES				
Visual Lamp-Out Indicator	YES					
Audible Lamp-Out Alarm			YE	S		
Shipping Weight	Call Factory	Call Factory	Call Factory	Call Factory	Call Factory	Call Factory

Lamp Connector

Experience troublesome lamp changes and broken sleeves no longer with CULLIGAN's lamp connector. Lamp changes with an effortless ¼ turn of the connector... no fumbling with metal clips as in competitive systems.



Optional Equipment Modules

UV Sensor Port - Included

All CULLIGAN reactors include an integral UV sensor port for future upgradeability. Simply remove the plug and affix the optional UV Sensor!



UV Sensor Module - Optional

Allows for the 254nm UV wavelength to be measured and displayed via the CULLIGAN controller. Sensor plugs directly into the controller and is mounted in the sensor port located on all CULLIGAN reactors. Order part number CS-RUV.

Remote Monitoring (Dry Contacts) Output (Capability Only) - Included Allows for the dry contact signal (on/off) provided by the CULLIGAN controller to be sent to a remote location. Can be used for remote on, solenoid connection, PLC connection, remote alarm, remote visual, or many other options. (Note: Requires optional 210010 cable/ connector as shown below)

Remote Monitoring Cable - Optional Connector and 10 m (33') of cable to remotely control the CULLIGAN dry contact signal, Order part number 210010.



Manufacturer's Warranty

REACTORS - Ten (10) year Limited Warranty **ELECTRONICS** - Three (3) year Limited Warranty **UV LAMPS** - One (1) year Limited Warranty **QUARTZ SLEEVES** - One (1) year Limited Warranty



EPA Establishment #088776-CAN-001

**

Contact Culligan for complete warranty document including conditions and exclusions. Manufactured under licence by: LUMINOR Environmental Inc. 80 Southgate Drive, Unit 4 Guelph, Ontario, CANADA N1G 4P5 P: (519) 837-3800 TF: (855) 837-3801 F: (519) 837-3808 info@luminoruv.com www.luminoruv.com



G2 Plus-Series Reverse Osmosis Design Data

Reverse Osmosis System Selected is: G2-6HE Plus

The G2-6HE Plus will Provide (Each Unit) :

Nominal Capacity, gpm	: 6.94
Nominal Recovery, %	: 75
Nominal Salt Rejection, %	: > 98%
Element (Qty), Size, in.	: (6), 4" x 40"
Pressure Vessel Qty., Size, in	: NA
Membrane Array	: NA

The G2-6HE Plus System Requirements :



: 2
: 208-230 Volts / 60 Hz / 3 Phase
: 5.7/5.4
: 20 - 50
: 120 - 150
: 33 - 100
: 3/4 NPT
: 1/2 NPT
: 1/2 NPT
: 397
: 397
: 22
: 31
: 56

Design Notes:

• Need complete water analysis for pretreatment recommendations.

Pretreatment Notes:

• Feed water to the RO must not exceed: 0.1 ppm Soluble Iron, 0.0 ppm Free Chlorine, 1 NTU Turbidity, 5ppm Hydrogen Sulfide, 3-11 pH. The Silt Density Index must be below 5.0. if the SDI is 3.0 or greater increased membrane cleanings and/or decreased membrane life is likely. Need complete water analysis for pretreatment recommendations.



The softener system selected is : 1.5 HE-090 DF

The 1.5 HE-090 DF will provide (Each Unit) :

Continuous Flow, gpm	: 26.6 @ 15 psi loss
Peak Flow, gpm	: 35.2 @ 25 psi loss
Min. Recommended Flow, gpm	: 1.5
Resin Quantity, ft ³	: 3
Maximum Capacity, kgr	: 90 @ 45 lbs Salt
Minimum Capacity, kgr	: 60 @ 18 lbs Salt
Tank Size, in.	: 16 x 53
Tank Area, ft ²	: 1.4
Freeboard, in.	: 27



The 1.5 HE-090 DF System Requirements :

Operating Press., psi	: 20 - 125
Operating Temp., °F	: 33 - 120
Pipe Conn, in NPT	
Inlet	: 1.5
Outlet	: 1.5
Drain	: 0.5
Weight, Ibs	
Shipping	: 355
Operating	: 1245
Overall Dimensions, in	
Width x Height x Depth	: 46 x 62.7 x 20

Voltage : 24 Vol Full Load Amps : 0.32

: 24 Volts 50 / 60 Hz 1 Phase : 0.32



The carbon filter selected is : 1.5 HE CF-16

The 1.5 HE CF-16 will provide (Each Unit) :

Organics Removal Flow, gpm	: 7 @ 1 psi loss
Dechlorination Flow, gpm	: 14 @ 2 psi loss
Total Media Volume, ft ³	: 3
Tank Size, in.	: 16 x 53
Tank Area, ft ²	: 1.4
Freeboard, in.	: 18

Regeneration Data :

Backwash Flow Req'd, gpm	: 15
Recond Water Req'd, gals	: 30

The 1.5 HE CF-16 System Requirements :

Operating Press., psi	: 20 - 125
Operating Temp., °F	: 33 - 120
Voltage	: 24 Volts 50 / 60 Hz 1 Phase
Full Load Amps	< 1
Pipe Conn, in NPT	
Inlet	: 1.5
Outlet	: 1.5
Drain	: 0.75
Weight, lbs	
Shipping	: 280
Operating	: 470
Overall Dimensions, in.	
Width x Height x Depth	: 17.5 x 60 x 16





The depth filter selected is : HE 1.5 PF DF-14

The HE 1.5 PF DF-14 will provide (Each Unit) :

Continuous Flow, gpm	: 11 @ 3 psi loss
Peak Flow, gpm	: 16 @ 6 psi loss
Total Media Volume, ft ³	: 2.4
Tank Size, in.	: 14 x 47
Tank Area, ft ²	: 1.07
Freeboard, in.	: 17

Regeneration Data :

Backwash Flow Req'd, gpm	: 15
Recond Water Req'd, gals	: 30

The HE 1.5 PF DF-14 System Requirements :

Operating Press., psi	: 20 - 125
Operating Temp., °F	: 33 - 120
Voltage	: 24 Volts 51 / 60 Hz 1 Phase
Full Load Amps	< 1
Pipe Conn, in NPT	
Inlet	: 1.5
Outlet	: 1.5
Drain	: 0.75
Weight, lbs	
Shipping	: 315
Operating	: 515
Overall Dimensions, in.	
Width x Height x Depth	: 16.5 x 53 x 15



Laundry Land LEASE LETTER OF INTENT

Laundry Land 137 Bridge Street Great Barrington, MA 01230

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Effective Date: <u>February 1, 2023</u>

RE: Intent to Lease Commercial Property

I. The Lessee: <u>Laundry Land</u> (the "Lessee").

II. The Lessor: _____ (the "Lessor").

III. Address of Premises: ______ (the "Premises").

Additional Description: 2,000 square feet of first floor or other floor space with an elevator, prepared will all sufficient utilities and state and town permitting for the use of lease premises. Lessor to provide utilities separate for use and measurement by Lessee.

IV. Lease Term: The term of the lease shall be for a period of <u>10</u> year(s) commencing on the <u>1st</u> day of <u>February</u>, 20<u>23</u>, and expiring on the <u>1st</u> day of <u>February</u>, 2033___.

V. Use of Leased Premises: The Lessee intends to use the Premises for the following purpose: Laundromat, general laundromat and associated services including vending

VI. Base Rent: The base rent of \$2,000 shall be paid monthly on the 15th day of each month with the first payment due upon the commencement of the lease (the "Base Rent").

VII. Expenses: In addition to the Base Rent, the Lessee shall be required to pay the following monthly expenses: Water, electric and gas utilities

The Lessor shall be required to pay the following monthly expenses: snow removal, garbage removal, all expenses associated with preparing the space to be functional for the use of leased premises.

VIII. Security Deposit: A security deposit in the amount of \$0 shall be due prior to or upon the signing of a lease.

IX. Lease Renewal: Lessee has the right to renew the lease a total of <u>2</u> renewal period(s) which may be exercised by giving written notice to the Lessor no less than <u>90</u> days prior to the expiration of the lease or renewal period.

X. Rent Increase: Upon a lease renewal, the Base Rent shall Increase by 3%

XI. Subletting: The Lessee has the right to sublet the Premises without first obtaining the prior written consent of the Lessor.

XII. Late Rent: If the Lessee fails to pay the total rent payment for more than 15 days after it is due, the following penalty may be charged. A late fee of \$75 per day until the overdue amount is paid.

XIII. Binding Effect: This Letter of Intent shall be considered. Therefore, the parties acknowledge that this Letter of Intent is not enforceable by any Party. The terms outlined herein are solely for the purposes of reaching a later agreement in the future, of which the Lessee and Lessor are not bound.

XIV. Governing Law: This Letter of Intent shall be governed under the laws of the State of Massachusetts

LESSEE

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Lessee's Signature	Date
Print Name <u>Paula Kohler</u>	
LESSOR	
Lessor's Signature	Date
Print Name	

Justin Soules and Ashley Soules 2776 Jacobs ladder rd. Becket Ma, 01228 Soulesfitness@gmail.com

12-13-2022

To whom it may concern:

I am submitting this letter with the intent to rent a 2,500 Sq. Ft. space to open a 24/7 gym that would build a fun gym community and promote health and physical activity at the same time.

This gym would provide the community with the flexibility and accessibility to exercise at any time of the day. The gym would be outfitted with a variety of cardio and strength equipment. As well as functional exercise tools that could be used by any age group or skill level. For safety the gym would have an AED on display in addition to emergency pull cords around the space and lanyards available in case of a medical incident. The gym would also have 2 bathrooms that included showers in each. A small office and utility room for cleaning supplies.

In compliments to the 24/7 gym our trainers could run specialty programs that include things like, outdoor bootcamps, 6 week body transformation challenges, and sports programs. Utilizing the grounds for all these programs is a perfect way to build the cohesion of the community!

This letter is not an official offer and all the details would need to be negotiated and executed through a formal Purchase Agreement.

We feel that Soules Sports and Fitness 24/7 would be a great value to the town, and would be very excited to be a part of this growing community.

Genuinely,

Justin Soules and Ashley Soules

